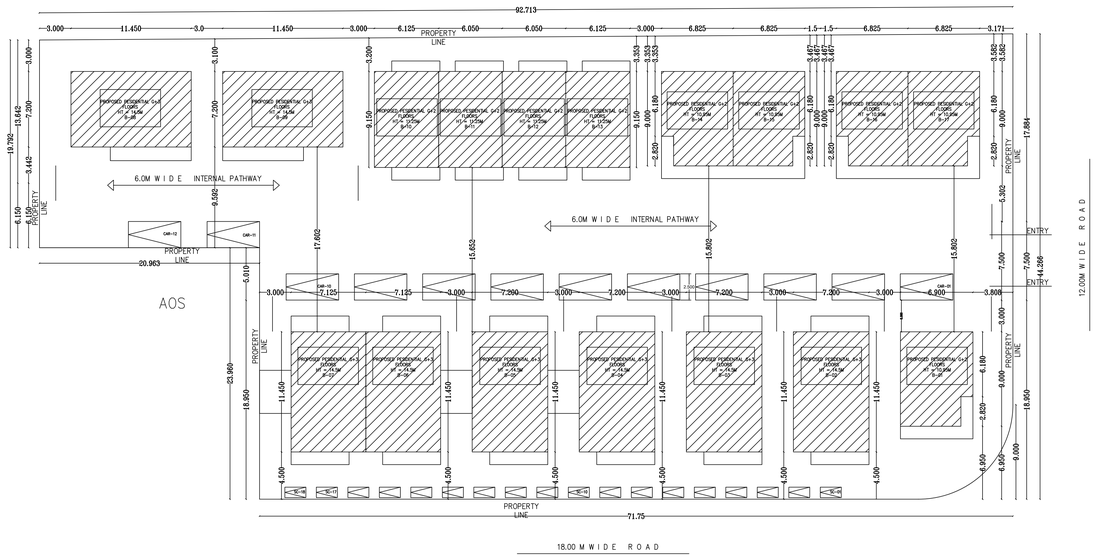
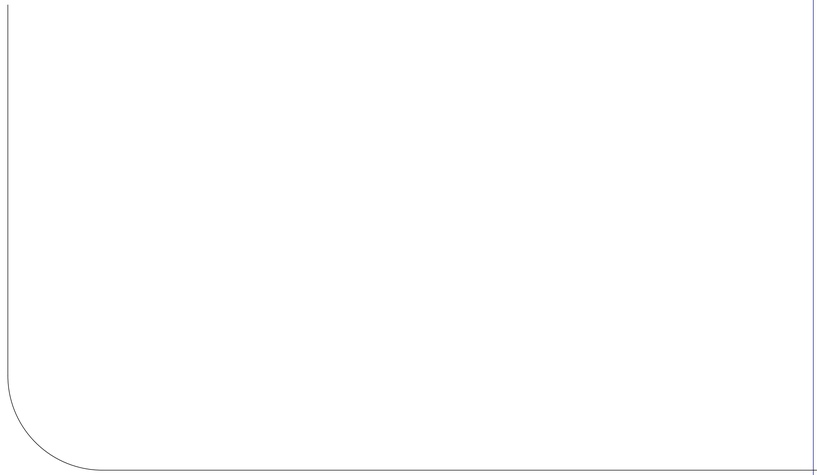


K.M.NO.-39/2

R.P. PLOT NO. 1 TO 5

SCALE IN 1:500





SITE PLAN

NORTH

LEGENDS:

ALL DIMENSIONS ARE IN MTS.
PROPOSED WORK SHOWN RED
EXISTING WORK SHOWN BLACK DOTTED
SECTION LINE SHOWN BLUE
TERRACE SHOWN DARK YELLOW
PROPOSED SHOWN RED
EXISTING SHOWN BLUE HATCHED

Carpet Area Table								
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
VRINDAVAN ESTATE	GROUND FLOOR	GROUND	1	67.83	0.00	0.00	0.00	67.83
VRINDAVAN ESTATE	GROUND FLOOR	GROUND	1	198.51	0.00	0.00	0.00	198.51
VRINDAVAN ESTATE	GROUND FLOOR	GROUND	1	48.96	0.00	0.00	0.00	48.96
VRINDAVAN ESTATE	GROUND FLOOR	GROUND	1	65.48	0.00	0.00	0.00	65.48
VRINDAVAN ESTATE	GROUND FLOOR	GROUND	1	48.70	0.00	0.00	0.00	48.70
VRINDAVAN ESTATE	FIRST FLOOR	1ST FLOOR	1	207.30	0.00	0.00	0.00	207.30
VRINDAVAN ESTATE	FIRST FLOOR	1ST	1	63.34	0.00	0.00	0.00	63.34
VRINDAVAN ESTATE	FIRST FLOOR	1ST FLOOR	1	48.68	0.00	0.00	0.00	48.68
VRINDAVAN ESTATE	FIRST FLOOR	1ST	1	63.19	0.00	0.00	0.00	63.19
VRINDAVAN ESTATE	FIRST FLOOR	1ST FLOOR	1	48.69	0.00	0.00	0.00	48.69
VRINDAVAN ESTATE	SECOND FLOOR	2ND FLOOR	1	87.63	0.00	0.00	0.00	87.63
VRINDAVAN ESTATE	SECOND FLOOR	2ND FLOOR	1	53.67	0.00	0.00	0.00	53.67
VRINDAVAN ESTATE	SECOND FLOOR	2ND FLOOR	1	23.41	0.00	0.00	0.00	23.41
VRINDAVAN ESTATE	SECOND FLOOR	2ND FLOOR	1	54.00	0.00	0.00	0.00	54.00
VRINDAVAN ESTATE	SECOND FLOOR	2ND FLOOR	1	23.41	0.00	0.00	0.00	23.41
VRINDAVAN ESTATE	THIRD FLOOR	3RD	1	22.74	0.00	0.00	0.00	22.74
VRINDAVAN ESTATE	THIRD FLOOR	3RD	1	22.77	0.00	0.00	0.00	22.77

Telecom Room			
Building	Req. Size	Prop. Size	Status
VRINDAVAN ESTATE	TelecomRoom	3.00X3.40	OK

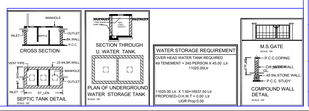
SCHEDULE OF OPENING				
BLD NAME	NAME	LENGTH	HEIGHT	Nos.
VRINDAVAN ESTATE	V	0.61	1.20	2
VRINDAVAN ESTATE	V	0.63	1.20	4
VRINDAVAN ESTATE	V	0.62	1.20	44

VRINDAVAN ESTATE														
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
VRINDAVAN ESTATE	THIRD FLOOR	0.00	393.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.08	0.00	0.00	379.68
VRINDAVAN ESTATE	SECOND FLOOR	0.00	1108.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.08	0.00	0.00	1094.65
VRINDAVAN ESTATE	FIRST FLOOR	0.00	1480.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.08	0.00	0.00	1466.22
VRINDAVAN ESTATE	GROUND FLOOR	0.00	1183.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.08	0.00	0.00	1169.34
VRINDAVAN ESTATE	TOTAL	0.00	4166.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	56.32	0.00	0.00	4109.89

Parking Check (Table 8B)								
			RATIO			Required		
Building Name	USE	TENAMENT AREA	car	scooter	NO.OF Tena/Area/Units	car	scooter	Transport Vehicle/Ambutance /Mini Bus
VRINDAVAN ESTATE	Residential	parking not required	0	0	47	0.00	0.00	-
VRINDAVAN ESTATE	Residential	parking not required	0	0	2	0.00	0.00	-
Total	-	-	-	-	-	0.00	0.00	-
Visitors parking(5%)	-	-	-	-	-	0.00	0.00	-
Total	-	-	-	-	-	0.00	0.00	0.00

FSI DETAILS									
9 Index	Basic FSI (on serial no 7)	Premium FSI (on serial no 3)	TDR/DR (on serial no 3)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 40% of (2+3+4+5)	Ancillary Area 60% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.10	0.30	0.70	0.00	0.00	0.00	2.10	0.00	0.00
9.2 Existing Comsumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consumed	1.10	0.30	0.70	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area	3916.82	1068.22	2492.52	0.00	2350.09	0.00	9827.65	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	3916.82	0.00	0.00	0.00	193.07	0.00	4109.89	0.00	4109.89
9.6 Index Consumed	1.10	0.00	0.00	0.00	0.00	0.00	1.10	0.00	0.00

Parking Check As Per Multiplying Factor 0.40								
	Required			Proposed				
Building Name	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Status
Total	0	0	0	12	18	0	OK



Provision of Area Statement	
Area of plot (Minimum area of 1 R.G.N for consideration in area of subject with synchronized records etc. and actual)	1668.75
5 % of net area(only developed area) to be provided	1668.75
As per 7/8 & 12 of the Survey measurement sheet	1668.75
Area of road set back if abutting any	1668.75
FSI	2.10
Permissible built up area	3916.82
Proposed built up area	4109.89
Deduction area as per Road widening Area/ Service Road / Highway widening	0.00
Net built up Area/ Assessable area	0.00
Ground coverage	0.00
Balance area of plot (N.A)	1668.75
Ground coverage	0.00
Net built up F.S.I (Assessable area)	0.00
Recreation net open space (Area in sq.m.)	
Recreation net open space (Area in sq.m.) % of Plot area	0.00
Net Plot Area (N.A.)	1668.75
Built up area in Ground floor	0.00
Built up area in Stilt floor - open park - 10 % of plot is required	0.00
Parking	0.00
4 M.S.M number like 1.5 1.5/2.5 etc as per 7/12 situated in the Survey Number - No Recreational open space required	0.00
F.S.I. maximum like 1.0, 2.0, 3.00 / 4.00 etc like residential open space is required	0.00
Up to % Subject to minimum like open	0.00
Parking	0.00
4A Recreation & layout open space subject to building more than 4 F.S.I.	0.00
4B If recreation & layout open space subject to payment @ 10 % / sqm rate of land at 2 % as per annual statement of	0.00

Certificate of Area :-
Certified that the plot under reference was surveyed by me on 2023-09-23 and the dimensions of sides etc. of plot stated orgiver are as per measurements taken at site and the area worked out tallies with the area stated in document of Deed/dpar 7/7, Scheme Records/Land Records/Property Survey records.

Signature of Architect / Licensed Engineer / Supervisor :-
Name of Architect / Licensed Engineer / Supervisor :-
I/We as Architect/Engineer, confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work site.

Signature of Owner / Developers :-
Name of Licensed Engineer / Supervisor :-
Signature and seal of Engineer / Supervisor / owner and signature
Date :-

Name Of : Owner BVN CONSTRO VENTURES

Postal Address : FLAT NO.1102, MALHAR YASHODHAM ENCLAVE,WARDHA ROAD,Vivekanand Nagar,Nagpur,Maharashtra-440015

Phone No. 9765584085

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.-0

SITE ADDRESS :
KH.NO.168/2, PLOT NO.02, MOUZA: PIPLA ,TAH:NAGPUR (GRAMIN)

Name Of Architect : Paras Kotwal

LOGO	ADDRESS OF OFFICE
	OFFICE - 76,Bunte Layout,Somalwada, Wardha Road,Nagpur

OWNERS SIGN	TECHNICAL PERSON SIGN
Signature to be applicant	

SCALE - 1:100	Date: 04/09/24
JOB NO - BPNM-23-71289	CHECK BY - -

SUBMISSION DRAWING