PROPOSED PLAN FOR 180% HOUSING OF EWS I,I/D & CONV. SHOPPING ON PLOT NO - 5, KH. NO - 25/5, MOUZA- HAJARIPAWAD, MALIK MAKSHUJA TAH. DIST - NAGPUR.

BELONGING TO:-
MRS. PRAVESH AGARWAL THROUGH POWER OF ATTORNEY SHRI GAURAV AGARWALA

DRAWING SHEET NO | 01 / 02

Stamps of Approval of Plans:-

CARPET AREA OF CONVENIENCE SHOPPING								
BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
SH-1	3.82	X	2.63	X	1	=	10.051	SQM
CARPET AREA						=	10.051	SQM
EXTERNAL WALL AREA						=	1.704	SQM

CARPET AREA OF CONVENIENCE SHOPPING								
BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
SH-1	3.82	X	2.64	X	1	=	10.085	SQM
CARPET AREA						=	10.085	SQM
EXTERNAL WALL AREA						=	2.368	SQM

CARPET AREA OF CONVENIENCE SHOPPING								
BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
SH-1/ JC /JF	3.82	X	2.76	X	1	=	10.548	SQM
CARPET AREA						=	10.548	SQM
EXTERNAL WALL AREA						=	2.068	SQM

CARPET AREA OF CONVENIENCE SHOPPING								
BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
SH-1/A, 1/B, 2/A, 2/B	3.82	X	2.80	X	1	=	10.687	SQM
CARPET AREA						=	10.687	SQM
EXTERNAL WALL AREA						=	2.048	SQM

NIT
L.S. No. 2140
Serial No.
Valid Up To 31.12.2021

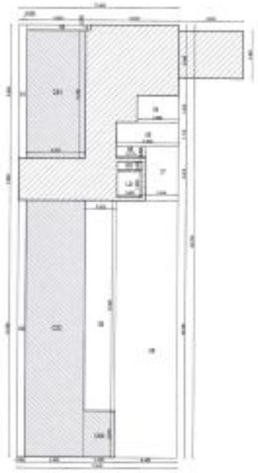
ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA

PROPOSED SITE

GOOGLE MAP FOR SITE LOCATION
NOT TO SCALE

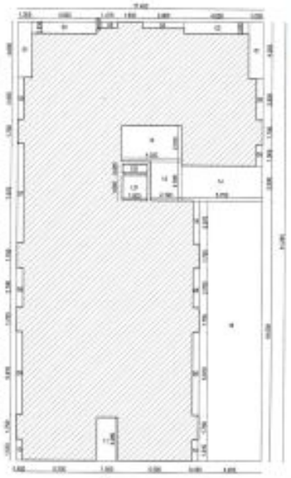
PROPOSED SITE

DP PLAN FOR SITE LOCATION
NOT TO SCALE



GROUND FLOOR P-LINE AREA RESIDENTIAL								
BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
1 GF	11.400	X	30.795	X	1	=	351.063	SQ.M.
TOTAL							351.063	SQ.M.
DEDUCTIONS								SQ.M.
CS1	4.200	X	9.150	X	1	=	38.430	SQ.M.
CS2	4.200	X	18.300	X	1	=	76.860	SQ.M.
CS3	2.300	X	3.310	X	1	=	7.282	SQ.M.
1	0.550	X	9.535	X	1	=	5.244	SQ.M.
2	0.550	X	18.300	X	1	=	10.065	SQ.M.
3	4.520	X	0.385	X	1	=	1.740	SQ.M.
4	2.980	X	1.910	X	1	=	5.692	SQ.M.
5	4.450	X	1.710	X	1	=	7.609	SQ.M.
6	2.110	X	0.865	X	1	=	1.825	SQ.M.
7	2.340	X	3.875	X	1	=	9.067	SQ.M.
8	2.200	X	14.990	X	1	=	32.978	SQ.M.
9	4.400	X	18.300	X	1	=	81.435	SQ.M.
ED	1.800	X	0.405	X	1	=	1.089	SQ.M.
TOTAL DEDUCTIONS							279.314	SQ.M.
GROUND FLOOR RESIDENTIAL						=	71.747	SQ.M.
+ Extra per 100sqm	4.600	X	3.400	X	1	=	15.640	SQ.M.
TOTAL GROUND FLOOR RESIDENTIAL						=	87.387	SQ.M.
GROUND FLOOR P-LINE AREA COMMERCIAL								
BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
CONVENIENCE SHOPPING AREA (CS1+CS2+CS3)						=	122.572	SQ.M.

GROUND FLOOR BLOCK PLAN SCALE:-1:200

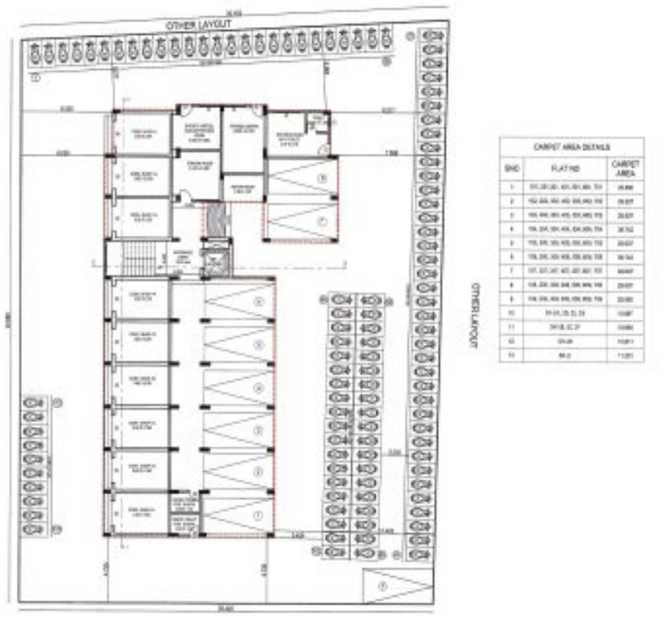


TYPICAL 1ST TO 7TH FLOOR P-LINE AREA								
BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
1	17.450	X	31.245	X	1	=	545.325	SQ.M.
DEDUCTIONS								SQ.M.
1	1.000	X	4.035	X	2	=	8.070	SQ.M.
2	4.600	X	0.835	X	2	=	7.682	SQ.M.
3	1.470	X	0.450	X	1	=	0.661	SQ.M.
4	2.980	X	0.450	X	1	=	1.341	SQ.M.
5	0.450	X	2.955	X	2	=	2.660	SQ.M.
6	0.450	X	1.505	X	1	=	0.677	SQ.M.
7	0.450	X	7.075	X	1	=	3.184	SQ.M.
8	0.450	X	2.790	X	2	=	2.511	SQ.M.
9	0.450	X	5.910	X	2	=	5.319	SQ.M.
10	0.450	X	1.510	X	2	=	1.359	SQ.M.
11	1.500	X	3.080	X	1	=	4.620	SQ.M.
12	4.300	X	2.570	X	1	=	11.051	SQ.M.
13	2.190	X	2.785	X	1	=	6.099	SQ.M.
14	5.750	X	2.500	X	1	=	14.375	SQ.M.
15	0.450	X	3.070	X	1	=	1.382	SQ.M.
16	4.450	X	18.530	X	1	=	82.459	SQ.M.
LD	1.800	X	1.800	X	1	=	3.240	SQ.M.
ED	1.800	X	0.605	X	1	=	1.089	SQ.M.
TOTAL DEDUCTIONS							157.718	SQ.M.
TYPICAL 1ST TO 7TH FLOOR						=	387.607	SQ.M.

TYPICAL 1ST OT 7TH FLOOR BLOCK PLAN SCALE:-1:200

FLOOR	PROPOSED P-LINE AREA			EXISTING B/U AREA		
	COMM. AREA	RESI AREA	TOTAL P-LINE AREA	COMM.	RESI.	SPEC.
GROUND	122.572	87.387	209.959	0	0	0
FIRST	0.00	387.507	387.507	0	0	0
SECOND	0.00	387.507	387.507	0	0	0
THIRD	0.00	387.507	387.507	0	0	0
FOURTH	0.00	387.507	387.507	0	0	0
FIFTH	0.00	387.507	387.507	0	0	0
SIXTH	0.00	387.507	387.507	0	0	0
SEVENTH	0.00	387.507	387.507	0	0	0
TOTAL	122.572	2799.94	2922.51	0.000	0.000	0.000

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. B.P/[illegible]/[illegible]/[illegible]
DATE 17/01/2021
SANCTIONED
Building Engineer (West)
Nagpur Improvement Trust



CARPET AREA DETAILS		
BHD	FLAT NO	CARPET AREA
1	[illegible]	49.88
2	[illegible]	29.87
3	[illegible]	29.87
4	[illegible]	30.74
5	[illegible]	29.87
6	[illegible]	30.74
7	[illegible]	29.87
8	[illegible]	29.87
9	[illegible]	29.87
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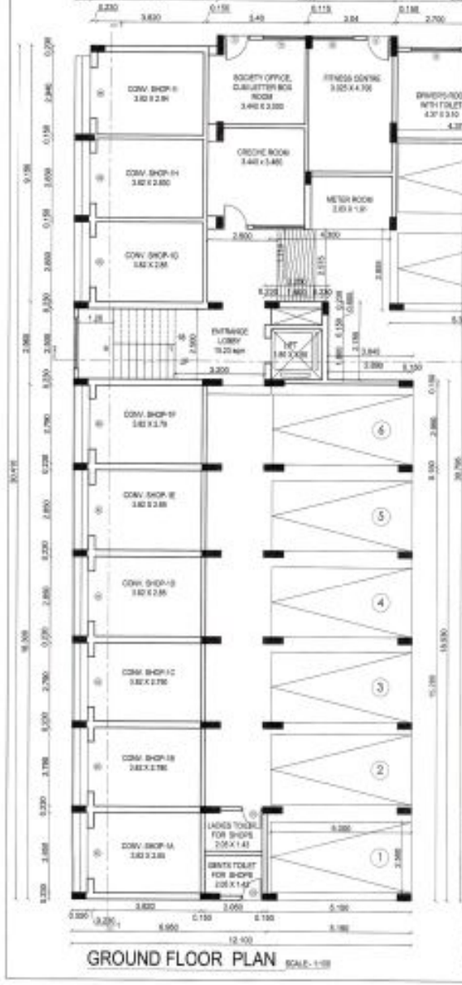
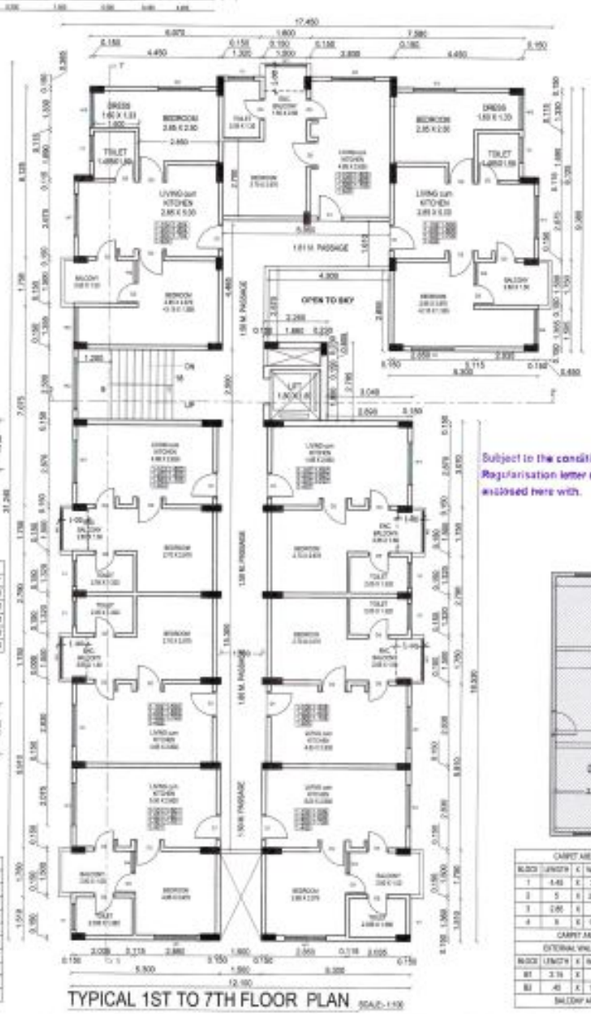
11	[illegible]	13.88
12	[illegible]	13.87
13	[illegible]	11.01



GROUND FLOOR PLAN SCALE:-1:100

CARPET AREA OF 1 BHK TENEMENT (type-2)								
BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
1	4.95	X	1.47	X	1	=	7.129	SQM
2	6.36	X	1.0	X	1	=	6.021	SQM
3	6.65	X	2.66	X	1	=	14.453	SQM
CARPET AREA						=	29.601	SQM
EXTERNAL WALL AREA						=	2.991	SQM

CARPET AREA OF 1 BHK TENEMENT								
BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
1	5	X	1.32	X	1	=	6.600	SQM
2	2.86	X	1.8	X	3	=	5.150	SQM
3	5	X	2.65	X	3	=	19.130	SQM
CARPET AREA						=	30.880	SQM
EXTERNAL WALL AREA						=	3.922	SQM
BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
B1	2.15	X	1.0	X	1	=	2.225	SQM
B2	45	X	1.15	X	1	=	0.788	SQM
BALCONY AREA						=	4.012	SQM

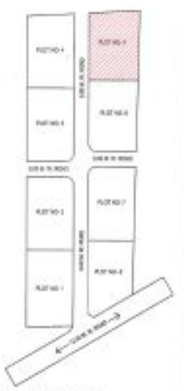


TYPICAL 1ST TO 7TH FLOOR PLAN SCALE:-1:100

Subject to the condition as per Regularisation letter dt. [illegible] enclosed here with.

CARPET AREA OF 1 BHK TENEMENT								
BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
1	4.45	X	3.28	X	1	=	14.601	SQM
2	5	X	3.875	X	1	=	19.375	SQM
3	2.85	X	1.0	X	1	=	5.280	SQM
4	5	X	1.355	X	1	=	6.775	SQM
CARPET AREA						=	39.142	SQM
EXTERNAL WALL AREA						=	5.203	SQM
BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
B1	3.15	X	1.0	X	1	=	3.225	SQM
B2	45	X	1.75	X	2	=	0.788	SQM
BALCONY AREA						=	4.012	SQM

PARKING STATEMENT				
PARKING	PARKING REQUIRED		PARKING PROVIDED	
	CAR	SCOOTER	CAR	SCOOTER
BUILDING				
2 TEN. HAVING CARPET AREA UP TO 30 SQ.M.	00	04		
FOR 48 TENEMENTS	00	88		
2 TEN. HAVING CARPET AREA BETWEEN 30 TO 40 SQ.M.	01	02		
FOR 14 TENEMENTS	7	14		
BUILDING	7	112		
ADD. VISITOR PARKING 5%	0.35	5.60		
TOTAL RESIDENTIAL PARKING	7	118		
CONVENIENCE SHOPPING				
FOR EVERY 100 SQM CARPET AREA OR FRACTION THEREOF	2	8		
FOR 100 SQM CARPET AREA (BY desi SQ.M.)	2	8		
TOTAL PARKING PROVIDED	8	124		
MULTIPLYING FACTOR - 0.9	8	111		
ROUND OFF TO	8	112	8	112



LOCATION PLAN SCALE:-NTS

AREA STATEMENT				
A	F.S.I. CALCULATION AS PER PROFORMA-I OF UDCPR 2020 (BUILT-UP AREA CALCULATION)			
	PARTICULARS	PERMISSIBLE AREA	PROPOSED AREA	UNIT
1	NET PLOT AREA (NET P.A.) (As per Property Card / 7/12 extract / Sale deed / Site plan etc.)	1,220.000	1,220.000	M²
2	BASIC F.S.I. (As per DCPR)		2922.510	M²
3	Existing Permissible FSI / Eligible FSI (As per Regularization Plan)	1218.510 / 0.00	1218.510	M²
4	Permissible Achievable FSI (As per Sr. No. 1 of Table No. 6 of DCPR 2020)	1154.670	1154.670	M²
5	Permissible Premium FSI (As per Sr. No. 2 of Table No. 6 of DCPR 2020)	1024.110	1024.110	M²
6	Permissible Additional FSI on premium (As per Sr. No. 11 of Table No. 6 of DCPR 2020)	615.65	0	
7	TOTAL ENTITLEMENT OF FSI	3241.020	2922.510	M²
8	PAYABLE/SURRENDERABLE POTENTIAL (To LAND)	3241.020	2922.510	M²
B	BUILT UP AREA STATEMENT			
1	PROPOSED P-LINE RESIDENTIAL AREA		2799.940	M²
2	PROPOSED TOTAL BUILT UP AREA (F.A.R. 4.0)		2799.940	M²
3	PROPOSED P-LINE COMMERCIAL AREA		122.572	M²
4	COMMERCIAL BUILT UP AREA (Factor 1.5)		183.858	M²
5	TOTAL DWELLING FACTORS (5+6+8)		1918.250	M²
6	TOTAL P-LINE AREA (B+1+2)		2922.51	M²
8	TOTAL ANCILLARY AREA		1154.670	M²

DOOR WINDOW SCHEDULE			
TYPE	SIZE		DESCRIPTION
D1	0.900	X 2.400	FLUSH DOOR
D2	0.900	X 2.400	FLUSH DOOR
D3	0.750	X 2.400	FLUSH DOOR
SD1	1.200	X 2.400	ALUMINIUM SLIDING DOOR
RS	1.800	X 2.400	R.S.R.COILING SHUTTER
W1	1.500	X 1.350	ALUMINIUM WINDOW
W2	1.800	X 1.550	M.S. FIXED WINDOW
W3	1.250	X 1.550	ALUMINIUM WINDOW
W4	0.750	X 1.500	ALUMINIUM WINDOW
V1	0.600	X 0.550	ALUMINIUM VENTILATOR

Certificate of Area :-
Certified that the plot under reference area surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan area as measured on site and the area so worked out tallies with the area stated in document of Ownership/T.P. Scheme Records/Land Records Department/City Survey records.

Signature
(Name of Architect/Licensed Engineer/Supervisor)

Owner's/ P.O.A. Holder Declaration :-
I / We undersigned hereby confirm that I / We would abide by plans approved by Authority / Collector. I / We would execute the structure as per approved plans. Also I / We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner(s) / P.O.A. Holder name and Signature

Architects / Licensed Engineer / Supervisor Name and Signature

SHEET 01/02

PROPOSED PLAN FOR 100% HOUSING OF EWS I (LIG & CONV. SHOPPING ON PLOT NO.- 5, KH. NO.- 25/5, MOUZA- HAJARIPAHAD, MALIK MAKBHUJA TAH. DIST.- NAGPUR.

BELONGING TO:-
MRS. PARVESH AGARWAL THROUGH POWER OF ATTORNEY SHRI GAURAV AGARWALA

DRAWING SHEET NO 02/02

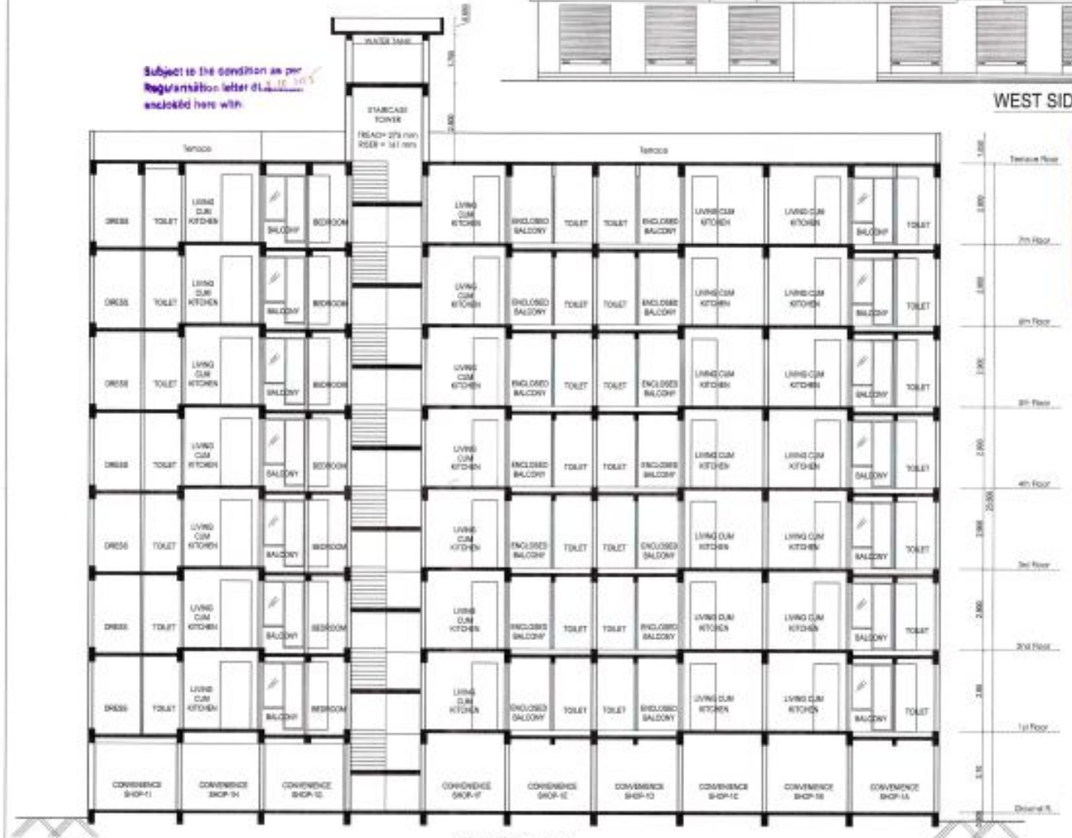
NIT
L.S. No. 4734
Dental No:
Valid Up To 31.12.2024

WEST SIDE ELEVATION SCALE- 1:100

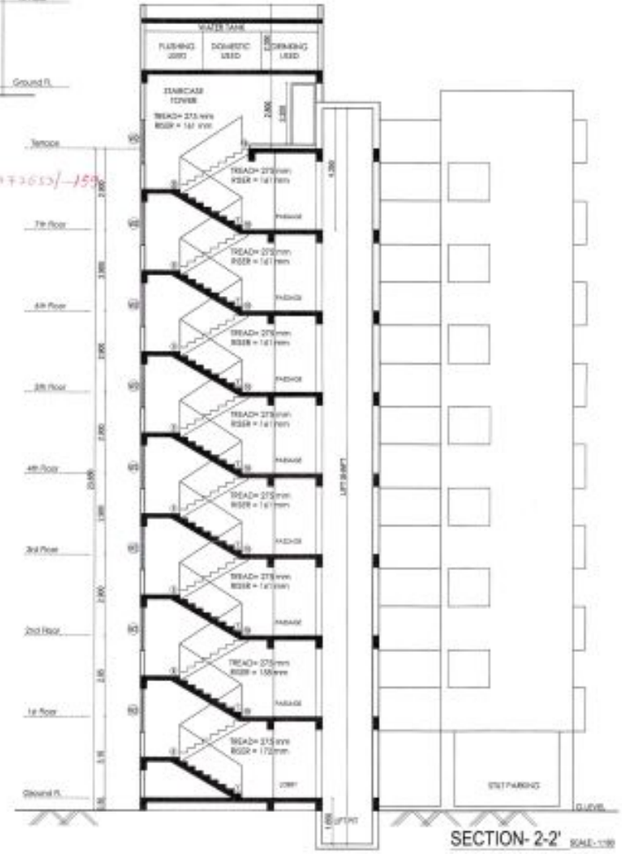
ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA

Subject to the condition as per Regularisation letter dt.4.12.2024 enclosed here with.

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. ERV/Layout-Reg-G-175/TP 20241226531/-159
DATE 17/12/2024
SANCTIONED
Building Engineer (West)
Nagpur Improvement Trust



SECTION- 1-1' SCALE- 1:100



SECTION- 2-2' SCALE- 1:100

DOOR WINDOW SCHEDULE

TYPE	SIZE		DESCRIPTION
D1	0.900	X 2.400	FLUSH DOOR
D2	0.900	X 2.400	FLUSH DOOR
D3	0.750	X 2.400	FLUSH DOOR
SD1	1.200	X 2.400	ALUMINIUM SLIDING DOOR
W	1.800	X 1.200	M.S ROLLING SHUTTER
W1	1.500	X 1.200	ALUMINIUM WINDOW
W2	1.800	X 1.200	M.S. PIPE WINDOW
W3	1.230	X 1.230	ALUMINIUM WINDOW
W4	0.730	X 1.200	ALUMINIUM WINDOW
V1	0.900	X 0.900	ALUMINIUM VENTILATOR

SECTION & ELEVATION

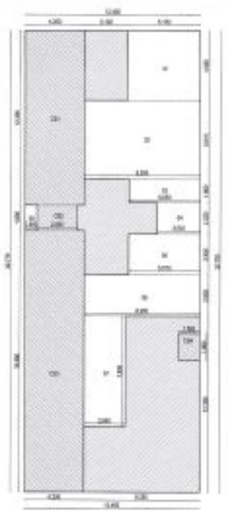
SCALE	1:100,1:200	
DRAWN_BY	CHECKED_BY	APPROVED_BY
P PLUMBER	RAHUL	RAHUL

OWNER/ P.O.A Holder

ARCHITECT

AR.RAHUL AGARWALA
REG.NO.-CA/2009/52969
NMC - NMR/MC / R / 2010 / APL / 00851

SHEET 02/02



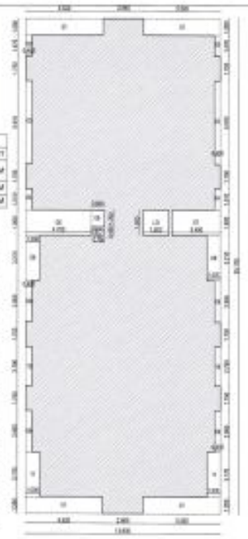
CARPET AREA OF CONVENIENCE SHOPPING									
BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
SH-2A	3.82	X	2.94	X	1	=	11.231	SQM
CARPET AREA						=	11.231	SQM
EXTERNAL WALL AREA						=	2.309	SQM

CARPET AREA OF CONVENIENCE SHOPPING									
BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
SH-2C, 2D, 2E	3.82	X	2.89	X	3	=	33.940	SQM
CARPET AREA						=	11.040	SQM
EXTERNAL WALL AREA						=	1.726	SQM

CARPET AREA OF CONVENIENCE SHOPPING									
BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
SH-2B, 2B1	3.82	X	2.80	X	3	=	10.696	SQM
CARPET AREA						=	10.696	SQM
EXTERNAL WALL AREA						=	1.662	SQM

CARPET AREA OF CONVENIENCE SHOPPING									
BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
SH-2F	3.82	X	2.95	X	3	=	33.784	SQM
CARPET AREA						=	11.384	SQM
EXTERNAL WALL AREA						=	2.412	SQM

CARPET AREA OF CONVENIENCE SHOPPING									
BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
SH-2H	3.82	X	2.95	X	3	=	33.784	SQM
CARPET AREA						=	11.384	SQM
EXTERNAL WALL AREA						=	2.412	SQM



CARPET AREA OF CONVENIENCE SHOPPING									
BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
SH-2H, 2I	3.82	X	3.70	X	1	=	10.556	SQM
CARPET AREA						=	10.556	SQM
EXTERNAL WALL AREA						=	2.811	SQM

WING 1 GROUND FLOOR P-LINE AREA RESIDENTIAL

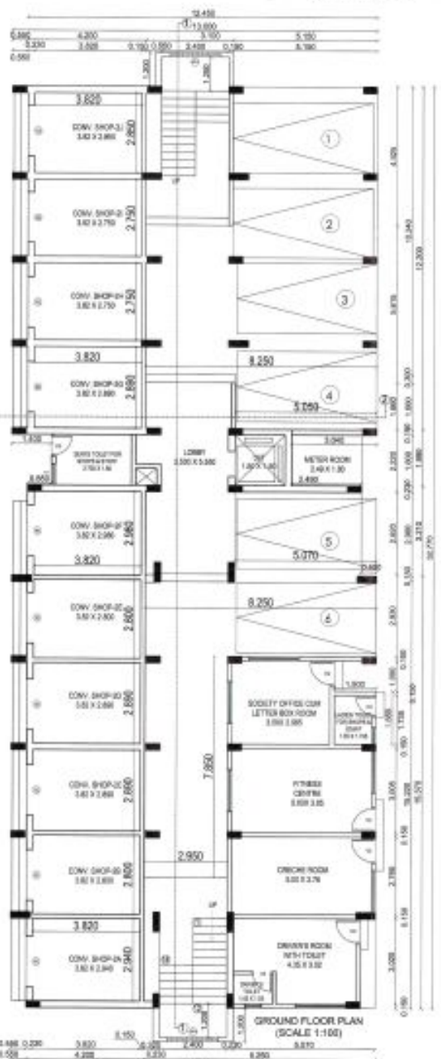
BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
1 GF	13.490	X	32.770	X	1	=	407.957	SQ.M.
DEDUCTIONS								SQ.M.
CS1	4.200	X	12.390	X	1	=	52.038	SQ.M.
CS2	2.850	X	1.800	X	1	=	5.130	SQ.M.
CS3	4.200	X	18.580	X	1	=	78.036	SQ.M.
CS4	1.500	X	1.888	X	1	=	2.827	SQ.M.
1	5.150	X	4.928	X	1	=	25.384	SQ.M.
2	8.250	X	5.615	X	1	=	46.324	SQ.M.
3	5.050	X	1.660	X	1	=	8.383	SQ.M.
4	3.040	X	2.220	X	1	=	6.749	SQ.M.
5	5.070	X	2.930	X	1	=	14.804	SQ.M.
6	8.250	X	2.930	X	1	=	24.173	SQ.M.
7	2.950	X	7.650	X	1	=	23.198	SQ.M.
8	0.850	X	1.800	X	1	=	1.530	SQ.M.
TOTAL DEDUCTIONS							398.515	SQ.M.
GROUND FLOOR RESIDENTIAL						=	119.471	SQ.M.

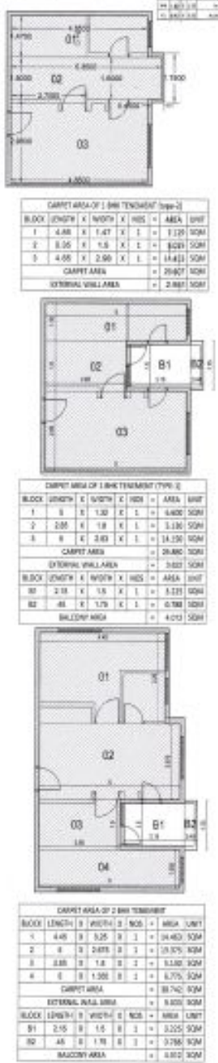
WING 1 GROUND FLOOR P-LINE AREA COMMERCIAL

BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
CONVENIENCE SHOPPING AREA (CS1+CS2+CS3+CS4)						=	138.032	SQ.M.

WING 1 TYPICAL 1ST TO 7TH FLOOR P-LINE AREA

BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
1	13.900	X	35.170	X	1	=	488.663	SQ.M.
DEDUCTIONS								SQ.M.
1	5.520	X	1.200	X	4	=	26.496	SQ.M.
2	0.450	X	1.470	X	2	=	1.323	SQ.M.
3	0.450	X	5.910	X	2	=	5.319	SQ.M.
4	0.450	X	1.510	X	2	=	1.359	SQ.M.
5	4.700	X	1.800	X	1	=	8.460	SQ.M.
6	0.900	X	1.200	X	1	=	1.080	SQ.M.
7	3.490	X	1.800	X	1	=	6.282	SQ.M.
8	1.000	X	3.210	X	2	=	6.420	SQ.M.
9	0.450	X	2.955	X	4	=	5.319	SQ.M.
10	0.450	X	2.780	X	2	=	2.511	SQ.M.
11	1.000	X	3.170	X	2	=	6.340	SQ.M.
LD	1.800	X	1.800	X	1	=	3.240	SQ.M.
ED	0.750	X	0.450	X	1	=	0.338	SQ.M.
TOTAL DEDUCTIONS							74.486	SQ.M.
TYPICAL 1ST TO 7TH FLOOR						=	414.377	SQ.M.

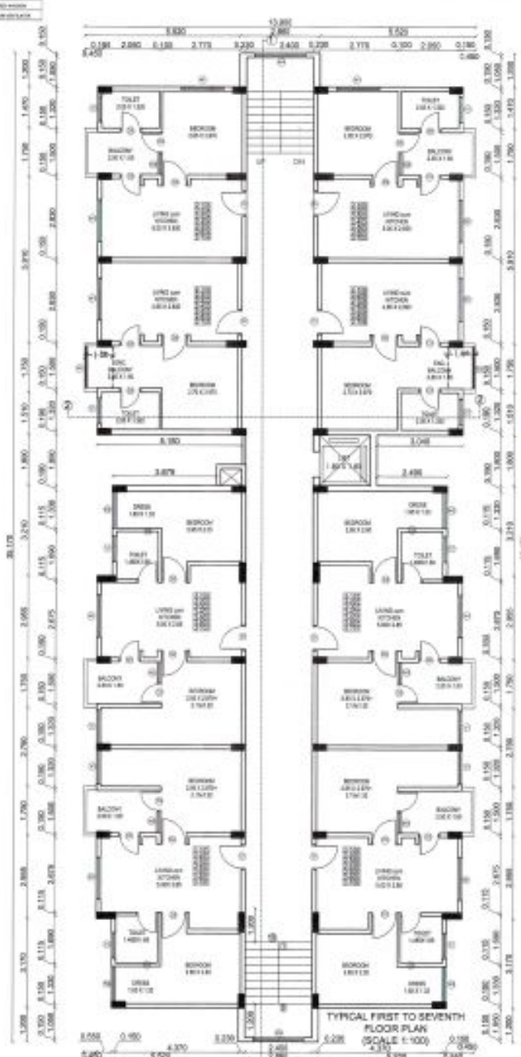




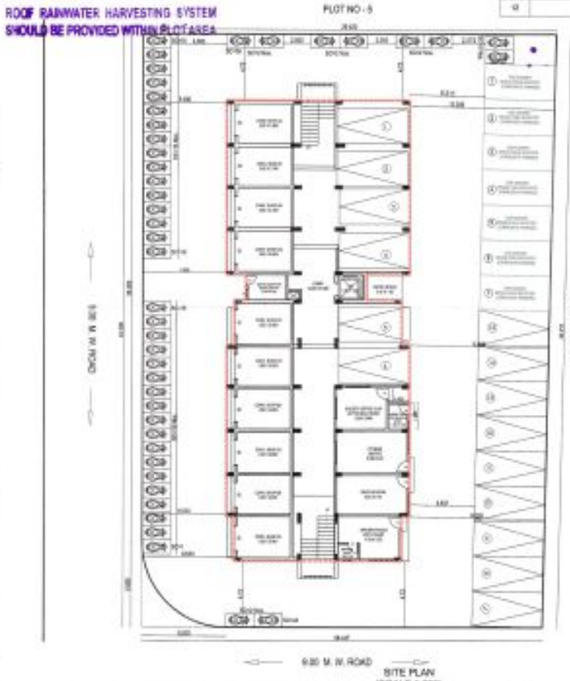
CARPET AREA OF 1 BHK TENEMENT (type-2)								
BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
1	4.48	X	1.47	X	1	=	7.129	SQM
2	8.05	X	1.5	X	1	=	8.029	SQM
3	4.65	X	2.90	X	1	=	14.421	SQM
CARPET AREA						=	29.607	SQM
EXTERNAL WALL AREA						=	2.881	SQM

CARPET AREA OF 1 BHK TENEMENT (TYP- 2)								
BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
1	5	X	1.32	X	1	=	6.600	SQM
2	2.05	X	1.7	X	1	=	3.135	SQM
3	6	X	2.43	X	1	=	14.150	SQM
CARPET AREA						=	26.885	SQM
EXTERNAL WALL AREA						=	3.622	SQM
BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
B1	2.15	X	1.5	X	1	=	3.225	SQM
B2	4.5	X	1.79	X	1	=	0.788	SQM
BALCONY AREA						=	4.013	SQM

CARPET AREA OF 2 BHK TENEMENT								
BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
1	4.45	X	3.25	X	1	=	14.463	SQM
2	6	X	2.675	X	1	=	15.975	SQM
3	2.85	X	1.8	X	2	=	5.130	SQM
4	6	X	1.355	X	1	=	8.775	SQM
CARPET AREA						=	39.742	SQM
EXTERNAL WALL AREA						=	5.833	SQM
BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
B1	2.15	X	1.5	X	1	=	3.225	SQM
B2	4.5	X	1.79	X	1	=	3.786	SQM
BALCONY AREA						=	6.912	SQM



PARKING STATEMENT						
PARKING	NO. OF UNITS	PARKING REQUIRED		PARKING PROVIDED		
		CAR	SCOOTER	CAR	SCOOTER	
RESIDENTIAL						
2 TEN. HAVING CARPET AREA UP TO 30 SQ.M.	00	00	00			
PROPOSED TENEMENTS OF AREA UPTO 30 SQ.M	28	0.80	56.00			
2 TEN. HAVING CARPET AREA BETWEEN 30 TO 40 SQ.M.	01	01	02			
PROPOSED TENEMENTS OF AREA BETWEEN 30 SQ.M. TO 40 SQ.M	28	14.80	28.00			
TOTAL AS PER TENEMENTS	55	14.80	84.00			
ADD. VISITOR PARKING 5%		0.70	4.20			
TOTAL RESIDENTIAL PARKING		15	88			
CONVENIENCE SHOPPING						
FOR EVERY 100 SQM CARPET AREA OR FRACTION THEREOF		2	6			
PROPOSED CARPET AREA OF CONVENIENCE SHOPPING	109.02	2	7			
TOTAL PARKING REQUIRED		17	95			
MULTIPLYING FACTOR - 0.8		10	80	15	88	



GOOGLE MAP FOR SITE LOCATION
NOT TO SCALE

DP PLAN FOR SITE LOCATION
NOT TO SCALE

FLOOR	PROPOSED P-LINE AREA			EXISTING B/U AREA		
	COMM. AREA	RESI AREA	TOTAL P-LINE AREA	COMM.	RESI.	SPEC
GROUND	138.032	119.471	257.503	0	0	0
FIRST	0.00	414.377	414.377	0	0	0
SECOND	0.00	414.377	414.377	0	0	0
THIRD	0.00	414.377	414.377	0	0	0
FOURTH	0.00	414.377	414.377	0	0	0
FIFTH	0.00	414.377	414.377	0	0	0
SIXTH	0.00	414.377	414.377	0	0	0
SEVENTH	0.00	414.377	414.377	0	0	0
TERRACE	0.00	7.31	7.310	0	0	0
TOTAL	138.032	3827.430	3965.462	0.000	0.000	0.000

NIT
L.S. No. 2310
Serial No.
Valid Up To 31-12-2021

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. 4 Development - Plan - R 1764 / TP/ BP-0107/2020 - 1156
DATE 17/12/2020
SANCTIONED
Building Engineer (West)
Nagpur Improvement Trust

Subject to the condition as per Regularisation letter dt. 21.12.2020 enclosed here with.

CARPET AREA DETAILS		
SNO	FLAT NO	CARPET AREA
1	101, 201,301, 401, 501, 601, 701	39.742
2	102, 202, 302, 402, 502, 602, 702	39.742
3	103, 203, 303, 403, 503, 603, 703	29.607
4	104, 204, 304, 404, 504, 604, 704	25.885
5	105, 205, 305, 405, 505, 605, 705	25.885
6	106, 206, 306, 406, 506, 606, 706	29.607
7	107, 207, 307, 407, 507, 607, 707	39.742
8	108, 208, 308, 408, 508, 608, 708	39.742
9	SH-3A	11.231
10	SH- 2B, 2E	10.696
11	SH- 2C,2D,2G	11.040
12	SH- 2F	11.384
13	SH- 2H, 2I	10.556
13	SH- 2I	10.887

DOOR /WINDOW SCHEDULE		
TYPE	SIZE	DESCRIPTION
D1	0.900 X 2.400	FLUSH DOOR
D2	0.900 X 2.400	FLUSH DOOR
D3	0.750 X 2.400	FLUSH DOOR
SD1	1.200 X 2.400	ALUMINIUM SLIDING DOOR
RS	1.800 X 2.400	M.S. ROLLING SHUTTER
W1	1.500 X 1.350	ALUMINIUM WINDOW
W2	1.800 X 1.550	M.S. FIXED WINDOW
W3	1.215 X 1.350	ALUMINIUM WINDOW
W3	0.750 X 1.500	ALUMINIUM WINDOW
V1	0.900 X 0.550	ALUMINIUM VENTILATOR

Certificate of Area :
Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan area as measured on site and this area is worked out tallies with the area stated in document of Ownership/T.P. Scheme Records/Land Records Department/City Survey records.

Signature
(Name of Architect/Licensed Engineer/Supervisor)

Owner's / P.O.A. Holder Declaration : -
I / We undersigned hereby confirm that I / We would abide by plans approved by Authority / Collector. I / We would execute the structure as per approved plans. Also I / We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner(s) / P.O.A. Holder name and Signature

Architects / Licensed Engineer / Supervisor Name and Signature

PROPOSED PLAN FOR 100% HOUSING OF EWS I UG & CONV. SHOPPING ON PLOT NO.- 6, KH. NO.- 25/5 , MOUZA- HAJARI PAHAD MALIK MAKBULUA TAH. DIST.- NAGPUR.

BELONGING TO :-
MR. GAURAV ASHOKKUMAR AGARWAL
THROUGH POWER OF ATTORNEY SHRI GAURAV AGARWALA

DRAWING SHEET NO 01 / 02

SNO	PARTICULARS	BUILT UP AREA CALCULATION AS PER RULE	PROPOSED AREA
A	NET PLOT AREA FOR F.S.I. CALCULATION (As per Rule 2.6 of DCPR-2034 or as per layout)	0.000	1,215.079
B	Proposed Built up area (As per Rule 2.7 of DCPR-2034)	RES=	3927.430
		COM=	138.032
C	Deduction Parking & Lobby (Refer Note 1 & 2) (Basic FSI+ Additional FSI+ TDR)	RES=	=(3927.430*1.8 =7069.14
		COM=	=138.032*1.8 =248.45
D	Permissible Ancillary FSI on premium (Refer Sr. No. 5 & Table (iv) Note-2) (DCPR-2034)		3165.451+7069.83+248.45=10483.73
E	Permissible Basic F.S.I. 1.8 on Net Plot area - (1,215.079 X 1.8) (As per Sr. No. 1 & Table (iv) (i) of DCPR)		1.80 / 2187.05 SQ.MT
F	Permissible Additional FSI on premium (As per Sr. No. 5 & Table (iv) (ii) of DCPR)		0.20 / 608.04 SQ.MT 0.20 / 621.00 SQ.MT
G	Permissible TDR for Road Widening with consideration of Clause No. 7.2.6 Premium of DCPR-2034 (3.00 ft. ..... Rs.=)	=	N.A.
H	Permissible TDR (Clause No. 6.3 Table No. 6-2 of DCPR)	=	N.A.
I	Total entitlement of FSI (A+B+F+G)	=	3165.451 SQ.MT 3165.451 SQ.MT
J	Maximum potential as per developing Ancillary F.S.I.	=	1.75 (2123.451 SQ.MT 1.82 (1985.40 SQ.MT
K	Proposed ancillary Ancillary FSI	=	1.1166.501 SQ.MT

SHEET	01/02

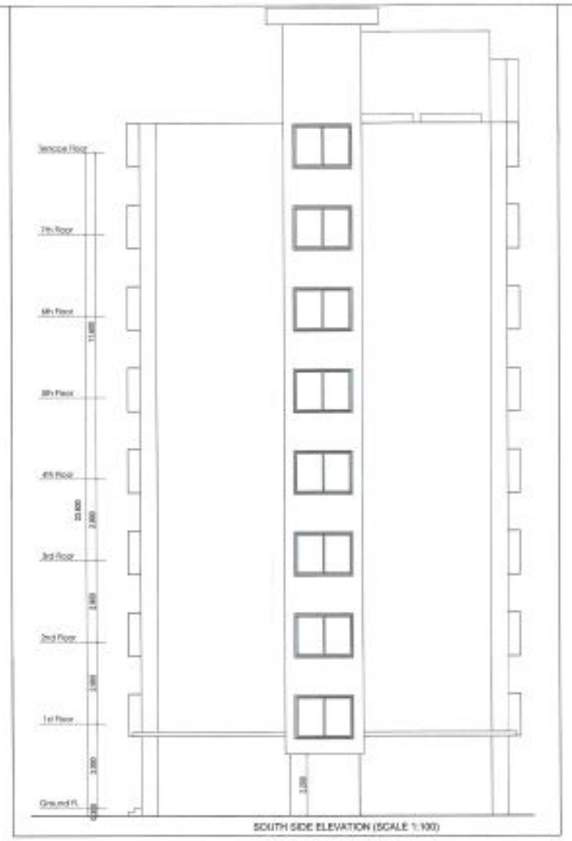
NIT
L.S No. 2 of 2
Serial No.
Valid Up To 28-12-2021

WING 2 TERRACE FLOOR P-LINE AREA RESIDENTIAL								
BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
1	1.287	X	2.930	X	1	=	3.771	SQ.M.
2	1.208	X	2.930	X	1	=	3.539	SQ.M.
	TERRACE FLOOR RESIDENTIAL						7.310	SQ.M.

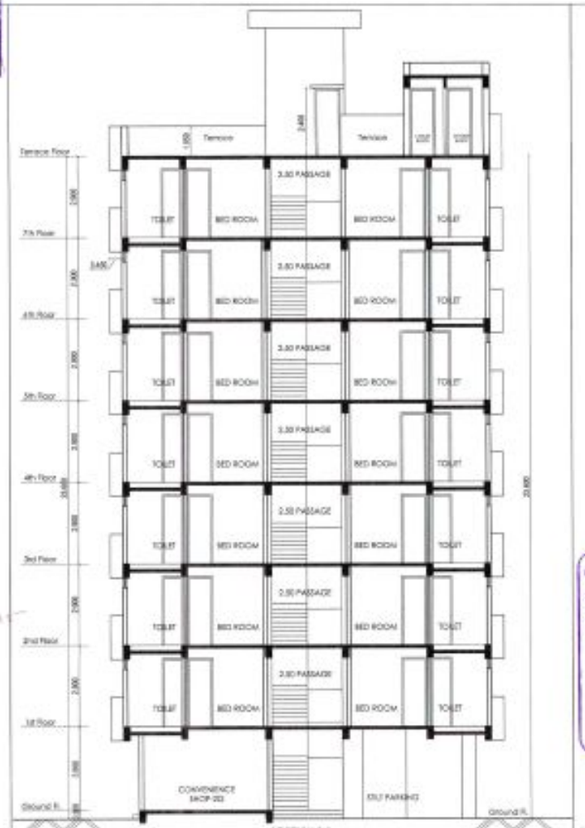
TERRACE FLOOR PLAN (SCALE 1:200)

Subject to the condition as per Regularisation letter dt. 2.12.2021 enclosed here with

ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA



SOUTH SIDE ELEVATION (SCALE 1:100)



SECTION 2-2 (SCALE 1:100)

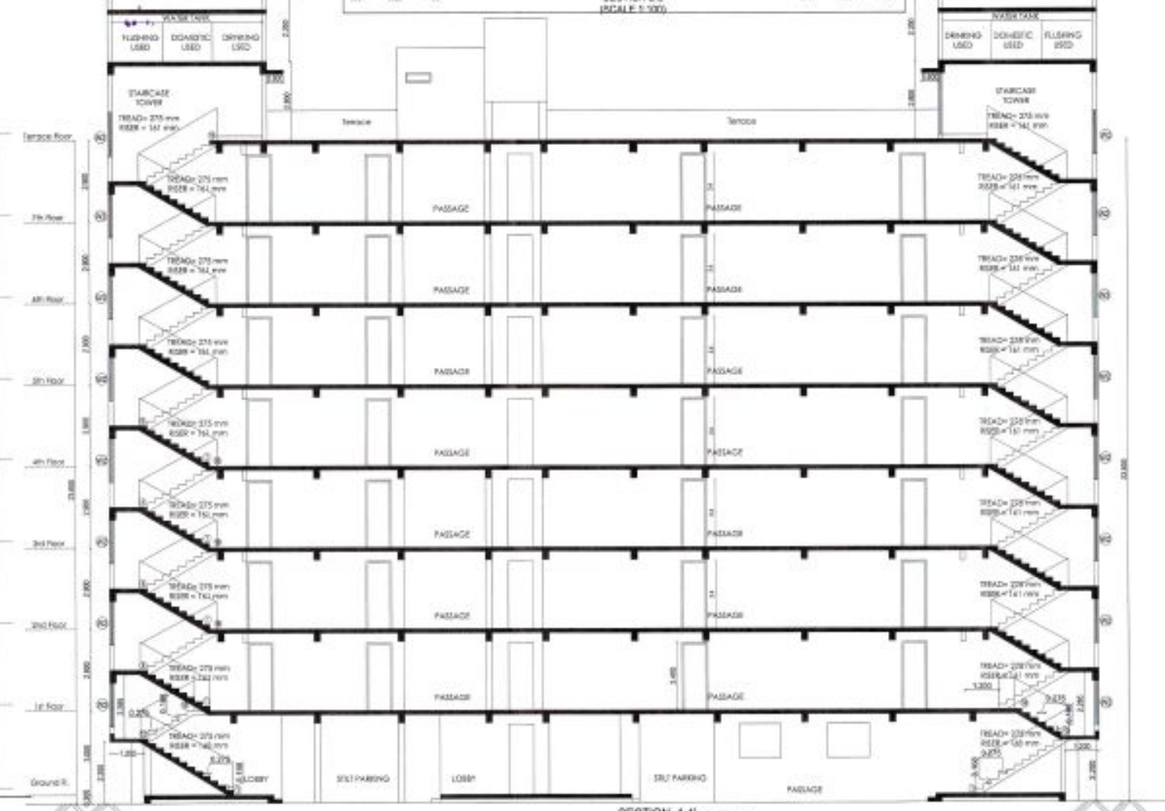
PROPOSED PLAN FOR 100% HOUSING OF EWS I LIG & CONV. SHOPING ON PLOT NO.- 6, KH. NO.- 25/5, MOUZA- HAJARI PAHAD MALIK MAKBHUJA TAH. DIST.- NAGPUR.

BELONGING TO:-
MR. GAURAV ASHOKKUMAR AGARWAL THROUGH POWER OF ATTORNEY SHRI GAURAV AGARWALA

DRAWING SHEET NO | 02 / 02

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. [illegible]
DATE 17/12/2021
SANCTIONED
Building Engineer (West)
Nagpur Improvement Trust

WEST SIDE ELEVATION SCALE:-1:100



SECTION- 1-1' SCALE:-1:100

DOOR WINDOW SCHEDULE			
TYPE	SIZE		DESCRIPTION
D1	0.900	X 2.400	FLUSH DOOR
D2	0.900	X 2.400	FLUSH DOOR
D3	0.750	X 2.400	FLUSH DOOR
SD1	1.200	X 2.400	ALUMINIUM SLIDING DOOR
RS	1.800	X 2.400	M.S.ROLLING SHUTTER
W1	1.500	X 1.350	ALUMINIUM WINDOW
W2	1.800	X 1.550	M.S. FIXED WINDOW
W3	1.315	X 1.350	ALUMINIUM WINDOW
W3	0.750	X 1.500	ALUMINIUM WINDOW
V1	0.900	X 0.350	ALUMINIUM VENTILATOR

SECTION, ELEVATION		
SCALE	1:100,1:200	
DRAWN BY	CHECKED BY	APPROVED BY
P.PUNEKAR	RAHUL	RAHUL

OWNER/ P.O.A. Holder

ARCHITECT
AR. RAHUL AGARWALA
REG. NO.- CA/2009/51949
REGD. ADDRESS: NAGPUR (MAH.)
AR.RAHUL AGARWALA
REG.NO. CA/2009/51949
MMC - ARMMC / R / 2010 / APL / 00651

SHEET NO.- 2 OF 2