PLOT NOS.	SIZE (M)	AREA IN SQ.M.	DEDUCT TANGENT AREA (SQ.M.)	NET AREA (SQ.M.)	NET PLOT AREA FOR FSI (SQ.M.)	NO. OF PLOTS	TOTAL NET AREA (SQ.M.)	TOTAL NET PLOT AREA FOR FSI (SQ.M.)	ADDITIONAL FSI (SQ.M.)	TOTAL ADDITIONAL FSI (SQ.M.)
A	B	C	D	E = (C-D)	F = E * X	G	H = E * G	I = F * G	J = E * Y	K = J * G
1	AS DESCRIBED	10286.632	-	10286.632	10512.938	1	10286.63	10512.938	863.790	863.790
2	35.15 X 47.937	1684.986	-	1684.986	1722.055	1	1684.986	1722.055	139.854	139.854

N. I. T.
L.S. NO. 2246
L.S. Valid
up to 31/12/2018

subject to condition that 15.00 m wide approach Pandhan Road towards western side and portion of 18 cm wide proposed D.P. Road of the layout shall be developed and maintained by the applicant.

KH.NO. 69/3

"Approved tentatively for Fire NOC Only"

Building Engineer(Metro)
N.I.T. Nagpur.

KH.NO. 70

KH.NO. 69/2

KH.NO. 68

18.0 MTRS. WIDE PROPOSED ROAD

9.0 MTRS. WIDE SEASONAL DRAIN/ NALLA

15.0 MTRS. WIDE PANDHAN ROAD

LOCATION PLAN
N.T.S.

AREA STATEMENT

SR.NO.	DESCRIPTION		AREA	SQ.M.	PERCENTAGE
1	AREA OF LAND AS PER 7/12	=	19200	SQ.M.	100%
2	MINIMUM AREA OF LAND AS PER K - PRIAT. GROSS AREA UNDER LAYOUT	=	19200	SQ.M.	100%
3	AREA UNDER ROAD WIDENING IF ANY	=	987.962	SQ.M.	5.099%
4	AREA UNDER OPEN SPACE	=	1820.274	SQ.M.	10.650%
5	AREA UNDER AMENITY SPACE	=	1820.145	SQ.M	10.650%
6	AREA UNDER APPROACH & VEHICULAR ROAD	=	-	SQ.M.	
7	AREA UNDER SERVICE ROAD ROAD WIDENING, AS PER CLAUSE 24.1	=	-	SQ.M.	
8	AREA UNDER RESIDENTIAL PLOTS = (A)	=	11971.618	SQ.M.	79.004%
	TOTAL AREA UNDER LAYOUT		**15212.038**	**SQ.M.**	**100%**

NA = NET PLOT AREA FOR LAYOUT @ 90% OF AREA EXCLUDING AMENITY SPACE, D.P./R.P. PROPOSALS, IF ANY & AREA FOR ROAD WIDENING AND SERVICE ROAD AS PER CLAUSE 24.1 FROM GROSS AREA UNDER LAYOUT.
AS PER CLAUSE 13.4 OF SDPR = 90% OF 15212.038 - 1820.145 = **12232.704 SQ.M.**

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA (FSI) ON PRO - RATE BASIS 'X' AS PER CLAUSE 13.4.1(ii) OF SDCPR = NA/A = 12232.704 / 11971.618 = 1.022

AF = ADDITIONAL FSI ON AREA UNDER D.P. / R.P. ROADS + AREA FOR ROAD WIDENING AND SERVISE ROAD AS PER CLUASE 24.1 = **987.962 SQ.M.**

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA (FSI) ON PRO - RATE BASIS 'Y' AS PER CLAUSE 24.1 OD SDCPR = AF / A = **987.962 / 11971.618 = 0.083**

NOTE: ADDITIONAL FSI SHOWN ABOVE IS SUBJECT TO COMPLIANCE OF PROVISIONS OF CLAUSE NO. 24.1 OF SDCPR BY THE LAND OWNER.

PLAN SHOWING FILTER BED AND WELL

SECTION THROUGH FILTER BED & WELL

SCHEMATIC LAYOUT FOR INSTALATION OF 75, 100, 150, 200 LPD. SOLAR WATER HEATING SYSTEM.

This Sanction is Subject To Conditions Mentioned in Release * Letter Of N.I.T. Dt. 11/10/2016

This sanction is subject to conditions of N.A.order Dt. 18/10/2007 N.A/T.R.order Dt. ____

This Sanction is Subject to Conditions Mentioned in Development agreement Dt. 31/10/16 with N.I.T.

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 31-10-2016 BY R.C.C. OF STRUCTURAL DESIGNER AND APPLICANT

Subject to the provisions of structural drawings submitted by applicant.

Necessary arrangement for rain water harvesting shall be done.

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Special planning authority for Nagpur Metropolitan Area
Building Permission No. BP(NP)/NMR/TP/MHADP/BS/2016/3174/858
Date 1/12/2016
SANCTIONED
Building Engineer (Metro)
Nagpur Improvement Trust

AREA UNDER PROPOSED DP ROAD

BUILDING - A
HT = 23.35 MTRS.

BUILDING - B
HT = 23.35 MTRS.

OPEN TO SKY

Subject to the condition that Developer/ Applicant shall construct sewage treatment plant (STP) as per the required norms of Maharashtra Pollution Control Board and shall submit the NOC from MPCB without compliance of which occupation permission shall not be issued.

Subject to terms and condition of Government circular dated 30-01-2016 that Developer have to construct the temporary shade, toilet and arrangement of drinking water for the labours.

Subject to the Condition laid down by Fire Brigade Dept. Nagpur Mot. Corporation Vide Letter No. FB/NOC/ 1277-2016 Dt. 22.4.2016 C/O

PLOT NO. 02

OPEN SPACE

AMENITY SPACE

OFFICE OF THE CORPORATION OF THE CITY OF NAGPUR.
(FIRE SERVICE)
No Objective Certificate hereby issued by Fire Service Dept. for the proposed constructions.
The scope of this approval is Restricted to Fire Protection arrangements only.
Please See conditions mentioned in N.O.C. Certificate
No. G.A. /FB/NOC/ 1277/2016 Dt. 22/4/2016
Asst Fire Officer
Fire Service N.M.C. Nagpur

9.0 MTRS. WIDE SEASONAL DRAIN/ NALLA

R.C.C. BRIDGE

R.C.C. BRIDGE

R.C.C. BRIDGE

15.0 MTRS. WIDE PANDHAN ROAD

SITE PLAN
SCALE - 1:200

ASST. STATION OFFICER
FIRE & EMERGENCY SERVICE
CIVIL LINE FIRE STATION
N.M.C. NAGPUR.

TOTAL GROSS AREA STATEMENT

BUILDINGS	BUILT-UP	TOTAL BALCONY AREA	PROPOSED OPEN TERRACE	TOTAL AREA	LIFT DUCT AREA	FIRE ESCAPE STAIRCASE AREA	TERRACE MUMTY SLAB AREA	STILT AREA	O.H.T.	TOTAL GROSS AREA
	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)
	A	B	C	D = A + B + C	I	II	III	IV	V	D + I + II + III + IV + V
BUILDING A	10238.387	1197.469	668.784	12104.640	140.000	265.720	169.656	1396.645	43.769	14122.430
BUILDING B	3944.445	447.265	276.413	4668.123	56.000	86.450	34.287	537.364	14.545	5414.869
TOTAL GROSS AREA:										19537.499

A	AREA STATEMENT	
SR.NO.	DECRIPTION	VALUE IN SQ.M.
1	AREA OF PLOT	10286.632
2	DEDUCTIONS FOR:	
	A) ROAD ACQUISITION AREA	-
	B) PROPOSED ROAD	-
	C) ANY RSSERVATION	-
	TOTAL = A+B+C =	-
3	GROSS AREA OF PLOT (1-2)	10286.632
4	DEDUCTIONS FOR AMENITY SPACE, IF ANY	-
5	NET AREA OF PLOT = AS PER SANCTION LAYOUT PLAN	10512.938
	NORMAL FSI PERMISSIBLE ON NET PLOT AREA = 1.1	11564.232
6	DP ROAD/ RP ROAD =	-
	ROAD WIDENING AREA AS PER CLAUSE 24.1	863.79
7	F.S.I PERMISSIBLE WITH PAYMENT OF PREMIUM =	2102.589
8	PERMISSIBLE BUILT-UP AREA	14520.81
9	EXISTING BUILT-UP AREA	-
10	PROPOSED BUILT-UP AREA	
	TOTAL BUILT UP AREA OF BUILDING - A	10238.387
	TOTAL BUILT UP AREA OF BUILDING - B	3944.445
	TOTAL B/U AREA PROPOSED	**14183.032**
11	EXCESS BALCONY AREA TAKEN IN F.S.I (AS PER BYE)	-
12	TOTAL BUILT-UP AREA (10+11+12)	14183.032

B	BALCONY AREA STATEMENT FOR BUILDING A	
SR.NO.	DECRIPTION	VALUE IN SQ.M.
13	PERMISSIBLE BALCONY AREA PER FLOOR	1527.127
14	PROPOSED BALCONY AREA PER FLOOR	1197.469
15	EXCESS BALCONY AREA (TOTAL)	-

C	BALCONY AREA STATEMENT FOR BUILDING B	
SR.NO.	DECRIPTION	VALUE IN SQ.M.
16	PERMISSIBLE BALCONY AREA PER FLOOR	588.511
17	PROPOSED BALCONY AREA PER FLOOR	447.265
18	EXCESS BALCONY AREA (TOTAL)	-

D	TDR	
SR.NO.	DECRIPTION	VALUE IN SQ.M.
19	PERMISSIBLE	-
20	PROPOSED TO BE UTILISED	-

E	PARKING STATEMENT	
SR.NO.	DECRIPTION	VALUE IN NOS.
21	PARKING REQUIRED	
	A) CAR	77
	B) SCOOTER	231
	C) CYCLE	231
22	GARAGES PERMISSIBLE	-
23	GARAGES PROPOSED	-
	A) CAR	-
	B) SCOOTER	-
	C) CYCLE	-
24	TOTAL PARKING PROVIDED	-
	A) CAR	81
	B) SCOOTER	240
	C) CYCLE	240

F	LOADING/UNLOADING SPACES	
SR.NO.	DECRIPTION	VALUE IN SQ.M.
25	LOADING/UNLOADING REQUIRED	-
26	TOTAL LOADING/UNLOADING REQUIRED	-

SUBMISSION DRAWING | SHEET NO: 01

PROJECT ADDRESS:

PROPOSED RESIDENTIAL MULTI-FAMILY DWELLING UNIT ON PLOT NO. 01 KHASRA/SURVEY NO. 69/2, P.H.NO. 42, MOUZA SHANKARPUR, TAH. NAGPUR (RURAL), DIST. NAGPUR, BELONGING TO
(1) OM SHIVAM BUILDCON PVT. LTD. THROUGH DIRECTOR, SHRI RAVINDRA KISANRAO KAPSE,
(2) ASHRAY DEVELOPERS THROUGH DIRECTOR SHRI DEEPAK BAPURAO CHAPHLE

APPROVAL STAMP:

NOTES:
1. DRAWING SHOULD NOT BE SCALED AND ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
2. ALL EXTERNAL WALLS AREA 150 MM THK. AND INTERNAL WALLS 115 MM THK. FLY ASH BRICK.

PLOT BOUNDARY SHOWN IN
EXISTING WORK SHOWN IN
PROPOSED WORK SHOWN IN
DRAINAGE LINE SHOWN IN
WATER SUPPLY LINE SHOWN IN

NORTH

DRAWING TITLE: SITE PLAN

SCALE: 1 : 200 | DATE: 13/4/2018 | REV. NO.: 02

OWNER: | SIGNATURE:

OM SHIVAM BUILDCON PVT. LTD.
Through Director
M/s Shivam Buildcon Pvt. Ltd.

ARCHITECT:
EKVEERA ARCHITECTS
M/s Ekveera Architects
Architect Signature

EKVEERA ARCHITECTS
Plot No. 69/2, Sangit Shivam,
Ashirwad Nagar, Nagpur - 15
email: ekveera.ashish@gmail.com
M. 9112 334561, 9112 334562