PRODUCED BY AN AUTODESK STUDENT VERSION

Sheet- 2 / 2

SUBMISSION DRAWING

PROPOSED BUILDING PLAN OF G+7 FLOOR CONSTRUCTION FOR MULTI-FAMILY RESIDENTIAL DWELLING UNIT ON PLOT NO.-10, C.T.S NO-269, PH. NO.-8 (A) KH.NO.-95/2,95/3,95/4,95/5,95/6,95/7,95/8 LAYOUT- BASARA CO.OP HOUSING SOCIETYT LTD, MOUZA- GOREWADA, TAH. & DIST.- NAGPUR.

BELONGING TO :-
DHAWAN INFRA THROUGH
PROP. CHETAN DEVRAJ DHAWAN
(as per city survey records)

PROFORMA - 1 : AREA STATEMENT

SR. NO	PARTICULARS	PERMISSIBLE AREA (SQ.M)	PROPOSED AREA (SQ.M)
A	NET PLOT AREA FOR F.S.I CALCULATION	_	1401.785
1)	AS PER REGULARIZATION LETTER	1401.785	
2)	AS PER OWNERSHIP DOCUMENT(7/12,CTS,EXTART)	1401.785	
3)	AS PER CITY SURVEY RECORD	1401.785	
B	BASIC F.S.I / B.UP AREA = (CLAUSE NO: 10.3.4 OF UDCPR-2020) (A x 1.25)	1752.231	1752.231
C	ADDITIONAL F.S.I ON PAYMENT OF PREMIUM:- 50% (A x 50%)	700.892	700.892
D	ADDITIONAL F.S.I AREA TDR:- 20% (A x 20%)	280.357	280.357
E	ADDITIONAL F.S.I ON TOD	NA	NA
F	TOTAL ANCILLARY F.S.I (CLAUSE NO.6.3 TABLE NO.6G. NOTE - (I) OF UDCPR)	–	–
1)	FOR RESIDENTIAL (60%) :-[(B+C+D) X 60%]	1640.088	1640.088
2)	FOR COMMERCIAL (80%) :-[(B+C+D) X 80%]	NA	NA
G	NET P-LINE BUILT UP AREA (CLAUSE NO.6.6 OF UDCPR-2020)	–	–
1)	GROUND FLOOR P-LINE AREA	_	44.475
2)	FIRST FLOOR P-LINE AREA	_	604.061
3)	SECOND FLOOR P-LINE AREA	_	615.453
4)	THIRD FLOOR P-LINE AREA	_	615.453
5)	FOURTH FLOOR P-LINE AREA	_	615.453
6)	FIFTH FLOOR P-LINE AREA	_	615.453
7)	SIXTH FLOOR P-LINE AREA	_	615.453
8)	SEVENTH FLOOR P-LINE AREA	_	615.453
9)	TERRACE FLOOR P-LINE AREA	_	32.208
H	TOTAL BUILT UP AREA	4373.568	4373.462
I	TOTAL F.S.I	2733.480	2733.414
J	PROPOSED ANCILLARY F.S.I (H-I)	1640.088	1640.048
K	PARKING AREA STATEMENT		
	PARKING AREA STATEMENT NORMS	CARS(NO.S)	SCOOTERS (NO.S)
1)	2 TENAMENTS HAVING CARPET AREA BETWEEN 40-80 SQ.M	1	5
2)	NO. OF TENAMENTS PROPOSED	49	
3)	PARKING REQUIRED	25	123
4)	VISITOR PARKING REQUIRED (5%)	1	6
5)	REQUIRED PARKING	26	129
6)	MULTIPLYING FACTOR	0.9	
7)	TOTAL REQUIRED PARKING	23	98 (normal) 18 (composite)
8)	TOTAL PROPOSED PARKING	23	116

L	NAME	LENGTH(M)	WIDTH(M)	AREA(SQ.M)	DESCRIPTION
	SCHEDULE OF OPENING				
1)	D	1.200	2.100	2.520	T.W. PANNELED DOOR
2)	D1	0.900	2.100	1.890	T.W. PANNELED DOOR
3)	D2	0.750	2.100	1.575	T.W. PANNELED DOOR
4)	SD	1.500	2.100	3.150	FULLY GLAZED FRENCH DOOR
5)	W	1.800	1.500	2.700	ALUMINIUM GLAZED WINDOW
6)	W1	1.800	1.500	2.700	ALUMINIUM GLAZED WINDOW
7)	W2	1.350	1.500	2.025	ALUMINIUM GLAZED WINDOW
8)	W3	1.200	1.500	1.800	ALUMINIUM GLAZED WINDOW
9)	V	0.600	0.750	0.450	ALUMINIUM GLAZED WINDOW
10)	F.R.D	1.200	2.100	2.520	FIRE RESISTANT DOOR

M	REFRENCE	
1)	LAND USE AS PER SANCTIONED DEVELOPMENT PLAN	RESIDENTIAL
2)	LOCATION OF PLOT	REFER DRAWING
3)	ZONE	R-1
4)	PROPOSED BUILDING IES SUBMITTED AS PER PLAN	
5)	PLOT BOUNDRY SHOWN THUS	BLACK
6)	PROPOSED CONSTRUCTION SHOWN THUS	RED
7)	EXISTING CONSTRUCTION TO BE RETAINED SHIOWN THUS	BLUE
8)	EXISTING CONSTRUCTION TO BE DEMOLISHED SHOWN THUS	YELLOW

FORM OF STATEMENT - 2 [Sr. No. 9(a)]

Proposed Building

SR. NO	BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.
1	1	GROUND FLOOR	44.475
2		1ST FLOOR	604.061
3		2ND FLOOR	615.453
4		3RD FLOOR	615.453
5		4TH FLOOR	615.453
6		5th FLOOR	615.453
7		6th FLOOR	615.453
8		7th FLOOR	615.453
9		TERRACE FLOOR	32.208

CERTIFICATE OF AREA:-

Certified that the plot under reference was surveyed by me on ________ 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 record.

Signature
(Name of Architect/Licensed Engineer/Supervisor)

OWNERS DECLARATION:-

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

Owner(s) name and Signature

NOTE : REFER WRITTEN DIMENSIONS, DO NOT SCALE THE DWG.
ALL DIMENSIONS ARE IN METERS

OWNER SIGN.

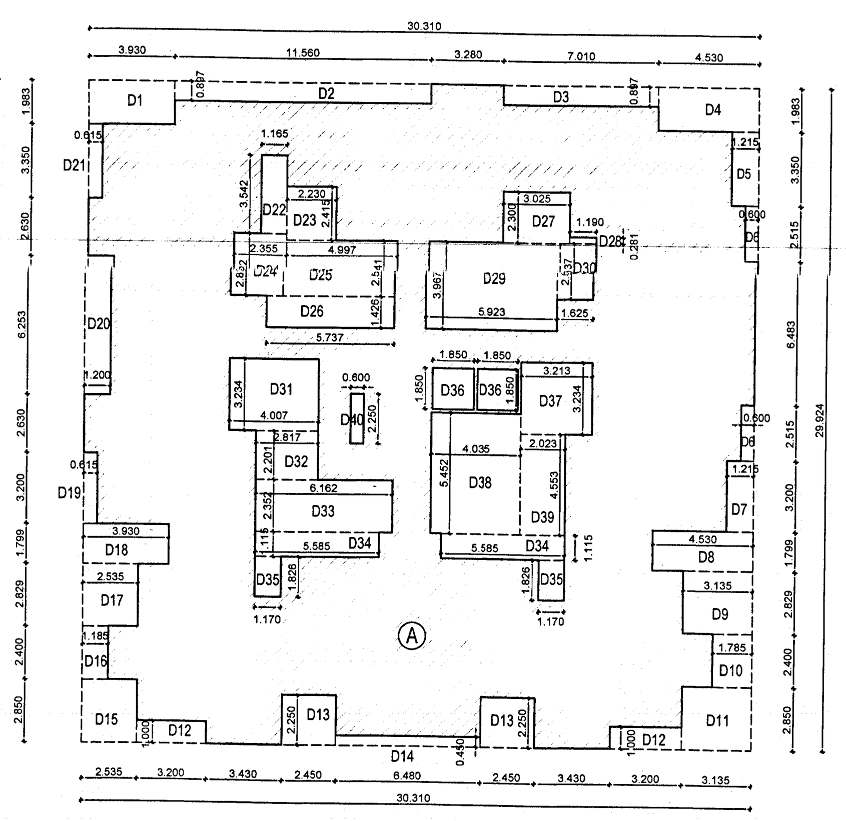
DHAWAN INFRA THROUGH
PROP. CHETAN DEVRAJ DHAWAN

ARCHITECT SIGN.

AR. SWAPNIL ... CA/2009/... NMC/R-...

REGISTRATION NUMBER	(CA / 2009 / 46446)		N.I.T REG. NO: 2357 N.M.C LIC. NO: R-475
PROJECT ARCHITECT:		OFFICE OF ORIGIN:	NAGPUR
DEALT BY:	SHI	SCALE	1:100
CHK BY:	SWA	DATE:	29/10/21

SANJYOT ARCHITECTS
ARCHITECTS & INTERIOR DESIGNERS
Ar. Swapnil Gode
FS-11, BUILDING NO. 1, VIDARBHA PREMIER SCHEME, OPP.GANDHISAGAR LAKE, NAGPUR - 440032
Call on: 9860009044 E-mail: sanjyotarchitects@gmail.com



1ST FLOOR P-LINE AREA
(KEY PLAN)
SCALE - 1:200

ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA

1st FLOOR P-LINE AREA CAL.				
BLOCK	I	II	NOS.	(SQ.M)
A	30.310	29.924	1	906.996
DEDUCTIONS				
D1	3.930	1.983	1	7.793
D2	11.560	0.897	1	10.369
D3	7.010	0.897	1	6.287
D4	4.530	1.983	1	8.982
D5	1.215	3.350	1	4.070
D6	0.600	2.515	2	3.018
D7	1.215	3.200	1	3.888
D8	4.530	1.799	1	8.149
D9	3.135	2.829	1	8.868
D10	1.785	2.400	1	4.284
D11	3.135	2.850	1	8.934
D12	3.200	1.000	2	6.400
D13	2.450	2.250	2	11.025
D14	6.480	0.450	1	2.916
D15	2.535	2.850	1	7.224
D16	1.185	2.400	1	2.844
D17	2.535	2.829	1	7.171
D18	3.930	1.799	1	7.070
D19	0.615	3.200	1	1.968
D20	1.200	6.253	1	7.503
D21	0.615	3.350	1	2.060
D22	1.165	3.542	1	4.126
D23	2.230	2.415	1	5.385
D24	2.355	2.822	1	6.645
D25	4.997	2.541	1	12.697
D26	5.737	1.426	1	8.180
D27	3.025	2.300	1	6.957
D28	1.190	0.281	1	0.334
D29	5.923	3.967	1	23.496
D30	1.625	2.537	1	4.122
D31	4.007	3.234	1	12.958
D32	2.817	2.201	1	6.200
D33	6.162	2.352	1	14.493
D34	5.585	1.115	2	12.454
D35	1.170	1.826	2	4.272
D36	1.850	1.850	2	6.845
D37	3.213	3.234	1	10.390
D38	4.035	5.452	1	21.998
D39	2.023	4.553	1	9.210
D40	0.600	2.250	1	1.350
TOTAL DEDUCTIONS				302.935
1st FLOOR P-LINE AREA				604.061

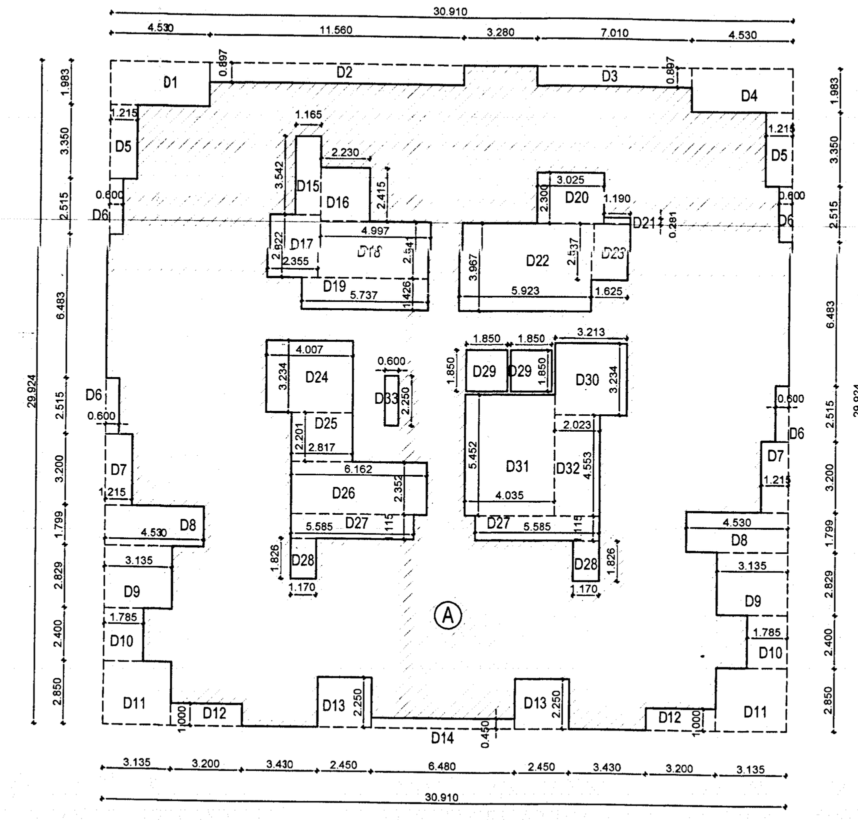
NIT
L.S. No. 2357
Serial No. ______
Valid Up To 31/12/21

AREA DETAILS OF APARTMENTS						
1	2	3	4	5	6	7
SR. NO	BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES
1	1	1ST FLOOR	101	59.581	3.156	_
			102	54.880	6.956	_
			103	53.011	17.266	_
			104	55.338	12.805	_
			105	60.038	8.850	_
			106	76.428	12.851	_
			107	76.428	12.851	_
2	1	2ND TO 7TH FLOOR	201 -701	59.581	9.336	_
			202 - 702	54.862	13.141	_
			203 - 703	53.011	17.266	_
			204 - 704	55.338	12.805	_
			205 - 705	60.038	8.850	_
			206 - 706	76.410	12.851	_
			207 - 707	76.410	12.851	_

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. REGU/CND-GUN-P-097/... NO- 2021102965/146
DATE 10/12/2021

SANCTIONED

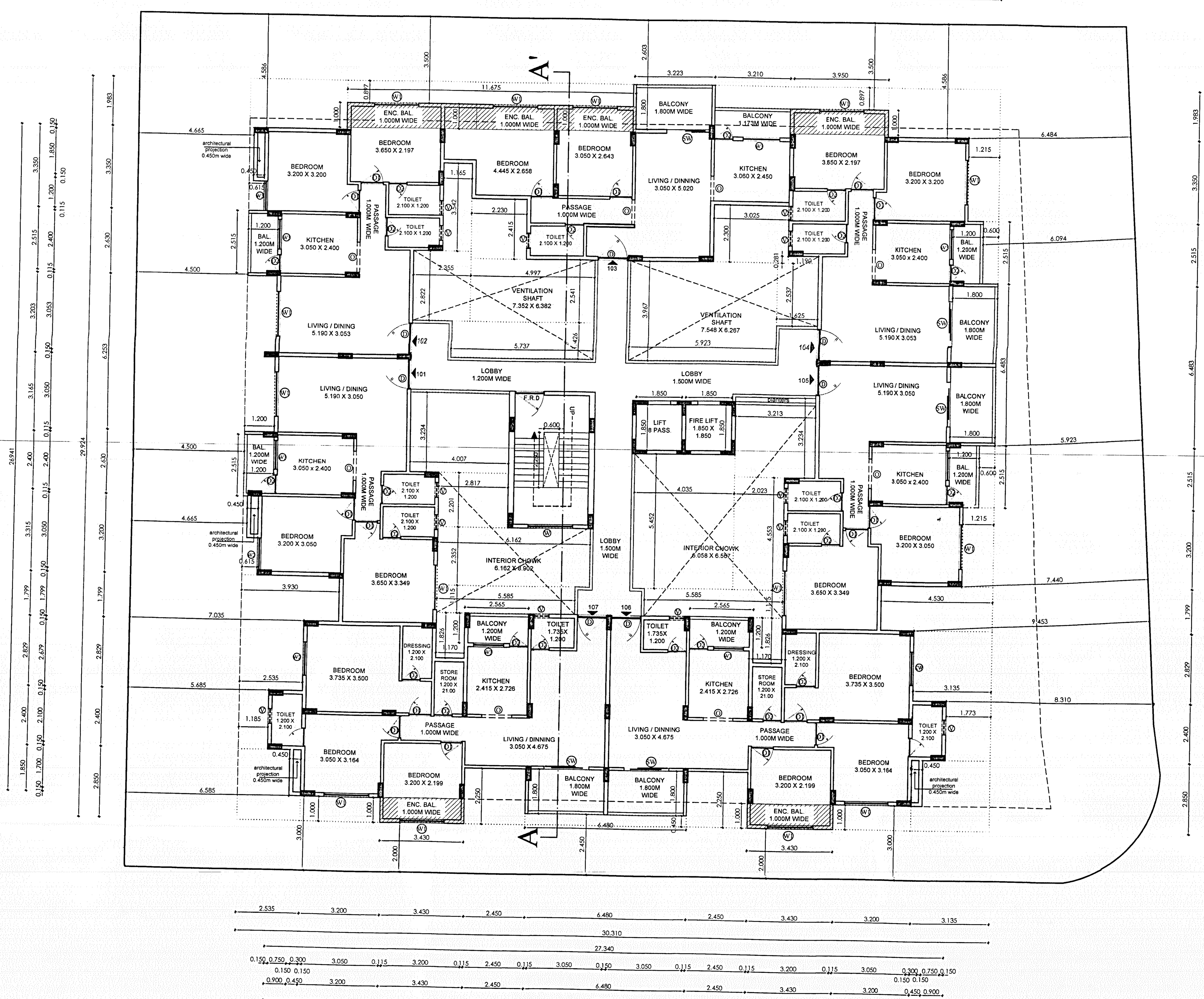
Building Engineer (West)
Nagpur Improvement Trust



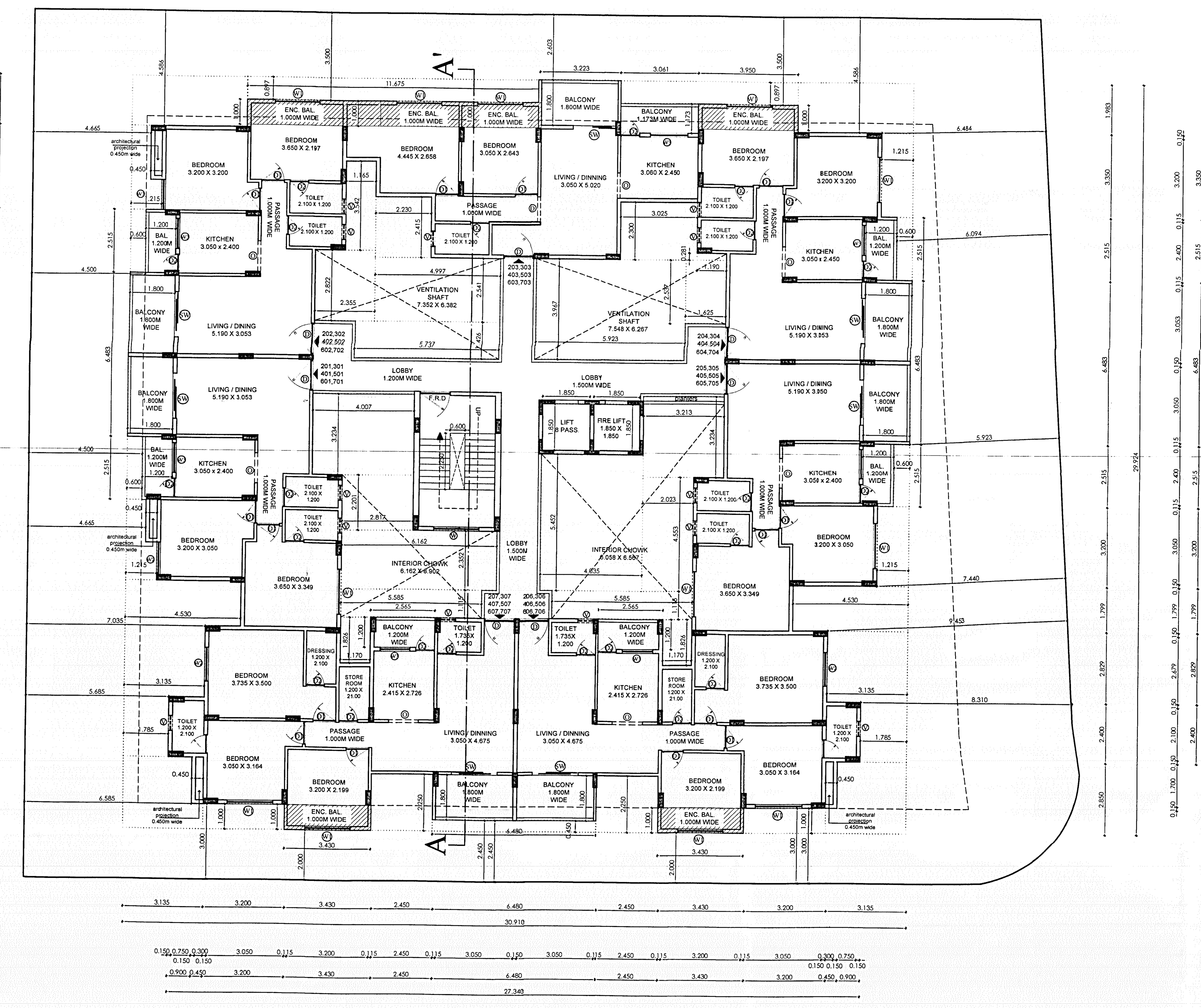
TYPICAL 2ND TO 7TH FLOOR P-LINE AREA
(KEY PLAN)
SCALE - 1:200

Subject to the condition as per Regularisation letter dt. 20/08/21 enclosed here with.

TYPICAL 2ND TO 7TH FLOOR P-LINE AREA CAL.				
BLOCK	I	II	NOS.	(SQ.M)
A	30.910	29.924	1	924.950
DEDUCTIONS				
D1	4.530	1.983	1	8.982
D2	11.560	0.897	1	10.369
D3	7.010	0.897	1	6.287
D4	4.530	1.983	1	8.982
D5	1.215	3.350	2	8.140
D6	0.600	2.515	4	6.036
D7	1.215	3.200	2	7.776
D8	4.530	1.799	2	16.298
D9	3.135	2.829	2	17.737
D10	1.785	2.400	2	8.568
D11	3.135	2.850	2	17.869
D12	3.200	1.000	2	6.400
D13	2.450	2.250	2	11.025
D14	6.480	0.450	1	2.916
D15	1.165	3.542	1	4.126
D16	2.230	2.415	1	5.385
D17	2.355	2.822	1	6.645
D18	4.997	2.541	1	12.697
D19	5.737	1.426	1	8.180
D20	3.025	2.300	1	6.957
D21	1.190	0.281	1	0.334
D22	5.923	3.967	1	23.496
D23	1.625	2.537	1	4.122
D24	4.007	3.234	1	12.958
D25	2.817	2.201	1	6.200
D26	6.162	2.352	1	14.493
D27	5.585	1.115	2	12.454
D28	1.170	1.826	2	4.272
D29	1.850	1.850	2	6.845
D30	3.213	3.234	1	10.390
D31	4.035	5.452	1	21.998
D32	2.023	4.553	1	9.210
D33	0.600	2.250	1	1.350
TOTAL DEDUCTIONS				309.497
TYPICAL 2ND TO 7TH FLOOR P-LINE AREA				615.453



1ST FLOOR PLAN
SCALE - 1:100



TYPICAL 2ND TO 7TH FLOOR PLAN
SCALE - 1:100

PRODUCED BY AN AUTODESK STUDENT VERSION