# PLAN SHOWING PROPOSED CONSTRUCTION OF MULTI-FAMILY RESIDENTIAL BUILDING ON AMALGAMATED PLOT NOS. 3,4,5, KH.NO.47, MOUZA.BESA, TAH- NAGPUR(RURAL).

NAME OF PLOT-HOLDER :- SHRI VINOD UMASHANKARSINGH THAKUR

## AREA STATEMENT

PLOT AREA = (32.0 X 20.0) - 7.72 = 632.28 SQMT. (AS PER AMALGAMATION)

F.S.I. CALCULATION AS PER PERFORMA -1 OF UDCPR2020 :-

AREA STATEMENT

| | PERMISSIBLE IN sqmt. | PROPOSED (RATIO/AREA IN sqmt.) | |
|---|---|---|---|
| a) NET PLOT AREA FOR F.S.I. CALCULATION | | 632.28 | 632.28 |
| b1) RESIDENTIAL P-LINE BUILT UP AREA | | 1402.019 | 1402.019 |
| b2) COMMERCIAL P-LINE BUILT UP AREA | | 0.000 | 0.000 |
| b) TOTAL P-LINE BUILT UP AREA (b1+b2) | | 1402.019 | 1402.019 |
| c1) RESIDENTIAL DIVIDING FACTOR TO ARRIVE (P-LINE AREA / 80) | | 876.886 | 876.886 |
| c2) COMMERCIAL DIVIDING FACTOR TO ARRIVE (P-LINE AREA / 80) | | 0.000 | 0.000 |
| c) DIVIDING FACTOR TO ARRIVE =(c1+c2) | | 876.886 | 876.886 |
| d) PERMISSIBLE ANCILLARY F.S.I ON PREMIUM (b-c) | 626.133 | 526.133 | |
| e) PERMISSIBLE BASIC FSI/BUILT UP AREA | 1.10 / 695.508 | 1.10 / 695.508 | |
| f) PERMISSIBLE ADDITIONAL FSI ON PREMIUM | 0.30 / 189.684 | 0.266 / 191.378 | |
| g) PERMISSIBLE TDR FOR ROAD WIDENING | N.A. | | |
| h) PERMISSIBLE TDR | 0.30 / 189.684 | -- / -- | |
| i) TOTAL ENTITLEMENT OF FSI :- (d+e+f+h) | 1601.009 | 1402.019 | |

## FORM OF STATEMENT-2 PROPOSED BUILDING

| PROPOSED BULIDING | FLOOR NO. | TOTAL BUILT UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE |
|---|---|---|
| | (1) | (2) | (3) |
| | GROUND FLOOR | = 0.00 sqmt. | FREE FROM FSI (27.545 SQMT) |
| | FIRST FLOOR | = 374.468 Sqmt | |
| | SECOND FLOOR | = 374.468 Sqmt | |
| | THIRD FLOOR | = 374.468 Sqmt | |
| | FOURTH FLOOR | = 279.864 Sqmt | |
| | TOTAL | = 1402.019 sqmt | |

## FORM OF STATEMENT-3 ( AREA DETAILS OF APARTMENT)

| PROPOSED BULIDING | FLOOR | NO. | APARTMENT ATTACHED TO APARTMENT | AREA OF APARTMENT | AREA OF BALCONY | AREA OF HEIGHT TERRACES TO FLAT |
|---|---|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) | (6) | (7) |
| | GROUND FLOOR | -- | -- | -- | -- | -- |
| | FIRST FLOOR | 101 | | 62.37 | 12.717 | -- |
| | | 102 | | 62.52 | 12.717 | -- |
| | | 103 | | 75.516 | 14.927 | -- |
| | | 104 | | 75.516 | 15.174 | -- |
| | SECOND FLOOR | 201 | | 62.37 | 12.717 | -- |
| | | 202 | | 62.52 | 12.717 | -- |
| | | 203 | | 75.516 | 14.927 | -- |
| | | 204 | | 75.516 | 15.174 | -- |
| | THIRD FLOOR | 301 | | 62.37 | 12.717 | -- |
| | | 302 | | 62.52 | 12.717 | -- |
| | | 303 | | 75.516 | 14.927 | -- |
| | | 304 | | 75.516 | 15.174 | -- |
| | FOURTH FLOOR | 401 | | 62.37 | 12.717 | -- |
| | | 402 | | 62.52 | 12.717 | -- |
| | | 404 | | 75.516 | 15.261 | -- |

## PARKING AREA STATEMENT

| PARKING REQUIREMENT | CAR | SCOOTER |
|---|---|---|
| TOTAL PARKING REQUIRED FOR PROPOSED 15 TENEMENT WITH CARPET AREA BETWEEN 75 TO 90 SQMT | 7.5 / 15 | |
| 5% VISITORS PARKING | 0.375 / 0.75 | |
| TOTAL PARKING REQUIRED FOR PROPOSED 15 TENEMENT WITH CARPET AREA BETWEEN 75 TO 90 SQMT | 7.875 / 15.75 | |
| NET PARKING REQUIRED | | |
| 25% PARKING RESERVED FOR ELECTRIC VEHICLE | 1 / -- | |
| NET PARKING PROVIDED | 3 / 16 | |
| NET PARKING PROVIDED FOR PROPOSED 15 TENEMENT OF MULTI-YARD FACTOR = 0.5 | (3 ART ZPS = 3.15) / 15.75 | |

## SCHEDULE OF OPENING

| SR. NO. | TYPE | SIZE | DESCRIPTION |
|---|---|---|---|
| 01 | D | 1.00X2.10 | FULLY PANNELED DOOR |
| 02 | D1 | 1.00X2.10 | PARTICAL BOARD DOOR |
| 03 | D2 | 0.75X2.10 | PARTICAL BOARD DOOR |
| 04 | W | 1.50X1.20 | FULLY GLAZED WINDOW |
| 05 | W1 | 1.20X1.20 | FULLY GLAZED WINDOW |
| 06 | W2 | 1.20X0.60 | FULLY GLAZED WINDOW |
| 07 | V | 0.45X0.60 | VENTILATOR |
| 08 | PW | 1.80X2.10 | FULLY GLAZED DOOR WITH WINDOW |

INDEX

PROPOSED CONSTRUCTION SHOWN IN

PLOT BOUNDRY SHOWN IN

OWNER'S DECLARATION-

I/ We undersigned hereby confirm that if the above referance was proved 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 sub

OWNER SIGN.

OWNER:- SHRI VINOD UMASHANKARSINGH THAKUR

CERTIFICATE OF AREA :-

Certified that plot bounded on the above referance was surveyed by me on _____ and the dimensions of plots are as per approved plans. Also I/We certified that the area so worked out tallies with the area stated in document of ownership / T.P. Scheme Records / Land Records Department / City Survey records.

ARCHITECT-SURVEYOR ENGINEERS

EK KUSHIDA KAPURE

B.E.(C.E.) CIVIL
M.I.E. M.C.I.S. (12th SPECIALIST)
A.M.I.Struct.E. (U.K.)
Member I.P.I. Architect, M.E. Government

| | |
|---|---|
| JOB NO. 2019/GP/105 | |
| DWG NO. 01 | |
| SCALE - 1:100, 1:200 | |
| DATE- MARCH'2020 | |
| DRN BY RAM | |

## SITE PLAN

SCALE 1:200

ROAD 9.0M WIDE

OFFICE OF THE NAGAR SANCHAYAT BEKA PIPLA

Building Permit No. 1241/ 1912 /2020

Date :- 16.07.2020

SANCTIONED

Nagar Parishad Beka-Pipla

Nagar Parishad Beka-Pipla

PROPOSED CONSTRUCTION ON PLOT NOS. 3,4,5

PLOT NOS. 6, 7 & 8

ROAD 9.0M WIDE

OTHER LAYOUT

## PROPOSED GROUND FLOOR PLAN

SCALE 1:100

ROAD 9.0M WIDE

STILT PARKING

## PROPOSED TYPICAL FLOOR PLAN FOR FIRST, SECOND & THIRD

SCALE 1:100

## PROPOSED FOURTH FLOOR PLAN

SCALE 1:100

## PROPOSED TERRACE FLOOR PLAN

SCALE 1:100

## PROPOSED P-LINE AREA OF GROUNDFLOOR

SCALE 1:100

TOTAL PROPOSED P-LINE BUP AREA AT GF = 27.545 SQMT

PROPOSED P-LINE BUP AREA AT GROUND FLOOR = [1+4+5+6+7+8]
= 2 [302.49+4.575X3.66+1.0*2.13+1.99X2.13+3.60X3.33]
= 9.19+12.12+4.066+12.012 = 27.545 SQMT

## PROPOSED P-LINE AREA OF FIRST, SECOND,THIRD FLOOR

SCALE 1:100

PROPOSED P-LINE BUP AREA AT FIRST, SECOND &THIRD FLOOR

= [1+2+3+4+5+6+7+8+9+10+11+12]

DEDUCTIONS

A = 1.15 SQMT
B = 1.20 SQMT
C = 1.20 SQMT
D = 1.20 SQMT
E = 1.20 SQMT
F = 1.20 SQMT
G = 1.20 SQMT
H = 1.20 SQMT
I = 1.20 SQMT
J = 1.20 SQMT
K = 1.20 SQMT
L = 1.20 SQMT

= 14.15 SQMT

= 1.20 SQMT

= 15.35 SQMT

TOTAL PROPOSED P-LINE BUP AREA AT FF, SF & TF = 421.88 - 42.40 = 379.48 SQMT

TOTAL DEDUCTIONS = 42.40 SQMT

= 1 + 2 + 3 + 4 + 5 + 6 + 7 + 8 + 9 + 10 + 11 + 12

## SECTION Z-Z

SCALE 1:100

## SECTION Y-Y

SCALE 1:100

## SECTION X-X

SCALE 1:100

## FRONT ELEVATION

SCALE 1:100

## SOLAR WATER HEATER SYSTEM

SCALE 1:100

## PROPOSED CARPET AREA OF FLAT NOS.101,201,301,401

SCALE 1:100

## PROPOSED CARPET AREA OF FLAT NOS.102,202,302,402

SCALE 1:100

## PROPOSED CARPET AREA OF FLAT NOS.103,203,303

SCALE 1:100

## PROPOSED CARPET AREA OF FLAT NOS.104,204,304,404

SCALE 1:100

## D.P. PLAN SHOWING PROPOSED SITE SHEET NO.83

Besa

South B-

PG013

S.No. 52/2

S.No. 52/3

S.No. 38/1

S.No. 47

S.No. 46

S.No. 45

S.No. 44

S.No. 41

S.No. 42/1

S.No. 48/1,2

S.No. 48/3

S.No. 48/4

S.No. 48/5

S.No. 49

River

S.No. 50

Pond