

PROPOSED MULTI FAMILY RESIDENTIAL & SHOP BUILDING ON BLOCK No. 8, KH NO 227, 228 SITUATED AT MOUZA ZINGABAI TAKLI, IN L. J. LAYOUT Tah. DIST. NAGPUR BELONGING TO : ARIF AKHTAR S/O AKHTAR KIKABHAI SABIR.

PLOT AREA STATEMENT :-	
PLOT AREA = 35 X 56.24	(AS PER R.L.)
= 1466.00 SQM.	
BUILT UP AREA STATEMENT :-	
GROUND FLOOR BUILT UP AREA	
BLOCK (A) = 7115 X 14.550	
DEDUCTION (1) 0.950 X 2.280 = 8.816	
DEDUCTION (2) 0.950 X 2.280 = 8.816	
TOTAL DEDUCTION = 17.632	
TOTAL BU AREA OF BLOCK (A) = 95.572 SQM	
BLOCK (B) = 7115 X 16.096	
DEDUCTION (1) 0.950 X 2.277 = 8.813	
DEDUCTION (2) 0.950 X 2.277 = 8.813	
TOTAL DEDUCTION = 17.626	
TOTAL BU AREA OF BLOCK (B) = 88.078 SQM	
BLOCK (C) = 17.115 X 4.230	
DEDUCTION (1) 0.950 X 2.277 = 8.813	
DEDUCTION (2) 0.950 X 2.277 = 8.813	
TOTAL DEDUCTION = 17.626	
TOTAL BU AREA OF BLOCK (C) = 11.257 SQM	
BLOCK (D) = 2.00 X 1.350	
DEDUCTION (1) 0.950 X 2.277 = 8.813	
DEDUCTION (2) 0.950 X 2.277 = 8.813	
TOTAL DEDUCTION = 17.626	
TOTAL BU AREA OF BLOCK (D) = 2.7 SQM	
BLOCK (E) = 2.00 X 1.350	
DEDUCTION (1) 0.950 X 2.277 = 8.813	
DEDUCTION (2) 0.950 X 2.277 = 8.813	
TOTAL DEDUCTION = 17.626	
TOTAL BU AREA OF BLOCK (E) = 2.7 SQM	
TOTAL BUILT UP AREA OF G.F. = 95.572 + 88.078 + 11.257 + 2.7 + 2.7	
= 201.446 SQM	

FOR FOUR TENEMENTS HAVING CARPET AREA BELOW 40 SQ.MTS. IN NON CONGESTED AREA
REQUIRED PARKING IS : 1 CARS, 4 SCOOTERS, 4 CYCLES.
(1 x 4) = 5% V.P.

HENCE FOR 20 TENEMENTS HAVING CARPET AREA BELOW 40 SQ.MTS. IN NON CONGESTED AREA
REQUIRED PARKING IS : 05 CARS, 20 SCOOTERS, 20 CYCLES.
(05 x 20) = 5% V.P.

FOR TWO TENEMENTS HAVING CARPET AREA ABOVE 40 SQ.MTS. TO 100 SQ.MT. IN NON CONGESTED AREA
REQUIRED PARKING IS : 1 CARS, 4 SCOOTERS, 2 CYCLES.
(1 x 4) = 5% V.P.

HENCE FOR 19 TENEMENTS HAVING CARPET AREA ABOVE 40 SQ.MTS. TO 100 SQ.MT. IN NON CONGESTED AREA
REQUIRED PARKING IS : 10 CARS, 38 SCOOTERS, 18 CYCLES.

PROVIDED PARKING : 2 CARS, 4 SCOOTERS, 4 CYCLES.
(2 x 4) = 5% V.P.

HENCE FOR 73.00 SQ.MT CARPET AREA OF SHOPS IN NON CONGESTED AREA
PARKING PROVIDED :- 2 CARS, 4 SCOOTERS, 4 CYCLES.
(2 x 4) = 5% V.P.

TOTAL PARKING PROVIDED : 19 CARS, 66 SCOOTERS, 46 CYCLES.
+ 5% V.P.

CARS = 10X 2.50 X 5.00 = 125.00 SQ.MTS.
CARS = 8 X 2.30 X 4.50 = 82.80 SQ.MTS.
SCOOTERS = 65 X 1.00 X 2.00 = 130.00 SQ.MTS.
CYCLES = 45 X 0.50 X 2.00 = 45.00 SQ.MTS.
NET PARKING AREA = 382.80 SQ.MTS.

PROVIDED VISITOR PARKING :-
5% V.P. = 19.00 SQ.MTS.

INDEX:-
PLOT BOUNDARY SHOWN IN BLACK
PROPOSED CONSTRUCTION SHOWN IN RED

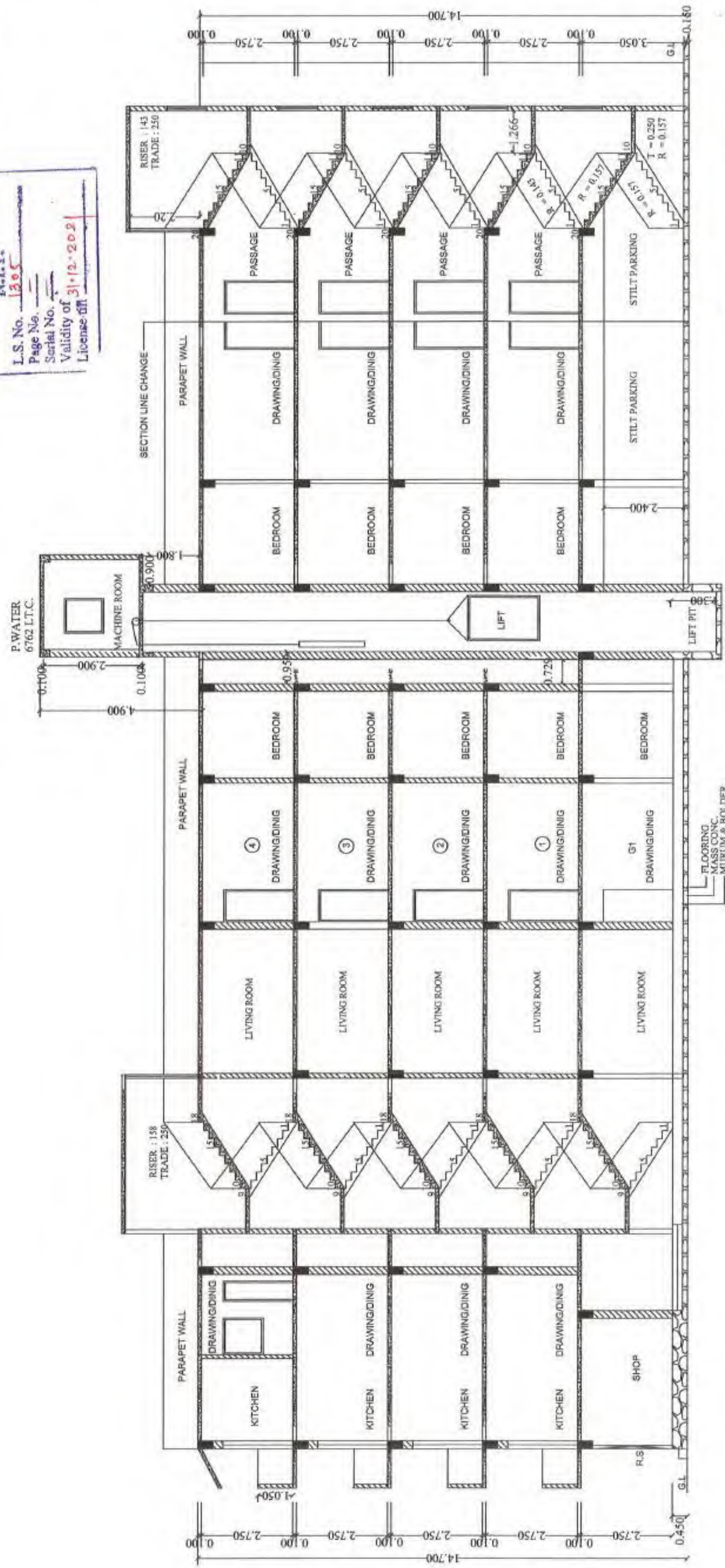
ALL DIMENSION ARE IN METER
SCALE 1:100, 1:200

OWNERS / CLIENTS :-
SRI. ARIF AKHTAR S/O AKHTAR KIKABHAI SABIR
C/O. RAI UDYOG LTD.
NEAR ST. BUS STAND, GANESHPETH
NAGPUR-461016

ARCHITECT/ENGINEER

SIGNATURES
SRI. SHRIHANT TUPKAR

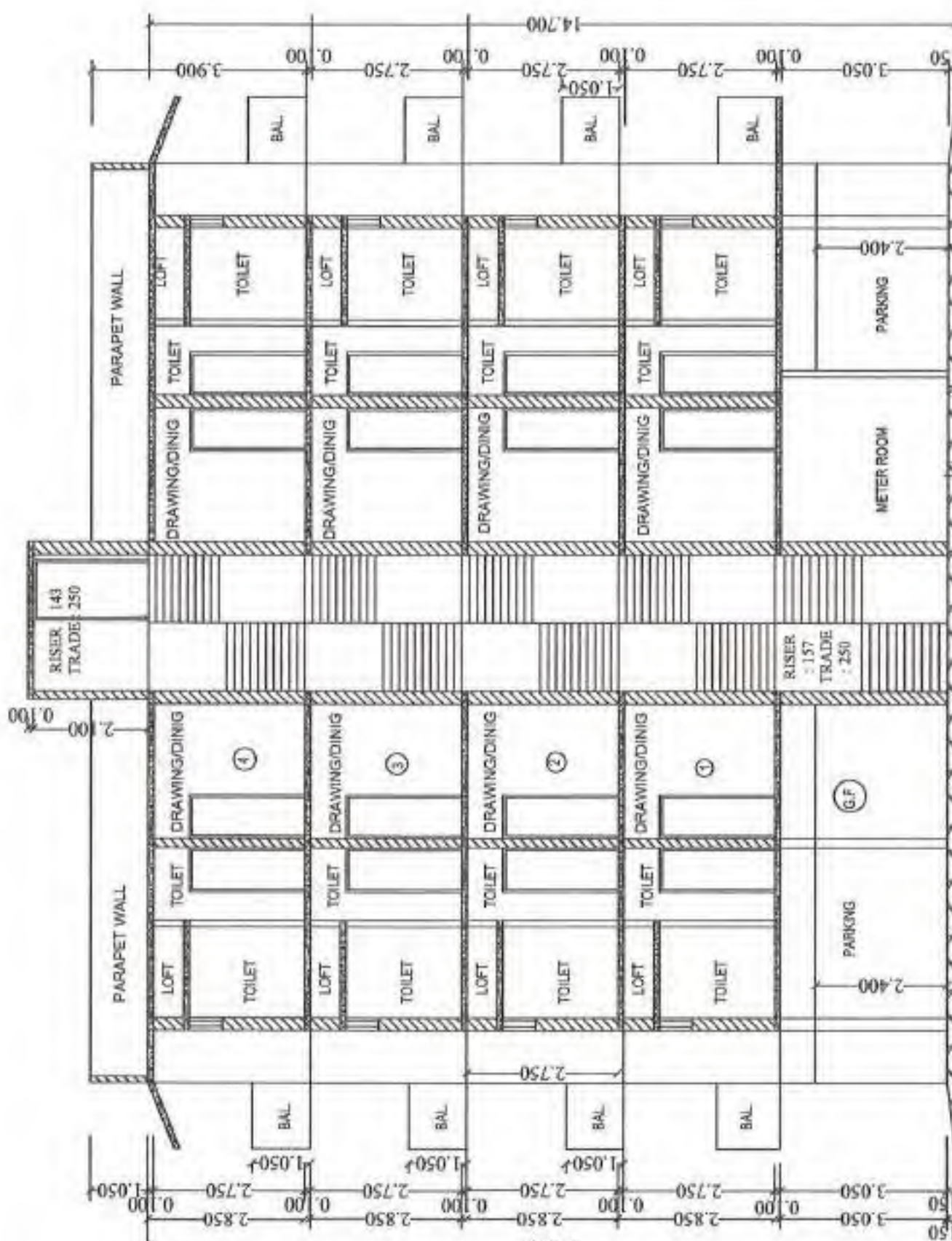
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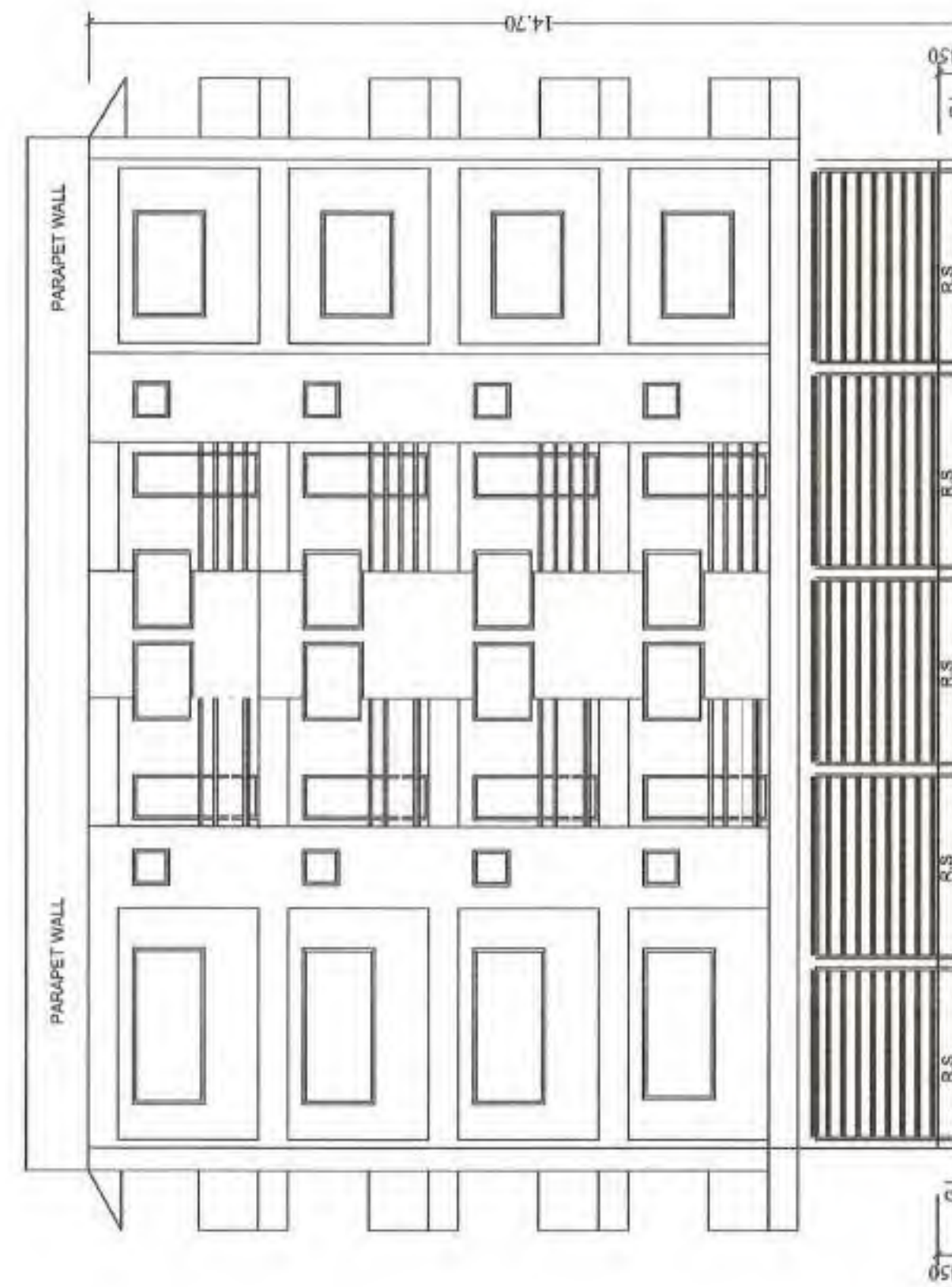
SECTION 'AA'
SCALE 1:100

SECTION 'AA'
SCALE 1:100

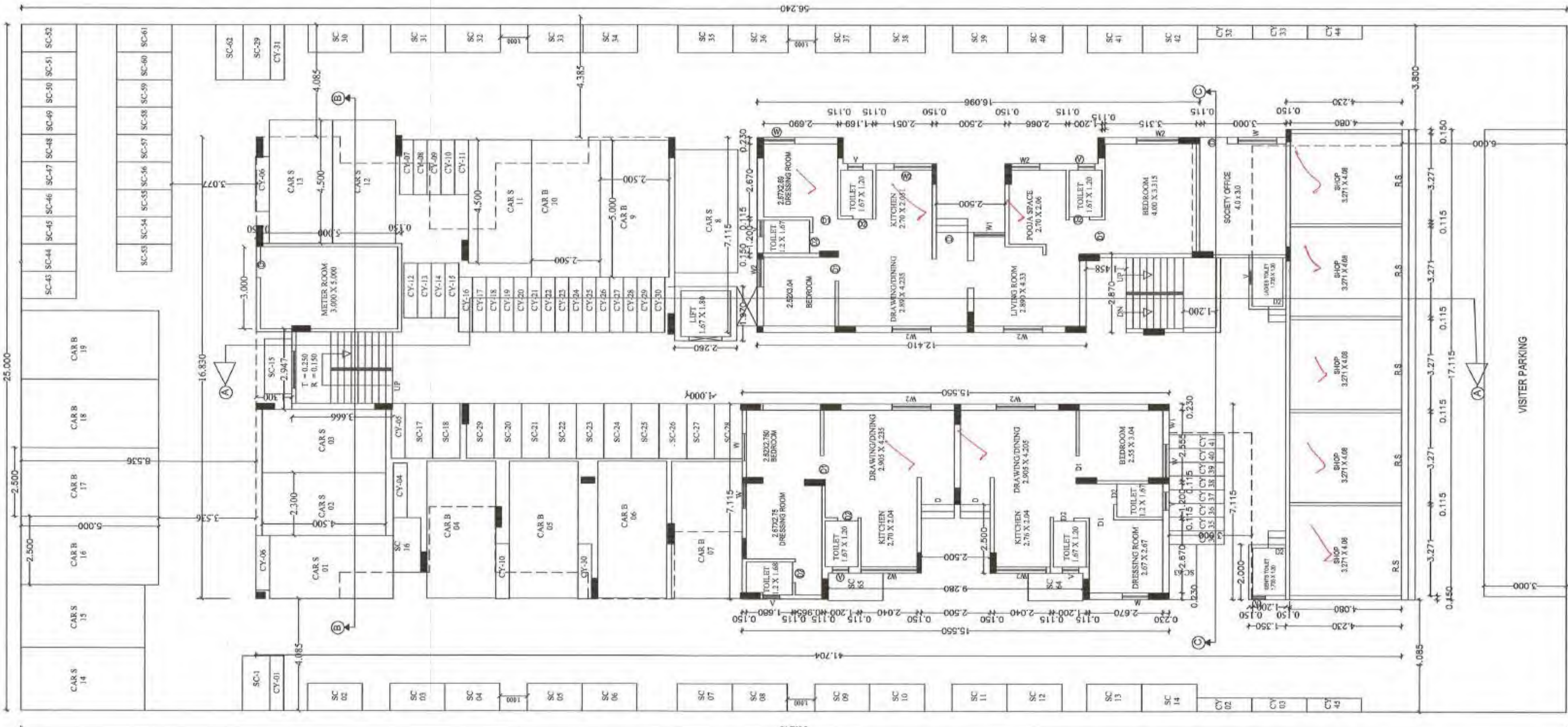
SIDE ELEVATION
SCALE 1:100



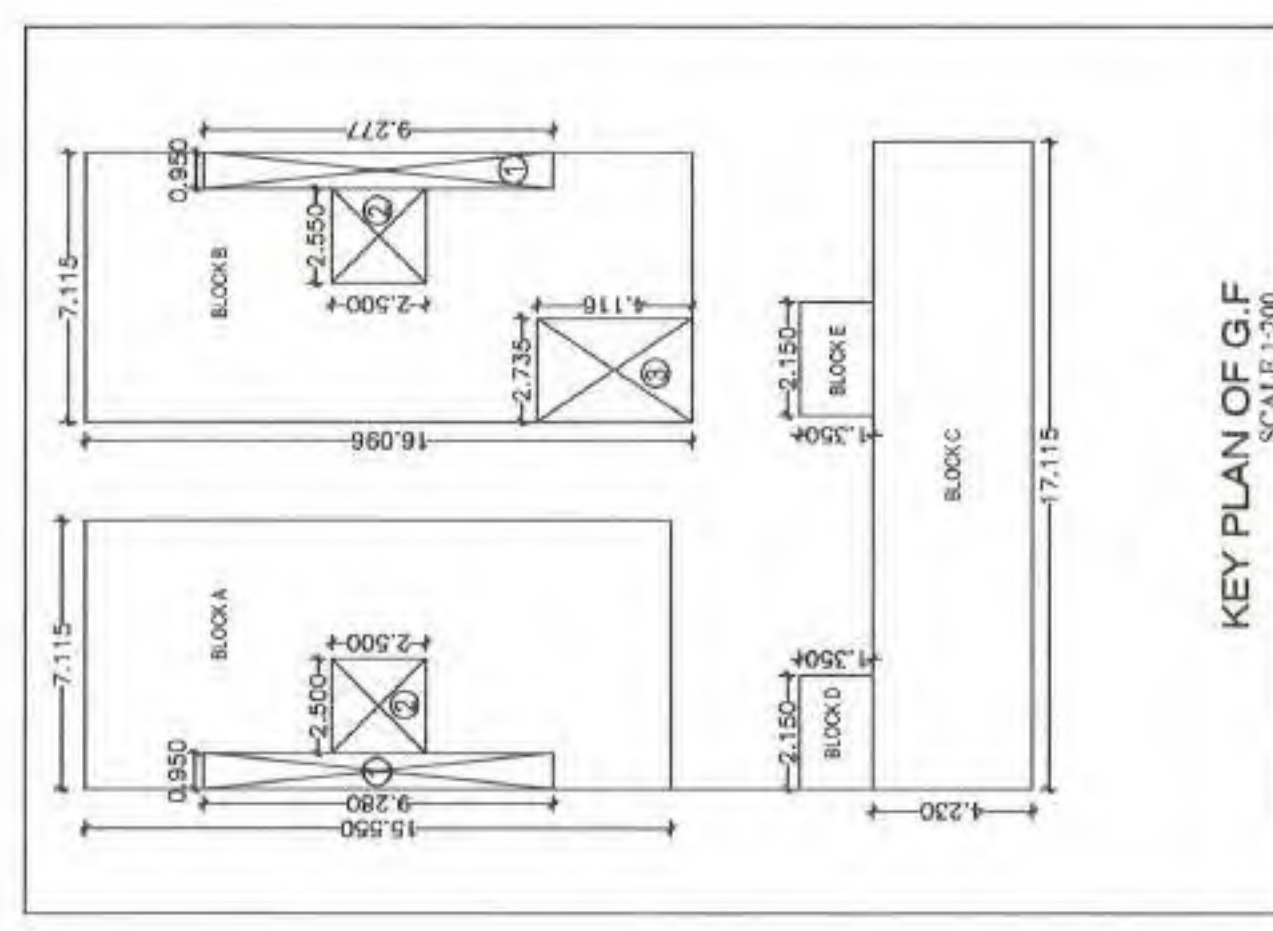
SECTION 'BB'
SCALE 1:100



FRONT ELEVATION
SCALE 1:100

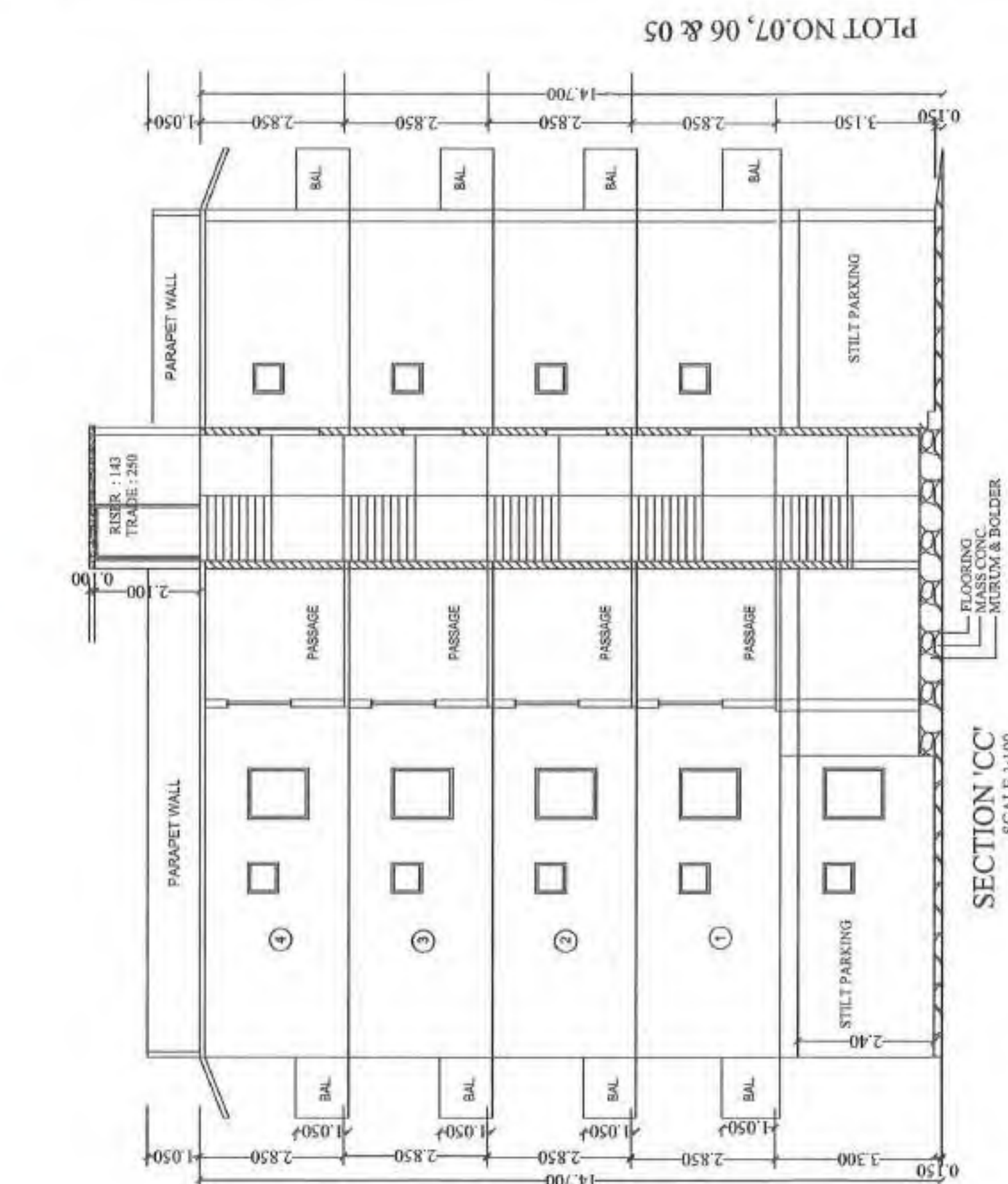
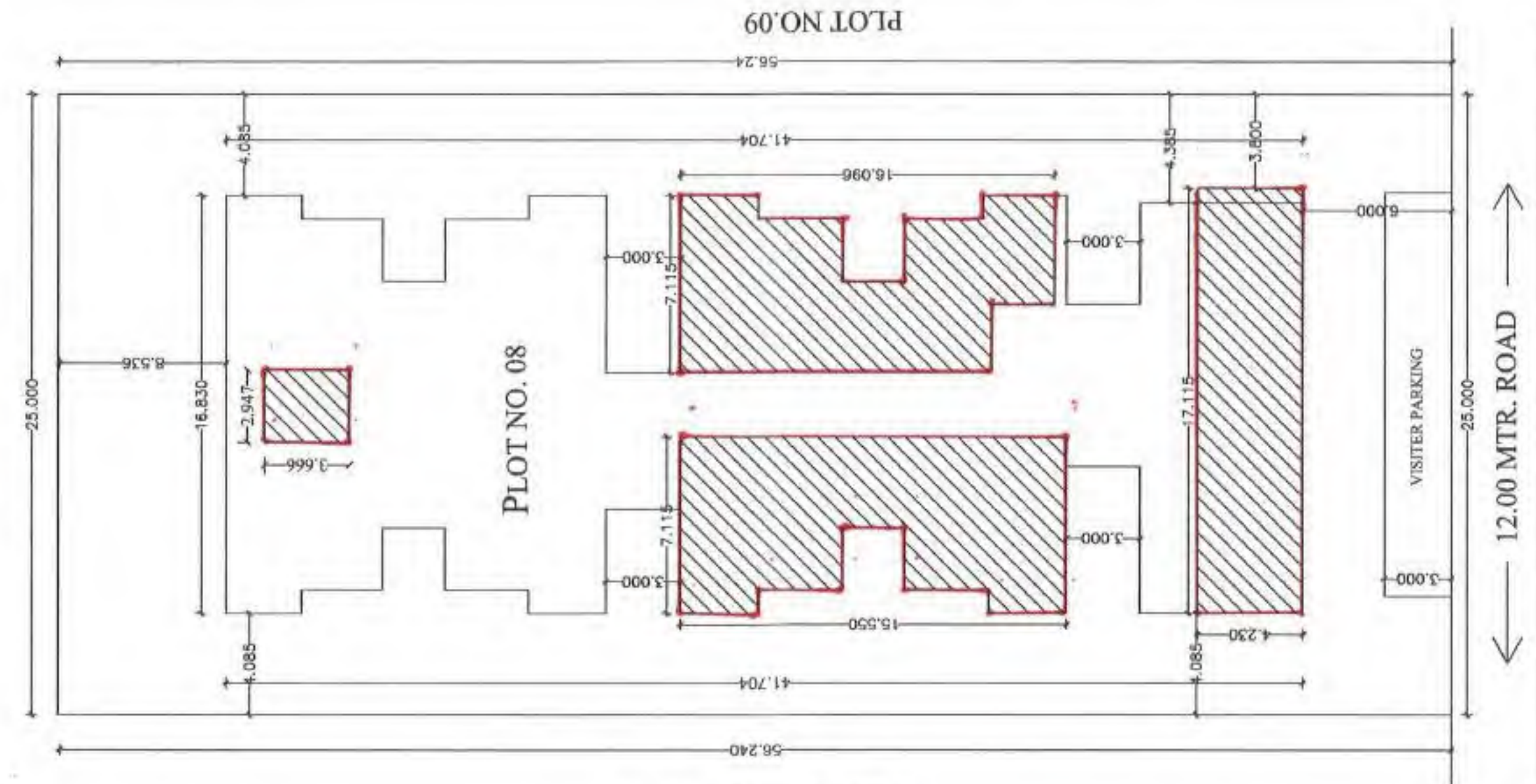


GROUND FLOOR PLAN
SCALE 1:100



KEY PLAN OF G.F.
SCALE 1:200

OTHER LAYOUT



SECTION 'CC'
SCALE 1:100

TYPE	SIZE	DESCRIPTION
D	1.00 X 1.20	T.W. FRAMED DOOR
D1	0.90 X 1.20	CEMENT FRAMED DOOR
D2	0.80 X 1.20	CEMENT FRAMED DOOR
D3	0.75 X 1.20	CEMENT FRAMED DOOR
W	1.50 X 1.20	M.S. FRAMED WINDOW
W1	1.07 X 1.20	M.S. FRAMED WINDOW
W2	1.00 X 1.20	M.S. FRAMED WINDOW
W3	1.20 X 1.20	M.S. FRAMED WINDOW
V	0.45 X 0.60	M.S. VENTILATOR

OPENING SCHEDULE

NET COMMERCIAL BUILT UP AREA = 72.395 SQ.MTS.
NET RESIDENTIAL BUILT UP AREA = 2102.666 SQ.MTS.
TOTAL BUILT UP AREA = COMMERCIAL + RESIDENTIAL AREA
= 72.395 + 2030.494
= 2102.89 SQ.MTS.

TEENEMENT DENSITY CALCULATION
PLOT AREA = 1466.00
F.S.I. = 1.25 = 1466.00 X 1.25 = 1757.5 SQ.MT
NO OF TENEMENTS = 1757.5 / 40 = 43.93 TENEMENTS
SAY 44 NO. TENEMENTS
PROPOSED TENEMENT = 39 + 5 (SHOP) = 44 NO.

PERMISSIBLE PREMIUM AREA = 30 % OF 2152.89 = 645.867 MTS.

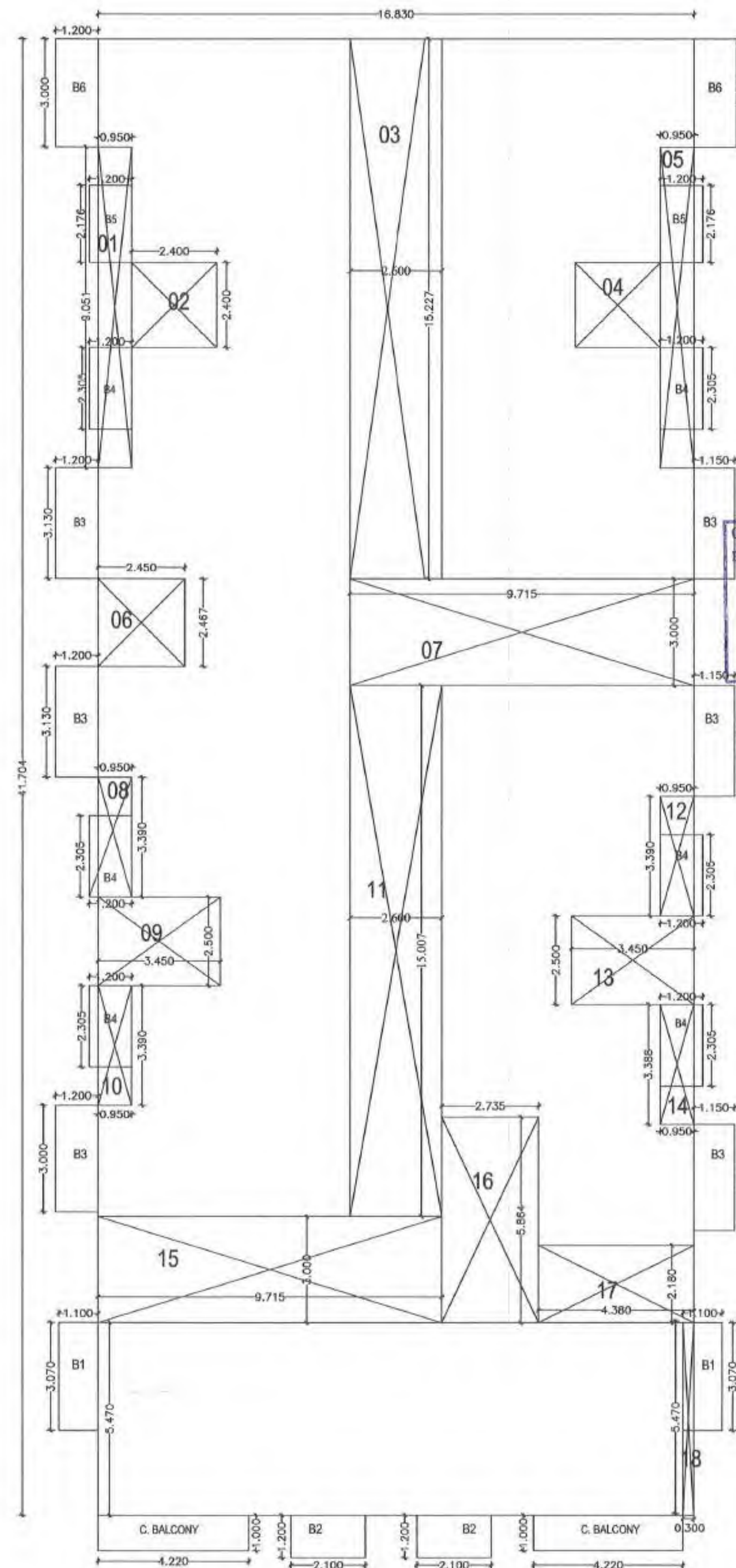
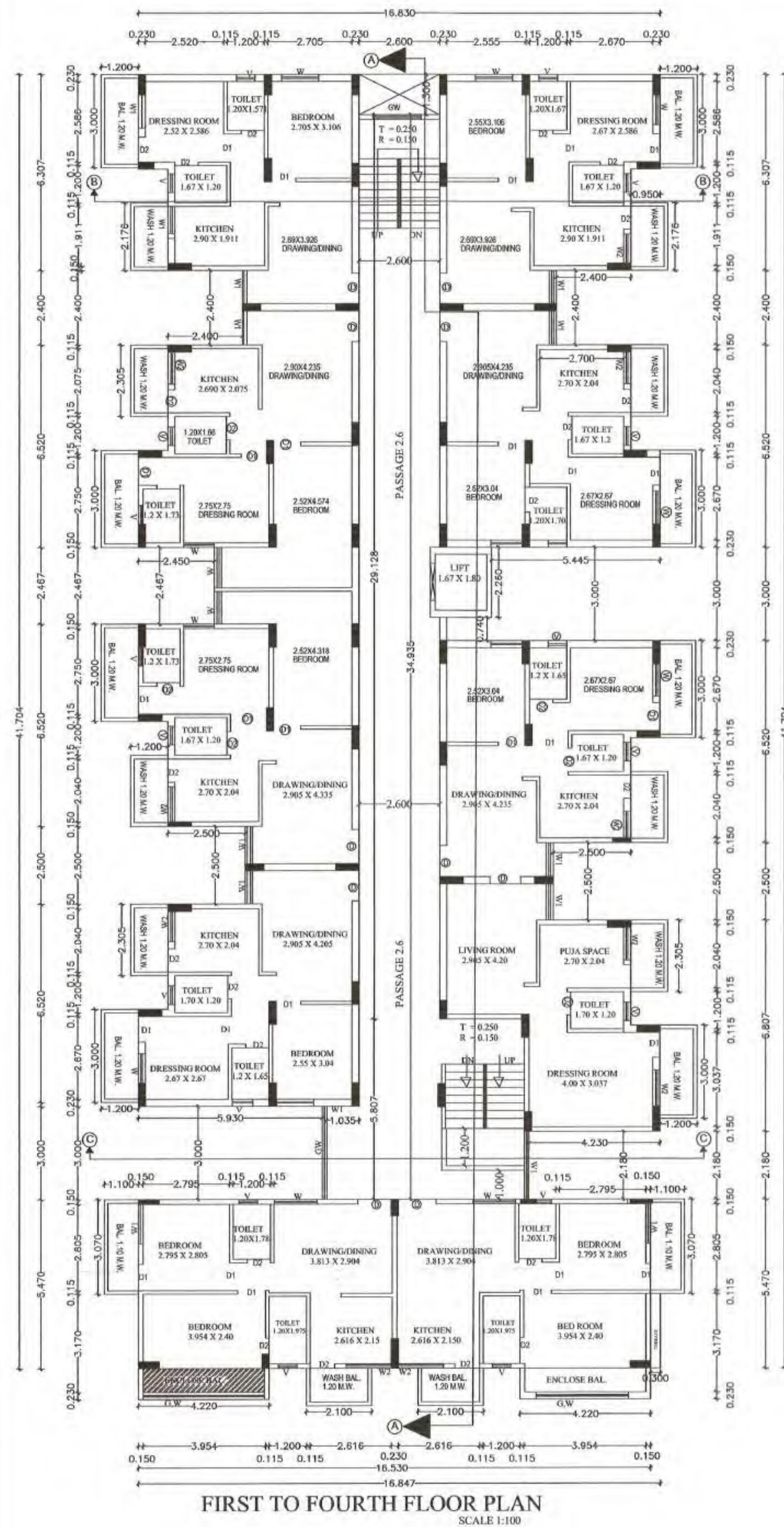
PROPOSED PREMIUM AREA :-

FLOOR	PREMIUM AREA	PREMIUM AREA
GROUND	4.482 SQ.MTS	20.881 SQ.MTS
FIRST	114.632 SQ.MTS	
SECOND	114.632 SQ.MTS	
THIRD	114.632 SQ.MTS	
FOURTH	114.632 SQ.MTS	
TOTAL	462.880 SQ.MTS	20.881 SQ.MTS

NET PROPOSED PREMIUM AREA = 483.661 SQ.MTS.

BUILT UP AREA CALCULATIONS FOR FIRST TO FORTH FLOOR :-

SR. NO.	FLOOR	BUILT UP AREA	PERM. BALCONY	PROF. BALCONY	TERRACE	EXCESS BALCONY	TENEMENTS
0	GROUND	261.446 SQ.MTS	0.00 SQ.MTS	0.00 SQ.MTS	0.00 SQ.MTS	0.00 SQ.MTS	05 + 03
1	FIRST	472.881 SQ.MTS	70.852 SQ.MTS	0.00 SQ.MTS	0.00 SQ.MTS	0.00 SQ.MTS	09
2	SECOND	472.881 SQ.MTS	70.852 SQ.MTS	0.00 SQ.MTS	0.00 SQ.MTS	0.00 SQ.MTS	09
3	THIRD	472.881 SQ.MTS	70.852 SQ.MTS	0.00 SQ.MTS	0.00 SQ.MTS	0.00 SQ.MTS	09
4	FOURTH	472.881 SQ.MTS	70.852 SQ.MTS	0.00 SQ.MTS	0.00 SQ.MTS	0.00 SQ.MTS	09
5	TOTAL	2152.89 SQ.MTS	70.852 SQ.MTS	0.00 SQ.MTS	0.00 SQ.MTS	0.00 SQ.MTS	44



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Validity of License till 21-12-2021

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. 2018/006110/14/74
Date: 21-12-2021
SANCTIONED
Building Engineer (North)
Nagpur Improvement Trust

KEY PLAN OF F.F, S.F, T.F & 4TH F.
PASSAGE AREA
SCALE 1:200

ROOF RAINWATER HARVESTING SYSTEM
SHOULD BE PROVIDED WITHIN PLOT AREA

PREMIUM AREA OF LIFT STATEMENT :-

PREMIUM AREA FOR G.F LIFT
LPI (1.97 X 2.26) = 4.452 SQ.MT.

PREMIUM AREA OF STAIR & PASSAGE STATEMENT :- FREE OF F.S.I.

GROUND FLOOR
PASSAGE & STAIR CASE AREA OF PROPOSED
P1 (2.947 X 3.666) = 10.803 SQ.MT.
P2 (2.870 X 3.442) = 9.878 SQ.MT.
TOTAL PASSAGE AREA = 20.681 SQ.MT

PASSAGE & STAIR CASE AREA OF PROPOSED
FIRST TO FOURTH FLOOR
P1 (29.128 X 2.60) = 75.732 SQ.MT.
P2 (5.335 X 2.807) = 17.975 SQ.MT.
P3 (3.00 X 6.520) = 19.56 SQ.MT.
P4 (2.180 X 0.150) = 0.327 SQ.MT.
P5 (1.670 X 2.260) = 3.774 SQ.MT.
TOTAL = 117.368 SQ.M.
DEDUCT LIFT AREA = 1.52 X 1.80 = 2.736
= 117.368 - 2.736
TOTAL = 114.632 SQ.M.

FIRST FLOOR B/U AREA = 16.830 X 41.704
= 701.878 SQM

DEDUCTION

(1)	0.950	9.051	8.598
(2)	2.400	2.400	5.760
(3)	2.600	15.227	39.590
(4)	2.400	2.400	5.760
(5)	0.950	9.051	8.598
(6)	2.450	2.467	6.044
(7)	9.715	3.000	29.145
(8)	0.950	3.390	3.221
(9)	3.450	2.500	8.625
(10)	0.950	3.390	3.221
(11)	2.600	15.007	39.018
(12)	0.950	3.390	3.221
(13)	3.450	2.500	8.625
(14)	0.950	3.388	3.219
(15)	9.715	3.000	29.145
(16)	2.735	5.864	16.038
(17)	4.380	2.180	9.548
(18)	0.300	5.470	1.641
			229.0170

TOTAL DEDUCTION = 229.017 SQM

TOTAL B/U AREA OF F.F. = 472.861 SQM

SECOND FLOOR B/U AREA
(SAME AS F.F.) = 472.861 SQM

THIRD FLOOR B/U AREA
(SAME AS F.F.) = 472.861 SQM

FOURTH FLOOR B/U AREA
(SAME AS F.F.) = 472.861 SQM

BALCONY AREA STATEMENT :-

OPEN BALCONY AREA OF PROPOSED
FIRST FLOOR TO FOURTH FLOOR

B1)	(3.070 X 1.100) X 2	= 6.754 SQ.MT.
B2)	(2.100 X 1.200) X 2	= 5.04 SQ.MT.
B3)	(3.000 X 1.200) X 6	= 21.6 SQ.MT.
B4)	(2.305 X 1.200) X 6	= 16.596 SQ.MT.
B5)	(2.176 X 1.200) X 2	= 5.222 SQ.MT.
B6)	(3.000 X 1.200) X 2	= 7.200 SQ.MT.

TOTAL O. BALCONY = 62.412 SQ.MT

CLOSE BALCONY AREA OF PROPOSED
FIRST FLOOR TO THIRD FLOOR

B)	(4.220 X 1.000) X 2	= 8.44 SQ.MT.
TOTAL C. BALCONY	= 8.44 SQ.MT	
TOTAL BALCONY	= 62.412 + 8.44	= 70.852 SQM

TOTAL CLOSE BAL. AREA OF F.F, S.F, T.F & F.F. =
8.44 + 8.44 + 8.44 + 8.44 = 33.760 SQ.MT

OWNER'S / CLIENT'S :-

Shri. ARIF AKHTAR S/O AKHTAR
KIKABHAR SABIR
C/o. RAJ UDYOG Ltd.
NEAR S.T. BUS STAND, GANESH PETH
NAGPUR-440018

SIGNATURE'S

[Signature]

ARCHITECT/ENGINEER



[Signature]

SHRI. SHIKANT TUPKAR