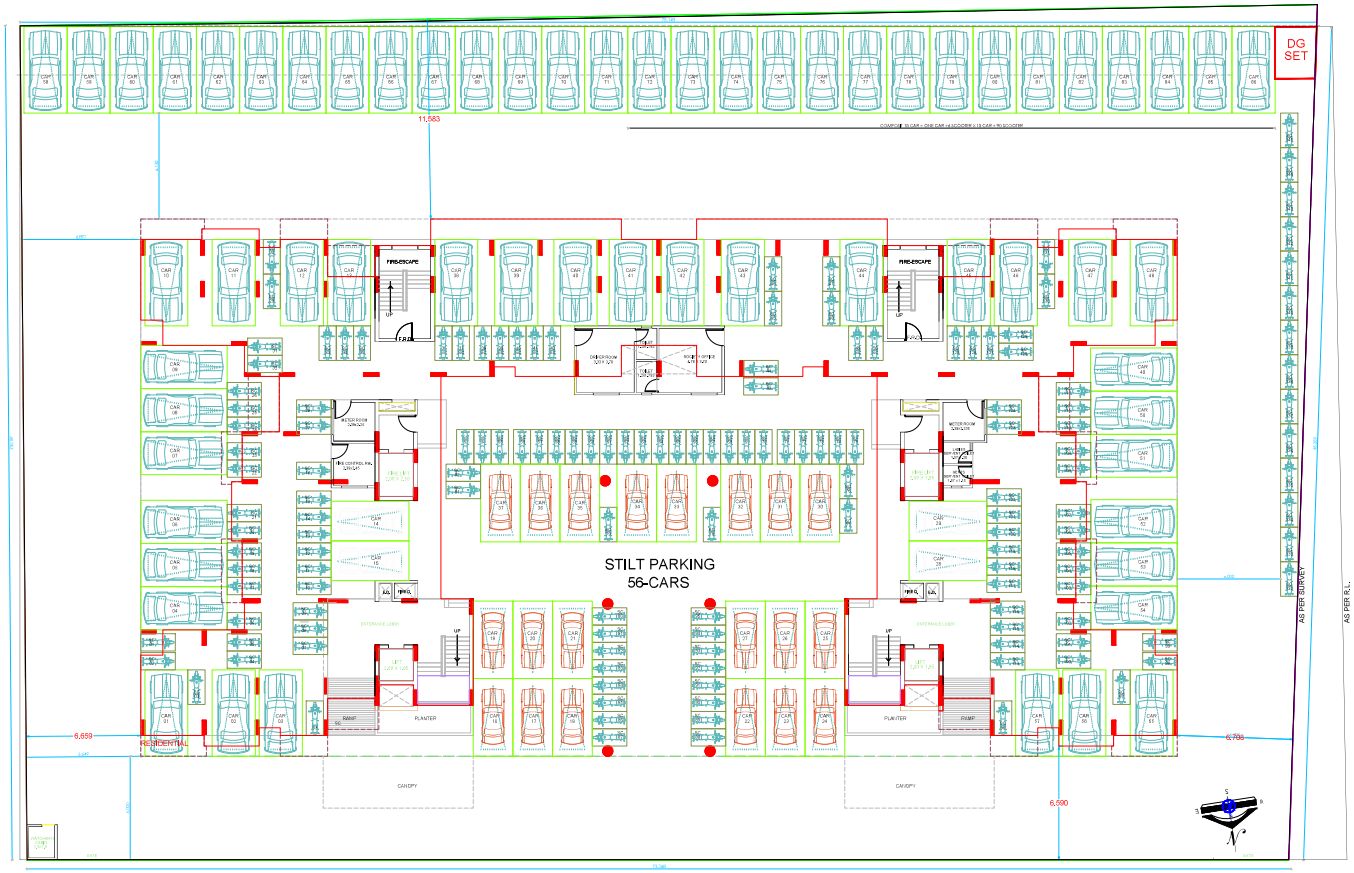


15.00M WIDE ROAD

15.00 M. WIDE ROAD

SITE PLAN

SCALE:-1:100

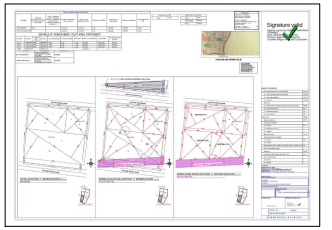


PROPOSED SITE
DP SHEET NO:- 38 (N.T.S.)



PROPOSED SITE
DP SHEET NO:- 38 (N.T.S.)

Project Details
Building Type :- Building Development Zone Type :- Residential Zone with Shop line- (R-2) Location :- Non-Congested Ward No :- 75 Plot No.:- 01-A Cts No./Survey No. :- 7884/85 Sheet No.:- 1 Zone Number: Mauza Chichbhavan Ward Name : 21.339/788 स-झोडापी शासकियिकामलगत समुह कुल पदवान / महालना पवचित्र समयासाठि अधिसि मंजु Promote Value :- 0.00



PLAN, SECTION
PROPOSED MULTIFAMILY UNIT RESIDENTIAL BUILDING PLAN ON SUBDIVIDED PLOT NO-01-A, KH.NO-3/1/42, C.T.S.-NO-/185, SHEET NO-7/88B, NMC HOUSE NO -1/940(A)/01-A,WARD NO-75, P.H. NO-43, MOUZA - CHICHBHUVAN, NAGPUR
BELONGING TO :-
M/S HAPPY SPACES
PARTNER
SHRI VINAY SHYAMSUNDAR SARDA

Particulars	Area Statement	
1) Area of plot (minimum area of a ‘b’ city for consideration of area of subplot with sanctioned layout No.)	2578.10	
2) As per marketing document (7/12, CTS extract)	3392.20	
3) as per T.P.M. Or City Survey measurement sheet	3578.20	
4) as per Demarcated drawing area	3392.20	
Less		-
Area not in possession	0.00	
Balance area (1+2)	2578.10	
Deductions for		-
a) Proposed D.P. / T.P. Road widening Area (Hamla Road / Highway widening	0.00	
b) NO DEVELOPMENT Reservation area	0.00	
Total (a+b)	0.00	
Balance area of plot (3-4)	2578.10	
Amenity Space	0.00	
Plot area (2578.10 > 20000 sqm)		-
Required (>20,000 - 40000 sqm) - NIL		-
(b) Above 40000 sqm) - (a) = 5 % of Total area	0.00	
Total (a) (Area 5+6)	0.00	
Permissible Open Space		
a) If area (1) is more than 4000 sqmt - 10 % of (1) is required.	0.00	
Proposed	0.00	
b) If area (1) less than 4000 sqmt - (Check -		-
(1) it is full number like 1,2,125,410 etc, As per 7.2 electrical or City Survey Number - No Relaxation open space is required		-
(2) It is submission like 10, 25, 1251.410 1.40 then recreational open space is required.		-
(a) 10 % subject to minimum 200 sqmt	0.00	
Proposed	0.00	
(b) If building has more open space subject to area upto 2000 sqmt		-
(c) Recreational open space subject to payment of 10 % land value offered at (1) as per annual statement of rate.		-

Certificate of Area :-
I/We certify that the plot under reference was surveyed by me on 07/07/-21 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership T.P., Scheme Records/Land Records Department/City Survey records.
Signature of Architect/Licensed Engineer/Surveyor
Owner's Declaration :-
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We undertake to 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 at the work site.

Owner (s) name and signature
Architect / Licensed Engineer/ Supervisor name and signature
Add Info.

Name Of Owner M/S.HAPPY SPACES THROUGH AUTHORISED PARTNER SHRI VINAY SHYAMSUNDER SARDA
Postal Address :- 901, Happy Heights,Ram Nivas Dagdi Path, Shankar Nagar,Shankar Nagar,Nagpur-440010,Maharashtra
Phone No.:-9890781967

DESCRIPTION OF PROJECT :-
Type of Proposal :- Residential
BUILDING NO CTS, HOUSE/SURVEY NO.-7884/85

SITE ADDRESS
BUILDING PLAN ON SUBDIVIDED PLOT NO-01-A,C.S.NO-H/42, C.T.S. NO-185, SHEET NO-7/88(S.D.) WARD NO-75, P.H. NO-43, MOUZA - CHICHBHUVAN, D.I.M.NAGPUR

Name of Architect / Licensed Engineer Supervisor

LEGEND	
	PROPOSED SITE
	ROAD
	PROPOSED BUILDING

Signature valid
Digitally signed by PRAMOD BHAURAO GAWANDE
Date: 2025.08.18 15:18:18 IST
Reason: Approved Drawing Plan
Location: Nagpur Municipal Corporation

Signature valid
Digitally signed by PRAMOD BHAURAO GAWANDE Date: 2025.08.18 15:18:18 IST Reason: Approved Drawing Plan Location: Nagpur Municipal Corporation

Name of Licensed Engineer (Structural Engineer)	Signature
Name of Licensed Engineer (Supervisor)	Signature

Name of Owner	Signature
Name of Owner	Signature

Name of Architect	Signature
Name of Architect	Signature

Name of Licensed Engineer (Structural Engineer)	Signature
Name of Licensed Engineer (Supervisor)	Signature

SCALE :- 1:100	Date :- 03/03/25
SHEET NO :- 1 OF 1 SHEETS	CHECKED BY :-

SUBMISSION DRAWING

RESIDENTIAL														
BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	Other Deduction	TOTAL FSI AREA
		COMM.	RESI.	INDL.	SPECIAL	MEZZ.	PROP.	PROP.						
RESIDENTIAL	GROUND FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
RESIDENTIAL	FIRST FLOOR	0.00	1069.28	0.00	0.00	0.00	78.56	0.00	0.00	17.40	53.54	0.00	0.00	996.34
RESIDENTIAL	TYPICAL SECOND THIRD FOURTH FIFTH SIXTH SEVENTH NINTH TENTH ELEVENTH	0.00	9459.81	0.00	0.00	0.00	950.04	0.00	0.00	156.60	481.86	0.00	0.00	8821.35
RESIDENTIAL	EIGHTHFLOOR	0.00	1088.46	0.00	0.00	0.00	105.86	0.00	0.00	17.40	58.54	0.00	47.48	965.04
RESIDENTIAL	Total	0.00	11617.55	0.00	0.00	0.00	1134.16	0.00	0.00	191.40	593.94	0.00	47.48	10784.73

FSI DETAILS									
Sr.No.	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building if Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (30%) If Applicable	Drawing Value
9.1 Permissible Index	1.00	0.50	0.20	0.00	0.00	0.00	2.40	0.00	0.00
9.2 Existing Consumed 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 Consume	1.00	0.50	0.20	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible FLine Area)	3897.20	1789.25	3220.83	0.00	4044.27	0.00	12951.55	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	3897.20	1015.45	1827.81	0.00	4044.27	0.00	10784.73	0.00	10784.73
9.6 Index Consumed	1.00	0.28	0.51	0.00	0.00	0.00	1.86	0.00	0.00

SCHEDULE OF OPENING:				
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
RESIDENTIAL	V	0.75	0.60	12
RESIDENTIAL	v	0.60	0.60	50

Parking Check (Table 8B)						
Building Name	USE	REQ. RATIO		NO.OF Tenements	PRP. RATIO	
		car	Scooter		car	Scooter
RESIDENTIAL	Residential	1	3	64	64.00	192.00
RESIDENTIAL	Residential	1	5	22	11.00	55.00
Total	-	-	-	-	75.00	247.00
Visitors parking(5%)	-	-	-	-	3.75	12.35
Total	-	-	-	-	78.75	259.35

Parking Check As Per Multiplying Factor :-3.50					
Building Name	Required		Proposed		Status
	Car/Mini Bus	Scooter	Car/Mini Bus	Scooter	
Total	86	143	86	145	OK
Note- 4 Scooter equals to 1 car proposed composite parking=15					

SCHEDULE OF OPENINGS				
TYPE	SIZE	SPECIFICATION		
D	1.200 x 2.250	PANELED DOOR		
D1	0.900 x 2.250	PANELED DOOR		
D2	0.750 x 2.250	PANELED DOOR		
W	1.500 x 1.500	ALUMINUM WINDOW		
W1	1.200 x 1.200	ALUMINUM WINDOW		
V	0.600 x 0.600	M.S. VENTILATOR		

DWG TITLE:- FLOOR PLAN, AREA STATEMENT

Carpet Area Table							
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
RESIDENTIAL	EIGHTHFLOOR	801	1	85.95	0.00	13.04	85.95
RESIDENTIAL	EIGHTHFLOOR	802	1	79.28	0.00	13.68	79.28
RESIDENTIAL	EIGHTHFLOOR	803	1	86.02	0.00	12.59	86.02
RESIDENTIAL	EIGHTHFLOOR	804	1	85.77	0.00	13.50	85.77
RESIDENTIAL	EIGHTHFLOOR	805	1	85.77	0.00	13.50	85.77
RESIDENTIAL	EIGHTHFLOOR	806	1	86.02	0.00	12.59	86.02
RESIDENTIAL	EIGHTHFLOOR	807	1	79.28	0.00	13.68	79.28
RESIDENTIAL	EIGHTHFLOOR	808	1	85.95	0.00	12.86	85.95
RESIDENTIAL	TYPICAL SECOND THIRD FOURTH FIFTH SIXTH SEVENTH NINTH TENTH ELEVENTH	201,301,401,501,601, 701,801,1001,1101	9	85.95	0.00	13.04	85.95
RESIDENTIAL	TYPICAL SECOND THIRD FOURTH FIFTH SIXTH SEVENTH NINTH TENTH ELEVENTH	202,302,402,502,602, 702,802,1002,1102	9	79.28	0.00	13.68	79.28
RESIDENTIAL	TYPICAL SECOND THIRD FOURTH FIFTH SIXTH SEVENTH NINTH TENTH ELEVENTH	203,303,403,503,603, 703,803,1003,1103	9	86.02	0.00	12.59	86.02
RESIDENTIAL	TYPICAL SECOND THIRD FOURTH FIFTH SIXTH SEVENTH NINTH TENTH ELEVENTH	204,304,404,504,604, 704,804,1004,1104	9	85.77	0.00	13.50	85.77
RESIDENTIAL	TYPICAL SECOND THIRD FOURTH FIFTH SIXTH SEVENTH NINTH TENTH ELEVENTH	205,305,405,505,605, 705,805,1005,1105	9	85.77	0.00	13.50	85.77
RESIDENTIAL	TYPICAL SECOND THIRD FOURTH FIFTH SIXTH SEVENTH NINTH TENTH ELEVENTH	206,306,406,506,606, 706,906,1006,1106	9	86.02	0.00	12.59	86.02
RESIDENTIAL	TYPICAL SECOND THIRD FOURTH FIFTH SIXTH SEVENTH NINTH TENTH ELEVENTH	207,307,407,507,607, 707,907,1007,1107	9	79.28	0.00	13.68	79.28
RESIDENTIAL	TYPICAL SECOND THIRD FOURTH FIFTH SIXTH SEVENTH NINTH TENTH ELEVENTH	208,308,408,508,608, 708,908,1008,1108	9	85.95	0.00	12.86	85.95
RESIDENTIAL	FIRST FLOOR	101	1	85.95	0.00	13.04	85.95
RESIDENTIAL	FIRST FLOOR	102	1	79.28	0.00	13.68	79.28
RESIDENTIAL	FIRST FLOOR	103	1	86.02	0.00	12.59	86.02
RESIDENTIAL	FIRST FLOOR	104	1	86.02	0.00	12.59	86.02
RESIDENTIAL	FIRST FLOOR	105	1	79.28	0.00	13.68	79.28
RESIDENTIAL	FIRST FLOOR	106	1	85.95	0.00	12.86	85.95

