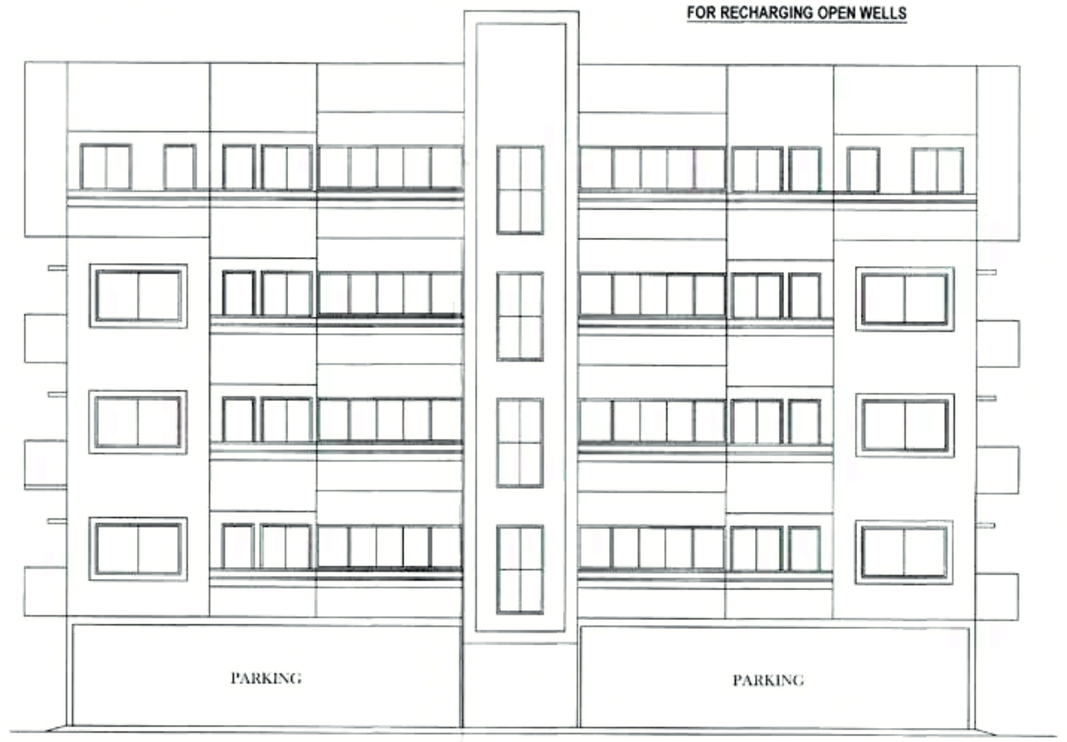
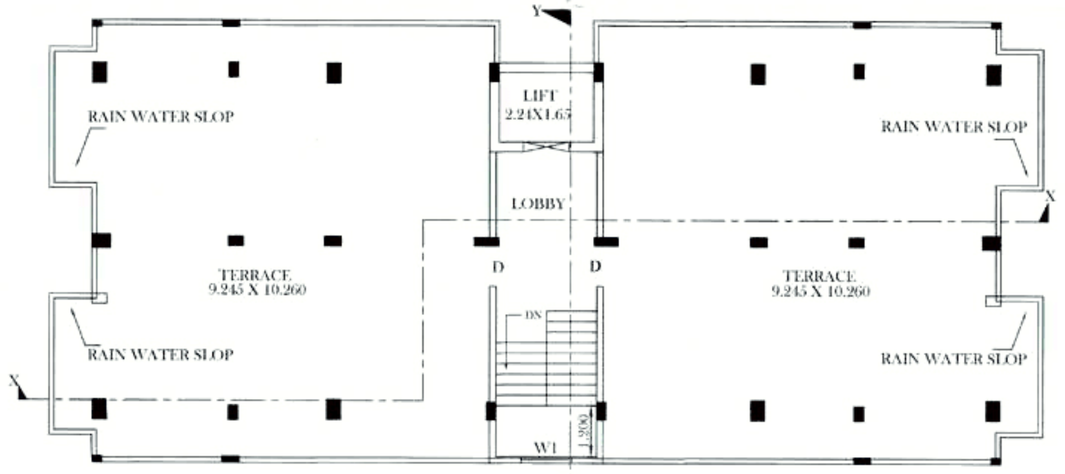
EXISTING AND PROPOSED BUILDING PLAN FOR MULTIFAMILY RESIDENTIAL UNIT ON PLOT NO. 22,23&24, KH. 76/8 2/1 MOUZA - DABHA , TAH. & DIST.- NAGPUR . IN MANGALDHAM G.N.S.S. IS BELONGING TO SHRI SWAPNIL V. GIRHE

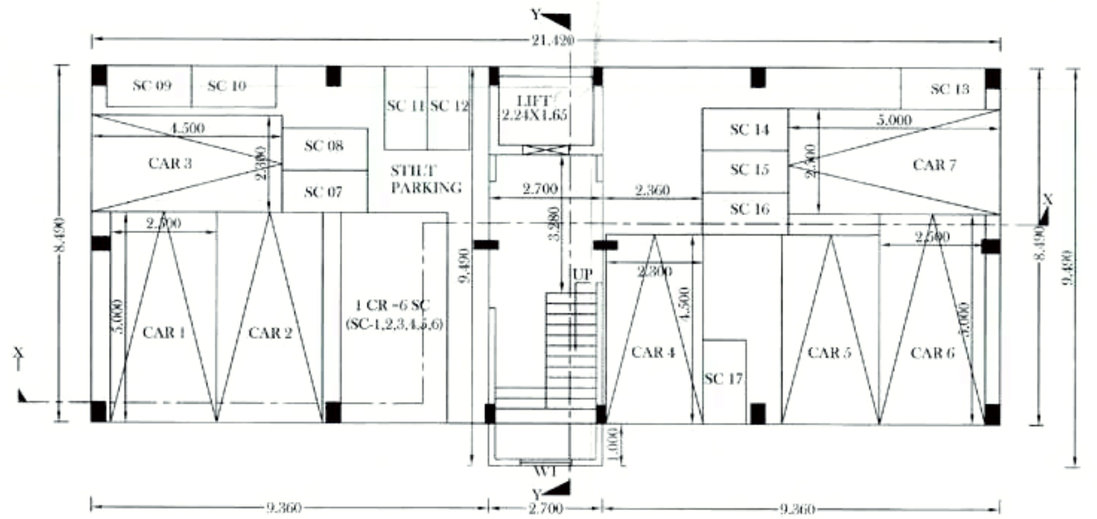


FRONT ELEVATION
SCALE 1:100

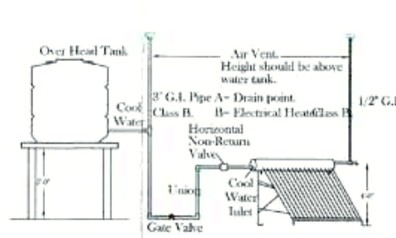


TERRACE FLOOR PLAN
SCALE 1:100

ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA



EXISTING GROUND FLOOR PLAN
SCALE 1:100

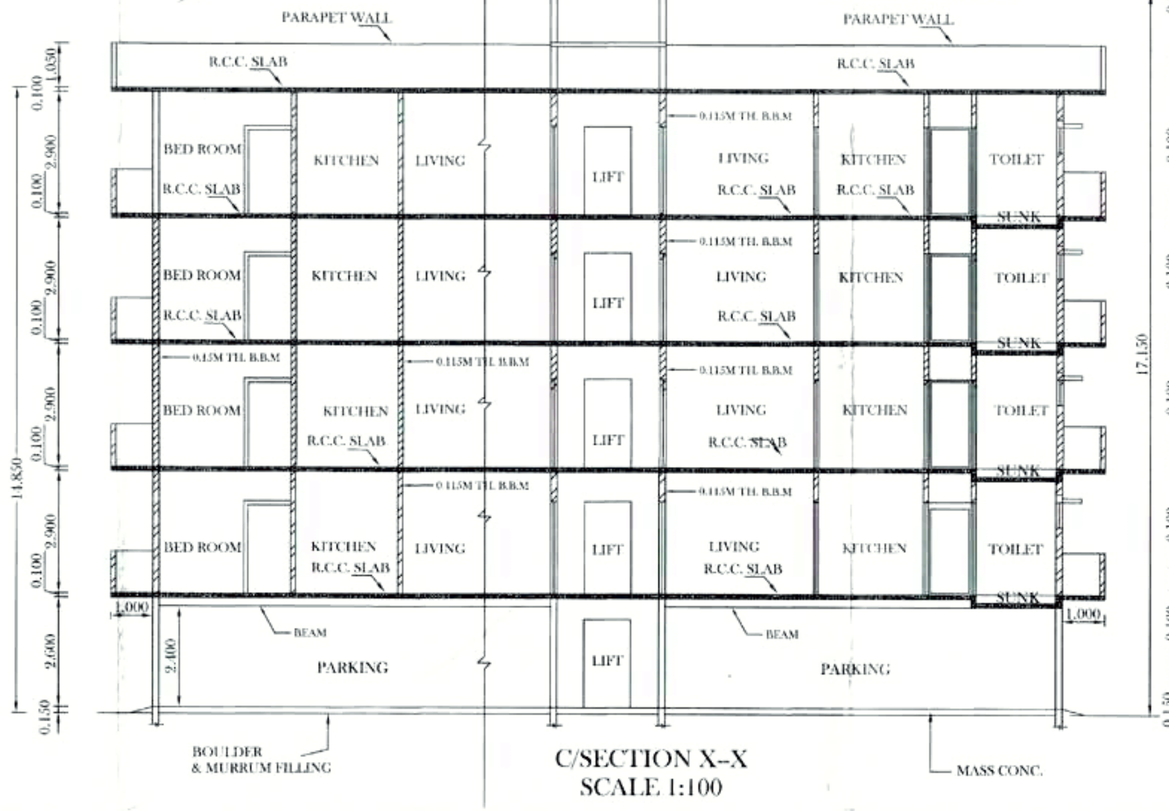


SCHEMATIC LAYOUT FOR INSTALLATION OF 75,100,120,200(gl) SOLAR WATER HEATING SYSTEM

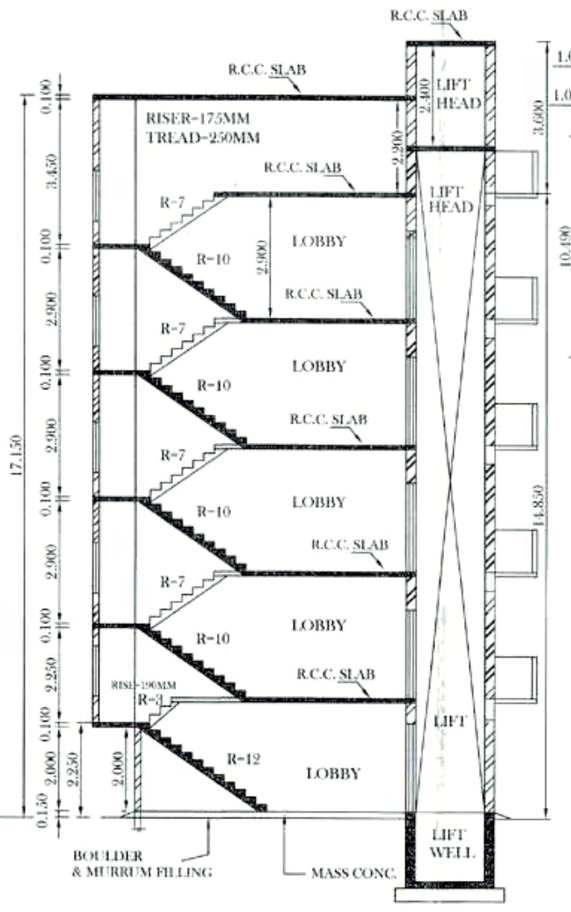


LOCATION PLAN

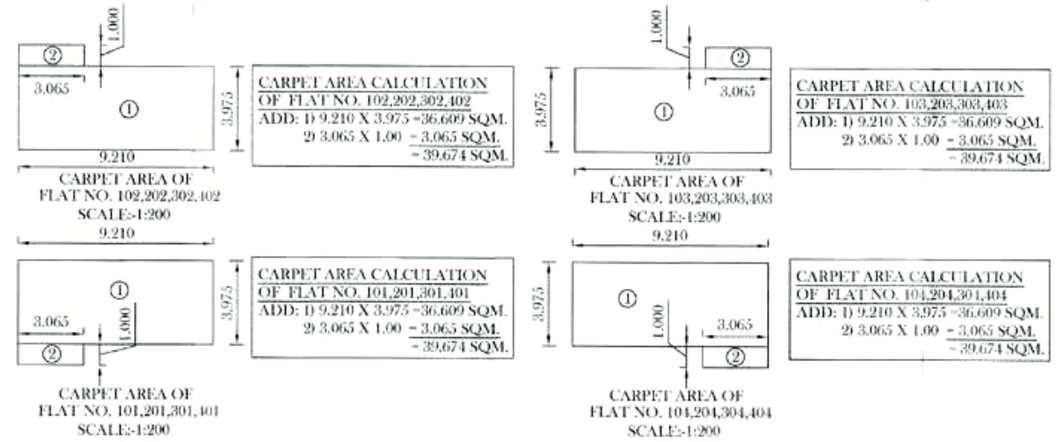
NIT
L.S No. 1124
Serial No.
Valid Up To 31/12/24



C/SECTION X–X
SCALE 1:100

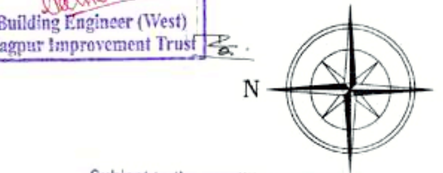


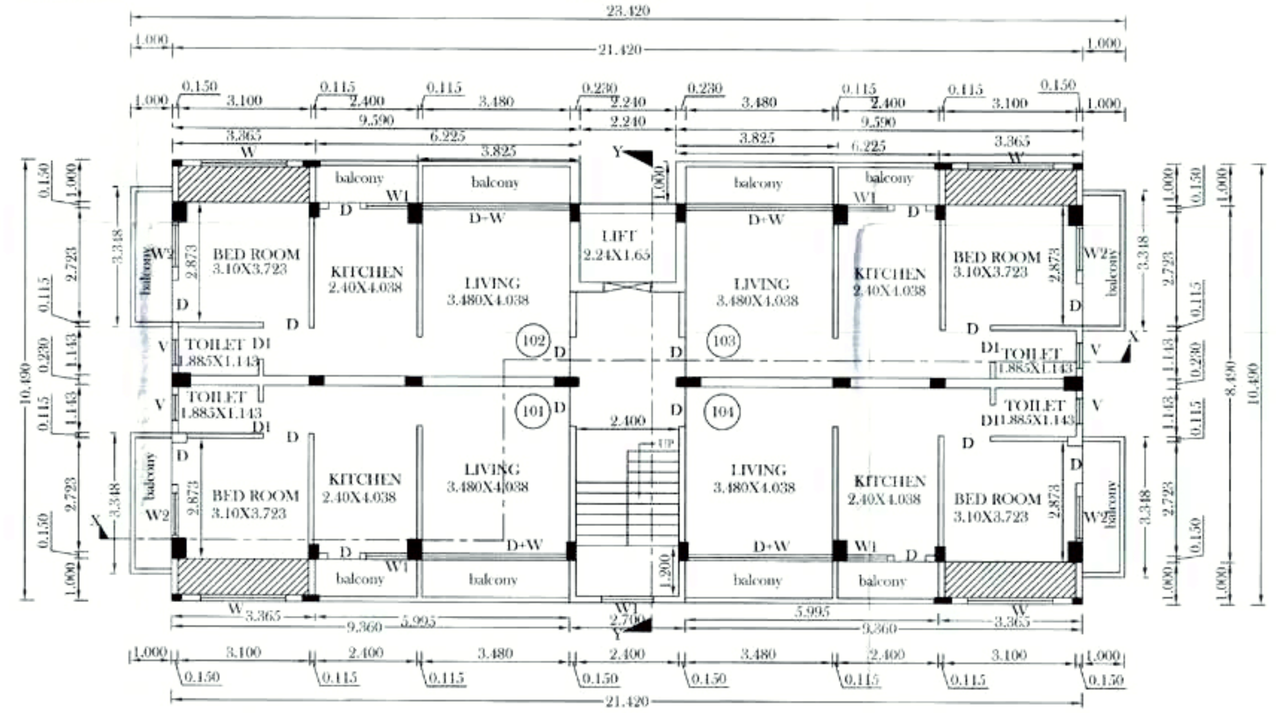
C/SECTION Y–Y
SCALE 1:100



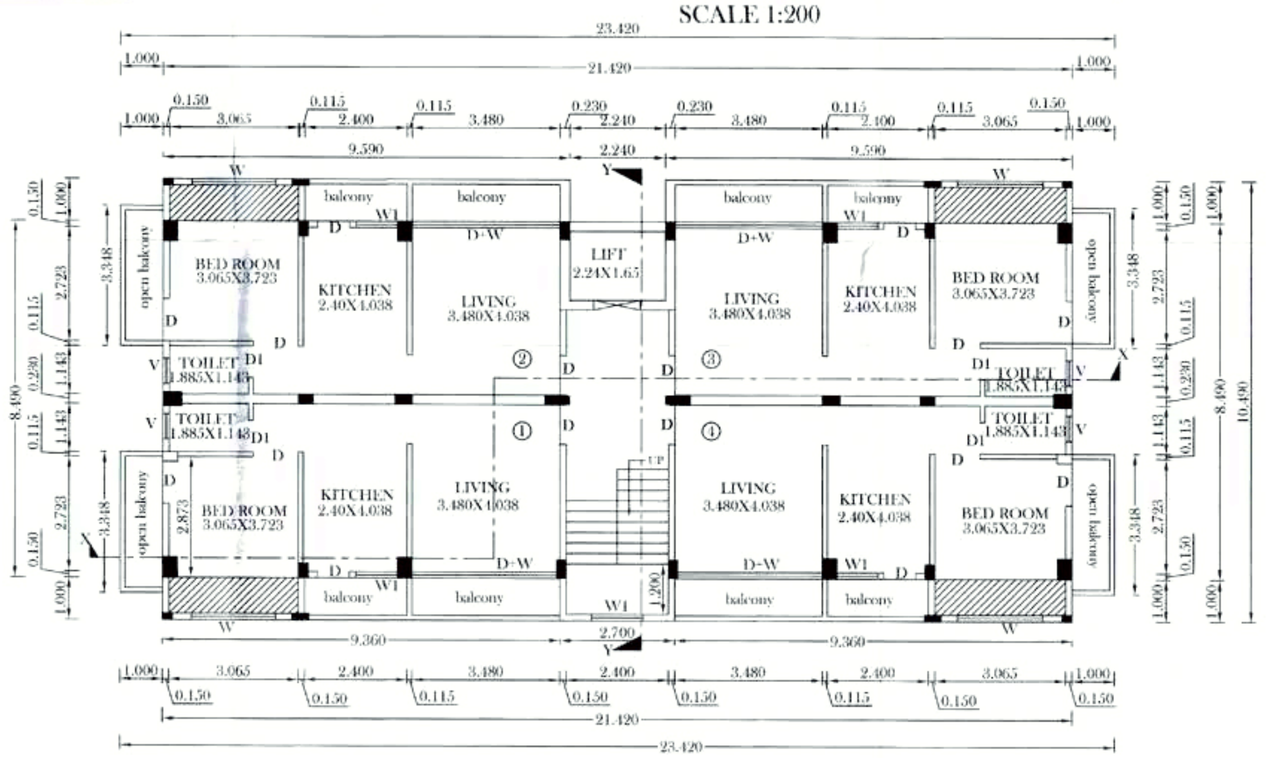
OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BP(Online)/BW/Gr.-7/647/2020/2021/443
Date 22/03/2022
SANCTIONED
Building Engineer (West)
Nagpur Improvement Trust

Subject to the condition as per Regularisation letter dt. 5/06/20 enclosed here with.

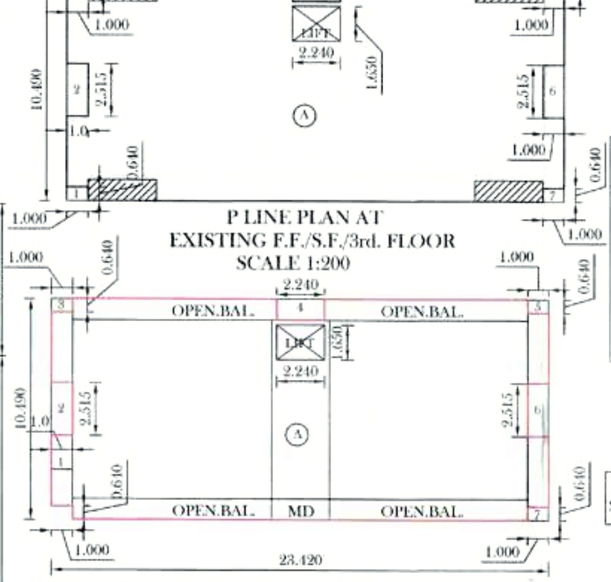




EXISTING FIRST,SECOND & THIRD FLOOR PLAN
SCALE 1:100



PROPOSED FORTH FLOOR PLAN
SCALE 1:100



P LINE PLAN AT EXISTING E.F./S.F./3rd. FLOOR
SCALE 1:200

P LINE AREA CALCULATION E.F./S.F./TH.F.

A	23.420 X 10.490	= 245.675 SQM.
LESS : LIFT	2.240 X 1.650 = 3.696 SQM.	
1	1.000 X 0.640 = 0.640 SQM.	
2	1.000 X 2.315 = 2.315 SQM.	
3	1.000 X 0.640 = 0.640 SQM.	
4	2.240 X 1.000 = 2.240 SQM.	
5	1.000 X 0.640 = 0.640 SQM.	
6	1.000 X 2.315 = 2.315 SQM.	
7	1.000 X 0.640 = 0.640 SQM.	
	= 13.326 SQM.	
EXISTING F.F./S.F./TH.F.		= 232.149 SQM.
TOTAL P.LINE AREA AT F.F./S.F./TH.F.		= 232.149 SQM.

P LINE AREA CALCULATION AT FORTH FLOOR

A	23.420 X 10.490	= 245.675 SQM.
LESS : LIFT	2.240 X 1.650 = 3.696 SQM.	
1	1.000 X 0.640 = 0.640 SQM.	
2	1.000 X 2.315 = 2.315 SQM.	
3	1.000 X 0.640 = 0.640 SQM.	
4	2.240 X 1.000 = 2.240 SQM.	
5	1.000 X 0.640 = 0.640 SQM.	
6	1.000 X 2.315 = 2.315 SQM.	
7	1.000 X 0.640 = 0.640 SQM.	
	= 13.326 SQM.	
TOTAL P.LINE AREA AT 4 TH FLOOR		= 232.149 SQM.

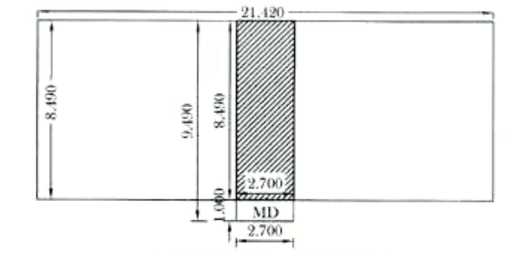
EXISTING AND PROPOSED BALCONY AREA
AT F.F.,S.F.,T.F., & 4th.FLOOR=
4X9.51+9.24+9.36+3.348X4)1.00=201.528
STAIR AND PASSAGE= 113.311 SQM.
TOTAL BALCONY AND PASSAGE=317.839 SQM.

CONSUMED BALCONY AREA DONE PRIOR TO SANCTION 1 ST. TO 3 RD. = 0.823X0.0X3 = 13.90 SQM.

P LINE AREA CALCULATION AT G.F.

9.490 X 2.700 = 25.623 SQM.

P LINE PLAN AT PROPOSED 4 TH. FLOOR
SCALE 1:200



EXISTING P LINE AREA AT G.F.
SCALE-1:200

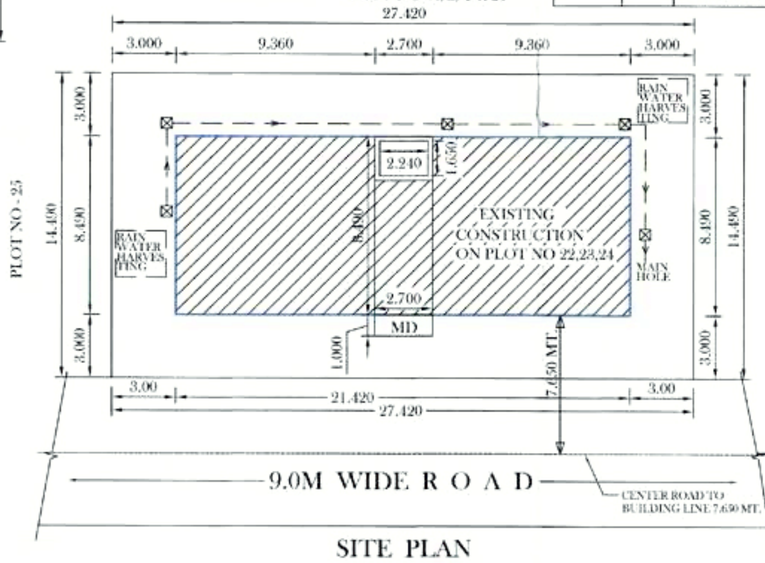
PLOT NO.11/B/C & 20

FORM OF STATEMENT 3
(TO BE PRINTED ON PLAN)

[SR. NO. 9 (G)]

AREA DETAILS OF APARTMENT

BUILDING NO.	FLOOR NO.	FLAT NO.	CARPET AREA INCLUDING ENCLOSED BALCONY	AREA OF OPEN BALCONY
1	1 ST.	101,201,301,401	39.674 SQM.	9.343 SQM.
	2 ND.	102,202,302,402	39.674 SQM.	9.573 SQM.
	3 RD.	103,203,303,403	39.674 SQM.	9.573 SQM.
	4 TH.	104,204,304,404	39.674 SQM.	9.343 SQM.



SITE PLAN
SCALE 1:200

AREA STATEMENT
(AS PER UDCPR - 2020)

A)	AREA OF PLOT AS PER DOCUMENT NIT POSSESSION	= 397.300 SQM.
B)	BASIC F.S.I AS PER TABLE NO. 8G - 1.1 1	= 437.030 SQM.
C)	PAID PREMIUM F.S.I. AS PER TABLE NO. 6G - 50% OF (A)	= 198.650 SQM.
D)	PERMISSIBLE ANCILLARY F.S.I. (60% OF B+C)	= 381.408 SQM.
E)	TOTAL PERMISSIBLE AREA FOR CONSTRUCTION (B+C+D)	= 1017.088 SQM.
F)	P.LINE AREA STATEMENT	

SR.NO.	BUILDING NO.	FLOOR	P LINE AREA RESIDENCIAL	P LINE AREA COMMERCIAL
1	1	G.F.	25.623 SQM.	–
		F.F.	232.149 SQM.	–
		S.F.	232.149 SQM.	–
		TH.F.	232.149 SQM.	–
		4 TH.F.	232.149 SQM.	–
		TOTAL	954.219 SQM.	–

G) TOTAL PROPOSED P LINE AREA = 954.219 SQM.

SR.NO.	PARTICULAR	PERMISSIBLE AREA		TOTAL PROPOSED AREA	
A)	NET PLOT AREA FOR F.S.I. CALCULATION (CLAUSE NO. 3.9 OF UDCPR 2020) OR AS PER LAYOUT PLAN	397.300 SQM.		397.300 SQM.	
B)	NET P LINE Built up area for residential - (Clause No.6.6 of UDCPR-2020)-	954.219 SQM.			
C)	Dividing Factor a) for residential = 1.6 P-line Area /1.6 :-	954.22/1.6		596.390 SQM.	
D)	PERMISSIBLE ANCILLARY FSI (CLAUSE NO. 6.3. TABLE NO.6-G), Note-(i) of UDCPR) :- (b-c)	357.830 SQM.		357.830 SQM.	
e)	PERMISSIBLE BASIC FSI/ B-UP / AREA :- (1.1Xa) :- (Clause no. 6.3. Table No. 5-G of UDCPR)	1.1	437.03	1.1	437.03
F)	Permissible Additional FSI on premium :- (0.50 X a) (Clause No. 6.3. Table No. 6-G of UDCPR)	0.5	198.65	0.401	159.357
g)	Permissible TDR (0.4XaX50%) Clause No. 6.3. Table No. 6-G of UDCPR)	0	0	0	0
H)	TOTAL ENTITLEMENT OF FSI = (d+e+f+g)	993.512		954.219	
i)	Maximum Building Potential on plot :- (Excluding Ancillary FSI)=	1.6	437.03	1.5011	437.03

PARKING AREA

PARKING REQUIRED FOR 2 TENEMENTS HAVING CARPET AREA BELOW 40 SQM =1 CAR +2 SC+5% V.P.
i.e. PARKING REQUIRED FOR 16 TENAMENTS (8CAR+ 16 SC)
4X2.5X3+4X2.3X4.5 =16X2 = 123.40 SQM.
VISITORS PARKING - 5% OF PARKING AREA (123.40 SQM) = 6.170 SQM.
V.P PARKING = 0 CAR+3 SC
TOTAL PARKING REQUIRED---8CAR+19 SC
MULTIPLYING FACTOR = 8X0.9+19X0.9 = 7 CAR+17 SC
TOTAL STILT PARKING AREA 138.933 SQM.

	CAR	SC
2 TENAMENTS (BELOW 40 SQM.)	1	2
16 TENAMENTS	8	16
5 % V.P.	0	03
	8	19
MULTIPLYING FACTOR-0.9	7.2	17.10
PARKING REQ.	7	17
PARKING PROV.	7	17

SCHDULE OF OPENING'S:

ITEM	SIZE	
D	1.00 X 2.10	T.W. PANNELE DOOR
D-1	0.75 X 2.10	-- DO --
W	1.50 X 1.20	FULLY GLAZED WINDOW
W1	1.20 X 1.00	FULLY GLAZED WINDOW
V	0.60 X 0.60	M.S. VENTILATORE

REFERENCE

PLOT BOUNDAREE:-
PROPOSED BUILT UP AREA:-
EXISTING BUILT UP AREA:-

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 are 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 Declration
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) name and Signature
SHRI. SWAPNIL V. GIRHE

Architect/ Licensed Engineer/ Supervisor name and signature

Dilip Kumar Sharma & Associates
Block No.03, 3rd Floor, J.B. Wing,
Mangalwari Complex, Sadar,
Nagpur-01. Ph.No.9373102466

REGISTRATION No. NIT 1124 NMC

Consultant: DILIP KUMAR SHARMA, 3rd floor J.B.Wing Mangalwari Complex Sadar, Nagpur-13 mobile- 9373102466	SCALE	1:100 ,200
	DRAWN	YASHWANT LANJEWAR
	DATE	29/07/2022