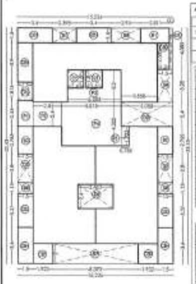


AREA KEY PLAN
TYPICAL 2ND, 4TH & 6TH FLOOR PLAN
SCALE - 1:200

AREA CALCULATIONS = TYPICAL 2ND, 4TH & 6TH FLOOR PLAN

TOTAL AREA OF BLOCK A

SR.NO.	NAME	NO.	DIMENSION			AREA
1	A	1	—	15.2343	23.458	356.9795
					TOTAL	356.979

OFFSET DEDUCTIONS

SR.NO.	NAME	NO.	DIMENSION		AREA
1	D1	1	2.395	1.00	2.395
2	D2	1	0.98	1.00	4.394
3	D3	1	0.3	4.080	1.224
3	D4	1	1.4000	3.3600	4.700
4	D5	5	1.2000	2.0000	6.480
5	D6	3	1.5000	1.1300	5.390
6	D7	1	8.3950	2.0000	16.790
7	D8	1	3.4630	2.4000	8.311
8	D9	1	3.3580	3.4000	11.39
9	D10	1	1.3000	1.0100	2.733
	TOTAL AREA				65.882

NET AREA (1) = 356.979 - 65.882 SQ.M
= 291.097 SQ.M

PREMIUM AREA DEDUCTION

SR.NO.	NAME	NO.	DIMENSION		AREA
1	P1	1	1.320	2.530	3.835
2	P2	1	2.800	2.400	6.720
3	P3	1	3.380	4.300	14.906
4	P4	1	3.555	4.327	15.402
5	P5	1	0.758	1.922	1.457
				TOTAL	54.312

NET AREA (2) = NET AREA (1) - 54.312
= 291.097 - 54.312 SQ.M.
= 236.785 SQ.M.

LIFT DEDUCTION

NAME	NO.	DIMENSION			AREA
L1	2	—	1.600	1.800	5.760
				TOTAL	5.7600

TOTAL PREMIUM AREA = 54.312 - 5.760 SQ.M.
= 48.552 SQ.M.

BALCONY AREA DEDUCTION

OPEN BALCONY

SR.NO.	NAME	NO.	DIMENSION		AREA
1	B1	1	2.811	1.500	4.217
2	B2	2	1.500	2.766	8.295
	TOTAL AREA				12.512

TOTAL BALCONY AREA = 12.512 SQ.M.

ENCLOSED BALCONY

SR.NO.	NAME	NO.	DIMENSION		AREA
1	CB1	3	3.4000	1.5000	10.200
4	CB2	1	1.2000	3.0000	3.102
6	CB3	2	1.5000	3.3700	10.110
7	CB4	2	1.5000	3.5000	10.800
8	CB5	2	1.5000	3.0000	7.485
8	CB6	1	1.5000	3.9000	5.850
	TOTAL AREA				47.750

ENCLOSED BALCONY AREA = 47.750 SQ.M.

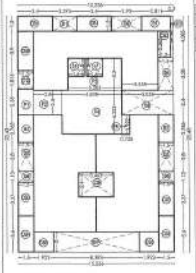
TOTAL BALCONY AREA = OPEN BALCONY + ENCLOSED BALCONY
= 12.512 + 47.750 SQ.M.
= 60.262 SQ.M.

NET AREA (3) = NET AREA (2) - 60.262
= 236.785 - 60.262 SQ.M.
= 176.523 SQ.M.

BUILT UP AREA OF TYPICAL 2ND, 4TH & 6TH FLOOR
= 176.523 SQ.M.

EXCESS BALCONY AREA = PERMISSIBLE BALCONY - PROPOSED BALCONY
(15% OF BUP OF 2ND, 4TH & 6TH FLOOR)
= 26.478 - 60.262

EXCESS BALCONY AREA = 33.784 SQ.M
(OF 2ND, 4TH & 6TH FLOOR)



AREA KEY PLAN
TYPICAL 3RD & 5TH FLOOR PLAN
SCALE - 1:200

AREA CALCULATIONS = TYPICAL 3RD & 5TH FLOOR PLAN

TOTAL AREA OF BLOCK A

SR.NO.	NAME	NO.	DIMENSION			AREA
1	A	1	—	15.2343	23.430	356.9795
					TOTAL	356.979

OFFSET DEDUCTIONS

SR.NO.	NAME	NO.	DIMENSION		AREA
1	D1	1	2.395	1.00	2.395
2	D2	1	3.93	1.00	4.394
2	D3	1	0.3	4.080	1.224
3	D4	1	1.2000	3.0000	4.700
4	D5	3	1.3500	1.8000	6.480
5	D6	3	1.2800	1.1300	5.390
6	D7	1	8.3950	2.0000	16.790
7	D8	1	3.4630	2.4000	8.311
8	D9	1	4.8380	3.4000	11.139
9	D10	1	1.3000	1.8100	2.733
	TOTAL AREA				65.882

NET AREA (1) = 356.979 - 65.882 SQ.M
= 291.097 SQ.M

PREMIUM AREA DEDUCTION

SR.NO.	NAME	NO.	DIMENSION		AREA
1	P1	1	1.400	2.650	2.835
2	P2	1	2.800	2.400	6.720
3	P3	1	2.380	3.300	14.782
4	P4	1	5.975	4.322	15.402
5	P5	1	0.758	1.922	1.457
				TOTAL	34.312

NET AREA (2) = NET AREA (1) - 54.312
= 291.097 - 54.312 SQ.M.
= 236.785 SQ.M.

LIFT DEDUCTION

NAME	NO.	DIMENSION			AREA
L1	2	—	1.600	1.800	3.760
				TOTAL	5.7600

TOTAL PREMIUM AREA = 54.312 - 5.760 SQ.M.
= 48.552 SQ.M.

BALCONY AREA DEDUCTION

OPEN BALCONY

SR.NO.	NAME	NO.	DIMENSION		AREA
1	B1	1	2.811	1.500	4.217
2	B2	2	1.500	2.766	8.295
	TOTAL AREA				12.512

TOTAL BALCONY AREA = 12.512 SQ.M.

ENCLOSED BALCONY

SR.NO.	NAME	NO.	DIMENSION		AREA
1	CB1	3	3.4000	1.5000	10.200
4	CB2	1	1.2000	3.0000	3.102
6	CB3	2	1.5000	3.3700	10.110
7	CB4	2	1.5000	3.4000	10.800
8	CB5	2	1.5000	3.0000	7.485
8	CB6	1	1.5000	3.9000	5.850
	TOTAL AREA				47.750

ENCLOSED BALCONY AREA = 47.750 SQ.M.

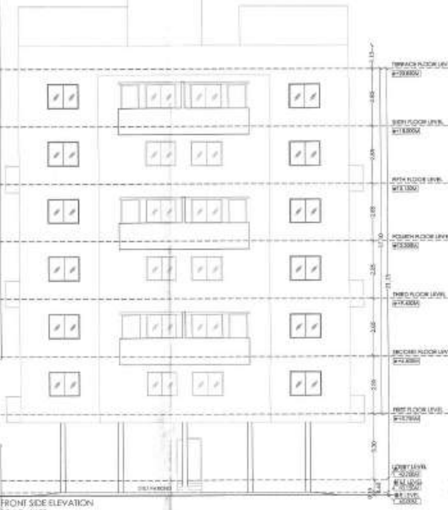
TOTAL BALCONY AREA = OPEN BALCONY + ENCLOSED BALCONY
= 12.512 + 47.750 SQ.M.
= 60.262 SQ.M.

NET AREA (3) = NET AREA (2) - 60.262
= 236.785 - 60.262 SQ.M.
= 176.523 SQ.M.

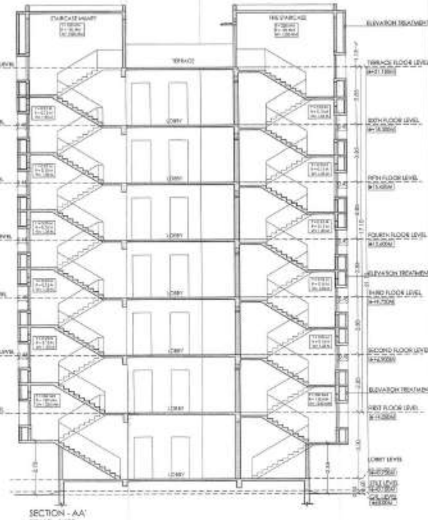
BUILT UP AREA OF TYPICAL 3RD & 5TH FLOOR
= 176.523 SQ.M.

EXCESS BALCONY AREA = PERMISSIBLE BALCONY - PROPOSED BALCONY
(15% OF BUP OF 3RD & 5TH FLOOR)
= 26.478 - 60.262

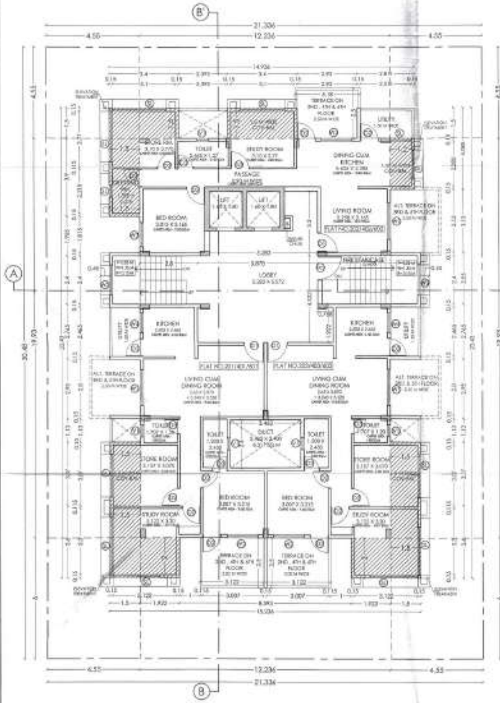
EXCESS BALCONY AREA = 33.784 SQ.M
(OF 3RD & 5TH FLOOR)



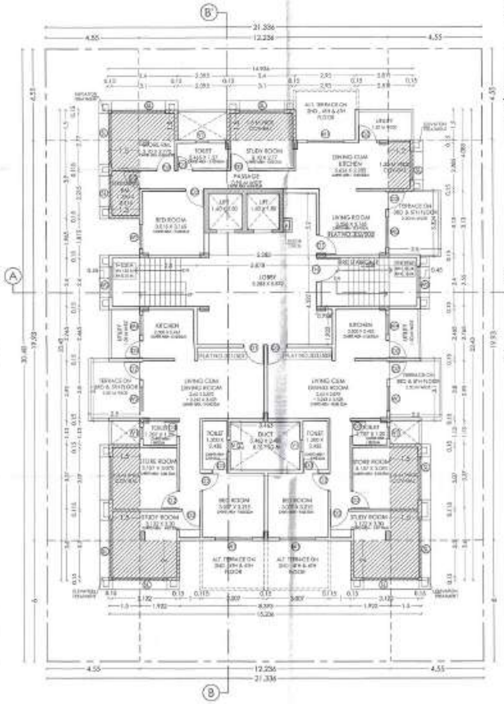
FRONT SIDE ELEVATION
SCALE - 1:100



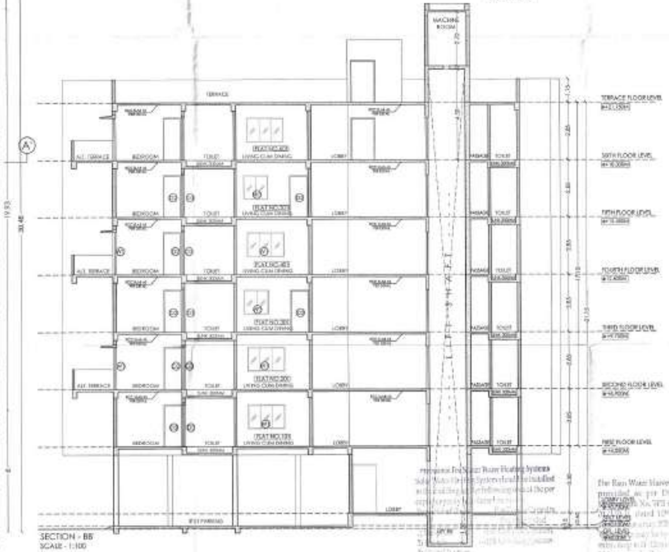
SECTION - AA'
SCALE - 1:100



TYPICAL 2ND, 4TH & 6TH FLOOR PLAN
SCALE - 1:100



TYPICAL 3RD & 5TH FLOOR PLAN
SCALE - 1:100



SECTION - BB'
SCALE - 1:100

OFFICE OF THE CORPORATION OF THE CITY NAGPUR
Building Permit No.
Date 15/2/21
SANCTIONED
subject to conditions mentioned in the building permit
Assistant Director
Town Planning
Nagpur Municipal Corporation

PROJECT TITLE

PROPOSED RESIDENTIAL BUILDING ON PLOT NO.2, IN BLOCK "A" IN THE LAYOUT OF THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LTD. LAXMINAGAR, MOUZA AJNI KHURD KHASRA NO. 4/1 & 2 AND 7/2, C.T.S. NO. 339, M. NO. 332, WARD NO.75, NAGPUR.
BELONGING TO:
HARSH CO-OP. HOUSING SOCIETY

THROUGH P.O.A.
M/S OMKARA BUILDERS AND DEVELOPERS

THROUGH PARTNERS:
SHRI. SADANAND MADHAVRAO KOKATE &
SHRI. RAVINDRA SEWAKRAM SONKUSARE

A) AREA STATEMENT		SQ.M.
1. AREA OF PLOT		650.315
2. DEDUCTIONS FOR		
3. DEDUCTIONS FOR (AMENITY SPACE/ RECREATIONAL SPACE)		0.00 0.00
4. NET BALANCE AREA OF PLOT (1-2-3)		650.315
5. ADDITION FOR NET PLOT (2)		0.00
6. NET PLOT AREA (4+5)		650.315
7. PERMISSIBLE (BASIC FSI)		1.00
8. PERMISSIBLE (ADDI. 30% PAID FSI) AREA		195.094
9. UTILIZED (ADDI. 30% PAID FSI)		0.30
10. PERMISSIBLE T.D.R (65% TDR) AREA		422.704
11. T.D.R F.S.I 0.65 (N.M.C/B.R.A/NIT) (VIDE CENTER NO.......DT.......)		0.65
12. TOTAL B/UP AREA PROPOSED (7 + 9 +11)		1268.113
13. PERMISSIBLE F.S.I (7 + 9 +11)		
14. PROPOSED B/UP AREA		
a. RESI.	000.00	1059.138
b. COMM.	000.00	000.00
c. SPECIAL	000.00	000.00
TOTAL		0.00
15. EXCESS BALCONY AREA TAKEN IN F.S.I		202.704
16. EXISTING B/UP AREA		000.00
17. TOTAL B/UP AREA		1261.842
18. CONSUMED F.S.I		1.94
B) BALCONY STATEMENT		
(i) PERMISSIBLE BALCONY AREA		158.856
(ii) PROPOSED BALCONY AREA		361.572
(iii) EXCESS BALCONY AREA		202.704
(iv) ENCLOSED BALCONY AREA		286.50
C) ALTERNATE TERRACE STATEMENT		
(i) PERMISSIBLE		158.856
(ii) PROPOSED		131.814
D) TENEMENT STATEMENT		
(i) PERMISSIBLE		32
(ii) PROPOSED		16
E) REFERENCE		0.00
a) LAND USE AS PER SANCTION DEVELOPMENT PLAN		RESIDENTIAL
b) LOCATION OF PLOT :		
c) ZONE AS PER APPENDIX -M :		
d) PROP BLDG USE SUBMITTED AS PER PLAN :		RESIDENTIAL

LEGEND

PLOT BOUNDARY SHOWN THICK BLACK
PROPOSED WORK SHOWN RED FILLED IN
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLUE DOTTED
EXISTING TO BE RETAINED HATCHED
EXISTING CONSTRUCTION SHOWN YELLOW

SCHEDULE OF OPENINGS

S.NO	TYPE	SIZE	DESCRIPTION
1	D1	1.00 X 2.10	T.W. FRAMED PANELLED
2	D2	0.90 X 2.10	T.W. FRAMED FLUSHED
3	D3	0.75 X 2.10	GRANITE FRAMED FLUSHED
4	FRD	1.2 X 2.10	——
5	W1	1.8 X 2.10	M.S.FRAMED
6	W2	1.5 X 1.2	M.S.FRAMED
7	W3	1.2 X 1.2	M.S.FRAMED
8	W4	1.0 X 1.20	M.S.FRAMED
9	V1	0.60 X 0.60	M.S.FRAMED
10	SL	— X 1.20	——

F- NAME OF OWNER SIGN

1) SMT. RACHNA ADWAIT MAHALLE
2) (A) SMT. INDIRA MAHADEO GAWANDE
(B) SHRI. ATUL MAHADEO GAWANDE
(C) SHRI. NITIN MAHADEO GAWANDE
3) SHRI. GAJANAN B. DESHMUKH
4) (A) SHRI. PRASAD Y. THATTE
(B) SHRI. AVINASH Y. THATTE
5) (A) SMT. JAYASHREE P. BHUBHAR
(B) SHRI. ABHISHEK P. BHUBHAR
(C) SHRI. JAYDEEP P. BHUBHAR
6) SHRI. VIJAY D. PADAHE
7) (A) SMT. SARITA D. UMARE
(B) SMT. APARNA D. KHADE
8) SHRI. RAMRAO B. TAYADE
9) SHRI. RAJENDRA P. THAKARE

THROUGH P.OA
M/s. OMKARA BUILDERS & DEVELOPERS
THROUGH PARTNERS

1) SHRI. SADANAND MADHAVRAO KOKATE

2) SHRI. RAVINDRA SEWAKRAM SONKUSARE

ARCHITECT SIGN

DIRECTION

N

Ar. R. S. Sonkusare
C.A. NO. : 97/22291

SHEET NO. 02/02

ARCHITECT
RAVI SONKUSARE ARCHITECTS
C2, RADHAKRISHNA APPT., 187 GOKULPETH, NAGPUR.
PH.NO. (0712) 2551321