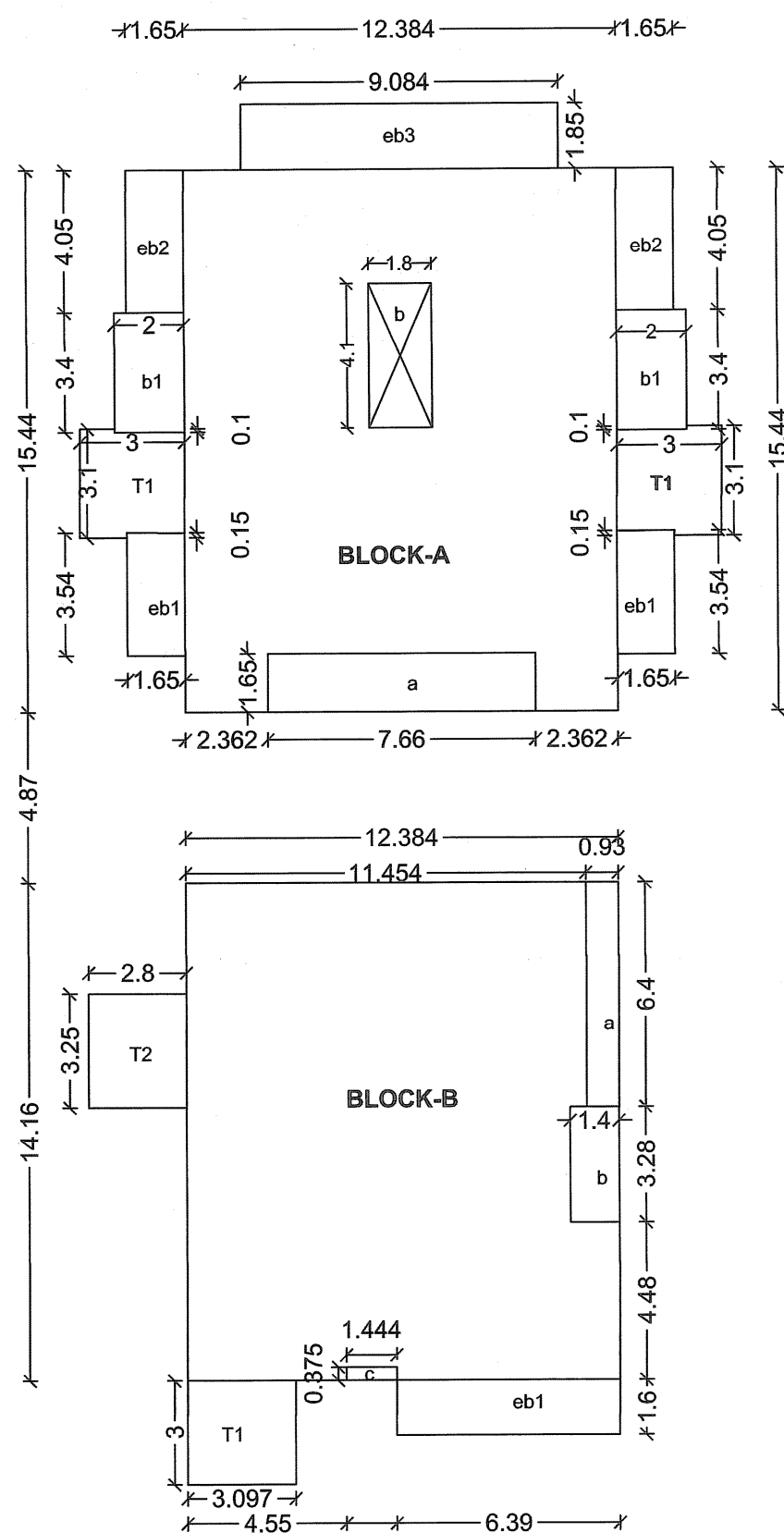
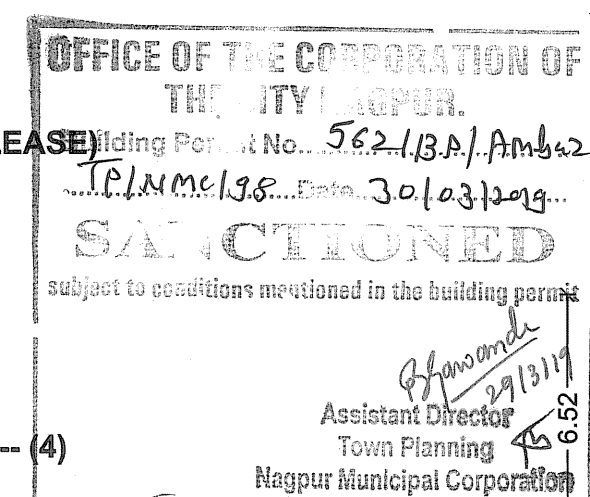




BLOCK PLAN FOR TYPICAL I, III, V AND VII FLOOR

## AREA STATEMENT

|                                    |                |                                    |
|------------------------------------|----------------|------------------------------------|
| PLOT AREA                          | 24.384 x 45.72 | = 1114.836 SQ.MT.                  |
| CONSERVANCY LANE                   | 24.384 X 2.279 | = 55.58 SQ.MT. (AS PER LEASE)      |
| NET PLOT AREA                      |                | = 1170.627 SQ.MT. --- (1)          |
| FSI (TOD)                          |                | = 3.00 ---- (2)                    |
| PERMISSIBLE BASE FSI (1) x (2)     |                | = 3511.248 SQ.MT. -- (3)           |
| PROSPED NMRC AREA                  |                | = 884.988 + 122.856 SQ. MT. -- (4) |
| TOTAL EXISTING + PROSPED           |                | = 2683.688 SQ. MT. -- (5)          |
| PERMISSIBLE PREMIUM 30% 0.30 X (6) |                | = 805.106 SQ.MT.                   |



## B/UP AREA CALCULATION FOR EXISTING I, III, V AND PROPOSED VII FLOOR

### BLOCK A

|                            |                                          |
|----------------------------|------------------------------------------|
| 12.384 x 15.44             | = 191.208 Sqm.                           |
| <b>Deduct</b>              |                                          |
| a) 7.66 x 1.65             | = 12.639                                 |
| b) 1.80 x 4.10             | = 7.38                                   |
| Total                      | = 20.019                                 |
| <b>Net area of BLOCK A</b> | <b>= 191.208 - 20.019 = 171.189 Sqm.</b> |

### BLOCK B

|                            |                                          |
|----------------------------|------------------------------------------|
| 12.384 x 14.16             | = 175.357 Sqm.                           |
| <b>Deduct</b>              |                                          |
| a) 0.93 x 6.40             | = 5.952                                  |
| b) 1.40 x 3.28             | = 4.592                                  |
| c) 1.444 x 0.375           | = 0.541                                  |
| Total                      | = 11.085                                 |
| <b>Net area of BLOCK B</b> | <b>= 175.357 - 11.085 = 164.272 Sqm.</b> |

**TOTAL B/UP AREA OF TYPICAL I, III, V & VII FLOOR**

BLOCK A + BLOCK B = 171.189 + 164.272 = 335.461 SQM.

**4 FLOOR 335.461 x 4 = 1341.844 SQM.**

## TERRACE AREA STATEMENT FOR EXISTING I, III, V AND PROPOSED VII FLOOR

PERMISSIBLE TERRACE AREA

15% OF 335.461 x 15% = 50.319

### 1) BLOCK A

|                      |                  |
|----------------------|------------------|
| T1 - 3.00 x 3.10 x 2 | = 18.60          |
| deduction            |                  |
| i) 2.0 x 0.10 x 2    | = 0.40           |
| ii) 1.65 x 0.15 x 2  | = 0.495          |
| Total                | = 0.895 Sqm.     |
|                      | = 17.705 --- (1) |

### 2) BLOCK B

|                             |                             |
|-----------------------------|-----------------------------|
| T1 - 3.097 x 3.0 x 1        | = 9.291                     |
| T2 - 2.80 x 3.25 x 1        | = 9.10                      |
| Total                       | = 18.391 --- (2)            |
| <b>NET TOTAL OF TERRACE</b> | <b>1 + 2 = 36.096 SQ.MT</b> |

## BALCONY AREA STATEMENT FOR EXISTING I, III, V AND PROPOSED VII FLOOR

### OPEN BALCONY AREA

|                      |             |
|----------------------|-------------|
| <b>BLOCK A</b>       |             |
| b1 - 2.00 x 3.40 x 2 | = 13.6      |
| Total                | = 13.6 Sqm. |

**TOTAL OPEN BALCONY AREA ON TYPICAL I, III, V AND VII FLOOR**

**= 13.60**

### ENCLOSED BALCONY AREA

|                        |          |
|------------------------|----------|
| <b>BLOCK A</b>         |          |
| eb1 - 1.65 x 3.54 x 2  | = 11.682 |
| eb2 - 1.65 x 4.05 x 2  | = 13.365 |
| eb3 - 1.85 x 9.084 x 1 | = 16.805 |

|                       |          |
|-----------------------|----------|
| <b>TOTAL BLOCK B</b>  |          |
| eb1 - 1.60 x 6.39 x 1 | = 10.224 |

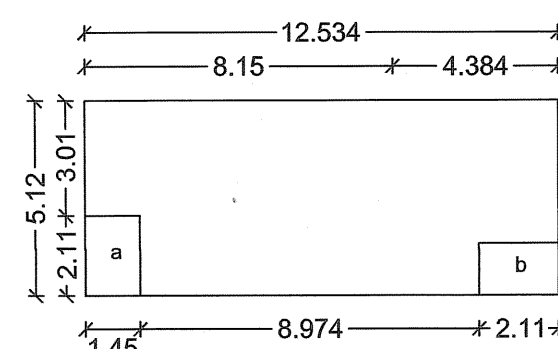
**TOTAL ENCLOSED BALCONY AREA ON TYPICAL I, III, V AND VII FLOOR**

BLOCK A + BLOCK B = 41.852 + 10.224 = 52.076 Sqm.

**OPEN + ENCL**

**TOTAL BALCONY AREA :- (13.6 + 52.076) = 65.676 SQM.**

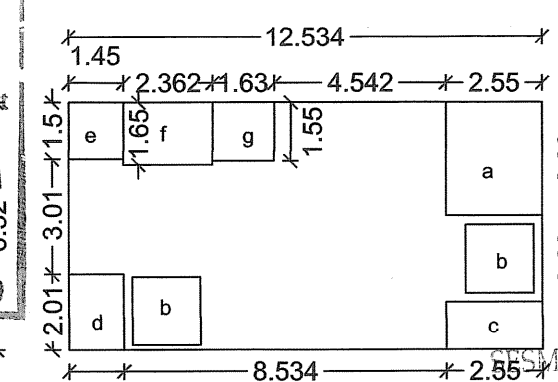
**EXCESS BALCONY AREA :- 65.676 - 50.319 = 15.357 SQM.**



## PREMIUM AREA CALCULATION ON GROUND FLOOR

|                  |          |
|------------------|----------|
| 12.534 x 5.12    | = 64.174 |
| <b>DEDUCTION</b> |          |
| a) 1.45 x 2.11   | = 3.059  |
| b) 2.11 x 1.37   | = 2.890  |
|                  | 5.949    |

Total Premium area = 64.174 - 5.949 = 58.225 Sqm.



**SEISMIC ANALYSIS OF THE BUILDING FOR EARTHQUAKE BE SUBMITTED WITH STRUCTURAL DESIGN & DULY CHECKED FROM VNIT FOR NMC RECORD, BEFORE ONE MONTH OF COMMENCEMENT OF CONSTRUCTION OR AFTER THREE MONTHS FROM THE SANCTION OF BUILDING PLAN WHICHEVER IS EARLIER.**

The system may be by open well 1 mtr. dia & 1 mtr. deep with filtration chamber for every 300 sq.mtr. built-up area. Other options mentioned in the schedule may be adopted.

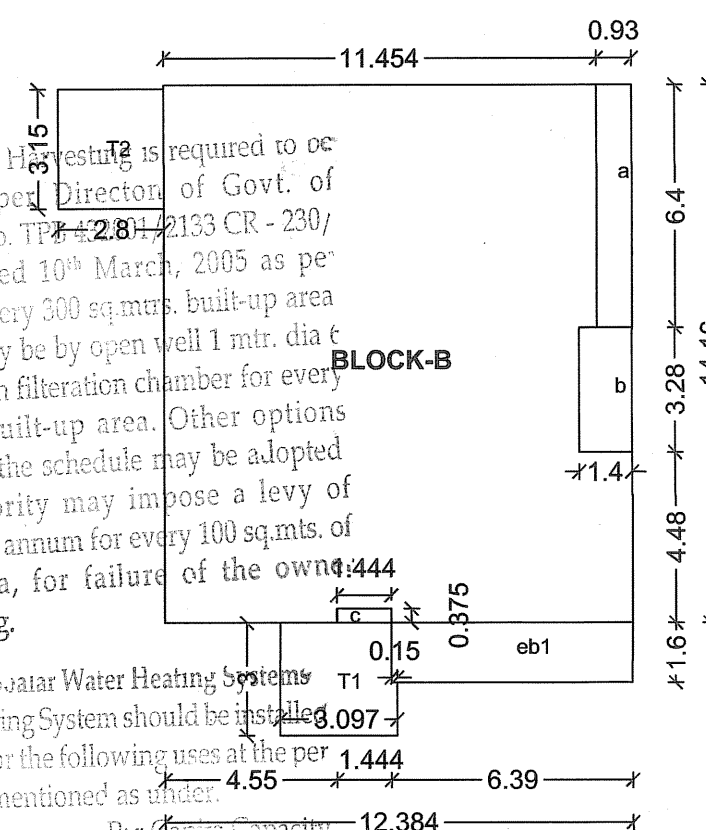
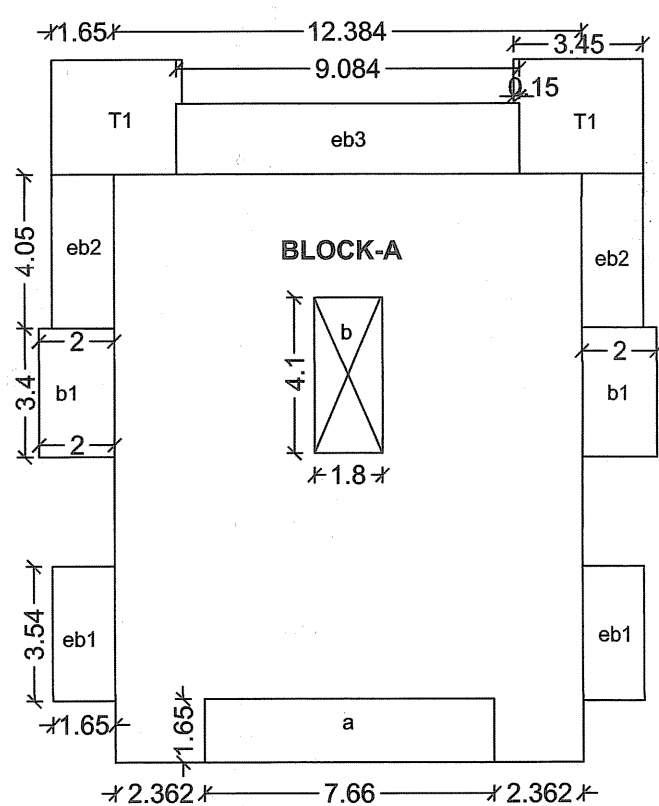
The authority may impose a levy of Rs. 1000/- per annum for every 100 sq.mts. of built-up area, for failure of the own of the building.

Provisions for Solar Water Heating Systems

Solar Water Heating System should be installed in the building for the following uses at the per capita capacity mentioned as under:

Type of Buildings

- Hospitals ---100 Ltrs./day/person.
  - Hostel & other such buildings ---25 Ltrs./day/person.
  - Resident ---25 Ltrs./day/person.
- If the provisions as above is not made, the occupancy certificate will not be issued.



## BLOCK PLAN FOR TYPICAL II, IV, VI AND VIII FLOOR

## PREMIUM AREA CALCULATION ON TYPICAL I, II, III, IV, V & VI FLOOR

|                   |               |
|-------------------|---------------|
| 12.534 x 6.52     | = 81.721 Sqm. |
| <b>Deduct</b>     |               |
| a) 2.55 x 2.99    | = 7.624       |
| b) 2(1.80 x 1.80) | = 6.48        |
| c) 2.55 x 1.27    | = 3.238       |
| d) 1.45 x 2.01    | = 2.914       |
| e) 1.45 x 1.50    | = 2.175       |
| f) 2.362 x 1.65   | = 3.897       |
| g) 1.63 x 1.55    | = 2.526       |

Total = 28.854

**Total Premium area**

**= 81.721 - 28.854 = 52.867 Sqm.**

## B/UP AREA CALCULATION FOR EXISTING II, IV, VI AND PROPOSED VIII FLOOR

### BLOCK A

|                            |                                          |
|----------------------------|------------------------------------------|
| 12.384 x 15.44             | = 191.208 Sqm.                           |
| <b>Deduct</b>              |                                          |
| a) 7.66 x 1.65             | = 12.639                                 |
| b) 1.80 x 4.10             | = 7.38                                   |
| Total                      | = 20.019                                 |
| <b>Net area of BLOCK A</b> | <b>= 191.208 - 20.019 = 171.189 Sqm.</b> |

### BLOCK B

|                            |                                          |
|----------------------------|------------------------------------------|
| 12.384 x 14.16             | = 175.357 Sqm.                           |
| <b>Deduct</b>              |                                          |
| a) 0.93 x 6.40             | = 5.952                                  |
| b) 1.40 x 3.28             | = 4.592                                  |
| c) 1.444 x 0.375           | = 0.541                                  |
| Total                      | = 11.085                                 |
| <b>Net area of BLOCK B</b> | <b>= 175.357 - 11.085 = 164.272 Sqm.</b> |

**TOTAL B/UP AREA OF TYPICAL II, IV, VI & VIII FLOOR**

BLOCK A + BLOCK B = 171.189 + 164.272 = 335.461 SQM.

**4 FLOOR 335.461 x 4 = 1341.844 SQM.**

## TERRACE AREA STATEMENT FOR EXISTING II, IV, VI AND PROPOSED VIII FLOOR

|                      |                  |
|----------------------|------------------|
| <b>1) BLOCK A</b>    |                  |
| T1 - 3.00 x 3.10 x 2 | = 18.60          |
| deduction            |                  |
| i) 2.0 x 0.10 x 2    | = 0.40           |
| ii) 1.65 x 0.15 x 2  | = 0.495          |
| Total                | = 0.895 Sqm.     |
|                      | = 17.705 --- (1) |

### 2) BLOCK B

|                      |                  |
|----------------------|------------------|
| T1 - 3.097 x 3.0 x 1 | = 9.291          |
| T2 - 2.80 x 3.25 x 1 | = 9.10           |
| Total                | = 18.391 --- (2) |

**NET TOTAL OF TERRACE** 1 + 2 = 36.096 SQ.MT

## BALCONY AREA STATEMENT FOR EXISTING II, IV, VI AND PROPOSED VIII FLOOR

### OPEN BALCONY AREA

|                      |             |
|----------------------|-------------|
| <b>BLOCK A</b>       |             |
| b1 - 2.00 x 3.40 x 2 | = 13.6      |
| Total                | = 13.6 Sqm. |

**TOTAL OPEN BALCONY AREA ON TYPICAL II, IV, VI AND VIII FLOOR**

**= 13.60 Sqm.**

### ENCLOSED BALCONY AREA

|                        |          |
|------------------------|----------|
| <b>BLOCK A</b>         |          |
| eb1 - 1.65 x 3.54 x 2  | = 11.682 |
| eb2 - 1.65 x 4.05 x 2  | = 13.365 |
| eb3 - 1.85 x 9.084 x 1 | = 16.805 |
| <b>TOTAL BLOCK B</b>   |          |
| eb1 - 1.60 x 6.39 x 1  | = 10.224 |

**TOTAL ENCLOSED BALCONY AREA ON TYPICAL I, III, V AND VII FLOOR**

BLOCK A + BLOCK B = 41.852 + 10.224 = 52.076 Sqm.

**OPEN + ENCL**

**TOTAL BALCONY AREA :- (13.6 + 52.076) = 65.676 SQM.**

**EXCESS BALCONY AREA :- 65.676 - 50.319 = 15.357 SQM.**

EXISTING AND PROPOSED APARTMENT BUILDING ON PLOT NO 92, HOUSE NO 117, WARD NO 73, CTS NO 381, DHARMPETH EXTENSION LAYOUT SHIVAJI NAGAR, MOUZA -AMBAZARI, NAGPUR BELONGING TO Y.V. HATWALNE

**CONTENTS:-**

BLOCK PLAN

PREVIOUS SANCTION NO. - 40/BP/Ambazari/TP/NMC/198 DATED. 8/6/2017

**CONSTITUED**

**POWER OF ATTORNEY**

**DILIP BHARADE (POA)**

**S. B. Shelgaonkar**

N.I.T.L.S No 616

N.M.C.L.S No 472

1188, Central Avenue, Shivajinagar, Nagpur

**ARCHITECT :**

SCALE:-1:200

SHEET NO. 2/2

DATE :- 19-11-2018

