



TOTAL PARKING REQUIRED = 54 CARS + 172 SCR
20% ELECTRIC VEHICLE CHARGING POINT TO BE PROVIDED -
 20% (54 CARS + 172 SCOOTER) = 11 CARS + 34 SCOOTER
 OUT OF THIS 30% ELECTRIC VEHICLE CHARGING POINT IS COMMON
 30% (11 CARS + 34 SCOOTER) = 3 CARS + 10 SCOOTER
 TOTAL EV PARKING REQUIRED = 14 CARS + 44 SCOOTER

Table 1.1: Summary of the 2019-2020 Academic Year													
Year	Term	Grade	Section	Teacher	Students	Enrollment	Dropouts	Graduates	Retention	Transfer	Other	Notes	Comments
2019-2020	1st	Grade 1	Section 1	Mr. Smith	25	2	1	15	10	0	0	0	0
2019-2020	1st	Grade 1	Section 2	Ms. Jones	20	1	0	12	8	0	0	0	0
2019-2020	2nd	Grade 2	Section 1	Mr. Smith	22	3	2	14	10	0	0	0	0
2019-2020	2nd	Grade 2	Section 2	Ms. Jones	18	2	1	10	7	0	0	0	0
2019-2020	3rd	Grade 3	Section 1	Mr. Smith	24	4	3	16	12	0	0	0	0
2019-2020	3rd	Grade 3	Section 2	Ms. Jones	21	3	2	13	10	0	0	0	0
2019-2020	4th	Grade 4	Section 1	Mr. Smith	26	5	4	18	14	0	0	0	0
2019-2020	4th	Grade 4	Section 2	Ms. Jones	23	4	3	15	12	0	0	0	0
2019-2020	5th	Grade 5	Section 1	Mr. Smith	27	6	5	19	15	0	0	0	0
2019-2020	5th	Grade 5	Section 2	Ms. Jones	24	5	4	16	13	0	0	0	0
2019-2020	6th	Grade 6	Section 1	Mr. Smith	28	7	6	20	16	0	0	0	0
2019-2020	6th	Grade 6	Section 2	Ms. Jones	25	6	5	17	14	0	0	0	0
2019-2020	7th	Grade 7	Section 1	Mr. Smith	29	8	7	21	17	0	0	0	0
2019-2020	7th	Grade 7	Section 2	Ms. Jones	26	7	6	18	15	0	0	0	0
2019-2020	8th	Grade 8	Section 1	Mr. Smith	30	9	8	22	18	0	0	0	0
2019-2020	8th	Grade 8	Section 2	Ms. Jones	27	8	7	19	16	0	0	0	0
2019-2020	9th	Grade 9	Section 1	Mr. Smith	31	10	9	23	19	0	0	0	0
2019-2020	9th	Grade 9	Section 2	Ms. Jones	28	9	8	20	17	0	0	0	0
2019-2020	10th	Grade 10	Section 1	Mr. Smith	32	11	10	24	20	0	0	0	0
2019-2020	10th	Grade 10	Section 2	Ms. Jones	29	10	9	21	18	0	0	0	0
2019-2020	11th	Grade 11	Section 1	Mr. Smith	33	12	11	25	21	0	0	0	0
2019-2020	11th	Grade 11	Section 2	Ms. Jones	30	11	10	22	19	0	0	0	0
2019-2020	12th	Grade 12	Section 1	Mr. Smith	34	13	12	26	22	0	0	0	0
2019-2020	12th	Grade 12	Section 2	Ms. Jones	31	12	11	23	20	0	0	0	0

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2019-2020	1st	Grade 1	Section 2	Ms. Jones	20	1	0	12	8	0	0	0	0
2019-2020	2nd	Grade 2	Section 1	Mr. Smith	22	3	2	14	10	0	0	0	0
2019-2020	2nd	Grade 2	Section 2	Ms. Jones	18	2	1	10	7	0	0	0	0
2019-2020	3rd	Grade 3	Section 1	Mr. Smith	24	4	3	16	12	0	0	0	0
2019-2020	3rd	Grade 3	Section 2	Ms. Jones	21	3	2	13	10	0	0	0	0
2019-2020	4th	Grade 4	Section 1	Mr. Smith	26	5	4	18	14	0	0	0	0
2019-2020	4th	Grade 4	Section 2	Ms. Jones	23	4	3	15	12	0	0	0	0
2019-2020	5th	Grade 5	Section 1	Mr. Smith	27	6	5	19	15	0	0	0	0
2019-2020	5th	Grade 5	Section 2	Ms. Jones	24	5	4	16	13	0	0	0	0
2019-2020	6th	Grade 6	Section 1	Mr. Smith	28	7	6	20	16	0	0	0	0
2019-2020	6th	Grade 6	Section 2	Ms. Jones	25	6	5	17	14	0	0	0	0
2019-2020	7th	Grade 7	Section 1	Mr. Smith	29	8	7	21	17	0	0	0	0
2019-2020	7th	Grade 7	Section 2	Ms. Jones	26	7	6	18	15	0	0	0	0
2019-2020	8th	Grade 8	Section 1	Mr. Smith	30	9	8	22	18	0	0	0	0
2019-2020	8th	Grade 8	Section 2	Ms. Jones	27	8	7	19	16	0	0	0	0
2019-2020	9th	Grade 9	Section 1	Mr. Smith	31	10	9	23	19	0	0	0	0
2019-2020	9th	Grade 9	Section 2	Ms. Jones	28	9	8	20	17	0	0	0	0
2019-2020	10th	Grade 10	Section 1	Mr. Smith	32	11	10	24	20	0	0	0	0
2019-2020	10th	Grade 10	Section 2	Ms. Jones	29	10	9	21	18	0	0	0	0
2019-2020	11th	Grade 11	Section 1	Mr. Smith	33	12	11	25	21	0	0	0	0
2019-2020	11th	Grade 11	Section 2	Ms. Jones	30	11	10	22	19	0	0	0	0
2019-2020	12th	Grade 12	Section 1	Mr. Smith	34	13	12	26	22	0	0	0	0
2019-2020	12th	Grade 12	Section 2	Ms. Jones	31	12	11	23	20	0	0	0	0

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2019-2020	2nd	Grade 2	Section 1	Mr. Smith	22	3	2	14	10	0	0	0	0
2019-2020	2nd	Grade 2	Section 2	Ms. Jones	18	2	1	10	7	0	0	0	0
2019-2020	3rd	Grade 3	Section 1	Mr. Smith	24	4	3	16	12	0	0	0	0
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2019-2020	4th	Grade 4	Section 1	Mr. Smith	26	5	4	18	14	0	0	0	0
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2019-2020	5th	Grade 5	Section 2	Ms. Jones	24	5	4	16	13	0	0	0	0
2019-2020	6th	Grade 6	Section 1	Mr. Smith	28	7	6	20	16	0	0	0	0
2019-2020	6th	Grade 6	Section 2	Ms. Jones	25	6	5	17	14	0	0	0	0
2019-2020	7th	Grade 7	Section 1	Mr. Smith	29	8	7	21	17	0	0	0	0
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2019-2020	8th	Grade 8	Section 1	Mr. Smith	30	9	8	22	18	0	0	0	0
2019-2020	8th	Grade 8	Section 2	Ms. Jones	27	8	7	19	16	0	0	0	0
2019-2020	9th	Grade 9	Section 1	Mr. Smith	31	10	9	23	19	0	0	0	0
2019-2020	9th	Grade 9	Section 2	Ms. Jones	28	9	8	20	17	0	0	0	0
2019-2020	10th	Grade 10	Section 1	Mr. Smith	32	11	10	24	20	0	0	0	0
2019-2020	10th	Grade 10	Section 2	Ms. Jones	29	10	9	21	18	0	0	0	0
2019-2020	11th	Grade 11	Section 1	Mr. Smith	33	12	11	25	21	0	0	0	0
2019-2020	11th	Grade 11	Section 2	Ms. Jones	30	11	10	22	19	0	0	0	0
2019-2020	12th	Grade 12	Section 1	Mr. Smith	34	13	12	26	22	0	0	0	0
2019-2020	12th	Grade 12	Section 2	Ms. Jones	31	12	11	23	20	0	0	0	0

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[B]

PUR RECHARGEABLE OPEN

DETAILS FILTER

WITH WATER PURIFICATION SYSTEM

PLOT BOUNDARY SHOWN IN PROPOSED CONSTRUCTION SHOWN IN	
SUBMISSION DRAWING	

	OWNER
	RAJ INFRA REALITIES THROUGH MRS. MALAN P. BADOLE

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VISTAAR
ARCHITECT, INTERIOR DESIGNER, PLANNER,
LANDSCAPE ARCHITECT, P.M.C.,
VISTAAR HEIGHTS, 4TH FLOOR, PLOT NO. 146-151,
OPP. GAJANAN MAHARAJ MANDIR, ZENDA CHOWK,
DHARMAPETH, NAGPUR - 440010.

VISTAAR
ARCHITECT, INTERIOR DESIGNER, PLANNER,
LANDSCAPE ARCHITECT, P.M.C.,
VISTAAR HEIGHTS, 4TH FLOOR, PLOT NO. 146-151,
OPP. GAJANAN MAHARAJ MANDIR, ZENDA CHOWK,
DHARMAPETH, NAGPUR - 440010.

	PRO-RATA FACTOR = 1.533	
	BASIC FSI = 1.1 X 1.533	
	= 1.6863	
	PLOT AREA = 3674.572 SQ.MT. X 1.6863	
	= 6196.431 SQ.MT.	
	PREMIUM = 0.3 X 3674.572 SQ.MT.	
	= 1102.372 SQ.MT.	
	ANCILLARY AREA	
	RESI. (P./LINE/1.5)	COMM. (P./LINE/1.5)
	= 10862.036/1.5	= 1120.451/1.5
	= 6676.27 SQ.MT.	= 622.472 SQ.MT.
	= [RESI. P. / (P./1.5)]	= [COMM. P. / (P./1.5)]
	PERMISSIBLE	
	= 10862.036-6676.27	= 1120.45 - 622.47
	= 4005.760 SQ.MT.	= 497.978 SQ.MT.

12	TOTAL ANCILLARY	= 4503.744 SQ.MT.
	TOTAL BUUP PROPOSED	= 11802.486 SQ.MT.
D	Partforma 1: Area Statement 1. Area of plot (Minimum area of a, b, c to be considered) or area of subject with sanctioned layout No. 36745 and sublot No, (a) As per ownership document (7/2, CTS extract) 36745 (b) As per TLR or City Survey measurement sheet 36745 (c) as per Demarcated drawing area 36745 LESS Area not in possession	

3. Entire area (1+2)	167.6
4. Deductions for:	
(a) Proposed D.P./P.O. Road widening area (Service Road / Highway widening)	0.000
(b) Any D.P. Reservation area	0.000
(c) Green Belt	0.000
Total (a+b+c)	0.000
5. Balance area of plot (3-4)	167.6
6. Amenity Space (as per clause F(1) = 20000 sqm = Nil)	-
(Required - Nil) (20000 sqm = Nil)	-
7. Net Area 20000 sqm = (a) + 5 % of Total area	167.6
7. Net Plot Area (5-6)	167.6

8. Recreational Open Space	
(A) If area (B) is more than 4000 sqm - 10 % of (B) is required.	0.000
Imposed	0.000
(B) If area is less than 4000 sqm - Check -	
(1) If in fall number 107 7.2, 7.2.4, 7.4.1, 7.4.2, As per 7.2 above Number (No Recreational Open Space) is required	0.000
(2) If it is subdivision like 7/2, 205, 125/1 4191 etc then recreational open space is required.	0.000
(A) 10% Subject to minimum 200 sqm	0.000
Imposed	0.000
(B) Exemption to leave open space subject to availing	

(C) Extension 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 20/05/2022 and the dimensions of sides etc. of plot stated on are as measured on site and the area so worked out tallies with area stated in document of Ownership T.P. Scheme Record of Records Department/City Survey records.

Signature _____
(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration _____
We underwrite hereby confirm that I/we would abide by plans

 	approved by Authority / Competent. Also would exclude the work as per approved plans. Also have would exclude the work under supervision of proper technical person so as to ensure the quality and safety at the work site.
	Owner (a) name and signature Ashwin/ Licensed Engineer/ Supervisor name and signature Job No.
	Name Of: Owner RAJINDRA REALTIES
	Postal Address : , Bheeda Dondya Mahanagar-447101

Phone No. 9820223484

DESCRIPTION OF PROJECT :
Type of Proposal : Mixed
BUILDING ON CTS, NO. SURVEY NO-1732

SITE ADDRESS :
PLOT NO. : 1 & 2, 404, NO. -1732, D D P JMD. - 38A,
MOLLAZAWELANARACHCHANDRA,
THALU - NAGPUR (GRAMME), DIST. NAGPUR

Name of Architect : Channathirappan MOOCHAND Sathyan

LOCAL ADDRESS OF OFFICE
OFFICE :
NO. 105 AND 106, OLD, BARABAR ROAD, METTA

OWNER'S SIGN _____		TECHNICAL PERSON SIGN _____	
SCALE = 1:100		Date: 25/01/25	
JOB NO = FURDIA-20-04063		CHECK BY = K. S. J.	
SUBMISSION DRAWING			

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