

Sheet No. 1 of 1

Area Statement

PLOT AREA	= 10500.000
OPEN SPACE	= 1054.68
AMENITY SPACE	= 1575.000
AREA IN ROAD WIDENING	= 153.000
GROSS PLOT AREA	= 8772.000
NET RESIDENTIAL PLOT AREA	= 8772.000
PERMISSIBLE F.S.I	= 2804.80 X 1.1
PREMIUM (20%)	= 17594.88 X 0.20
TOTAL PERMISSIBLE F.S.I + PREMIUM	= 10263.240

Tenement Density	
First Floor	12
Second Floor	24
Third Floor	24
Fourth Floor	24
Fifth Floor	24
Sixth Floor	24
Seventh Floor	12
PERMITTED TOTAL TENEMENTS	12

PROPOSED RESIDENTIAL BUILDING PLAN IN GROUP HOUSING ON KH. NO. 9/3 - B MOUZA PIPLA, NAGPUR (GRAMIN)

INDEX

PROPOSED CONSTRUCTION SHOWN IN
PLOT BOUNDARY SHOWN IN

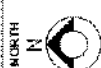
SUBMISSION DRAWING

Scale: 1:100, 1:200

Date: 14.07.14

Dwg by: Piyu

OWNER'S SIGN:



MR. SHISHIR S DIOTE

MRS. NILIMA SHISHIR DIOTE

M/S RACHANA DEVELOPERS
4TH FLOOR LOTUS PLOT NO. 5
GOREPETH LAYOUT,
WHC ROAD, NAGPUR, 440 010

ARCHITECTS SIGN:

14.07.2014
14.07.2014
14.07.2014

BOUNDARY AS PER 7/12
BOUNDARY AS PER "K" PRINT & POSSESSION

9.0 M WIDE ROAD

AMENITY SPACE
= 1575.00SQM

OPEN SPACE
= 1054.68 SQM

18 MT. WIDE ROAD

N.L.S.
14.07.2014
14.07.2014

TOTAL AREA STATEMENT (CONSOLIDATED)					
Item	Total Area	Area Under Road Widening	Area Under Road Widening	Area Under Road Widening	Area Under Road Widening
Plot Area	10500.00	10500.00	10500.00	10500.00	10500.00
Open Space	1054.68	1054.68	1054.68	1054.68	1054.68
Amenity Space	1575.00	1575.00	1575.00	1575.00	1575.00
Area in Road Widening	153.00	153.00	153.00	153.00	153.00
Gross Plot Area	8772.00	8772.00	8772.00	8772.00	8772.00
Net Residential Plot Area	8772.00	8772.00	8772.00	8772.00	8772.00
Permissible F.S.I	2804.80 X 1.1	2804.80 X 1.1	2804.80 X 1.1	2804.80 X 1.1	2804.80 X 1.1
Premium (20%)	17594.88 X 0.20	17594.88 X 0.20	17594.88 X 0.20	17594.88 X 0.20	17594.88 X 0.20
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Total Permissible F.S.I + Premium	10263.240	10263.240	10263.240	10263.240	10263.240	10263.240	10263.240	10263.240	10263.240	10263.240	10263.240

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OFFICE OF THE MASTERS MANAGEMENT UNIT
Scale: 1:100

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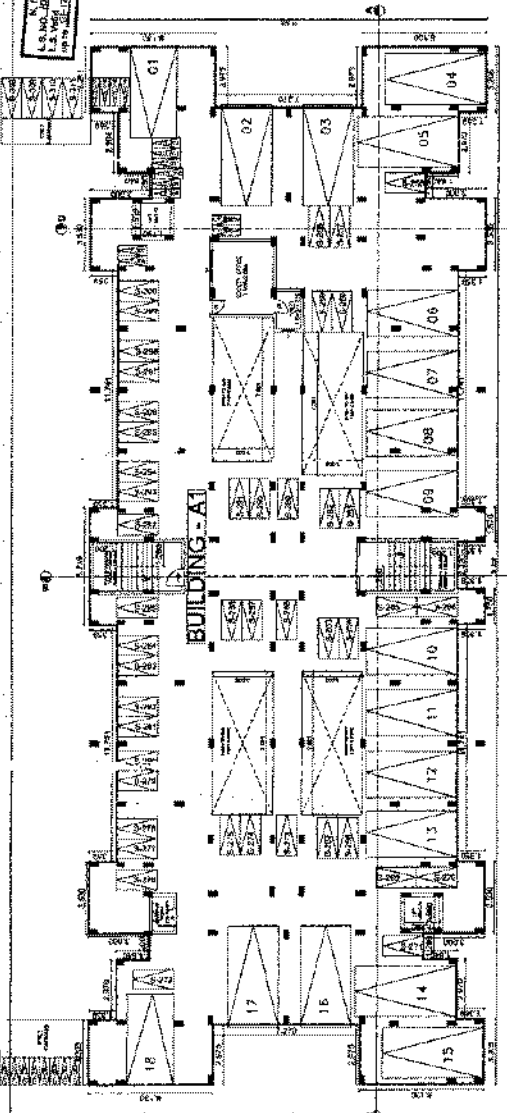
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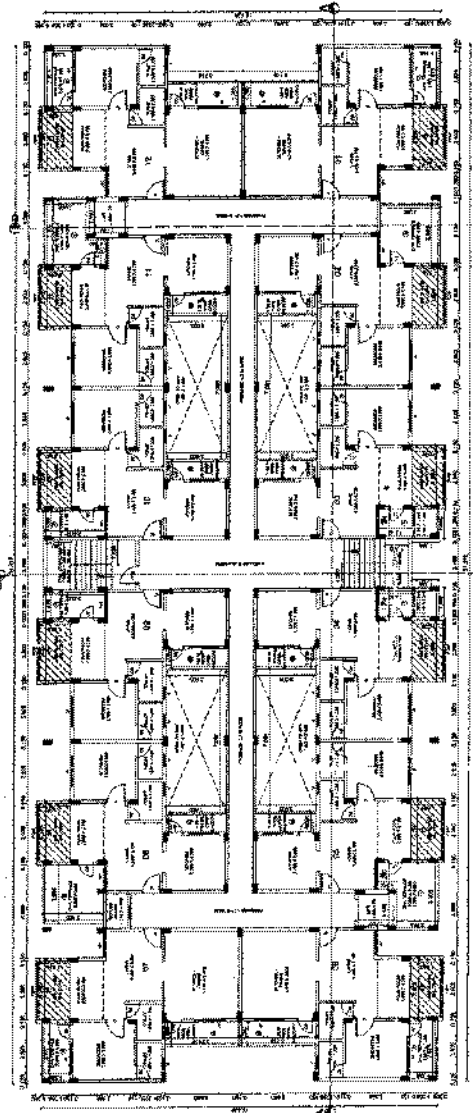
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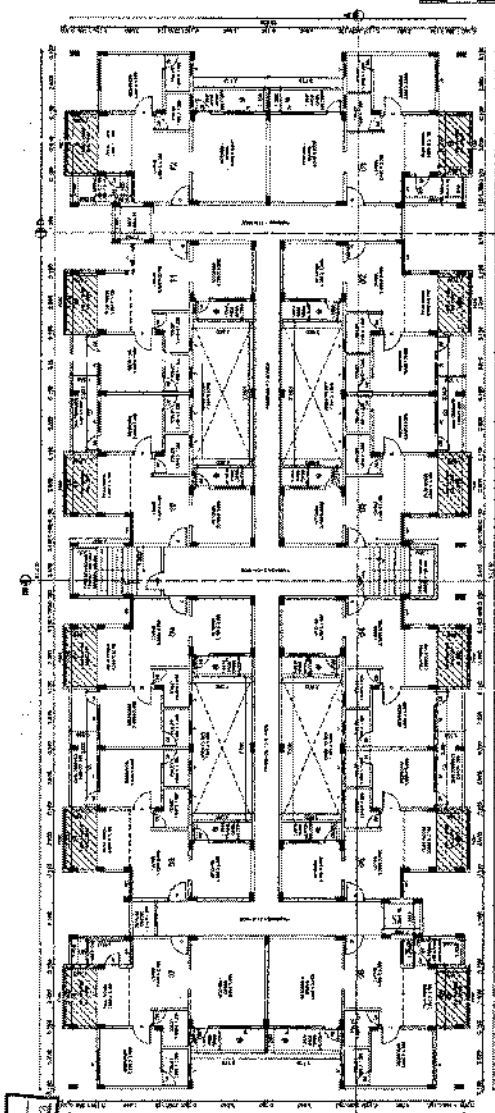
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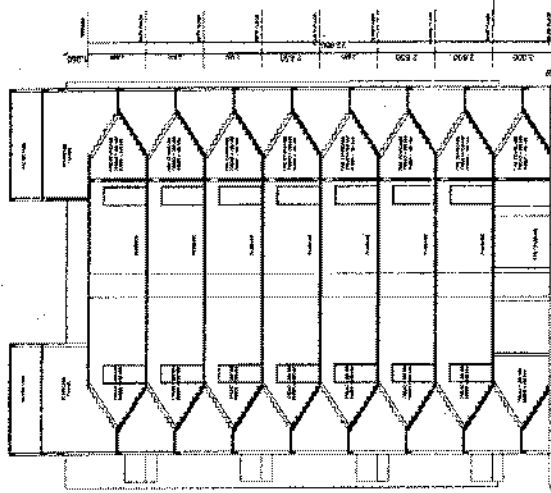
GROUND FLOOR PLAN
BUILDING - A1 SCALE: 1:100



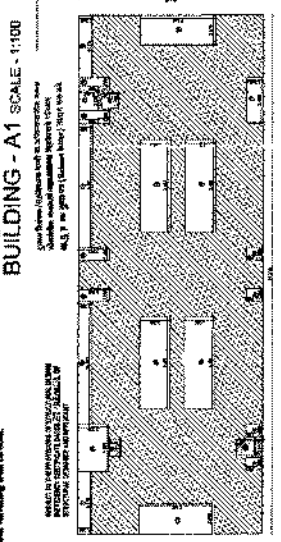
1ST, 3RD, 5TH, 7TH FLOOR PLAN
BUILDING - A1 SCALE: 1:100



2ND, 4TH, 6TH
BUILDING - A1 SCALE: 1:100



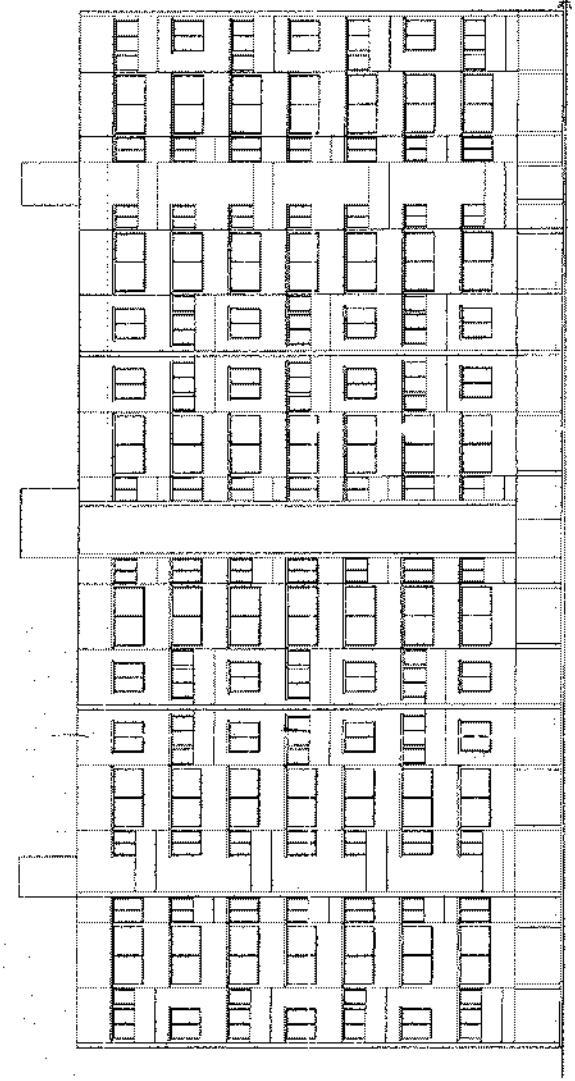
SECTION AT BB



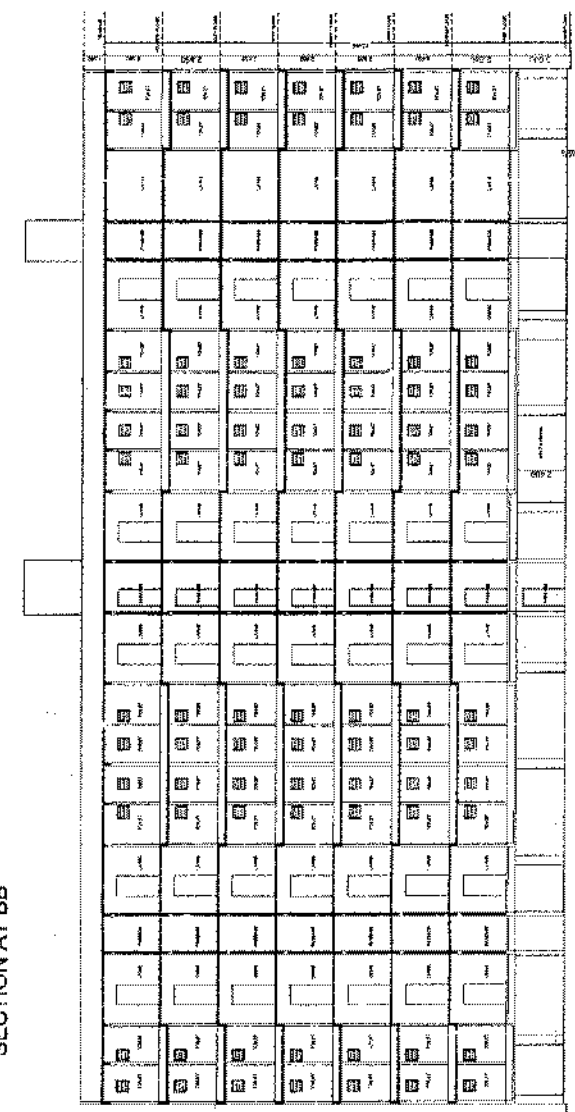
BUILT UP AREA KEY PLAN FOR FIRST, SEVENTH FLOOR PLAN SCALE: 1:100



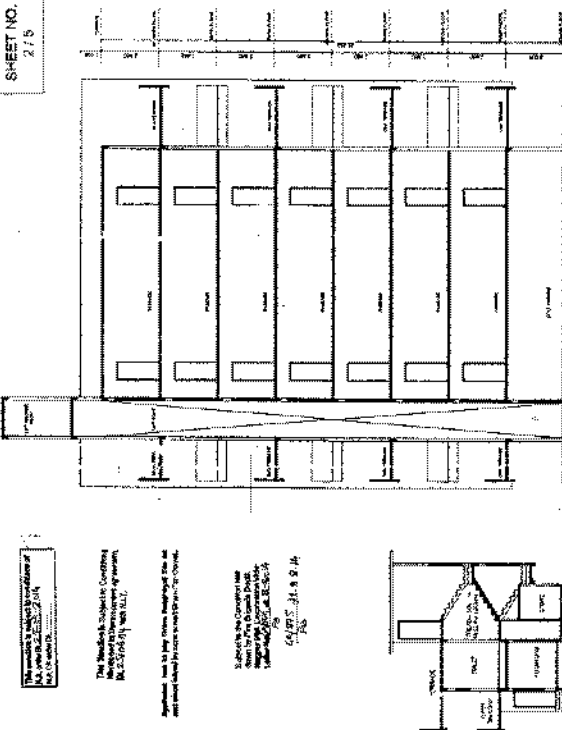
BUILT UP AREA KEY PLAN FOR GROUND FLOOR PLAN SCALE: 1:100



ELEVATION



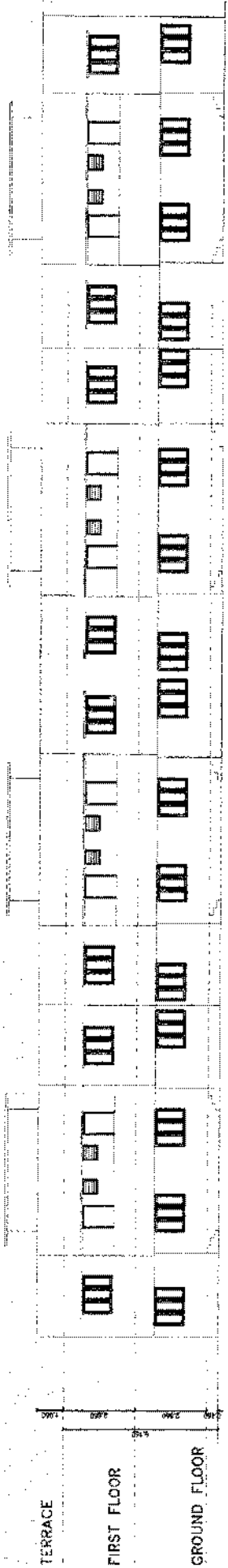
SECTION AT AA



SECTION AT DD THROUGH A3 BUILDING & A1 BUILDING

REMARKS	
1. ALL DIMENSIONS ARE IN METERS	
2. ALL WALLS ARE 230 MM THICK	
3. ALL FLOORS ARE 150 MM THICK	
4. ALL ROOFS ARE 150 MM THICK	
5. ALL STAIRS ARE 150 MM THICK	
6. ALL CORRIDORS ARE 150 MM THICK	
7. ALL SERVICE AREAS ARE 150 MM THICK	
8. ALL TOILETS ARE 150 MM THICK	
9. ALL KITCHENS ARE 150 MM THICK	
10. ALL BED ROOMS ARE 150 MM THICK	
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324. ALL HOT TUBS ARE 150 MM THICK	
325. ALL BATHS ARE 150 MM THICK	
326. ALL SHOWERS ARE 150 MM THICK	
327. ALL TOILETS ARE 150 MM THICK	
328. ALL KITCHENS ARE 150 MM THICK	
329. ALL DINING ROOMS ARE 150 MM THICK	
330. ALL LIVING ROOMS ARE 150 MM THICK	
331. ALL STUDY ROOMS ARE 150 MM THICK	
332. ALL OFFICES ARE 150 MM THICK	
333. ALL STORES ARE 150 MM THICK	
334. ALL GARAGES ARE 150 MM THICK	
335. ALL PARKING AREAS ARE 150 MM THICK	
336. ALL LANDSCAPING AREAS ARE 150 MM THICK	
337. ALL FENCES ARE 150 MM THICK	
338. ALL GATES ARE 150 MM THICK	
339. ALL LIGHTS ARE 150 MM THICK	
340. ALL WATER SUPPLY AREAS ARE 150 MM THICK	
341. ALL SEWERAGE AREAS ARE 150 MM THICK	
342. ALL ELECTRICAL AREAS ARE 150 MM THICK	
343. ALL TELEPHONE AREAS ARE 150 MM THICK	
344. ALL POSTAL AREAS ARE 150 MM THICK	
345. ALL SECURITY AREAS ARE 150 MM THICK	
346. ALL MAINTENANCE AREAS ARE 150 MM THICK	
347. ALL STORAGE AREAS ARE 150 MM THICK	
348. ALL WAREHOUSES ARE 150 MM THICK	
349. ALL FACTORIES ARE 150 MM THICK	
350. ALL SHOPS ARE 150 MM THICK	
351. ALL RESTAURANTS ARE 150 MM THICK	
352. ALL HOTELS ARE 150 MM THICK	
353. ALL APARTMENTS ARE 150 MM THICK	
354. ALL VILLAS ARE 150 MM THICK	
355. ALL BUNGALOWS ARE 150 MM THICK	
356. ALL HOUSES ARE 150 MM THICK	
357. ALL FLATS ARE 150 MM THICK	
358. ALL CONDOS ARE 150 MM THICK	
359. ALL TOWNHOMES ARE 150 MM THICK	
360. ALL PENTHOUSES ARE 150 MM THICK	
361. ALL LOFTS ARE 150 MM THICK	
362. ALL STUDIOS ARE 150 MM THICK	
363. ALL GALLERIES ARE 150 MM THICK	
364. ALL THEATERS ARE 150 MM THICK	
365. ALL CINEMAS ARE 150 MM THICK	
366. ALL CONCERT HALLS ARE 150 MM THICK	
367. ALL SPORTS AREAS ARE 150 MM THICK	
368. ALL GOLF COURSES ARE 150 MM THICK	
369. ALL PARKS ARE 150 MM THICK	
370. ALL GARDENS ARE 150 MM THICK	
371. ALL LAWN AREAS ARE 150 MM THICK	
372. ALL PLAY AREAS ARE 150 MM THICK	
373. ALL SWIMMING POOLS ARE 150 MM THICK	
374. ALL SPA AREAS ARE 150 MM THICK	
375. ALL SAUNAS ARE 150 MM THICK	
376. ALL JACUZZIS ARE 150 MM THICK	
377. ALL HOT TUBS ARE 150 MM THICK	
378. ALL BATHS ARE 150 MM THICK	
379. ALL SHOWERS ARE 150 MM THICK	
380. ALL TOILETS ARE 150 MM THICK	
381. ALL KITCHENS ARE 150 MM THICK	
382. ALL DINING ROOMS ARE 150 MM THICK	

N.I.T.
L.S. NO. 1061
L.S. Valid
up to 31-12-2025



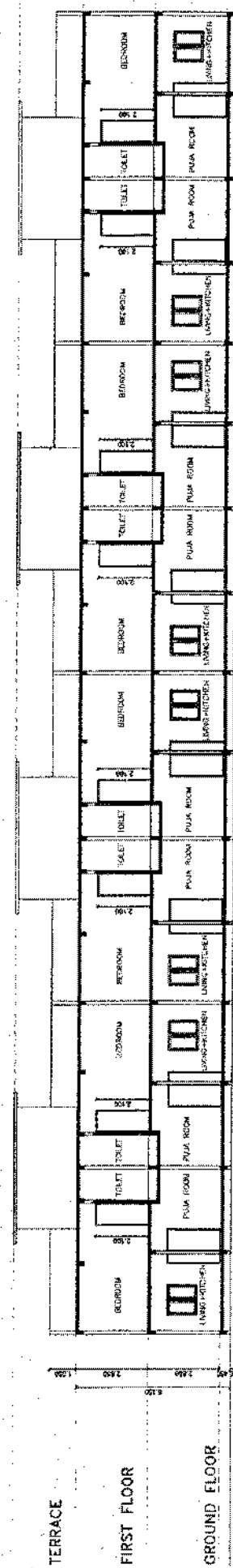
ELEVATION DD

This Section is Subject to Conditions mentioned in Development Agreement DA 25746, JH with N.I.T.

This Section is Subject to Conditions of the contract J.C.C. - 2014

Necessary arrangements for rain water harvesting shall be done.

Subject to the provisions of Structural Code of Practice (IS: 456) and IS: 800, for structural design and analysis.



SECTION AA

Subject to the Condition and Limit by the Engineer's Office. Approved by the Engineer's Office. Date: 08-08-2014

6/10/25 dt: 8-8-2014

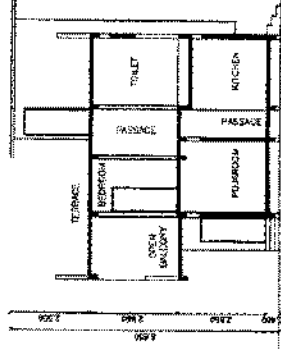
Sanctioned and verified as per approved plan. (Signature) and (Signature) and (Signature) and (Signature)

OFFICE OF THE MAJOR IMPROVEMENT TRUST
Social planning and only for Nagpur Metropolitan Area
Building Permit No. 88/2014 dt: 08/08/2014
Date: 21/08/2014

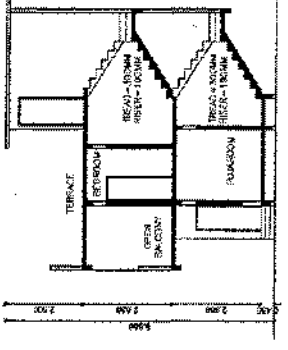
SANCTIONED

Building Engineer (Signature) and (Signature) and (Signature) and (Signature)

From the drawings and as per approved plan. (Signature) and (Signature) and (Signature) and (Signature)

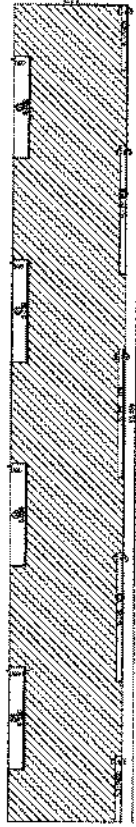


SECTION BB



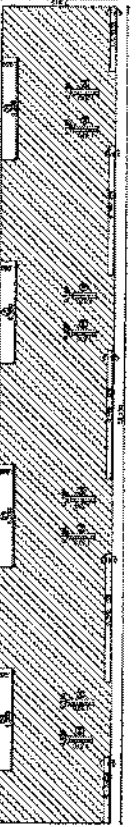
SECTION CC

Applicant has to pay Stamp Duty on this plan and when issued by concerned Urban Panchayat.



BUILT UP AREA KEY PLAN FOR GROUND FLOOR PLAN BUILDING NO. A3

SCALE - 1:200



BUILT UP AREA KEY PLAN FOR FIRST FLOOR PLAN BUILDING NO. A3

SCALE - 1:200

PROPOSED RESIDENTIAL
BUILDING PLAN IN GROUP
HOUSING ON KH. NO.
9/3 - B MOUZA PIPLA,
NAGPUR (GRAMIN)

INDEX

PROPOSED CONSTRUCTION WORK IN
PLOT BOUNDARY SHOWN IN

SUBMISSION DRAWING

Scale: 1:100, 1:200

Date: 14/07/14

Drawn by: P. P. P.

CHECKED BY: S. S.

MR. SHAMSHIR DIOTE

MRS. NEELIMA SHAMSHIR DIOTE

MRS. RACHANA DESAI DESAI

4TH FLOOR LOTUS, PLOT NO. 5

GOREPETH LAYOUT,

WHC ROAD, NAGPUR, MH 441 010

ARCHITECTS DESIGN

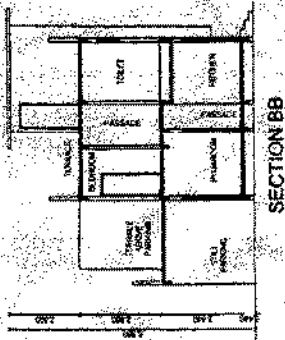
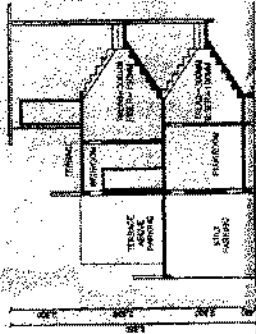
SUTISHTA G. DIOTE

Chartered Architect, Nagpur

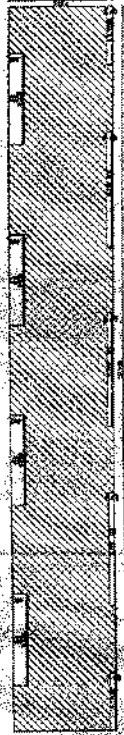
N.I.T. No. 1061

153B, Bhatnagar Nagar, Nagpur-461 001

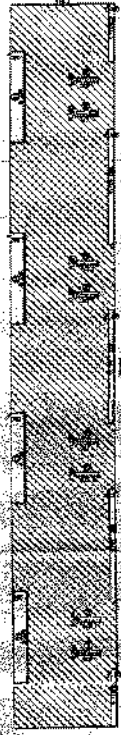
BUILDING NO. A3 - GROUND FLOOR				
Sl. No.	Room	Area (sq. m)	No.	Area (sq. m)
1	Living Room	15.00	7	5.5
2	Bed Room	12.00	8	5.5
3	Kitchen	8.00	9	5.5
4	Bathroom	4.00	10	5.5
5	Veranda	2.00	11	5.5
6	Staircase	2.00	12	5.5
13	W.C.	2.00	13	5.5
14	Store Room	2.00	14	5.5
15	Open Space	2.00	15	5.5
16	Other	2.00	16	5.5
17	W.C.	2.00	17	5.5
18	Veranda	2.00	18	5.5
19	Staircase	2.00	19	5.5
20	Bed Room	12.00	20	5.5
21	Kitchen	8.00	21	5.5
22	Bathroom	4.00	22	5.5
23	Veranda	2.00	23	5.5
24	Staircase	2.00	24	5.5
25	W.C.	2.00	25	5.5
26	Store Room	2.00	26	5.5
27	Open Space	2.00	27	5.5
28	Other	2.00	28	5.5
29	W.C.	2.00	29	5.5
30	Veranda	2.00	30	5.5
31	Staircase	2.00	31	5.5
32	Bed Room	12.00	32	5.5
33	Kitchen	8.00	33	5.5
34	Bathroom	4.00	34	5.5
35	Veranda	2.00	35	5.5
36	Staircase	2.00	36	5.5
37	W.C.	2.00	37	5.5
38	Store Room	2.00	38	5.5
39	Open Space	2.00	39	5.5
40	Other	2.00	40	5.5
41	W.C.	2.00	41	5.5
42	Veranda	2.00	42	5.5
43	Staircase	2.00	43	5.5
44	Bed Room	12.00	44	5.5
45	Kitchen	8.00	45	5.5
46	Bathroom	4.00	46	5.5
47	Veranda	2.00	47	5.5
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67	Staircase	2.00	67	5.5
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69	Kitchen	8.00	69	5.5
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71	Veranda	2.00	71	5.5
72	Staircase	2.00	72	5.5
73	W.C.	2.00	73	5.5
74	Store Room	2.00	74	5.5
75	Open Space	2.00	75	5.5
76	Other	2.00	76	5.5
77	W.C.	2.00	77	5.5
78	Veranda	2.00	78	5.5
79	Staircase	2.00	79	5.5
80	Bed Room	12.00	80	5.5
81	Kitchen	8.00	81	5.5
82	Bathroom	4.00	82	5.5
83	Veranda	2.00	83	5.5
84	Staircase	2.00	84	5.5
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86	Store Room	2.00	86	5.5
87	Open Space	2.00	87	5.5
88	Other	2.00	88	5.5
89	W.C.	2.00	89	5.5
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93	Kitchen	8.00	93	5.5
94	Bathroom	4.00	94	5.5
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285	Kitchen	8.00	285	5.5
286	Bathroom	4.00	286	5.5
287	Veranda	2.00	287	5.5
288	Staircase	2.00	288	5.5
289	W.C.	2.00	289	5.5
290	Store Room	2.00	290	5.5
291	Open Space			



SECTION CC



BUILT UP AREA KEY PLAN: GROUND FLOOR AND BUILDING NO. A4



BUILT UP AREA KEY PLAN: FIRST FLOOR AND BUILDING NO. A4

PROPOSED RESIDENTIAL
BUILDING PLAN IN GROUP
HOUSING ON KH. NO.
9/3 - B MOUZA PIPLA,
NAGPUR (GRAMIN)

INDEX

PROPOSED CONSTRUCTION NO. 14
PLOT BOUNDING SCALE: 1:1000

SUBMISSION DRAWING

Scale: 1:100, 1:200
Date: 14/11/24
Drawing: 1/14

CONVEYANCE
MRS. SHILPA S. DOTE

MRS. NILIMA SHINER DOTE

MRS. RACHANA DOTE
4th FLOOR, PLOT NO. 5
GOVERNMENT COLLEGE
WAPC ROAD, NAGPUR, 461005

ARCHITECT: SHILPA S. DOTE

SHILPA S. DOTE
CIVIL ENGINEER
NIT 16-30-001
5538, Shivajinagar, Nagpur

SHILPA S. DOTE
CIVIL ENGINEER
NIT 16-30-001
5538, Shivajinagar, Nagpur

SHILPA S. DOTE
CIVIL ENGINEER
NIT 16-30-001
5538, Shivajinagar, Nagpur

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5538, Shivajinagar, Nagpur

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5538, Shivajinagar, Nagpur

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5538, Shivajinagar, Nagpur

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CIVIL ENGINEER
NIT 16-30-001
5538, Shivajinagar, Nagpur

SHILPA S. DOTE
CIVIL ENGINEER
NIT 16-30-001
5538, Shivajinagar, Nagpur



ELEVATION DD

TERRACE

FIRST FLOOR

GROUND FLOOR

SECTION AA

Office of the Nagpur Improvement Trust
Nagpur
Sanctioned
Date: 14/11/24
By: 02-08-2014

Sanctioned
Date: 14/11/24
By: 02-08-2014

Sanctioned
Date: 14/11/24
By: 02-08-2014

Sanctioned
Date: 14/11/24
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GROUND FLOOR PLAN FOR
BUILDING NO. A4

FIRST FLOOR PLAN FOR
BUILDING NO. A4