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REVISED PROPOSED PLAN FOR COMMERCIAL CUM RESIDENTIAL BUILDING ON PLOT NO-6,7,16,17 IN KH. NO-67/4,67/5,67/6
MOUZA – MANEWADA, IN SHRI SHIV SHAKTI G.N.S.S. NAGPUR..
TAH. & DIST – NAGPUR

Drawing Sheet No.– 1/2

STAME OF APPROVAL OF PLANS:–

TYPICAL PLAN FOR 2nd FL.,3rd FL. & 4th FLOORS

CARPET AREA FOR 103 TO 403
B1=8.400X 3.765=31.701
B2=15.320X2.79=42.742
TOTAL =74.443

CARPET AREA FOR 101 TO 401
A1=2.965X0.965= 2.861
A2=3.665X0.965= 3.536
A3=8.130X6.465=52.560
A4=6.100X0.500= 3.050
A5=2.650X1.770= 4.690
A6=3.650X3.605=13.158
TOTAL =79.855

CARPET AREA FOR 102 TO 402
B1=2.885X0.965= 2.784
B2=3.745X0.965= 3.613
B3=8.130X6.465=52.560
B4=6.100X0.500= 3.050
B5=2.650X1.770= 4.690
B6=3.650X3.605=13.158
TOTAL =79.855

KEY PLAN FOR CARPET AREA CAL FOR TYPICAL 1st TO 4th FLOOR

KEY PLAN FOR B/UP AREA FOR GROUND FLOOR

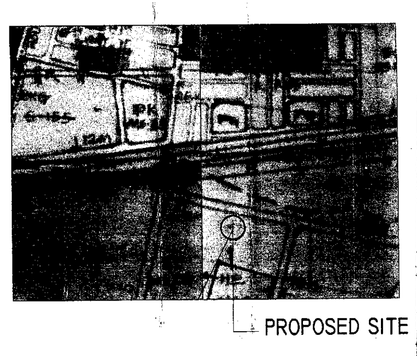
KEY PLAN FOR B/UP AREA FOR TYPICAL 1st TO 4th FLOOR

PROPOSED P-LINE AREA AT :–
GROUND FLOOR
21.22 X 13.400 = 284.348 SQ.M.
DEDUCTION :–
D1] 2 X 8.36 X 8.70 = 145.464 SQ.M.
D2] 1 X 4.50 X 3.950 = 17.775 SQ.M.
TOTAL = 163.239 SQ.M.
284.348–163.239 = 121.109 SQ.M.
NET GROUND FLOOR P-LINE AREA :– 116.609 SQ.M.

PROPOSED P-LINE AREA AT :–
FIRST FLOOR
23.220 X 16.400 = 380.808 SQ.M.
DEDUCTION :–
D] 2 X 1.20 X 1.000 = 2.400 SQ.M.
D1] 2 X 1.00 X 1.350 = 2.700 SQ.M.
D2] 2 X 3.30 X 3.150 = 20.790 SQ.M.
D3] 2 X 1.000 X 2.800 = 5.600 SQ.M.
D4] 1 X 2.800 X 0.800 = 2.240 SQ.M.
D5] 1 X 3.845 X 0.200 = 0.769 SQ.M.
D6] 3 X 1.20 X 2.000 = 7.200 SQ.M.
D7] 1 X 4.20 X 1.000 = 4.200 SQ.M.
LIFT– 1 X 1.650 X 1.650 = 2.722 SQ.M.
TOTAL = 48.621 SQ.M.
380.808–48.621 = 332.187 SQ.M.
NET FIRST FLOOR P-LINE AREA :– 332.187 SQ.M.

PLOT NO.–5 PLOT NO.–18
PROPOSED CONSTRUCTION ON PLOT NO.–7,6,16,17
===9.00M WIDE ROAD=====
===12.00M WIDE ROAD=====

SITE PLAN
SCALE 1:200



PROPOSED SITE

D.P. SHEET NO 30-31
N.T.S.

OFFICE OF THE NAGPUR MUNICIPAL CORPORATION, NAGPUR
Building Permit No:2001/BP/Manewada/ TP/NMC/67-16/Date 02/5/21
SANCTIONED
Subject to conditions mentioned in the enclosed BUILDING PERMIT
DL
Dy. Engineer
Town Planning Deptt
Nagpur Municipal Corporation

The Rain Water Harvesting is required to be provided as per Directon of Govt. of Maharashtra No. TPB 432001/2133 CR - 230/ 01/UD-11, dated 10th March, 2005 as per schedule for ex... 300 sq.mtrs. buildup area. The system could be by open well... dia... mtrs. deep with... ...over 300 sq.mtrs. ... ...options mentioned in t... ...stated
a) The authority may ... ...ry of Rs.1000/- per annum for every ... ...quats. of built-up area, for failure of the owne... of the building.

RAIN WATER HARVESTING. | SOLAR WATER HEATER SYSTEM

Provisions For Scalar Water Heating System
Solar Water Heating System should be installed in the building for the following uses at the per capita ... ...as mentioned as under.
Type of ... ... Per Capita Capacity
1) Hos... ... ...Litres/day/person.
2) Ho... ... ...Litres/day/person.
3) Hos... ... ...
... ...Litres/day/person.
4) Hostelers: ... ...Litres/day/person.
5) The provisions as above is not made, the ... ...ency certificate will not be issued from NMC

GROUND FLOOR PLAN ====ROAD 12.00 M WIDE=====

FIRST FLOOR PLAN

OPENING SCHEDULE

R.S. 3.0 x 2.45 M.S. ROLLING SHUTTER
D 1.05 x 2.10 FULLY PANELLED DOOR
D1 1.00 x 2.10 FULLY PANELLED DOOR
D2 0.75 x 2.10 FULLY PANELLED DOOR
SD 1.8 x 2.10 FULLY GLAZED DOOR
W 1.00 x 1.20 FULLY GLAZED WINDOW
W1 1.50 x 1.20 FULLY GLAZED WINDOW
KW 1.20 x 0.90 FULLY GLAZED WINDOW
V1 0.60 x 0.60 FULLY GLAZED VENTILATOR

INDEX :–
PLOT BOUNDRY SHOWN IN
PROPOSED CONSTRUCTION SHOWN IN

Form of Statement –2
[Sr. No.–9 (a)]
Proposed Building

Building no.	Floor No.	Total Buildt up Area of floor, as per outer construction line.
(1)	(2)	(3)
(1)	GR. FL.	121.109 SQ.M
	1st FL.	332.187 SQ.M
	2nd FL.	332.187 SQ.M
	3rd FL.	332.187 SQ.M
	4th FL.	332.187 SQ.M
	TOTAL	1449.857 SQ.M

Form of Statement –3
[Sr. No.–9 (g)]

Area details of Apartment

Building no.	Floor No.	Apartment No.	Carpet area of Apartment
(1)	(2)	(3)	(4)
(1)	1st FL.	101	79.855 SQ.M
		102	79.855 SQ.M
		103	74.443 SQ.M
	2nd FL.	201	79.855 SQ.M
		202	79.855 SQ.M
		203	74.443 SQ.M
	3rd FL.	301	79.855 SQ.M
		302	79.855 SQ.M
		303	74.443 SQ.M
	4TH FL.	401	79.855 SQ.M
		402	79.855 SQ.M
		403	74.443 SQ.M
		TOTAL	284.685 SQ.M

PARKING AREA STATEMENT:–

PARKING REQUIRED FOR SHOPS HAVE CARPET AREA UP TO 100 SQ.M
2 CAR+06 SCOOTER

PROPOSED 2 CAR+06 SCOOTER ====[1]

PARKING REQUIRED FOR 12 TENAMENT HAVE CARPET AREA

ABOVE 40 SQ.M & UPTO 80 SQ.M
6 CAR+30 SCOOTER
VISITORS PARKING 5 % OF ABOVE OCAR + 02 SCOOTER
TOTAL =6 CAR+32 SCOOTER===[2]
TOTAL PARKIING REQUIRED = [1]+[2]
8 CAR+38 SCOOTER

90 % OF ABOVE FOR N.M.C. PARKING
7 CAR+34 SCOOTER

PARKING PROPOSED
7 CAR+34 SCOOTER

AREA STATEMENT:–

1.	AREA OF PLOT (MINIMUM AREA OF a, b, c, to be considered)	607.896 SQ.M
	(a) As per ownership document (7/12, CTS estract)	607.896 SQ.M
	(b) as per measurement sheet	607.896 SQ.M
	(c) as per site	607.896 SQ.M
2.	Deduction for	
	(a) Proposed D.P. / D.P. Road widening Area /Service Road / Highway widening.	–N/A–
	(b) Any D.P. Reservation area	–N/A–
	(Total a+b)	–N/A–
3.	Balance area of plot (1–2)	607.896 SQ.M
4.	Amenity Space (if applicable)	
	(a) Required –	–N/A–
	(b) Adjustment of 2(b), if any –	–N/A–
	(c) Balance Proposed–	–N/A–
5.	Net Plot Area (3– 4(c))	607.896 SQ.M
6.	Recreational Open space (if applicable)	
	(a) Required –	–N/A–
	(b) Proposed–	–N/A–
7.	Internal Road area–	–N/A–
8.	Plotable area (if applicable)	–N/A–
9.	Built up area with reference to Basic F.S.I as per front road width (Sr. No.–5 x basic F.S.I.) 607.896 X 1.10	-- 1.10 -- =668.685 SQ.M
10.	Addition of FSI on payment of premium–	
	(a) Maximum permissible premium FSI–based on road width / TOD Zone. (b) Proposed FSI on payment of premium. 50 % OF 607.896	303.948 SQ.M
11.	In–situ FSI/ TDR loading	
	(a) In–situ area against D.P. road [2.0 x Sr.No.–2(a)], if any–	–N/A–
	(b) In–situ area Amenity Space if handed over [2.00 of 1.85 x Sr.No.4(b) and / or(c)],	–N/A–
	(c) TDR area	–N/A–
	(d) Total in situ / TDR loading proposed (11 (a)+(b)+(c))	–N/A–
12.	Additional FSI area under Chapter No.– 7	–N/A–
13.	Total entitlement of FSI in proposal	
	(a) [9+10(b)+11(d)] or 12 whichever is applicable.	972.633 SQ.M
	(b) Common area FSI upto 60 % or 80 % with payment of charges 60% of 972.633	=583.579 SQ.M
	(c) Total entitlement (a+b) 972.633+583.579	=1556.212 SQ.M
14.	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road. width [(as per Regulation No.–6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8]	1.95
15.	Total Built–up Area in proposal (excluding area at Sr.No.–17b)	
	(a) Existing Built–up Area.	–N/A–
	(b) Proposed Built–up Area (as per 'P–line')	1449.857 SQ.M
	(c) Total (a+b)	1449.857 SQ.M
16.	F.S.I. Consumed (15/13) (should not be more than serial No.–14 above)	1449.857/1556.212=0.931
17.	Area for Inclusive Housing , if any	
	(a) Required (20 % of Sr. No.–5)	–N/A–
	(b) Proposed % of Sr. No.–5)	–N/A–

Owner's Declaration–
I/We undersigned hereby confirmed that I/We would abid 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 Signature M/S GALAXY ASSOCIATES
Owner(s) name:– THROUGH ITS PARTNER PRAVIN K. BAJARIYA

Certificate of Area :–
Certifaced that the plot uner 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 Record/ Land Records Department/ City Survey records.

Signature
(Name of Architet/Licensed Engineer/Supervisor.):– KISHOR N. MEHATA

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration no. of Architect/ License no. of Licensed Engineer/Supervisor
01	1/2	1:100 1:200 N.T.S.	Er. SATISH D. PANDEY	Er. KISHOR N. MEHATA	NTT L.S. No.–876 VNC L.S. No.–46

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