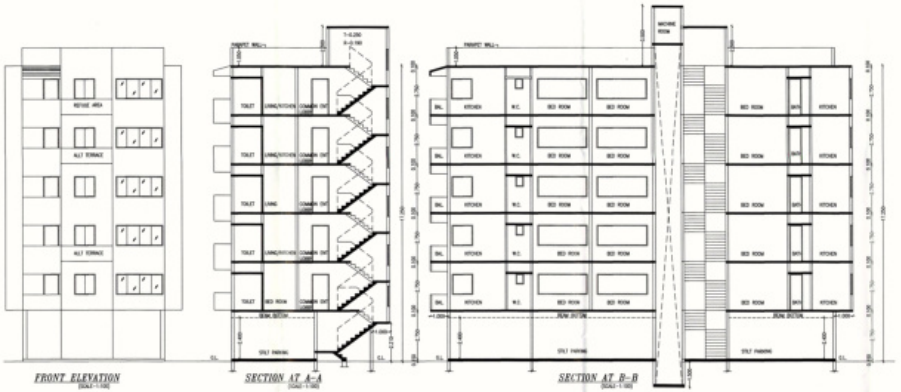
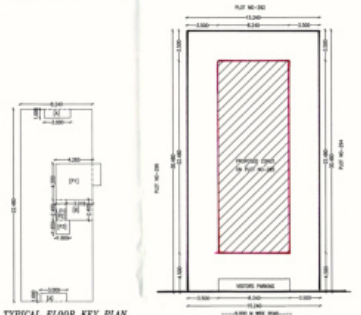


PARKING CALCULATION :-

TYPE	CARPET AREA/FSI (M2)	TENEMENTS (NOS)		CAR (NOS)		SCOOTER (NOS)		CYCLE (NOS)	
		UNIT	PROP.	BY RULE	REQD.			UNIT	PROP.
RESIDENTIAL	0-40	2	0	1	1	RESIDENTIAL	2	2	2
	40-100	11	0	6	6		22	22	22
	100-150	0	0	0	0	100-150	0	0	0
	150-& ABOVE	0	0	0	0	150-& ABOVE	0	0	0
COMM-ERCIAL						COMM-ERCIAL			
SPECIAL						SPECIAL			

TDR STATEMENT :-

DRC NO.	
RESERVE DETAILS	
NAME	
AREA AS PER CERTIFICATE	
UTILIZED AREA	
BALANCE AREA	



TYPICAL FLOOR KEY PLAN

SITE PLAN

AREA STATEMENT

PLOT AREA AS PER SALE DEED
13.250 X 30.480 = 404.010 SQ.M.
PLOT AREA AS PER 7/12 = 457.500 SQ.M.
405.50 N PMD 7/12 = 137.250 SQ.M.
450.40 S T.D.R. = 183.00 SQ.M.
= 777.750 SQ.M.

FIRST FLOOR B/UP AREA
11.240 X 22.480 = 185.235 SQ.M.
DEDUCTION-
[A] 3.300 X 1.000 = 3.300
[B] 3.010 X 2.600 = 7.263
[FC] 4.200 X 1.600 = 17.613
[FC] 1.210 X 1.600 = 2.904
[FC] 1.600 X 1.600 = 2.560
= 36.700 SQ.M.

NET FIRST FLOOR B/UP AREA
(185.235-36.700) = 148.535 SQ.M.
SECOND FLOOR B/UP AREA = 148.535 SQ.M.
(SAME AS FIRST FLOOR)
THIRD FLOOR B/UP AREA = 148.535 SQ.M.
(SAME AS FIRST FLOOR)
FOURTH FLOOR B/UP AREA = 148.535 SQ.M.
(SAME AS FIRST FLOOR)
FIFTH FLOOR B/UP AREA = 148.535 SQ.M.
(SAME AS FIRST FLOOR)
TOTAL FLOOR B/UP AREA = 742.675 SQ.M.
GROSS B/UP AREA = 776.475 SQ.M.
(742.675+33.800)

BALCONY AREA STATEMENT

PERMISSIBLE BAL. AREA ON FIRST FLOOR IS OF
148.535 SQ.M. = 22.280 SQ.M.
PROVIDED COMMON BAL.-
[BA1] 3.015 X 1.000 = 3.015
[BA2] 3.015 X 1.000 = 3.015
[BA3] 3.015 X 1.000 = 3.015
[BA4] 1.410 X 1.000 = 1.410
[BA5] 10.390 X 1.000 = 10.390
= 20.835 SQ.M.

PROVIDED OPEN BAL.-
[B1] 3.225 X 1.000 = 3.225
[B2] 3.590 X 1.000 = 3.590
[B3] 1.000 X 1.000 = 1.000
[BA] 2.000 X 1.000 = 2.000
= 9.815 SQ.M.

NET FIRST FLOOR BAL. AREA
(20.835+9.815) = 30.650 SQ.M.
EXCESS BAL. TAKE IN F.S.I.
(30.650-22.280) = 8.790 SQ.M.
SECOND FLOOR BAL. AREA = 30.650 SQ.M.
(SAME AS FIRST FLOOR)
EXCESS BAL. TAKE IN F.S.I.
(30.650-22.280) = 8.790 SQ.M.
THIRD FLOOR BAL. AREA = 30.650 SQ.M.
(SAME AS FIRST FLOOR)
EXCESS BAL. TAKE IN F.S.I.
(30.650-22.280) = 8.790 SQ.M.
FOURTH FLOOR BAL. AREA = 30.650 SQ.M.
(SAME AS FIRST FLOOR)
EXCESS BAL. TAKE IN F.S.I.
(30.650-22.280) = 8.790 SQ.M.
FIFTH FLOOR BAL. AREA = 30.650 SQ.M.
(SAME AS FIRST FLOOR)
EXCESS BAL. TAKE IN F.S.I.
(30.650-22.280) = 8.790 SQ.M.
TOTAL EXCESS BAL. TAKE IN F.S.I.
(8.790X5) = 33.800 SQ.M.

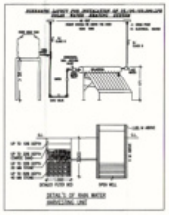
PREMIUM AREA STATEMENT

PERMISSIBLE PREMIUM @ 777.750 SQ.M.X0.300 X = 233.325 SQ.M.
GROUND FLOOR PREMIUM AREA
4.000 X 2.700 = 10.848
1.800 X 1.300 = 2.340
= 13.188 SQ.M.

FIRST FLOOR PREMIUM AREA
[F] 4.200 X 4.200 = 17.613
[F] 1.210 X 2.400 = 2.904
[F] 1.600 X 1.600 = 2.560
= 23.457 SQ.M.
DEDUCTION-
1.300 X 1.300 = 2.250 SQ.M.
NET FIRST FLOOR PREMIUM AREA
(23.457-2.250) = 21.207 SQ.M.
SECOND FLOOR PREMIUM AREA = 21.207 SQ.M.
(SAME AS FIRST FLOOR)
THIRD FLOOR PREMIUM AREA = 21.207 SQ.M.
(SAME AS FIRST FLOOR)
FOURTH FLOOR PREMIUM AREA = 21.207 SQ.M.
(SAME AS FIRST FLOOR)
FIFTH FLOOR PREMIUM AREA = 21.207 SQ.M.
(SAME AS FIRST FLOOR)
TOTAL FLOOR PREMIUM AREA = 119.663 SQ.M.

ALLT. TERRACE AREA STATEMENT

PERMISSIBLE ALLT. TERRACE AREA ON SECOND/FOURTH FLOOR IS OF
148.535 SQ.M. = 22.280 SQ.M.
PROVIDED ALLT.TERRACE -
[T] 3.330 X 2.100 = 6.975 SQ.M.
PERMISSIBLE ALLT. TERRACE AREA ON THIRD FLOOR IS OF
151.845 SQ.M. = 22.804 SQ.M.
PROVIDED ALLT.TERRACE -
[T] 3.330 X 2.300 = 8.192 SQ.M.



PROPOSED RESIDENTIAL MULTY FAMILY BUILDING ON PLOT NO-295,HOUSE NO-680/057,C.T.S. NO-453,SHEET NO-184/85, MOUZA-AJANI,BARLINGEY LAY-OUT, LAXMI NAGAR NAGPUR.

BELONGING TO-

1 SMT.RAJNISHA CHANDRASHEKHAR SANGAMWAR
2 SHRI.MADHAV RAJENDRA SANGAMWAR
3 SHRI.DHANRAJ RAJENDRA SANGAMWAR
4 SMT.HARSHA DUNNAR KALE
5 SHRI.CHAITANY DUNNAR KALE
6 SMT.PRATIBHA VINAY NEGHWAR
7 SHRI.OMKAR SITARAM MOHPANE
8 SMT.HIRAMALI OMKAR MOHPANE
9 SHRI.ARJUN RAMCHANDRA MARTHWAR
10 SMT.SUSHMA ARJUN MARTHWAR
11 SMT.SUNITA RAMDULARE PAL
12 SHRI.ATUL RAMCHANDRA KULKARNI
13 SMT.SUPARNA ATUL KULKARNI

THROUGH ITS POA

M./S DRAVYA BUILDERS&DEVELOPERS
THROUGH ITS PARTNER
SHRI-SACHIN TEJRAO DESHMUKH

Area Statement:-

No.	Area Statement	Sq.Mt.
1	Area Of plot (Considerable plot area)	457.500
2	Deductions for	-----
3	Deductions for (Amenity space/Recreational ground)	-----
4	Net Balance plot area(1-2-3)	-----
5	Addition for net plot area(2)	-----
6	Net plot area(4+5)	457.500
7	Permissible (Basic FSI)	1
8	Permissible (Addi. 30% paid area)	137.250
9	permissible (30% paid FSI)	0.30
10	Permissible T.D.R. F.S.I.	183.000
11	permissible T.D.R. F.S.I. (N.A.C./S.R.A./NP) (Vide center No.)	0.40
12	Total B/U Area proposed (9+9+10)	777.750
13	Permissible F.S.I. (7+9+11)	1.70
14	PROPOSED B/U Area a) Resi. b) Comm. c) Special Total	742.670
15	Excess Balcony Area Taken in FSI	33.800
16	Existing B/U Area	-----
17	Total Built Up Area	776.470
18	Consumed F.S.I.	1.69

III- BALCONY STATEMENT

1	Permissible	111.400
	Proposed	145.200
	Excess	33.800
	Enclosed	

C:- ALTERNATE TERRACE STATEMENTS

2	Permissible	113.28
	Proposed	24.312

D:- TENEMENT STATEMENT

	Permissible	19
	Proposed	13

E:- REFERENCE

LAND USE AS PER SANCTIONS DEVELOPMENT PLAN	
LOCATION OF PLOT	---
ZONE	---
PROP. BUILD. ISE SUBMITTED AS PER PLAN	
PLOT BOUNDARY SHOWN IN THUS	
EXISTING CONST. TO BE RETAINED IN THUS	---
EXISTING CONSTRUCTION DEMOLISHED SHOWN IN THUS	---

F:- NAME OF OWNER — SIGN

1) SMT.RAJNISHA CHANDRASHEKHAR SANGAMWAR
2-A SHRI.MADHAV RAJENDRA SANGAMWAR
2-B SHRI.DHANRAJ RAJENDRA SANGAMWAR
3-A SMT.HARSHA DUNNAR KALE
3-B SHRI.CHAITANY DUNNAR KALE
SMT.PRATIBHA VINAY NEGHWAR
4-A SHRI.OMKAR SITARAM MOHPANE
4-B SMT.HIRAMALI OMKAR MOHPANE
SHRI.ARJUN RAMCHANDRA MARTHWAR
5 SMT.SUSHMA ARJUN MARTHWAR
6 SMT.SUNITA RAMDULARE PAL
7-A SHRI.ATUL RAMCHANDRA KULKARNI
7-B SMT.SUPARNA ATUL KULKARNI

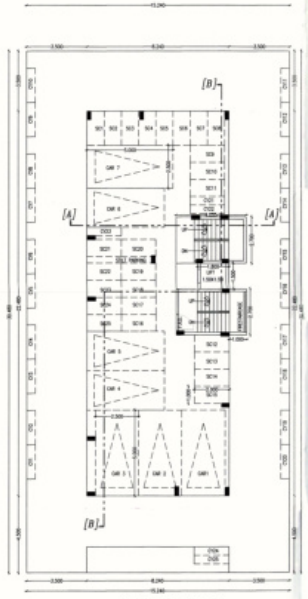
M./S DRAVYA BUILDERS&DEVELOPERS
THROUGH ITS PARTNER
SHRI-SACHIN TEJRAO DESHMUKH

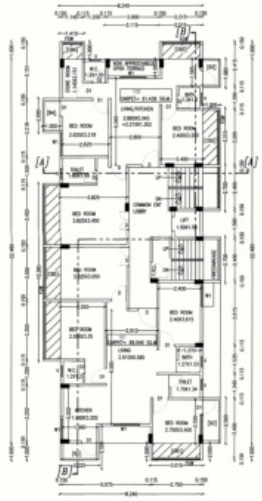
G:- ARCHITECTS SING — DIRECTION

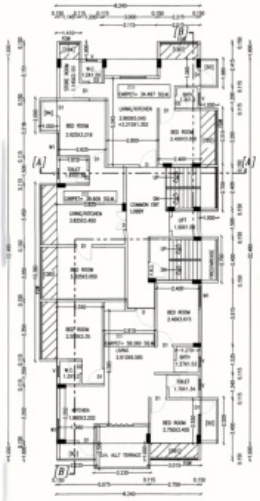
Nitin M. Zade
Consulting Civil Engineer
NMC Lic No.- 573
NIT Lic No.-2445

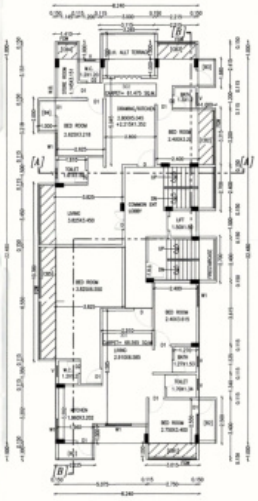
H:- PREVIOUS SANCTION PERMIT NO.

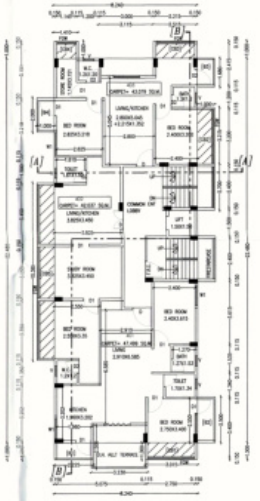
I:- DRAWING SHEET NO.

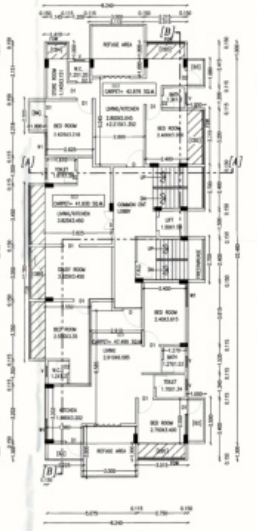












FLOOR WISE FSI STATEMENT:-

FLOOR	PROP.B/U AREA			EXISTING B/U AREA			BALCONY AREA						ALT. TERRACE		PROP PREMIUM AREA				PROPOSED TENEMENTS		TOTAL BUILT UP AREA
	COMM.	RESI.	SPEC.	COMM.	RESI.	SPEC.	PROP.(A)	PROP.(B+C)	OPEN(D)	ENCL(I) (C)	EXCESS(D)		PREM.	PROP	STAIR CASE	PASSAGE	LIFT/WELL				
S/F	---	---	---	---	---	---	---	---	---	---	---		---	---	13.675	---	2.870		---	---	---
1 ST	---	148.535	---	---	---	---	22.280	29.040	8.405	20.635	6.760		22.280	---	7.848	13.588	2.870		2	148.535	
2 ND	---	148.535	---	---	---	---	22.280	29.040	8.405	20.635	6.760		22.280	8.673	7.848	13.588	2.870		2	148.535	
3 RD	---	148.535	---	---	---	---	22.280	29.040	8.405	20.635	6.760		22.280	8.192	7.848	13.588	2.870		2	148.535	
4 TH	---	148.535	---	---	---	---	22.280	29.040	8.405	20.635	6.760		22.280	8.673	7.848	13.588	2.870		2	148.535	
5 TH	---	148.535	---	---	---	---	22.280	29.040	8.405	20.635	6.760		22.280	---	7.848	13.588	2.870		2	148.535	
TOTAL		742.675					111.400	145.200	42.025	103.175	33.800		111.40	24.312	49.621	52.940	17.220			742.675+33.800 =776.475	SQ.M.

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 338/ID/1.62m. 21/07/16 Date 30/11/16
SANCTIONED
subject to conditions enclosed in the building permit
Assistant Director Town Planning
Nagpur Municipal Corporation

Provisions for Rain Water Heating System
Rain Water Heating System should be installed in the building by the following users of the per capita capacity mentioned as under :-

Type of Buildings	Per Capita Capacity Required Ltr.
1) Hospitals	400 Ltrs./Per person
2) Nursing homes	400 Ltrs./per person
3) Hotels & other such buildings	25 Ltrs./day / person
4) Residence	25 Ltrs./day / person

If the provisions as above is not made, the occupancy certificate will not be issued from NMC.

The Rain Water Harvesting is required to be provided as per Direction of Govt. of Maharashtra No. TPA 432001/2870/CR-236/01/UD-11, dated 14th March, 2001 as per schedule for as per 300 sq.mts. Rain water harvesting system. The system may be in the form of recharge pit, recharge well, recharge trench or any other system as may be decided by the Authority. The Authority may impose a levy of Rs.1000/- per annum for every 100 sq.mts. of building area, for failure of the provisions of the building.

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
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