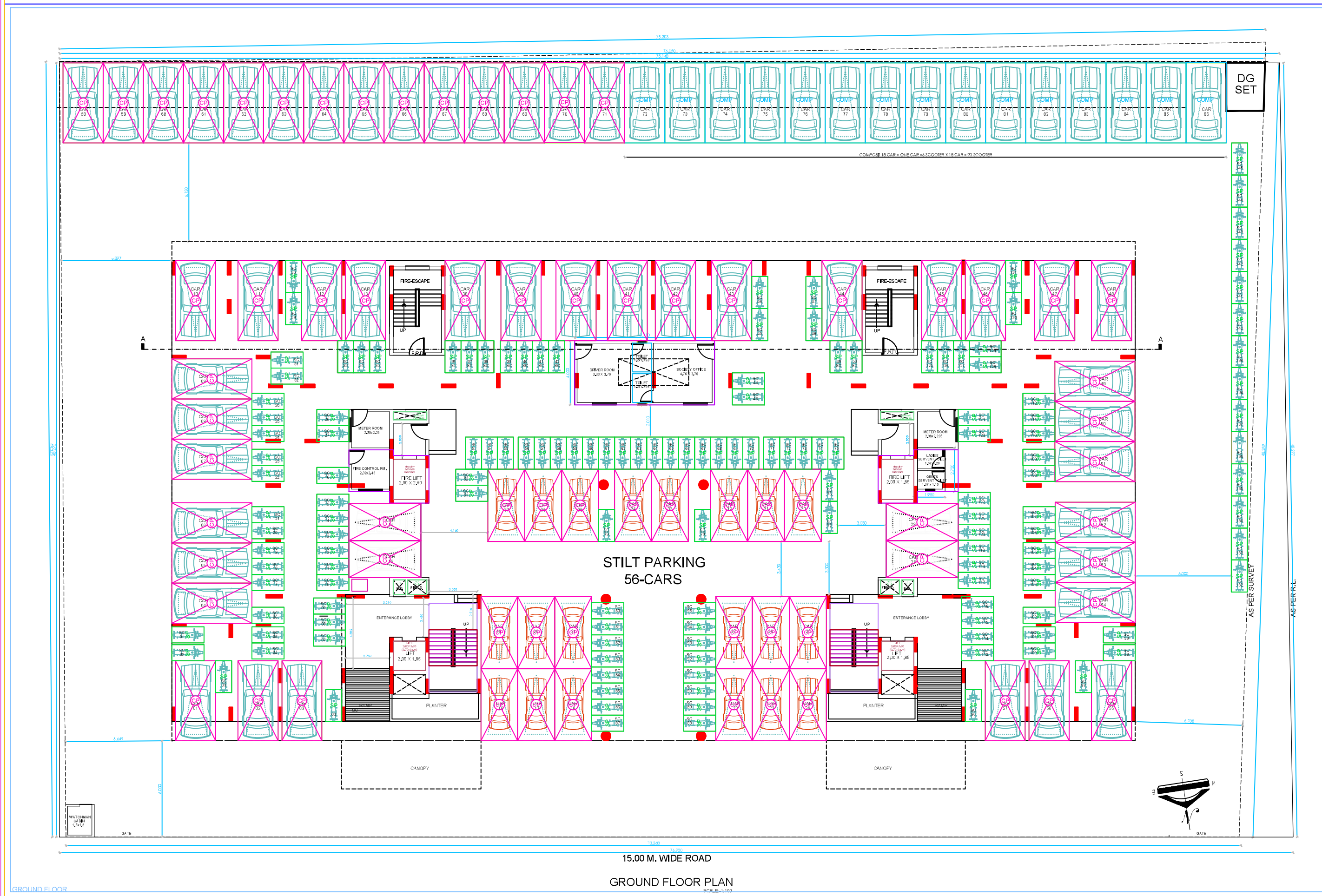
Signature valid
Digitally signed by PRAMOD BHAURAO GAWANDE
Date: 2023.06.[illegible] 19 IST
Reason: Approved Drawing Plan
Location: Nagpur Municipal Corporation



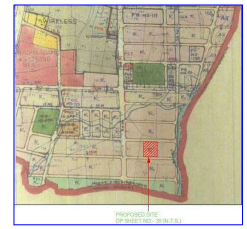
15.00 M. WIDE ROAD

GROUND FLOOR PLAN

SCALE-1:100

GROUND FLOOR

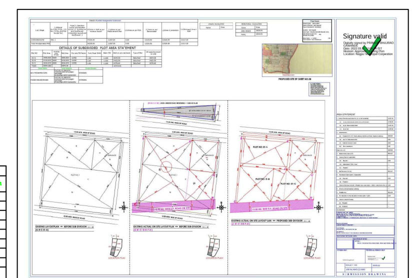
PROPOSED SITE
DP SHEET NO:- 38 (N.T.S.)



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./Servey No. - 788/485
Sheet No. - 1
Zone Number: Mauza Chichbhavan
Ward Name : 21.339/788 ब-गुंठेवारी अधिनियमांतर्गत नागपूर सुधार प्रन्यास / महानगर पालिका क्षेत्रातील नियमीत केले
Prorata Value : 0.99



RESIDENTIAL													
BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.				SHAFT	Deduction	FSIAREA
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	998.34
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	105.56	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

9 Index	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 (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.08	0.50	0.90	0.00	0.00	0.00	2.48	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 Consume	1.08	0.50	0.90	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area()	3897.20	1789.35	3220.83	0.00	4044.27	0.00	12951.65	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	1.08	0.28	0.51	0.00	0.00	0.00	1.88	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

DWG TITLE:- FLOOR PLAN, AREA STATEMENT

SCHEDULE OF OPENINGS

TYPE	SIZE	SPECIFICATION
D	1.000 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 1.500	ALUMINUM WINDOW
V	0.600 x 0.600	M.S. VENTILATOR

Parking Check (Table 8B)

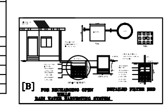
Building Name	USE	REQ. RATIO		NO.OF Tena/Area	PRP. RATIO	
		car	Scooter		car	Scooter
RESIDENTIAL	Residential	1	3	64	64.00	192.00
RESIDENTIAL	Residential	1	5	22	11.00	55.00
Total	-	-	-	-	75.00	247.00
Visitors parking(5%)	-	-	-	-	3.75	12.35
Total	-	-	-	-	78.75	259.35

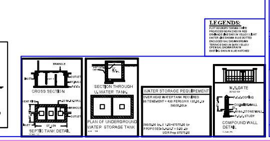
Parking Check As Per Multiplying Factor : 0.90

Building Name	Required		Proposed		Status
	Car/Mini Bus	Scooter	Car/Mini Bus	Scooter	
Total	86	143	86	145	OK
Note- 6 Scooter equals to 1 Car,proposed composite parking=15					

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	12.98	85.95
RESIDENTIAL	TYPICAL SECOND THIRD FOURTH FIFTH SIXTH SEVENTH NINTH TENTH ELEVENTH	201;301;401;501;601; 701;901;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;902;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;903;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;904;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;905;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	12.98	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	12.98	85.95





PLAN, SECTION

PROPOSED MULTIFAMILY UNIT RESIDENTIAL BUILDING PLAN ON SUBDIVIDED PLOT NO:-01-A, KH.NO:-314/2, C.T.S. NO:-485, SHEET NO:-788/B, NMC HOUSE NO -1840/A/01-A,WARD NO:-75, P.H. NO:-43, MOUZA:- CHICHBHUVAN, NAGPUR
BELONGING TO :-
M/S HAPPY SPACES
PARTNER
SHRI VINAY SHYAMSUNDAR SARDA

Proforma I : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	3578.70
(a) As per ownership document (7/12, CTS extract)	3690.82
(b) as per TILR or City Survey measurement sheet	3578.70
(c) as per Demarcated drawing area	3625.05
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	3578.70
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
5.Balance area of plot (3-4)	3578.70
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	3578.70
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed	0.00
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1,2,125,419,etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2 ,2/5 , 125/1 419 1 etc.then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2022-11-21 and the dimensions of sides etc. of plot stated onplan 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
(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration -
I/We undersigned hereby 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 at the work site.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

Name Of : Owner M/S. HAPPY SPACES THROUGH AUTHORISED PARTNER SHRI VINAY SHYAMSUNDER SARDA

Postal Address : 901, Happy Heights,Farmland,Dagdi Park,Shankar Nagar,Shankar Nagar,Nagpur-440010,Maharashtra

Phone No.:9890676987

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.-788/485

SITE ADDRESS :
BUILDING PLAN ON SUBDIVIDED PLOT NO:-01-A, KH.NO:-314/2, C.T.S. NO:-485, SHEET NO:-788/B, WARD NO:-75, P.H. NO:-43, MOUZA:- CHICHBHUVAN, NAGPUR

Name Of Architect : Prashant Baliram Satpute

LOGO

ADDRESS OF OFFICE
OFFICE -
Design Cell, The Edge 12 Shankar Nagar W.H.C. Road Nagpur

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature valid

SCALE - 1:100 | Date: 03/02/23
JOB NO - NMC-23-87963 | CHECK BY --

SUBMISSION DRAWING