FLOOR WISE FSI STATEMENT :-

FLOOR	PRO B/U AREA			EXISTING B/U AREA			BALCONY AREA					ALT. TERRACE		PROP PREMIUM AREA			PROPOSED TENEMENTS	TOTAL BUILT UP AREA
	COMM.	RESI.	SPEC.	COMM.	RESI.	SPEC.	PERM.(A)	PROP.(B+C)	OPEN (B)	ENCLO.(C)	EXCESS (D)	PERM.	PROP	STAIR CASE	PASSAGE	LIFT / WALL		
BASEMENT																		
GROUND		0.000												12.520	24.584	7.912		0.000
1ST FL.		264.357					39.654	65.631	29.843	35.788	25.977	52.8714	15.316	9.950	8.067	1.616	2	290.334
2ND FL.		264.357					39.654	65.631	29.843	35.788	25.977	52.8714	15.836	9.950	8.067	1.616	2	290.334
3RD FL.		264.357					39.654	65.631	29.843	35.788	25.977	52.8714	15.316	9.950	8.067	1.616	2	290.334
4TH FL.		264.357					39.654	65.631	29.843	35.788	25.977	52.8714	15.836	9.950	8.067	1.616	2	290.334
5TH FL.		264.357					39.654	65.631	29.843	35.788	25.977	52.8714	15.316	9.950	8.067	1.616	2	290.334
6TH FL.		264.357					39.654	65.631	29.843	35.788	25.977	52.8714	15.836	9.950	8.067	1.616	2	290.334
7TH FL.		264.357					39.654	65.631	29.843	35.788	25.977	52.8714	15.316	9.950	8.067	1.616	2	290.334
8TH FL.		264.357					39.654	65.631	29.843	35.788	25.977	52.8714	15.836	9.950	8.067	1.616	2	290.334
9TH FL.		264.357					39.654	65.631	29.843	35.788	25.977	52.8714	15.316	9.950	8.067	1.616	2	290.334
10TH FL.		264.357					39.654	65.631	29.843	35.788	25.977	52.8714	15.836	9.950	8.067	1.616	2	290.334
11TH FL.		264.357					39.654	65.631	29.843	35.788	25.977	52.8714	15.316	9.950	8.067	1.616	2	290.334
TOTAL		2907.927					436.189	721.941	328.273	393.668	285.752	581.585	171.076	121.970	113.321	25.688	22	3193.679

BUILDING WISE FSI STATEMENT :-

FLOOR	PRO B/U AREA			EXISTING B/U AREA			BALCONY AREA					ALT. TERRACE		PROP PREMIUM AREA			PROPOSED TENEMENTS	TOTAL BUILT UP AREA
	COMM.	RESI.	SPEC.	COMM.	RESI.	SPEC.	PERM.(A)	PROP.(B+C)	OPEN (B)	ENCLO.(C)	EXCESS (D)	PERM.	PROP	STAIR CASE	PASSAGE	LIFT / WALL		
BLDG-1		2907.927					436.18905	721.941	328.273	393.668	285.75195	581.585	171.076	121.970	113.321	25.688	22	3193.679

PARAKING CALCULATION :-

TYPE	CARPET AREA / FSI (M2)	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS)		CYCLE (NOS)	
		UNIT	PROP.	REQD.	PROP.	REQD.	PROP.	REQD.	PROP.
RESIDENTIAL	0-40	0		0		0		0	
	40-100	0		0		0		0	
	100-150	0		0		0		0	
	80- & ABOVE	22		22		44		22	
COMMERCIAL	CARPET AREA 100 SQ.MT.								
SPECIAL						SPECIAL			

CARPET DETAILS :-

BUILDING NAME	FLOOR NAME	CARPET AREA SQ.M. 01	CLOSED BAL.	CARPET AREA (Sq.m.) 02	CLOSED BAL.	TOTAL AREA (Carpet Area+ Excess Bal. Area)
	GR.FL.					
	1ST.FL.	116.342	20.094	125.991	7.275	269.702
	2ND FL.	116.342	20.094	125.991	7.275	269.702
	3RD FL.	116.342	20.094	125.991	7.275	269.702
	4TH FL.	116.342	20.094	125.991	7.275	269.702
	5TH FL.	116.342	20.094	125.991	7.275	269.702
	6TH FL.	116.342	20.094	125.991	7.275	269.702
	7TH. FL.	116.342	20.094	125.991	7.275	269.702
	8th fl.	116.342	20.094	125.991	7.275	269.702
	9th fl.	116.342	20.094	125.991	7.275	269.702
	10th fl.	116.342	20.094	125.991	7.275	269.702
	11th fl.	116.342	20.094	125.991	7.275	269.702
	TOTAL	1279.762	221.034	1385.901	80.025	2966.722

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 318/BP/Ambazari/ TP/NMC/823 Date 04/12/[illegible]
SANCTIONED
subject to conditions mentioned in the building permit
30/9/19
Assistant Director
Town Planning
Nagpur Municipal Corporation

The Rain Water Harvesting is required to be provided as per Directon of Govt. of Maharashtra No. TPB 432001/2133 CR - 230/ 01/UD-II, dated 10th March, 2005 as per schedule for every 300 sq.mtrs. built-up area. The system may be by open well 1 mtr. dia 6 mtrs. deep with filteration chamber for every 300 sq.mtr. built-up area. Other options mentioned in the schedule may be adopted a) The authority may impose a levy of Rs. 1000/- per annum for every 100 sq.mts. of built-up area, for failure of the owner of the building.

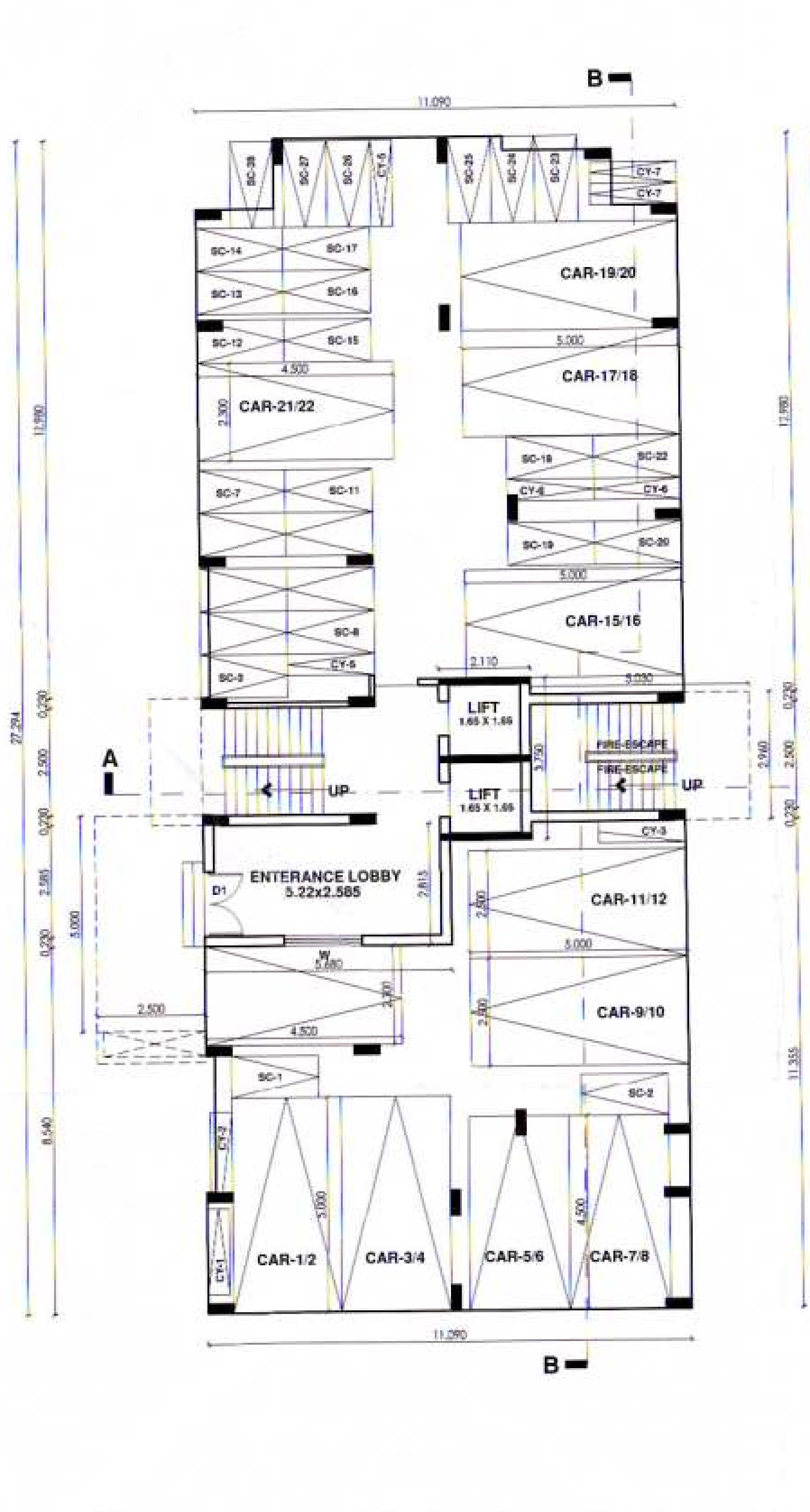
Provisions For Solar Water Heating Systems
Solar Water Heating System should be installed in the building for the following uses at the per capita capacity mentioned as under.

Type of Buildings	Per Capita Capacity Recommended
1) Hospitals	-100 Ltrs./day/person.
2) Hotels	--150 Ltrs./day/person.
3) Hostel & other such buildings	—25 Ltrs./day/person,
4) Resident	—25 Ltrs./day/person.

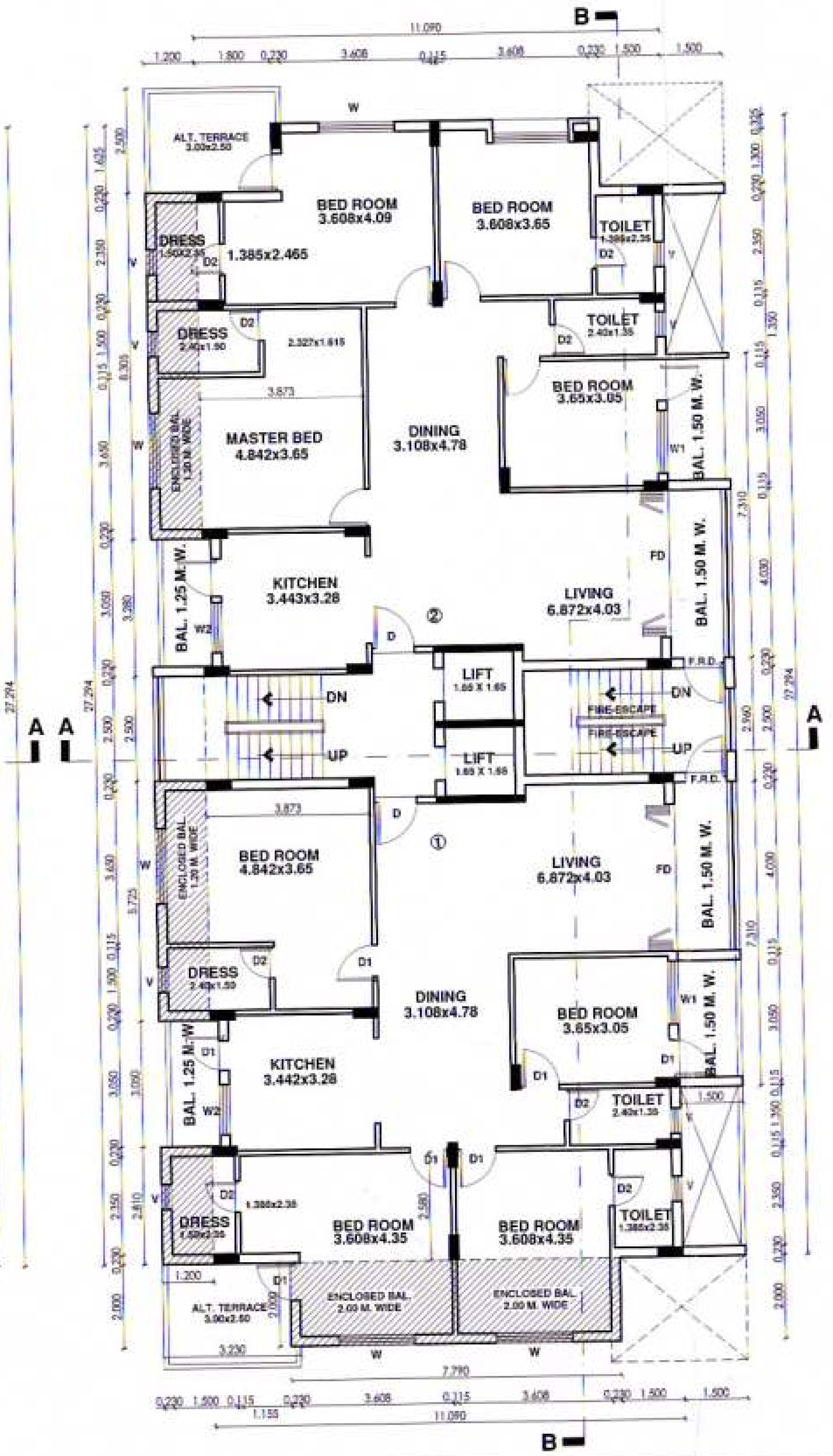
If the provisions as above is not made, the occupancy certificate will not be issued from NMC

SCHEDULE OF OPENINGS

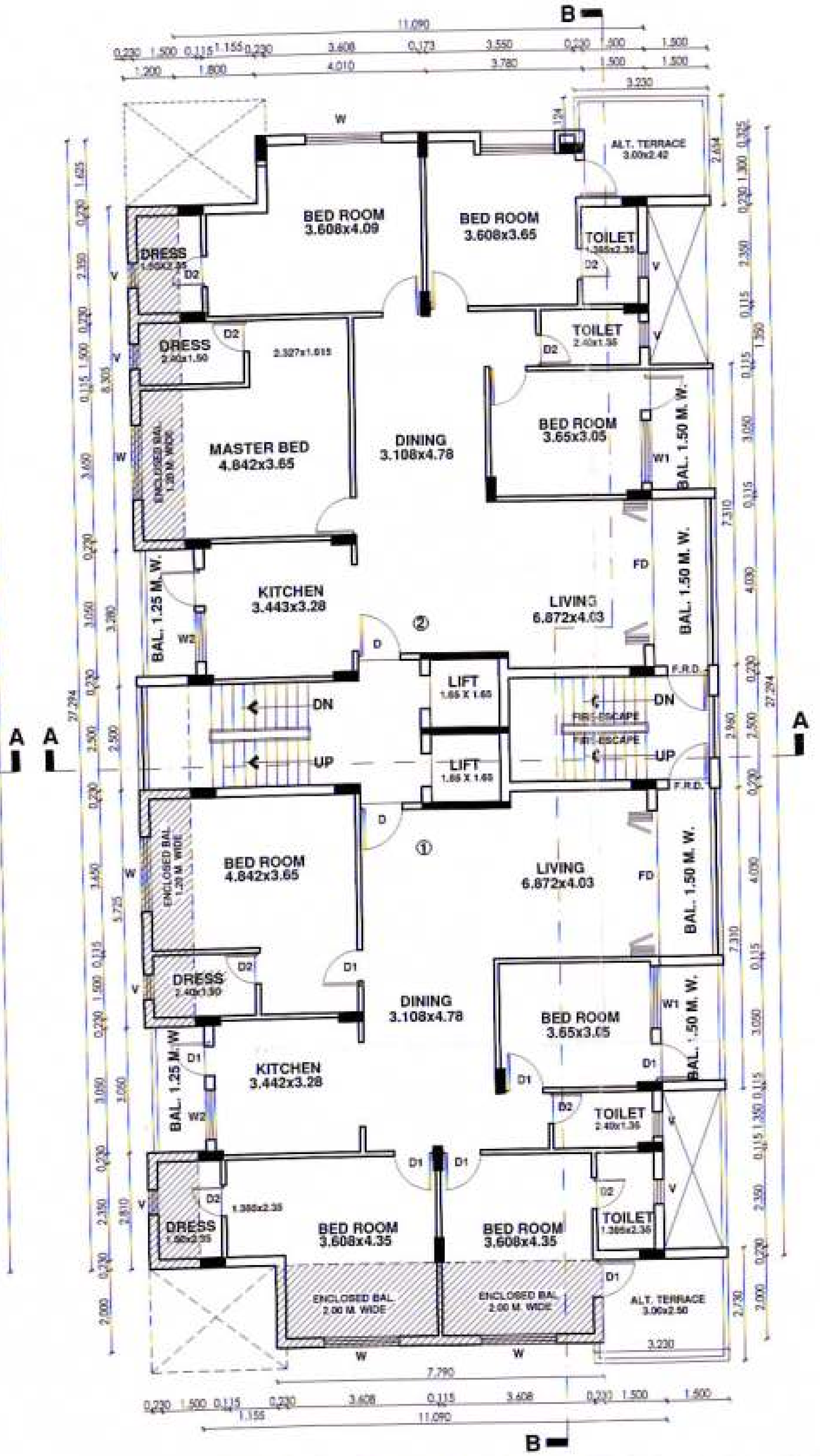
TYPE	SIZE	SPECIFICATION
FD	3.500x2.150	FULLY GLAZED FOLDING DOOR
D	1.000x2.150	PANELED DOOR
D1	0.900x2.150	PANELED DOOR
D2	0.750x2.150	PANELED DOOR
W	1.800x1.500	ALUMINUM WINDOW
W1	1.500x1.500	ALUMINUM WINDOW
W2	1.200x1.000	ALUMINUM WINDOW
V	0.750x0.750	M.S. VENTILATOR



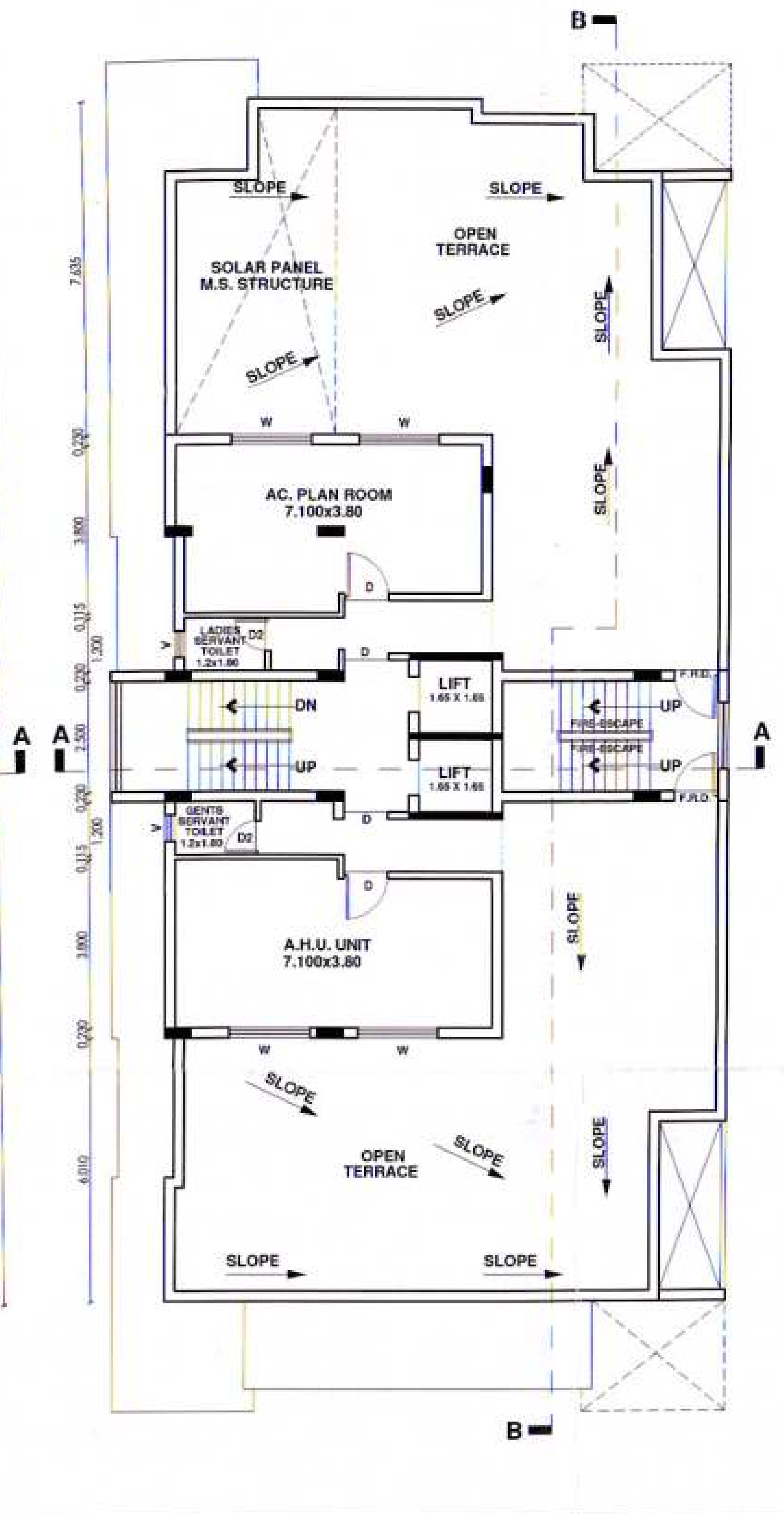
GROUND FLOOR PLAN
SCALE 1:100



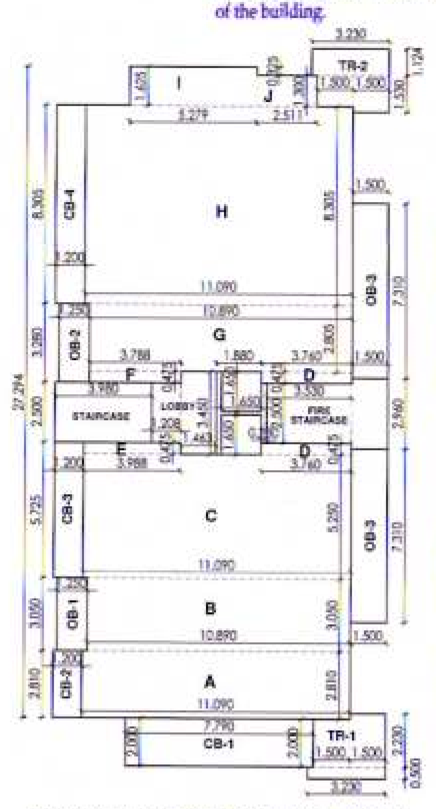
1ST,3RD, 5TH, 7TH, 9TH, 11TH FLOOR PLAN
SCALE 1:100



2ND,4TH,6TH,8TH,10TH FLOOR PLAN
SCALE 1:100



1ST,3RD, 5TH, 7TH, 9TH, 11TH FLOOR PLAN
SCALE 1:100



KEY-PLAN FOR 2ND,4TH,6TH,8TH,10TH FLOOR B/UP AREA

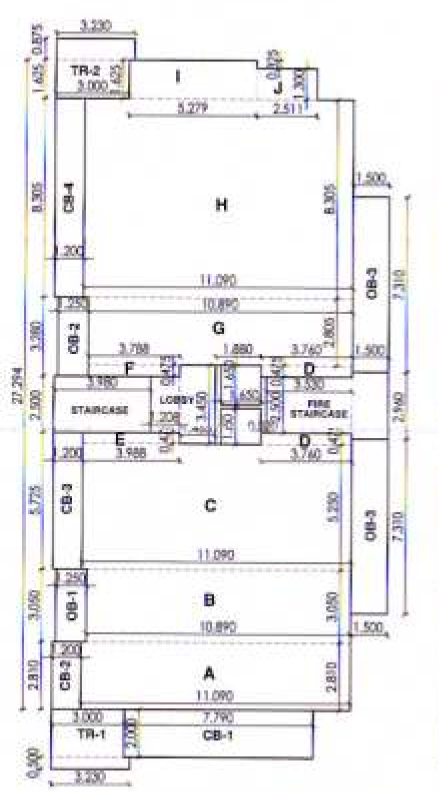
2ND,4TH,6TH,8TH,10TH FLOOR B/UP AREA					
S.NO	L	B	NOS	TOTAL	
A	11.090	2.810	1.00	31.1629	SQ.M.
B	10.890	3.050	1.00	33.2145	SQ.M.
C	11.090	5.250	1.00	58.2225	SQ.M.
D	3.760	0.475	2.00	3.572	SQ.M.
E	3.988	0.475	1.00	1.8943	SQ.M.
F	3.788	0.475	1.00	1.7993	SQ.M.
G	10.890	2.805	1.00	30.5465	SQ.M.
H	11.090	8.305	1.00	92.1025	SQ.M.
I	5.279	1.625	1.00	8.57838	SQ.M.
J	2.511	1.300	1.00	3.2643	SQ.M.
NET B/UP AREA				264.357	SQ.M.

2ND,4TH,6TH,8TH,10TH FLOOR BALCONY AREA					
ENCLOSED BAL. AREA					
S.NO	L	B	NOS	TOTAL	
CB-1	7.790	2.000	1.00	15.580	SQ.M.
CB-2	2.810	1.200	1.00	3.372	SQ.M.
CB-3	5.725	1.200	1.00	6.87	SQ.M.
CB-4	8.305	1.200	1.00	9.966	SQ.M.
NET ENCLOSED BAL. AREA				35.788	SQ.M.

2ND,4TH,6TH,8TH, 10TH FLOOR BALCONY AREA					
OPEN BAL. AREA					
S.NO	L	B	NOS	TOTAL	
OB-1	3.050	1.250	1.00	3.813	SQ.M.
OB-2	3.280	1.250	1.00	4.100	SQ.M.
OB-3	7.310	1.500	2.00	21.930	SQ.M.
NET OPEN BAL. AREA				29.843	SQ.M.

2ND,4TH,6TH,8TH,10THTH FLOOR ALT. TERRACE AREA					
ALTERNATE TERRACE AREA					
S.NO	L	B	NOS	TOTAL	
TR-1	3.230	0.500	1.00	1.615	SQ.M.
	1.500	2.000	1.00	3.000	SQ.M.
	1.500	2.230	1.00	3.345	SQ.M.
TR-2	3.230	1.124	1.00	3.631	SQ.M.
	1.500	1.300	1.00	1.950	SQ.M.
	1.500	1.530	1.00	2.295	SQ.M.
NET ALT. TERRACE AREA				15.836	SQ.M.

NON F.S.I. CALCULATION PER FLOOR					
S.NO	L	B	NOS	TOTAL	
STAIRCASE					
	3.980	2.500	1.00	9.95	SQ.M.
PASSAGE					
	1.208	2.500	1.00	3.02	SQ.M.
	1.463	3.450	1.00	5.04735	SQ.M.
TOTAL PASSAGE				8.06735	SQ.M.
	LIFT WALL				
	1.880	3.450	1.00	6.486	SQ.M.
	2.500	0.230	1.00	0.575	SQ.M.
	TOTAL			7.061	
	1.650	1.650	2.00	5.445	SQ.M.
LIFT WALL AREA				1.616	SQ.M.



KEY-PLAN FOR 1ST,3RD, 5TH, 7TH, 9TH, 11TH FLOOR B/UP AREA

1ST,3RD,5TH,7TH,9TH,11TH FLOOR B/UP AREA					
S.NO	L	B	NOS	TOTAL	
A	11.090	2.810	1.00	31.1629	SQ.M.
B	10.890	3.050	1.00	33.2145	SQ.M.
C	11.090	5.250	1.00	58.2225	SQ.M.
D	3.760	0.475	2.00	3.572	SQ.M.
E	3.988	0.475	1.00	1.8943	SQ.M.
F	3.788	0.475	1.00	1.7993	SQ.M.
G	10.890	2.805	1.00	30.5465	SQ.M.
H	11.090	8.305	1.00	92.1025	SQ.M.
I	5.279	1.625	1.00	8.57838	SQ.M.
J	2.511	1.300	1.00	3.2643	SQ.M.
NET B/UP AREA				264.357	SQ.M.

1ST,3RD,5TH,7TH 9TH,11TH FLOOR BALCONY AREA					
ENCLOSED BAL. AREA					
S.NO	L	B	NOS	TOTAL	
CB-1	7.790	2.000	1.00	15.580	SQ.M.
CB-2	2.810	1.200	1.00	3.372	SQ.M.
CB-3	5.725	1.200	1.00	6.87	SQ.M.
CB-4	8.305	1.200	1.00	9.966	SQ.M.
NET ENCLOSED BAL. AREA				35.788	SQ.M.

1ST,3RD,5TH,7TH,9TH,11TH FLOOR BALCONY AREA					
OPEN BAL. AREA					
S.NO	L	B	NOS	TOTAL	
OB-1	3.050	1.250	1.00	3.813	SQ.M.
OB-2	3.280	1.250	1.00	4.100	SQ.M.
OB-3	7.310	1.500	2.00	21.930	SQ.M.
NET OPEN BAL. AREA				29.843	SQ.M.

1ST,3RD,5TH,7TH,9TH,11TH FLOOR ALT. TERRACE AREA					
ALTERNATE TERRACE AREA					
S.NO	L	B	NOS	TOTAL	
TR-1	3.230	0.500	1.00	1.615	SQ.M.
	3.000	2.000	1.00	6	SQ.M.
TR-2	3.000	1.625	1.00	4.875	SQ.M.
	3.230	0.875	1.00	2.826	SQ.M.
NET ALT. TERRACE AREA				15.316	SQ.M.

NON F.S.I. CALCULATION PER FLOOR					
S.NO	L	B	NOS	TOTAL	
STAIRCASE					
	3.980	2.500	1.00	9.95	SQ.M.
PASSAGE					
	1.208	2.500	1.00	3.02	SQ.M.
	1.463	3.450	1.00	5.04735	SQ.M.
TOTAL PASSAGE				8.06735	SQ.M.
	LIFT WALL				
	1.880	3.450	1.00	6.486	SQ.M.
	2.500	0.230	1.00	0.575	SQ.M.
	TOTAL			7.061	
	1.650	1.650	2.00	5.445	SQ.M.
LIFT WALL AREA				1.616	SQ.M.

SHEET NO: 1/2

DWG TITLE:- FLOOR PLANS, KEY-PLAN, AREA STATEMENT,

Proposed Multiunit Residential Construction On Plot No.:-157,
Mouza:-AMBAZARI, WARD.No:-73, C.T.S. No:-427, Sheet No:-33
NMC HOUSE No186/B & 186, Situated At SHIVAJI NAGAR,Nagpur

A. AREA STATEMENT :-

No	Area Statement	Sq. Mt.
A		
	PLOT AREA AS PER LAYOUT	1020.810
1	Area Of Plot AS PER C.T.S.	1020.900
2	Area Of Plot AS PER lease	1021.924
3	Deductions For (Amenity Space/Recreational Ground)	
4	Net Balance Plot Area (1-2-3)	1020.810
5	Addition For Net Plot Area (2)	
6	Net Plot Area (4+5)	1020.810
7	Permissible (Basic FSI) 3.0 AS PER TOD	3062.430
8	Permissible (Addi. 15% Paid FSI)	153.121
9	Utilized (Addi. 30% Paid FSI)	
10	Permissible T.D.R.	
11	Utilized T.D.R. Area (N.M.C./S.R.A./NIT) (Vide Center No............, Dt..............)	
12	Total B/U Area Proposed(7+9+11)	3215.551
13	Permissible F.S.I. (7+9+11)	
14	Proposed B/U Area	
	a) Resi.	2907.927
	b) Comm.	
	c) Special	
	Total	
15	Excess Balcony Area Taken in FSI	285.752
16	Existing B/U Area	
17	Total Built Up Area	3193.679
18	Consumed F.S.I.	
B – BALCONY STATEMENT		
1	Permissible	436.189
	Proposed	721.941
	Excess	285.752
	Enclosed	393.668
C – ALTERNATE TERRACE STATEMENT		
2	Permissible	581.519
	Proposed	171.076
D – TENEMENT STATEMENT		
	Permissible	25
	Proposed	22
E – REFERENCE		
	LAND USE AS PER SANCTIONS DEVELOPMENT PLAN	Residential
	LOCATION OF PLOT	DP Sheet No:- 17
	ZONE R1	R1
	PROP. BUILD. IS SUBMITTED AS PER PLAN	RESI.
	PLOT BOUNDRY SHOWN IN THUS	BLACK
	PROPOSED CONSTRUCTION SHOWN IN THUS	RED
	EXISTING CONST. TO BE RETAINED IN THUS	
	EXISTING CONSTRUCTION DEMOLISHED SHOWN IN THUS	

F – NAME OF OWNER	SIGN
1) MR. RAMESH WASUDEO TOL	
& OTHERS TWO	Universal House Pvt. Ltd.
POA HOLDER:-UNIVERSAL HOUSE PRIVATE LIMITED	
DIRECTOR:-1)SHRI SANJAY S. KULKARNI,	Director
2)SHRI ASHISH A. KALODE	
G – ARCHITECTS SIG'N	DIRECTION
1 PRASHANT SATPUTE B.ARCH. (HONS.) B'BAY, M.C.A. REG. No.: CA/91/13818	
H - PREVIOUS SANCTION PERMIT NO.	
CS/9223/627 DATED:-28-05-1981	
I - DRAWING SHEET NO.	

Design Cell
"The Edge", 12, Shankar Nagar, WHC Road
Nagpur - 440010 (M.S.), INDIA.
Phone +91-712-2980159,+91-712-2980156
E-mail: design_cell@rediffmail.com.
Website: www.designcellindia.net

design cell
ARCHITECTS
PLANNERS &
INTERIOR
DESIGNERS