NIT
L. S. No. 2896
Serial No.
Valid upto 31/12/2025

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BE(W)C/S/CHO AB-[illegible]/TzH02018 12 18 37/2048/619
Date 26/4/2019
SANCTIONED
Building Engineer
Nagpur Improvement Trust
As corrected over

subject to conditions mentioned on MSETCL letter No. EE/EHV Project/DN-II/NGP/Tech/1519 Dt. 28/12/2017

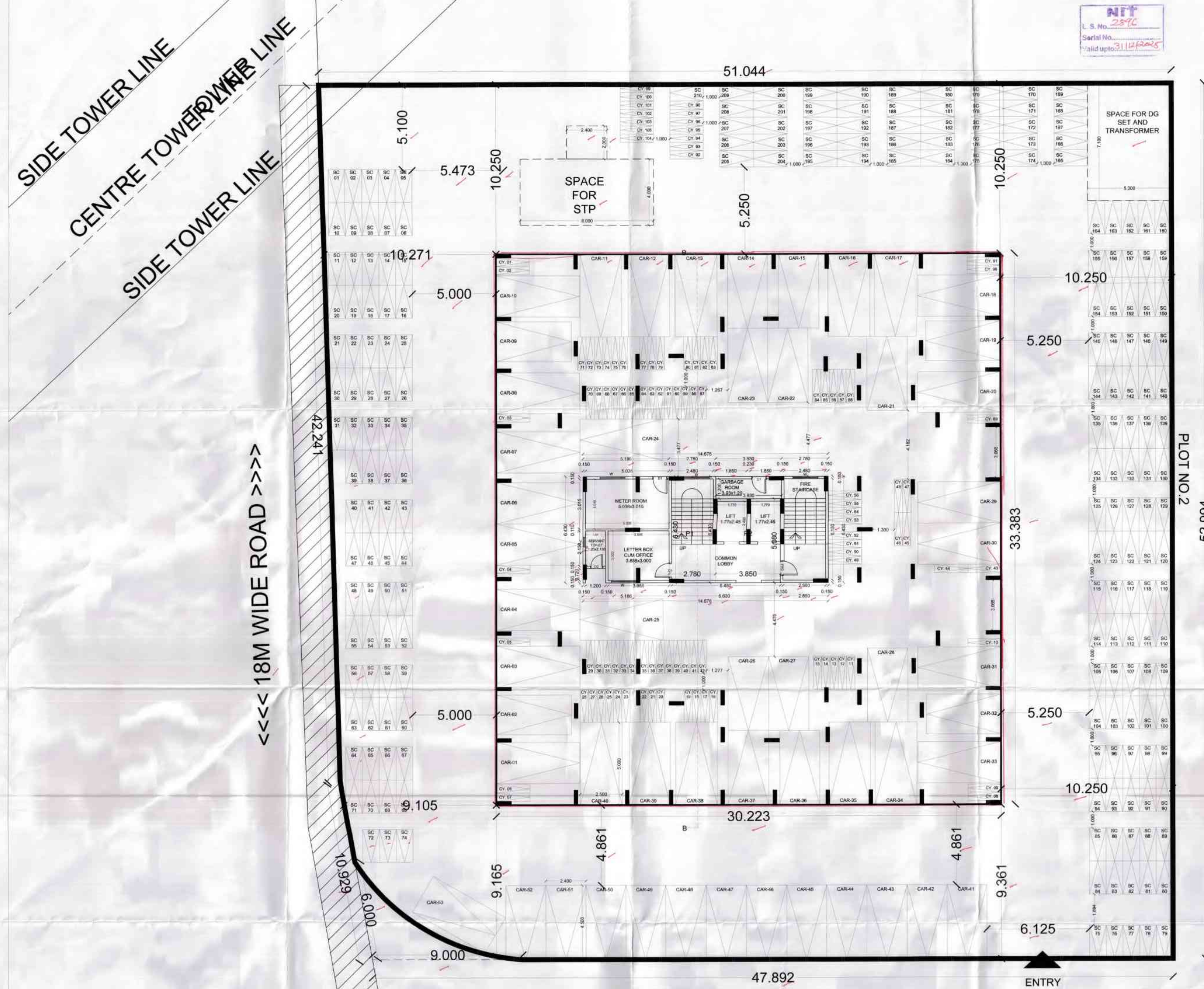
Subject to the Condition Late down by Fire Brigade Deptt. Nagpur Mun. Corporation Vide Letter No. EFF/03/Kra dt. 5/4/2019

Necessary arrangement for rain water harvesting shall be done.

PROPOSED MULTI FAMILY RESIDENTIAL DEWELLING UNIT ON PLOT NO. 1 , KH. NO : 22/1-2-3/3, MOUZA BORGAON TH. DIST. NAGPUR BELONGING TO M/S RACHANA DEVLOPERS THROUGH ITS PARTNER SHRI SHISHIR DIOTE

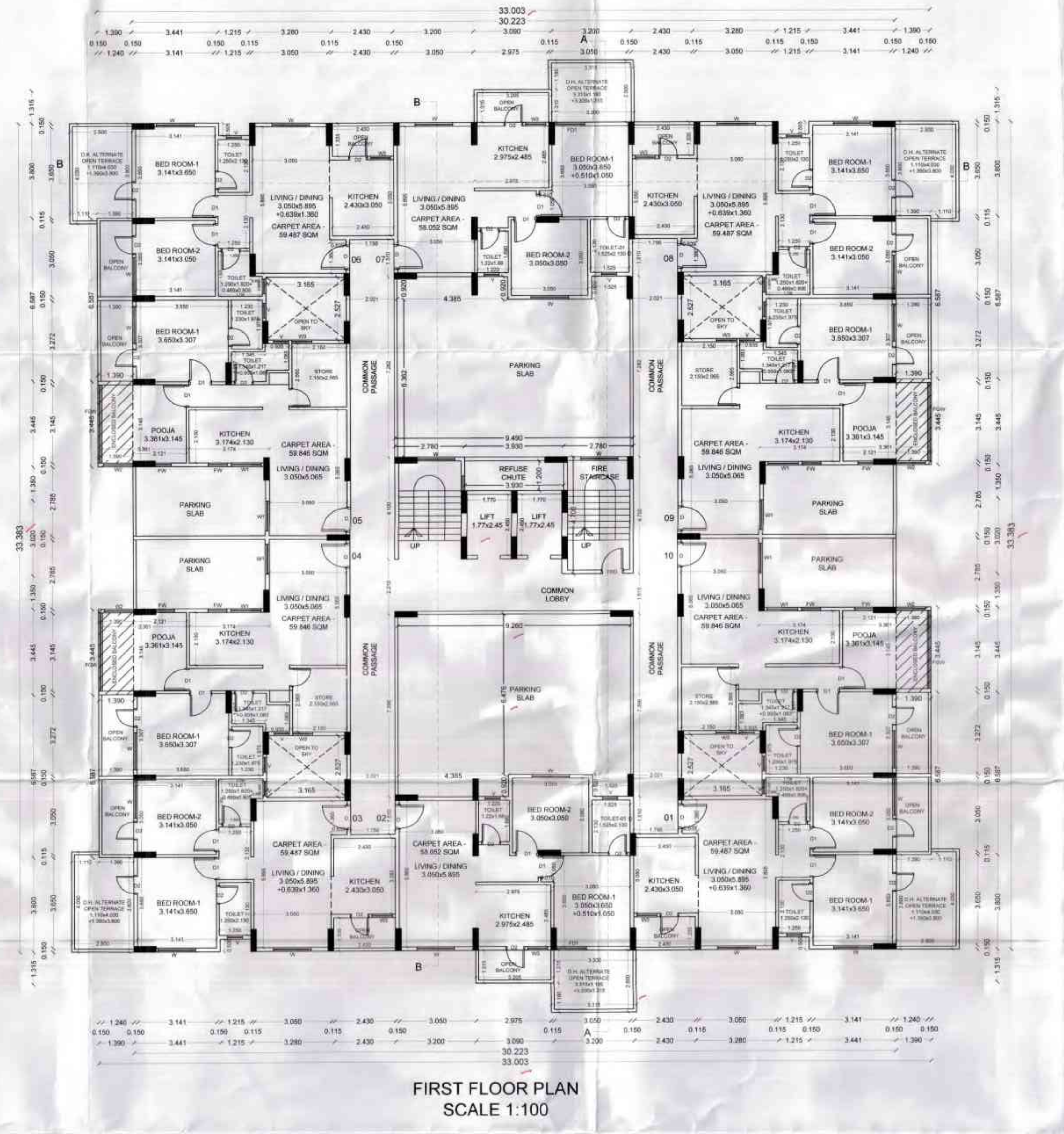
AREA STATEMENT	SQM
PLOT AREA	2639.380
PERMISSIBLE BASE FSI (1.25)	3299.225
PERMISSIBLE PAID FSI (0.3)	791.814
PROPOSED TDR	2323.040
PERMISSIBLE FSI	6466.479
TOTAL BUILT UP AREA PROPOSED	6398.982
BALANCE FSI	67.497
BALCONY AREA STATEMENT	
PERMISSIBLE BALCONY AREA	933.618
PROPOSED BALCONY AREA	1091.998
EXCESS BALCONY AREA TAKEN IN FSI	174.861

S. NO	FLAT NO	CARPET AREA
1	101, 301, 501,701,901	59.487
2	102, 302, 502, 702, 902	58.052
3	103, 303, 503, 703, 903	59.487
4	104, 304,504,704, 904	59.846
5	105, 305, 505, 705, 905	59.846
6	106, 306, 506, 706, 906	59.487
7	107, 307, 507, 707, 907	58.052
8	108, 308, 508, 708, 908	59.487
9	109, 309, 509, 709, 909	59.846
10	110, 310, 510, 710, 910	59.846
11	201, 401, 601,801,1001	59.415
12	202, 402, 602, 802, 1002	58.052
13	203, 403, 603, 803, 1003	59.415
14	204, 404,604,804, 1004	59.846
15	205, 405, 605, 805, 1005	59.846
16	206, 406, 606, 806, 1006	59.415
17	207, 407, 607, 807, 1007	58.052
18	208, 408, 608, 808, 1008	59.415
19	209, 409, 609, 809, 1009	59.846
20	210, 410, 610, 810, 1010	59.846

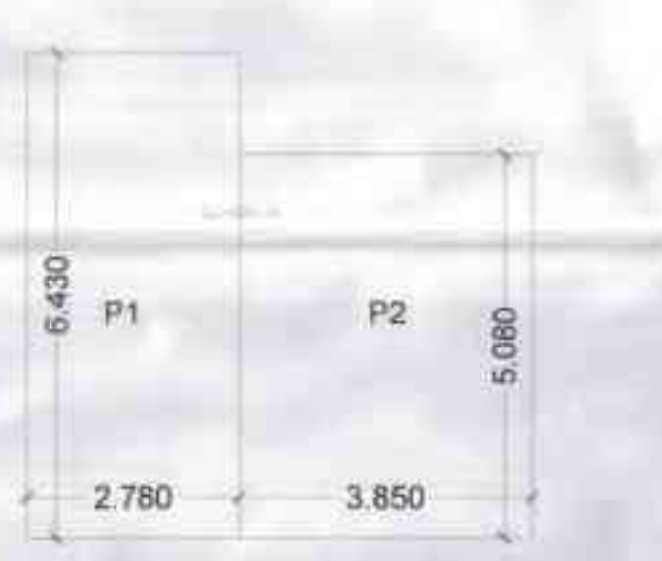


<<<< 12M WIDE ROAD >>>>

GROUND FLOOR / SITE PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



GROUND FLOOR
PREMIUM AREA
KEY PLAN
SCALE - 1:100

PASSAGE AREA CALCULATIONS GROUND FLOOR						
BLOCK	CALCULATION					AREA
P1	2.780	X	6.430	X	1	17.875
P2	3.850	X	5.080	X	1	19.558
TOTAL PASSAGE AREA						37.433

BALCONY AREA CALCULATIONS 1ST FLOOR						
BLOCK	CALCULATION					AREA
B1 - ENCLOSED BA	1.390	X	3.445	X	4	19.154
B3 - OPEN BAL	1.390	X	3.347	X	4	18.609
B4 - OPEN BAL	1.390	X	3.240	X	4	18.014
B5 - OPEN BAL	2.430	X	1.335	X	4	12.976
B6 - OPEN BAL	3.090	X	1.315	X	2	8.127
TOTAL						76.881
BALCONY PERMISSIBLE	622.412	X	15%			93.362
EXCESS BALCONY						0.000

SCHEDULE OF DOOR:		
V	0.600	0.600
W	1.500	1.200
W1	1.200	1.200
W2	1.000	1.200
W3	0.800	1.200
SCHEDULE OF OPENING:		
NAME	LENGTH	HEIGHT
D	1.000	2.250
D1	0.900	2.250
D2	0.750	2.250
FD	1.500	2.250
FD1	1.200	2.250
FRD	0.900	2.250

S. NO	FLAT NO	CARPET AREA
1	101, 301, 501,701,901	59.487
2	102, 302, 502, 702, 902	58.052
3	103, 303, 503, 703, 903	59.487
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20	210, 410, 610, 810, 1010	59.846

AREA STATEMENT

FLOOR	BUILT UP AREA	PERMISSIBLE BALCONY	PROPOSED OPEN BALCONY	PROPOSED ENCLOSED BALCONY	TOTAL PROPOSED BALCONY	EXCESS BALCONY	PREMIUM AREA	TERRACE AREA	TOTAL BUILT UP AREA
TOTAL	6224.121	933.618	900.456	191.542	1091.998	174.861	1255.897	523.832	6398.982

AREA STATEMENT WING A

FLOOR	BUILT UP AREA	PERMISSIBLE BALCONY	PROPOSED OPEN BALCONY	PROPOSED ENCLOSED BALCONY	TOTAL PROPOSED BALCONY	EXCESS BALCONY	PREMIUM AREA	TERRACE AREA	TOTAL BUILT UP AREA
GROUND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000	37.433	0.000	0.000
FIRST FLOOR	622.412	93.362	57.727	19.154	76.881	0.000	121.846	55.694	622.412
SECOND FLOOR	622.412	93.362	93.637	19.154	112.791	19.429	121.846	49.073	641.841
THIRD FLOOR	622.412	93.362	93.637	19.154	112.791	19.429	121.846	55.694	641.841
FOURTH FLOOR	622.412	93.362	93.637	19.154	112.791	19.429	121.846	49.073	641.841
FIFTH FLOOR	622.412	93.362	93.637	19.154	112.791	19.429	121.846	55.694	641.841
SIXTH FLOOR	622.412	93.362	93.637	19.154	112.791	19.429	121.846	49.073	641.841
SEVENTH FLOOR	622.412	93.362	93.637	19.154	112.791	19.429	121.846	55.694	641.841
EIGHTH FLOOR	622.412	93.362	93.637	19.154	112.791	19.429	121.846	49.073	641.841
NINTH FLOOR	622.412	93.362	93.637	19.154	112.791	19.429	121.846	55.694	641.841
TENTH FLOOR	622.412	93.362	93.637	19.154	112.791	19.429	121.846	49.073	641.841
	6224.121	933.618	900.456	191.542	1091.998	174.861	1255.897	523.832	6398.982

PARKING CALCULATION

TYPE	CARPET AREA/ FSI	TENEMENTS	CAR (NOS)		SCOOTER (NOS)		CYCLE (NOS)	
		UNIT	BY RULE	REQD	BY RULE	REQD	BY RULE	REQD
COMMERCIAL								
RESIDENTIAL	40 - 100	2	1	1	4	4	2	2
	REQUIRED	100		50		200		100
	ADDITIONAL 5 %			3		10		5
	PROPOSED			53		210		105

1. CAR SIZE - 2.4 x 4.5 - 26 no.s
2. CAR SIZE - 2.5 x 5.0 - 27 no.s
TOTAL NO.S OF CARS - 53 no.s

INDEX

1) PLOT BOUNDARY SHOWN IN —
2) PROPOSED CONSTRUCTION SHOWN IN —
3) EXISTING CONSTRUCTION SHOWN IN

OWNER'S SIGN

M/S RACHANA DEVLOPERS THROUGH ITS PARTNER SHRI SHISHIR DIOTE

ENGINEER'S SIGN:

ARCHITECT'S SIGN:

Raunak

RAUNAK S. DIOTE
ARCHITECT
L. No. NMC / R-748
NIT-2896 / COA

N

1:100,1:200	17.12.18	DWN BY - SURAJ
SCALE	DATE	CHECKED BY - PRIYA
01/03		
DRG. NO.	JOB. NO.	