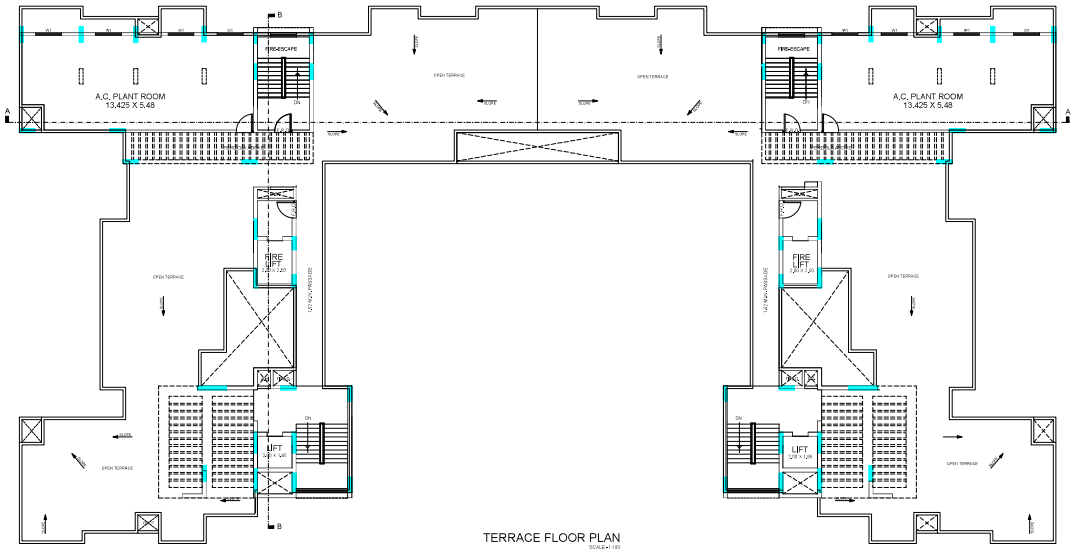


TERRACE FLOOR PLAN

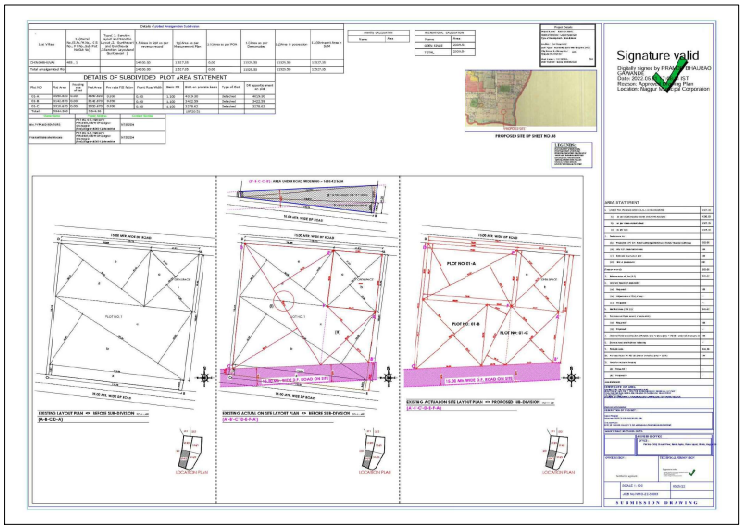


PROPOSED SITE
DP SHEET NO - 38 (N.T.S.)



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
Viewinfo - 76
Plot No. - 01-A
Cts No./Survey No. - 788/4/6
Sheet No. - 1
Zone Number: Mauza Chichbhuvan
Ward Name : 21,339/788 मे-मुंजाची आयोजितिस्थानाच्या जागेचा सुधार परवानगी / महानगर पालिका कार्यालयीन अधिकार वापर
Prorata Value : 0.99



Signature valid
Digitally signed by PRAMOD BHAURAO GAWANDE
Date: 2022.09.20 20:20:20 IST
Reason: Approved Drawing Plan
Location: Nagpur Municipal Corporation

PLAN, SECTION

PROPOSED MULTIFAMILY UNIT RESIDENTIAL BUILDING PLAN ON SUBDIVIDED PLOT NO-01-A, KH.NO-31/42, C.T.S. NO-485, SHEET NO-78/8B, NMC HOUSE NO -1840/MIG/H-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	
a) Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subdivision,	2519.70	
b) As per marking document (7/12, CTS extract)	2519.20	
c) as per 1 to 1 of City Survey Measurement Sheet	2519.70	
d) as per Demarcated drawing area	2519.20	
Less		
Area not in possession	0.00	
Balance area (+C)	2519.70	
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 (+)	2519.70	
a. Amenity Space	0.00	
Plot area (if 1111 - 10000 sqm)	-	
Required=2411.00 - 2000 sqm = NIL	-	
b) Above 10000 sqm = (a) + 5 % of Total area	0.00	
c. Deficit in Area (5+6)	2519.70	
d. Recreational Open Space		
a) If area (c) is more than 4000 sqmt = 10 % of (c) is required	0.00	
Proposed	0.00	
b) If area less than 4000 sqmt - Check =		
(If it is full number then T.P.12/25,419 etc. As per 7/12 extract or City Survey Number + 5% Recreational open space is required		
c) If in the sub-division (ref. viz. 25 - 1251.419) 1 etc.) then recreational open space is required,		
a) 10 % (subject to minimum 200 sqmt	0.00	
Proposed	0.00	
e) Encroachment in the open space subject to pending cases (if any)	-	
f) Recreational Open space subject to payment of 10 % land value offered at (1) as per annual statement of rate.	-	

Certificate of Area :-
Certified 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/ 7/12, Scheme Records/Land Records Department/ City Survey records.
Signature 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, And 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

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

Postal Address- 901, Happy Heights,Ram Mandir Chowk Ram Mandir Road Dhantoli Nagpur-440012Maharashtra

Phone No.-9890781987

DESCRIPTION OF PROJECT :-

Type of Proposal - Residential
BUILDING ON CTS/HOUSE/PLOT NO.-788/485

SITE ADDRESS
BUILDING PLAN ON SUBDIVIDED PLOT NO-01-A,O.S.NO-31/42, C.T.S. NO-485, SHEET NO-78/8B,G.P. WARD NO-75, P.H. NO-43, MOUZA- CHICHBHUVAN, G.I.M.NAGPUR.

Name of Architect / Supervisor with address

Name	ARCH. P. GAWANDE
Address	Shop no - 08, The Edge 12 Shankar Nagar Square, Wardha Road Nagpur.
CoA/ESE/I-/2021/-	Signature valid Digitally signed by PRAMOD BHAURAO GAWANDE Date: 2022.09.20 20:20:20 IST Reason: Approved Drawing Plan Location: Nagpur Municipal Corporation
SCALE :- 1:00	Date :- 03/03/23
SUB NO.- 1/BCA/3/21/903	CHECK BY :-

SUBMISSION DRAWING

RESIDENTIAL													
BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.				SHAFT	Deduction	FSI AREA
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	1049.28	0.00	0.00	0.00	76.36	0.00	0.00	17.40	53.54	0.00	0.00	995.34
RESIDENTIAL	TYPICAL SECOND THIRD FOURTH FIFTH SIXTH SEVENTH NINTH TENTH ELEVENTH	0.00	9459.81	0.00	0.00	0.00	560.04	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	105.26	0.00	0.00	17.40	58.54	0.00	47.48	965.04
RESIDENTIAL	Total	0.00	11597.55	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 (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.00	0.50	0.20	0.00	0.00	0.00	2.48	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 P.Line 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	1019.45	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	1.88	0.00	0.00

SCHEDULE OF OPENING				
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
RESIDENTIAL	V	0.75	0.00	12
RESIDENTIAL	v	0.60	0.00	50

Parking Check (Table 18)						
Building Name	USE	REQ. RATIO		NO.OF Tenaments	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 : (3.0)					
Building Name	Required		Proposed		Status
	Car/Mini Bus	Scooter	Car/Mini Bus	Scooter	
Total	96	143	96	145	OK
Note- 6 Scooter equals to 1 Car, proposed composite parking=15	-	-	-	-	

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

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	13.54	85.95
RESIDENTIAL	EIGHTHFLOOR	802	1	79.28	0.00	13.68	79.28
RESIDENTIAL	EIGHTHFLOOR	803	1	86.02	0.00	12.99	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	12.99	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;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;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	12.99	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	12.99	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	12.99	86.02
RESIDENTIAL	FIRST FLOOR	104	1	86.02	0.00	12.99	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

