N. I. T.
L.S.No. 2274
Page No.
Serial No.

FRONT ELEVATION

SECTION-BB

SECTION- AA

Subject to conditions Mentioned in Regularisation Letter Case No. 2830/SR/2441 Date 23/06/2015

AREA KEY PLAN (GROUND FLOOR)

GROUND FLOOR
PREMIUM AREA CALCULATIONS :-

SR.NO.	NAME	NO.	DIMENSION			AREA
1	P	1	4.10	X	1.95	7.995
2	P1	1	5.25	X	5.70	14.985
3	P2	1	4.095	X	1.35	5.527

TOTAL ADDITIONS :- = 27.505 SQ.M.
TOTAL PREMIUM AREA ON GROUND FLOOR = 27.505 SQ.M.

AREA KEY PLAN (FIRST FLOOR PLAN)

FIRST FLOOR
PREMIUM AREA CALCULATIONS :-

SR.NO.	NAME	NO.	DIMENSION			AREA
1	P	1	1.20	X	1.925	2.07
2	P1	1	5.70	X	1.995	11.048
3	P2	1	1.995	X	1.785	3.505
4	P3	1	1.995	X	1.785	3.505
5	P4	1	1.80	X	0.15	0.297
6	P5	1	1.80	X	0.15	0.297
7	P6	1	3.715	X	1.80	6.685
8	P7	1	5.70	X	1.80	10.260
9	P8	1	5.70	X	1.80	10.260

TOTAL ADDITIONS :- = 28.025 SQ.M.
TOTAL PREMIUM AREA ON FIRST FLOOR = 28.025 SQ.M.

BUILT-UP AREA CALCULATIONS :-
AREA CALCULATIONS - FIRST FLOOR

ADDITIONS:

SR. NO.	NAME	NO.	DIMENSION			AREA
1	A	2	8.095	X	5.50	93.427
2	B	1	1.95	X	1.70	6.656
3	C	1	5.33	X	1.195	27.809
4	D	1	5.33	X	1.195	6.370
5	E	1	1.345	X	1.795	2.374
6	F	1	1.34	X	1.34	5.813
7	G	1	1.17	X	4.79	10.741
8	H	1	1.17	X	4.79	10.741
9	I	1	1.00	X	0.865	1.297
TOTAL						163.982

TOTAL ADDITIONS :- = 163.982 SQ.M.
TOTAL BUILT-UP AREA OF FIRST FLOOR = 163.982 SQ.M.

15% BALCONY AREA CALCULATIONS :-
15% OF 163.982 IS 21.237 SQ.M.
AREA CALCULATIONS - FIRST FLOOR

COVERED BALCONY

SR.NO.	NAME	NO.	DIMENSION			AREA
1	CB-01	1	1.50	X	3.20	5.400
2	CB-02	1	1.50	X	1.80	2.700

TOTAL ADDITIONS :- = 13.500 SQ.M.
TOTAL COVERED BALCONY AREA IS 15.01 SQ.M.

OPEN BALCONY

SR.NO.	NAME	NO.	DIMENSION			AREA
1	BAL-1	1	1.50	X	3.045	10.196
2	BAL-1A	1	10.795	X	0.115	0.969
3	BAL-2	1	1.00	X	7.00	7.00
4	BAL-3	1	1.50	X	2.95	4.95
5	BAL-4	1	3.615	X	1.80	6.507

TOTAL ADDITIONS :- = 34.355 SQ.M.
TOTAL OPEN BALCONY AREA IS 34.355 SQ.M.

TOTAL BALCONY AREA :- FIRST FLOOR
= OPEN + COVERED BALCONY
= 34.355 + 15.01
= 34.355 SQ. M.

EXCESS BALCONY AREA
= 15% PERMISSIBLE B.U.P. AREA OF 143.583 IS 21.537 SQ.M.
= 34.355 SQ.M. - 21.537 SQ.M.
= 12.858 SQ.M.
EXCESS BALCONY AREA ON FIRST FLOOR IS 13.009 SQ.M.

AREA KEY PLAN (SECOND FLOOR PLAN)

SECOND FLOOR
PREMIUM AREA CALCULATIONS :-

SR.NO.	NAME	NO.	DIMENSION			AREA
1	P	1	1.20	X	1.925	2.07
2	P1	1	5.70	X	1.995	11.048
3	P2	1	1.995	X	1.785	3.505
4	P3	1	1.995	X	1.785	3.505
5	P4	1	1.80	X	0.15	0.297
6	P5	1	1.80	X	0.15	0.297
7	P6	1	3.715	X	1.80	6.685
8	P7	1	5.70	X	1.80	10.260
9	P8	1	5.70	X	1.80	10.260

TOTAL ADDITIONS :- = 28.025 SQ.M.
TOTAL PREMIUM AREA ON SECOND FLOOR = 28.025 SQ.M

BUILT-UP AREA CALCULATIONS :-
AREA CALCULATIONS - SECOND FLOOR

ADDITIONS:

SR. NO.	NAME	NO.	DIMENSION			AREA
1	A1	2	8.095	X	5.50	93.427
2	B1	1	1.95	X	1.70	6.656
3	C1	1	5.33	X	1.195	27.809
4	D1	1	5.33	X	1.195	6.370
5	E1	1	1.345	X	1.795	2.374
6	F1	1	1.34	X	1.34	5.813
7	G1	1	1.17	X	4.79	10.741
8	H1	1	1.17	X	4.79	10.741
9	I1	1	1.00	X	0.865	1.297
TOTAL						165.376

TOTAL ADDITIONS :- = 165.376 SQ.M.
TOTAL BUILT-UP AREA OF SECOND FLOOR = 165.376 SQ.M.

15% BALCONY AREA CALCULATIONS :-
15% OF 165.376 IS 21.537 SQ.M.
AREA CALCULATIONS - SECOND FLOOR

COVERED BALCONY

SR.NO.	NAME	NO.	DIMENSION			AREA
1	CB-01	1	1.50	X	3.20	5.400
2	CB-02	1	1.50	X	1.80	2.700

TOTAL ADDITIONS :- = 13.500 SQ.M.
TOTAL COVERED BALCONY AREA IS 15.90 SQ.M.

OPEN BALCONY

SR.NO.	NAME	NO.	DIMENSION			AREA
1	BAL-1	1	1.50	X	3.045	10.196
2	BAL-1A	1	10.795	X	0.115	0.969
3	BAL-2	1	1.00	X	7.00	7.00
4	BAL-3	1	1.50	X	2.95	4.95
5	BAL-4	1	3.615	X	1.80	6.507

TOTAL ADDITIONS :- = 34.355 SQ.M.
TOTAL OPEN BALCONY AREA IS 21.53 SQ.M.

TOTAL BALCONY AREA :- SECOND FLOOR
= OPEN + COVERED BALCONY
= 21.53 + 13.50
= 34.43 SQ. M.

EXCESS BALCONY AREA
= 15% PERMISSIBLE B.U.P. AREA OF 143.583 IS 21.537 SQ.M.
= 34.43 SQ.M. - 21.537 SQ.M.
= 13.293 SQ.M.
EXCESS BALCONY AREA ON SECOND FLOOR IS 13.293 SQ.M.

AREA KEY PLAN (THIRD FLOOR PLAN)

THIRD FLOOR
PREMIUM AREA CALCULATIONS :-

SR.NO.	NAME	NO.	DIMENSION			AREA
1	P	1	1.20	X	1.925	2.07
2	P1	1	5.70	X	1.995	11.048
3	P2	1	1.995	X	1.785	3.505
4	P3	1	1.995	X	1.785	3.505
5	P4	1	1.80	X	0.15	0.297
6	P5	1	1.80	X	0.15	0.297
7	P6	1	3.715	X	1.80	6.685
8	P7	1	5.70	X	1.80	10.260
9	P8	1	5.70	X	1.80	10.260

TOTAL ADDITIONS :- = 28.025 SQ.M.
TOTAL PREMIUM AREA ON THIRD FLOOR = 28.025 SQ.M

BUILT-UP AREA CALCULATIONS :-
AREA CALCULATIONS - THIRD FLOOR

ADDITIONS:

SR. NO.	NAME	NO.	DIMENSION			AREA
1	J	2	8.095	X	5.50	93.427
2	K	1	1.95	X	1.70	6.656
3	L	1	5.33	X	1.195	27.809
4	M	1	5.33	X	1.195	6.370
5	N	1	1.345	X	1.795	2.374
6	P	1	1.34	X	1.34	5.813
7	Q	1	1.17	X	4.79	10.741
8	R	1	1.17	X	4.79	10.741
9	S	1	1.00	X	0.865	1.297
TOTAL						165.376

TOTAL ADDITIONS :- = 165.376 SQ.M.
TOTAL BUILT-UP AREA OF THIRD FLOOR = 165.376 SQ.M.

15% BALCONY AREA CALCULATIONS :-
15% OF 165.376 IS 24.806 SQ.M.
AREA CALCULATIONS - THIRD FLOOR

COVERED BALCONY

SR.NO.	NAME	NO.	DIMENSION			AREA
1	CB-01	2	1.50	X	3.20	9.600
2	CB-02	1	1.50	X	1.80	2.700

TOTAL ADDITIONS :- = 15.300 SQ.M.
TOTAL COVERED BALCONY AREA IS 15.30 SQ.M.

OPEN BALCONY

SR.NO.	NAME	NO.	DIMENSION			AREA
1	BAL-1	1	1.50	X	3.045	10.196
2	BAL-1A	2	10.795	X	0.115	0.969
3	BAL-2	1	1.00	X	7.00	7.00
4	BAL-3	1	1.50	X	2.95	4.95
5	BAL-4	1	3.615	X	1.80	6.507

TOTAL ADDITIONS :- = 17.896 SQ.M.
TOTAL OPEN BALCONY AREA IS 17.896 SQ.M.

TOTAL BALCONY AREA :- THIRD FLOOR
= OPEN + COVERED BALCONY
= 17.896 + 15.30
= 33.196 SQ. M.

EXCESS BALCONY AREA
= 15% PERMISSIBLE B.U.P. AREA OF 165.376 IS 24.806 SQ.M.
= 33.196 SQ.M. - 24.806 SQ.M.
= 8.390 SQ.M.
EXCESS BALCONY AREA ON THIRD FLOOR IS 8.390 SQ.M.

AREA KEY PLAN (FOURTH FLOOR PLAN)

FOURTH FLOOR
PREMIUM AREA CALCULATIONS :-

SR.NO.	NAME	NO.	DIMENSION			AREA
1	P	1	1.20	X	1.925	2.07
2	P1	1	5.70	X	1.995	11.048
3	P2	1	1.995	X	1.785	3.505
4	P3	1	1.995	X	1.785	3.505
5	P4	1	1.80	X	0.15	0.297
6	P5	1	1.80	X	0.15	0.297
7	P6	1	3.715	X	1.80	6.685
8	P7	1	5.70	X	1.80	10.260
9	P8	1	5.70	X	1.80	10.260

TOTAL ADDITIONS :- = 28.025 SQ.M.
TOTAL PREMIUM AREA ON FOURTH FLOOR = 28.025 SQ.M

BUILT-UP AREA CALCULATIONS :-
AREA CALCULATIONS - FOURTH FLOOR

ADDITIONS:

SR. NO.	NAME	NO.	DIMENSION			AREA
1	J1	2	8.095	X	5.50	93.427
2	K1	1	1.95	X	1.70	6.656
3	L1	1	5.33	X	1.195	27.809
4	M1	1	5.33	X	1.195	6.370
5	N1	1	1.345	X	1.795	2.374
6	P1	1	1.34	X	1.340	5.813
7	Q1	1	1.40	X	4.79	10.741
8	R1	1	1.40	X	4.79	10.741
9	S1	1	1.00	X	0.865	1.297
TOTAL						165.376

TOTAL ADDITIONS :- = 123.937 SQ.M.
TOTAL BUILT-UP AREA OF FOURTH FLOOR = 123.937 SQ.M.

15% BALCONY AREA CALCULATIONS :-
15% OF 123.937 IS 18.590 SQ.M.
AREA CALCULATIONS - FOURTH FLOOR

COVERED BALCONY

SR.NO.	NAME	NO.	DIMENSION			AREA
1	CB-01	2	1.50	X	3.20	9.600
2	CB-02	1	1.50	X	1.80	2.700

TOTAL ADDITIONS :- = 13.300 SQ.M.
TOTAL COVERED BALCONY AREA IS 13.30 SQ.M.

OPEN BALCONY

SR.NO.	NAME	NO.	DIMENSION			AREA
1	BAL-1	1	1.50	X	3.045	4.57
2	BAL-1A	2	10.795	X	0.115	0.969
3	BAL-2	1	1.00	X	3.60	3.60
4	BAL-3	1	1.50	X	2.95	4.43
5	BAL-4	1	1.95	X	1.80	3.156

TOTAL ADDITIONS :- = 17.846 SQ.M.
TOTAL OPEN BALCONY AREA IS 17.846 SQ.M.

TOTAL BALCONY AREA :- FOURTH FLOOR
= OPEN + COVERED BALCONY
= 17.846 + 13.30
= 31.146 SQ. M.

EXCESS BALCONY AREA
= 15% PERMISSIBLE B.U.P. AREA OF 123.937 IS 18.590 SQ.M.
= 31.146 SQ.M. - 18.590 SQ.M.
= 12.556 SQ.M.
EXCESS BALCONY AREA ON FOURTH FLOOR IS 12.556 SQ.M.

Provision for arrangement for rain water harvesting shall be done.

TERRACE SOLAR SYSTEM

RAINWATER WATER HARVESTING DETAILS

TOTAL OF EXCESS BALCONY TO BE B.U.P. :-
EXCESS BALCONY AREA ON FIRST FLOOR IS 13.009 SQ.M.
EXCESS BALCONY AREA ON SECOND FLOOR IS 13.293 SQ.M.
EXCESS BALCONY AREA ON THIRD FLOOR IS 12.556 SQ.M.
EXCESS BALCONY AREA ON FOURTH FLOOR IS 12.556 SQ.M.
TOTAL OF EXCESS BALCONY TO BE B.U.P. = 47.919 SQ.M.

SITE PLAN
SCALE 1:200

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. B-2133/AB-5/2441 | TMO-20161622129
Date 14/03/2016 / 1030
SANCTIONED
As corrected only
Building Officer (Architect)
1996 URL
NAGPUR IMPROVEMENT TRUST

STILT FLOOR PLAN
SCALE 1:100

FIRST FLOOR PLAN
SCALE 1:100

SECOND FLOOR PLAN
SCALE 1:100

THIRD FLOOR PLAN
SCALE 1:100

FOURTH FLOOR PLAN
SCALE 1:100

PROJECT TITLE
PROPOSED BUILDING PLAN FOR RESIDENTIAL DWELLING UNIT ON PLOT NO.-54, DHATKAPERI LAYOUT, K.H.NO.-71, OF MOUZA -SAKKARDHARA, NAGPUR, TAH.& DIST-NAGPUR.
BELONGING TO:
1) SHRI. SHIRISH HARIBHAU JANGLE.
2) SMT. SUROPHI HARIBHAU JANGLE.

AREA STATEMENT

PLOT AREA	= 1524.430.48 SQ.M.
PERMISSIBLE F.S.I	= 464.515 SQ.M.
NET PLOT AREA	= 1.3 = 603.869 SQ.M.

BUILT-UP CALCULATION

PROPOSED BUILT-UP AREA:

BUILT-UP AREA OF GR. FLOOR	= ——— SQ.M.
BUILT-UP AREA OF 1st FLOOR	= 143.583 SQ.M.
BUILT-UP AREA OF 2nd FLOOR	= 143.583 SQ.M.
BUILT-UP AREA OF 3rd FLOOR	= 133.937 SQ.M.
BUILT-UP AREA OF 4th FLOOR	= 33.907 SQ.M.
EXCESS BALCONY TO BE B.U.P.	= 47.919 SQ.M.
TOTAL BUILT-UP	= 602.899 SQ.M.

BALANCED BUILT-UP AREA
PERMISSIBLE B.U.P. AREA - PROPOSED B.U.P. AREA
= 603.869 SQ.M. - 602.899 SQ.M. = 0.970 SQ.M.

BALCONY AREA STATEMENT:

FLOOR	NO. AREA	PERMISSIBLE BALCONY AREA (15%)	PROPOSED BALCONY AREA	TOTAL EXCESS BALC AREA
			EXCESS	EXCESS
GROUND	—	—	—	—
FIRST	143.583	21.537	34.355	12.858
SECOND	143.583	21.537	34.83	13.293
THIRD	133.937	20.086	17.896	—
FOURTH	133.937	20.086	17.846	—
TOTAL	554.940	83.245	104.927	26.151

PREMIUM AREA STATEMENT:

PERMISSIBLE PREMIUM AREA 30% OF 602.899 IS 180.869 SQ.MT.

PROPOSED PREMIUM AREA:

ON GROUND FLOOR	= 27.905 SQ.M.
ON FIRST FLOOR	= 28.025 SQ.M.
ON SECOND FLOOR	= 28.025 SQ.M.
ON THIRD FLOOR	= 28.168 SQ.M.
ON FOURTH FLOOR	= 28.168 SQ.M.
TOTAL PREMIUM AREA	= 140.316 SQ.M.

TERRACE AREA STATEMENT:

1. PROPOSED ALTERNATE TERRACE AREA ON SECOND FLOOR
PERMISSIBLE TERRACE 15% OF 143.583 SQ.M. IS 21.537 SQ.M.
3.00 X 2.50 X 1 = 7.50 SQ.M.
3.00 X 2.50 X 1 = 7.50 SQ.M.
2. PROPOSED ALTERNATE TERRACE AREA ON THIRD FLOOR
PERMISSIBLE TERRACE 15% OF 133.937 SQ.M. IS 20.086 SQ.M.
3.00 X 2.50 X 1 = 7.50 SQ.M.
3. PROPOSED ALTERNATE TERRACE AREA ON FOURTH FLOOR
PERMISSIBLE TERRACE 15% OF 133.937 SQ.M. IS 20.086 SQ.M.
3.00 X 2.50 X 1 = 7.50 SQ.M.

PARKING AREA STATEMENT:

REQUIRED PARKING FOR RESIDENTIAL USE
TOTAL 10 TENEMENT
4 TENEMENTS HAVING CARPET AREA UPTO 40 SQ.M.
REQUIRED PARKING : CAR 4 SCOOTER 4 CY (1 : 4 : 4)
4 TENEMENTS HAVING CARPET AREA UPTO 40 SQ.M.
PARKING PROVIDED : CAR 4 SCOOTER 4 CY (1 : 4 : 4)
FOR EVERY 2 TENEMENTS WITH EACH TENAMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 100 SQ.M.
REQUIRED PARKING : 1 CAR 4 SCOOTER 2 CY (1 : 4 : 2)
2 TENEMENTS WITH EACH TENAMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 100 SQ.M.
PARKING PROVIDED : 2 CAR, 12 SCOOTER 6 CY (2 : 12 : 6)
2% VISITOR PARKING
PARKING PROVIDED : 0 CAR, 1 SCOOTER, 1 CY (0 : 1 : 1)
TOTAL PARKING REQUIRED
4 CAR, 17 SCOOTER, 11 CY (4 : 17 : 11)

RESIDENTIAL

CAR PARKING	2 X 2.5 X 5.0 2 X 2.5 X 4.5	25.00 SQ.M. 20.25 SQ.M.
SCOOTER PARKING	17 X 1.0 X 2.0	34.00 SQ.M.
CYCLE PARKING	11 X 0.50 X 2.0	11.00 SQ.M.
TOTAL		90.25 SQ.M.

SCHEDULE OF OPENINGS

SNO	TYPE	SIZE	DESCRIPTION
1.	D	1.00 X 2.10	T.W. TEAKED PANELLED
2.	D1	0.90 X 2.10	T.W. TEAKED PANELLED
3.	D2	0.75 X 2.10	T.W. TEAKED POLISHED
4.	W	1.50 X 1.20	M.S.BARRED
5.	W1	1.20 X 0.90	M.S.BARRED
6.	V	0.6 X 0.6	M.S.BARRED
7.	PD	1.3 X 2.1	FRENCH DOOR

KEY PLAN

DRAWING TITLE :- SUBMISSION DRAWING

WORKS	SUBMITTED	CHECKED	ARCHITECT

1) SHRI. SHIRISH H. JANGLE
2) SHRI. SUROPHI H. JANGLE

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DATE OF SUBMISSION	SCALE AS UNDICATED
SHEET NO.	01

ARCHITECT
ROHIT SONTAKKE