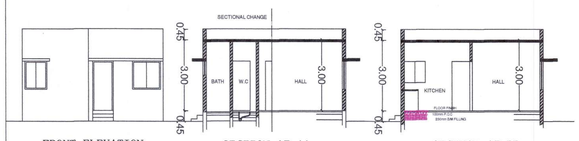
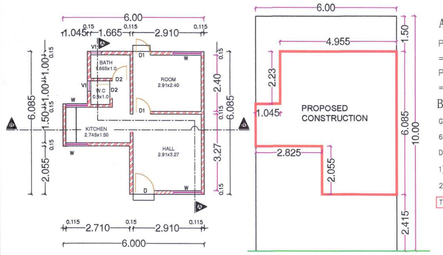
A – TYPE TENEMENT (TYPICAL)

Plot No. 1 to 69 , 71 to 180 & 396 to 398 (182 Nos.)



FRONT ELEVATION SECTION AT AA SECTION AT BB



GROUND FLOOR PLAN SITE PLAN

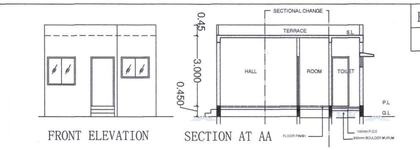
AREA STATEMENT

PLOT AREA = 6.0 X 10.0
= 60.00 Sq.m
PERMISSIBLE F.S.I. = 3.0
= 180.0 SQ.M

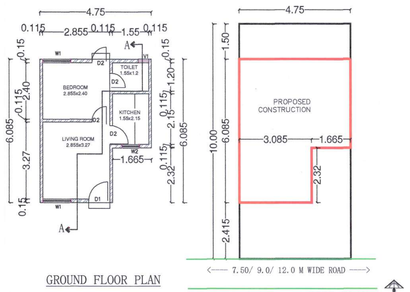
B/UP AREA CALCULATION

GROUND FLOOR B/UP AREA
6.0 X 6.085 = 36.51 SQ.MTR
Deduct
1) 1.045 x 2.23 = 2.33
2) 2.825 x 2.055 = 5.805

TOTAL B/U AREA = 28.375 Sq.M



FRONT ELEVATION SECTION AT AA



GROUND FLOOR PLAN SITE PLAN

B – TYPE TENEMENT (TYPICAL)

Plot No. 181 to 260 & 262 to 395 (214 NOS.)

AREA STATEMENT

PLOT AREA = 4.75 X 10.0
= 47.50 Sq.m
PERMISSIBLE F.S.I. = 3.0
= 142.50 SQ.M

B/UP AREA CALCULATION

GROUND FLOOR B/UP AREA
4.750 X 6.10 = 28.975 SQ.MTR
Deduct
1) 1.665 x 2.32 = 3.862

TOTAL B/U AREA = 25.113 Sq.M

Stamps of Approval Plans :

2 0 MAR 2023

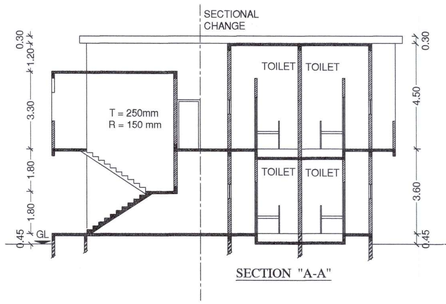
Approved subject to condition mentions in this office I.O.A letter no. EE/BP/PMAY/A/MHADA/ 235/2023 DATE 2.03.2023 & Plinth C.C. to be Issued.

Ex. Engg/Bldg Permission Cell/ PMAY/A MHADA

PROPOSED RESIDENTIAL AND COMMERCIAL BUILDING PLANS ON PLOT NO. 1 TO 398 UNDER AHP VERTICAL PPP MODEL ON KH NO. 74 , 77, 78, 79 , P.H NO. - 48 , MOUZA - KANHOLI , HINGNA (GRAMIN) - NAGPUR , BELONGING TO :- SR INFRA , THROUGH SHRI . DEEPAK M. NILAWAR

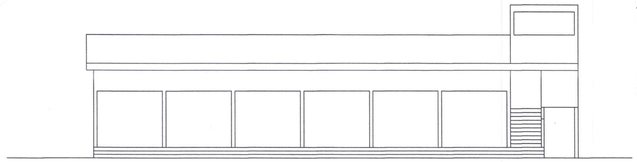
COMMERCIAL BUILDING

Plot No. 70



SECTION "A-A"

NORTH SIDE ELEVATION



SOUTH ELEVATION

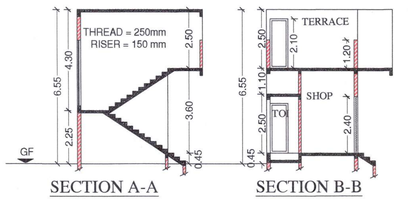
COMMERCIAL BUILDING

Plot No. 261

PARKING AREA STATEMENT:

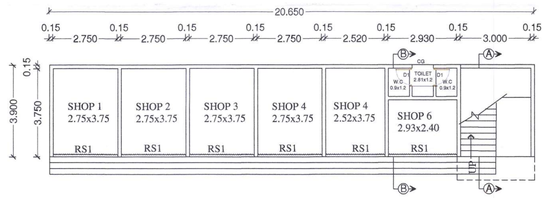
PARKING REQUIRED :
1. WHOLE SALE SHOPS NOT BEING USED FOR RETAIL TRADING AND
2. MANGAL KARYALAYA / MARRIAGE HALLS, CULTURAL HALLS AND BANQUET HALL FOR EVERY 100 Sq.M CARPET AREA REQUIRED PARKING = 1 CAR + 5 SC

PARKING REQUIRED FOR 69.225 Sq.M =1 CAR + 5 SC
PARKING PROVIDED = 1 CAR + 5 SC



SECTION A-A

SECTION B-B



GROUND FLOOR PLAN

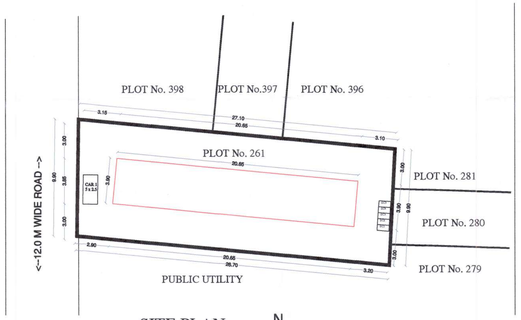
AREA DIAGRAM

AREA STATEMENT

PLOT AREA (As per sanctioned layout plan)	356.000 Sq.m
AREA FOR GROUND FLOOR	
20.65 x 3.9	80.535 Sq.m
TOTAL AREA CONSUMED ON GF	80.535 Sq.m

SCHEDULE OF OPENINGS

1	RS1	2.85 x 3.00	M.S Rolling Shutter
2	D1	0.75 x 2.10	FLUSH DOOR
3	V	0.60 x 0.45	MS. LOUVERED VENTILATOR
4	CG	0.90 x 2.10	M.S COLLAPSIBLE GATE

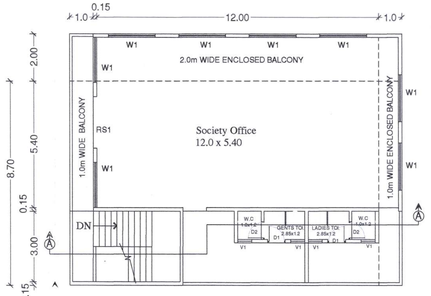


SITE PLAN
SCALE 1:200

PARKING AREA STATEMENT:

PARKING REQUIRED :
1. SOCIETY OFFICE DOES NOT REQUIRED PARKING.
2. WHOLE SALE SHOPS NOT BEING USED FOR RETAIL TRADING AND
3. MANGAL KARYALAYA / MARRIAGE HALLS, CULTURAL HALLS AND BANQUET HALL FOR EVERY 100 Sq.M CARPET AREA REQUIRED PARKING = 1 CAR + 5 SC

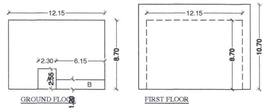
PARKING REQUIRED FOR 243.865 Sq.M = 2 CAR + 10 SC
PARKING PROVIDED = 2 CAR + 12 SC



TYPICAL FLOOR PLAN (1st & 2nd Floor)

AREA STATEMENT

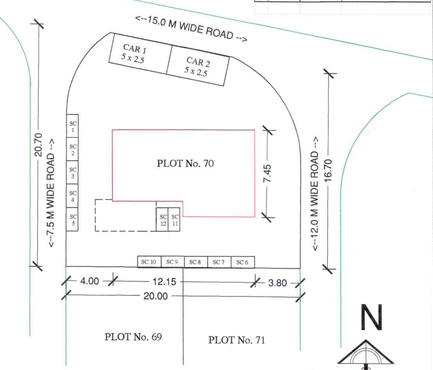
PLOT AREA (As per sanctioned layout plan)			356.000 Sq.m
AREA FOR GROUND FLOOR			
	12.15 x 8.7		105.705 Sq.m
Deduct			
A	-2.3 x 2.55	=	-5.865
B	-6.15 x 1.20	=	-7.380
TOTAL			92.460 Sq.m
AREA FOR TYPICAL FLOOR (1st & 2nd)			
	14.15 x 10.7	x 1 =	151.405 Sq.m
TOTAL AREA CONSUMED GF + FF			
	92.460 + 151.405	=	243.865 Sq.m



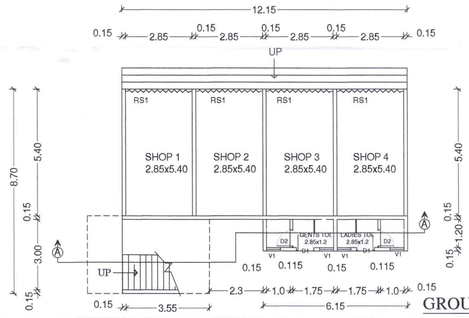
SCHEDULE OF OPENINGS

1	RS1	2.85 x 3.00	M.S Rolling Shutter
2	D1	0.90 x 2.10	TW PANELLED DOOR
3	D2	0.75 x 2.10	FLUSH DOOR
4	W1	2.0 x 1.50	MS. GRILL AL. WINDOW
5	V	0.60 x 0.45	MS. LOUVERED VENTILATOR

AREA DIAGRAM



SITE PLAN
SCALE 1:200



GROUND FLOOR PLAN

LEGEND :
1.PLOT BOUNDARY SHOWN IN BLACK
2.PROPOSED CONST. SHOWN IN RED

Certificate of Area -

Certified that the plot under reference was surveyed by me on 12/08/22 and the dimensions of the sides to, 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/ Land Records Department/ City Survey records.

AR. NAVIN LANJEWAR
CA/95/19173
NIT LS 879
NMC LS R63
2, Siddharth Nagar, Kamptee Road, Nagpur-440017 Cell : 9823101801

Ar. NAVIN LANJEWAR
CA / 95 / 19173

CERTIFICATE

The mentioned Plans are prepared by me as per UDCPR
Signature of the Architect / Licensed Engineer / Supervisor

AR. NAVIN LANJEWAR
CA/95/19173
NIT LS 879
NMC LS R63
2, Siddharth Nagar, Kamptee Road, Nagpur-440017 Cell : 9823101801

Ar. NAVIN LANJEWAR

Owner's Declaration -

I undersigned hereby confirm that I would abide by plans approved by Authority / Collector. I would execute the structure as per approved plans. Also I would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

S.R. Infra
Partner's

DEEPAK NILAWAR

Job No.	Drawing No.	Scale	Drawn by	Checked by
SR/AFH/22	1/C/5	1:100	SHARVARI	SHILPA

SHEET NO. : 1

PROFORMA

	Area Statement	SQ.MTS
1)	Gross area of plot as per 7/12 KH. No. 74,77,78,79	24172.70
2)	DEDUCTION FOR	
(a)	D.P Road Widening Area	NIL
(b)	Any D.P Reservation Area	NIL
(c)	NET PLOT ARA (1-2a)	24172.70
3)	Balance plot area for Residential PMAY scheme	24172.70
4)	Required Amenity Space (5 %)	NA
5)	Service Road & Highway Widening	NIL / NA
6)	Internal Road Area	NIL / NA
7)	Net Plot Area(3 -4)	24172.70
8)	Recreation Open Space	NIL / NA
9)	Total Plot Area Available FOR F.S.I	24172.70
10)	Permissible F.S.I as per PMAY Scheme	2.5
11)	Permissible F.S.I Built Up Area	60431.75
12)	Permissible Additional Built-up Area for Ancillary F.S.I (11 x 60 %)	36259.05
13)	Total Built-Up area Proposed	
a)	Proposed Residential Area	10538.422
b)	Proposed Commercial Area	323.865
	Total (13a + 13b)	10833.388
14)	Total Built-Up area Consumed excluding Ancillary F.S.I	10862.287
15)	Total Ancillary F.S.I Consumed	NIL
16)	F.S.I CONSUMED (14/7)	0.245
17)	TOTAL F.S.I including Ancillary (14+15)/9	0.245