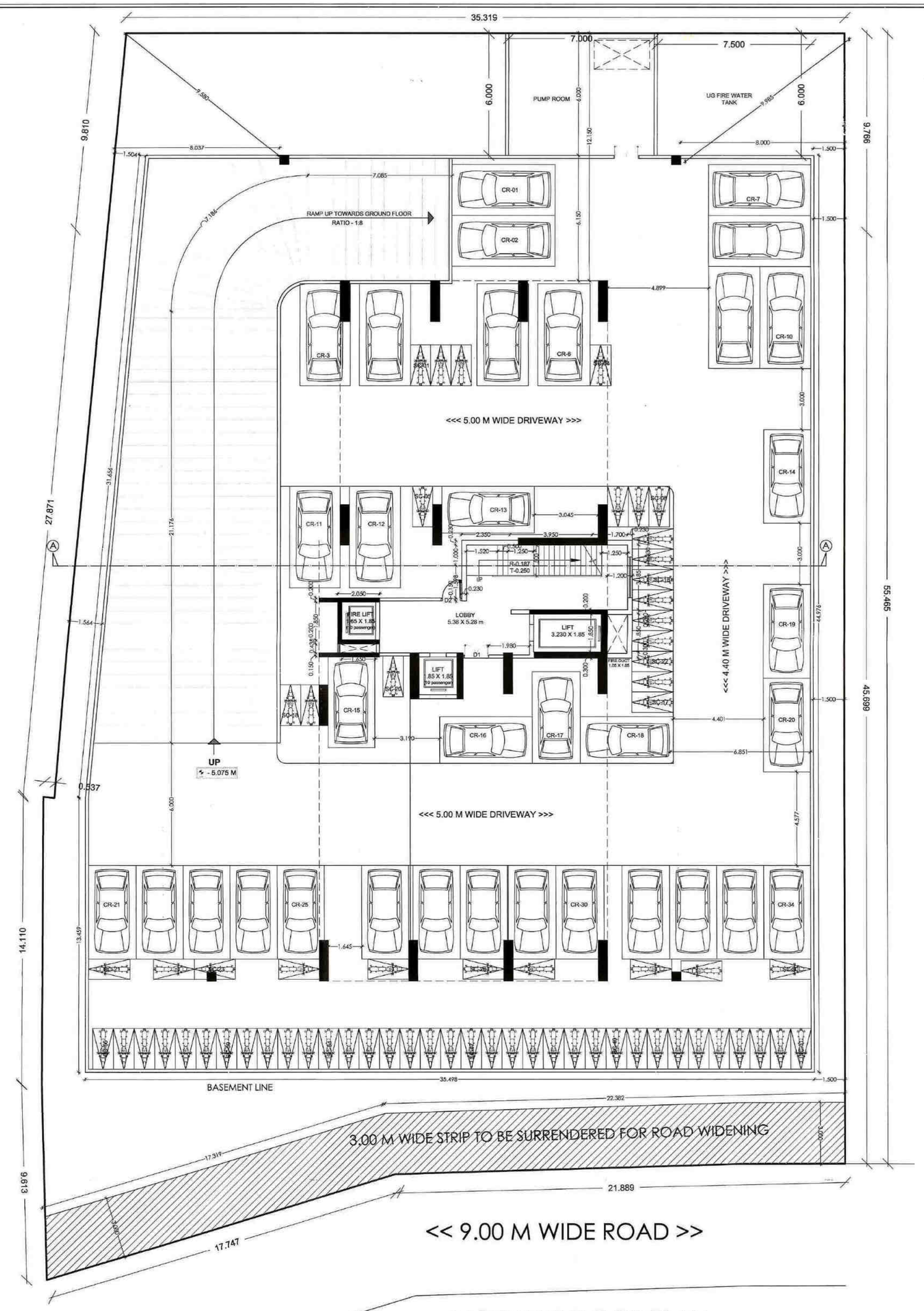
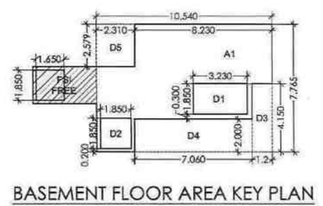


BASEMENT FLOOR PLAN

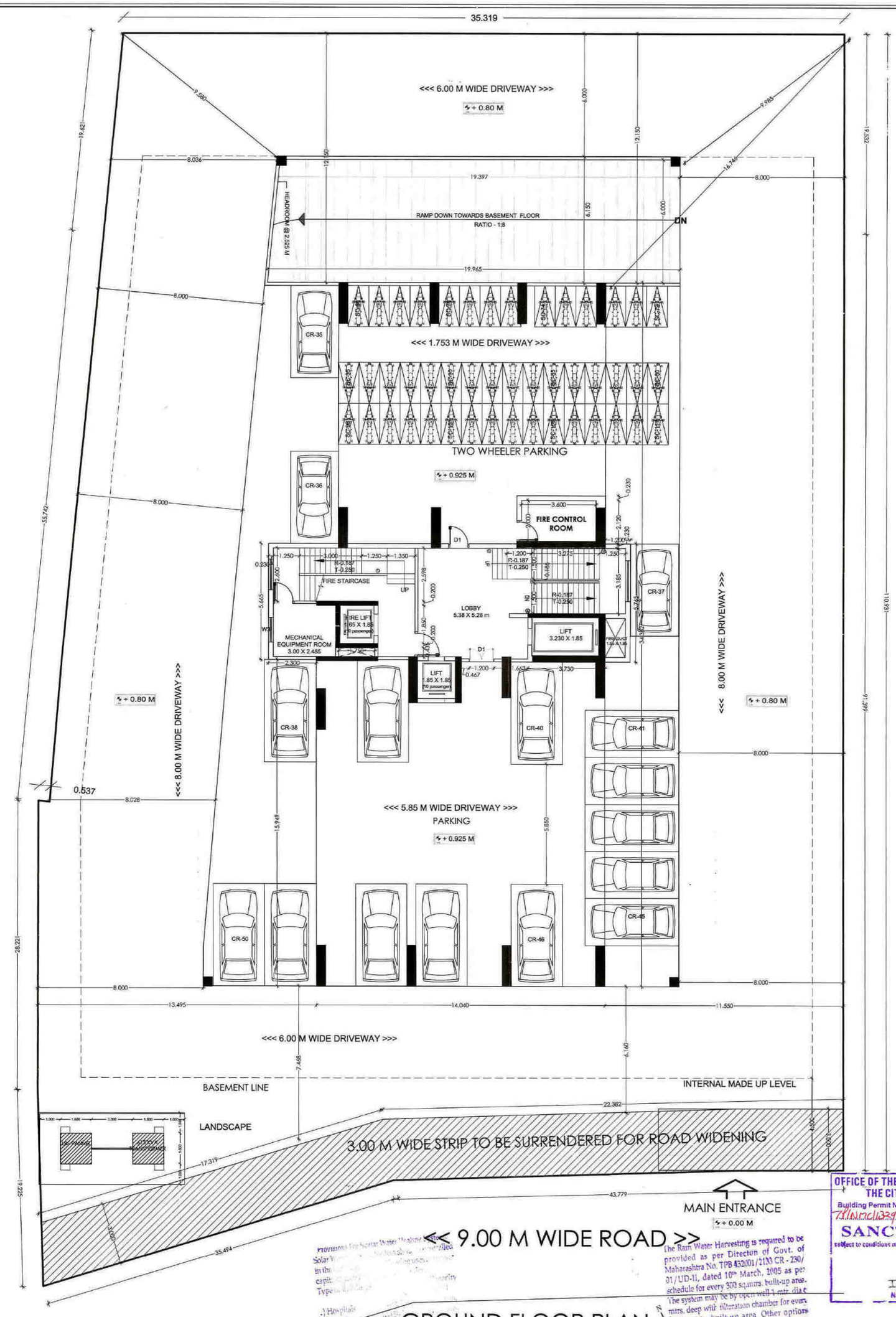
SCALE 1:100



BASEMENT FLOOR AREA KEY PLAN

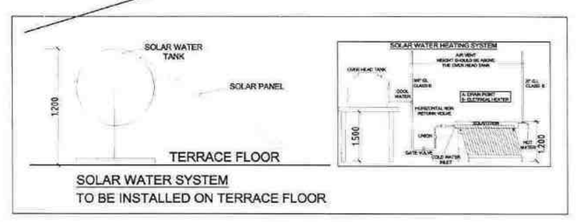
SCALE 1 : 200

AREA STATEMENT OF BASEMENT AREA					
SR. NO	DIMENSIONS				AREA IN SQ. M.
A1	10.540	X	7.765	=	81.843
TOTAL					81.843
DEDUCTION					
D1	3.230	X	1.850	=	5.976
D2	1.850	X	1.850	=	3.423
D3	1.200	X	4.150	=	4.980
D4	7.060	X	2.000	=	14.120
D5	2.310	X	2.830	=	6.537
TOTAL					35.036
P-LINE AREA BASEMENT FLOOR					46.808

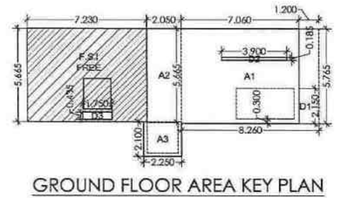


GROUND FLOOR PLAN

SCALE 1:100



SOLAR WATER SYSTEM
TO BE INSTALLED ON TERRACE FLOOR



GROUND FLOOR AREA KEY PLAN

SCALE 1 : 200

AREA STATEMENT OF GROUND FOOR AREA					
SR. NO	DIMENSIONS				AREA IN SQ. M.
A1	7.060	X	5.765	=	40.701
A2	2.050	X	5.665	=	11.613
A3	2.250	X	2.100	=	4.725
TOTAL					57.039
DEDUCTION					
D2	3.900	X	0.185	=	0.722
TOTAL					0.722
P-LINE AREA GROUND FLOOR					56.318

Area Statement

PROJECT DETAILS : PROPOSED RESIDENTIAL TOWER LIKE BUILDING ON PLOT NO.-1 [redacted], KH.NO.-72 & 73, CTS NO.-2046/1, SHEET NO.- 39, MOUZA-JARIPATKA, DIST.- NAGPUR

DWG. SHEET NO.-2/5

STAMP OF APPROVAL OF PLAN

1	AREA OF PLOT	2145.669
	(a) As per ownership documents (7/12, CTS EXTRA)	2145.669
	(b) As per previous sanctioned sub-division & amalgamation plan	2145.669
	© as per site	2145.669
2	Deductions for	-
	(a) Proposed D.P./ D.P road widening Area/ Service Road / Highway widening /12.00m widening of road	119.002
	(b) any D.P reservation area	-
	Total (a+b)	119.002
3	Balance area plot	2026.667
4	Amenity space (if applicable)	-
	(a) Required	-
	(b)Adjustment of 2 (b), if any	-
	© Balance proposed	-
5	Net plot area (3-4®)	2145.669
6	Recreational open space (if applicable)	-
	(a) Required	-
	(b) Proposed	-
7	internal road area/ area under 12.00m road widening	119.002
8	Total area considered for sanction - 2026.667 + 119.002	2145.669
9	Plotable area (if applicable)	2145.669
10	Built up with reference to basic F.S.I. as per front road width - **1.25 (as/previous sanctioned)**	2682.086
11	Addition of F.S.I on payment of premium - **0.50**	1072.834
	(a) Maximum premissible premium FSI - based on road width /TOD zone	1072.834
	(b) Proposed FSI on payment of premium	
	in - situ FSI/TDR loading - **0.50 (applicable TDR - 0.65 = 1394.684)**	1072.834
12	(a) In -situ area against D.P. road , if any	-
	(b) In situ area against Amenity Space if handed over	-
	© TDR area	1072.834
	(d) Total in situ / TDR loading proposed	1072.834
13	Addition of F.S.I area under chapter no. 7	-
14	Total entitlement of FSI in the proposal	-
	(a)[10+11(b)+12(d) i.e; 2682.086 + 1072.834 + 1072.834]	4827.754
	(b) Ancillary Area FSI upto 60% with payment of charges	2896.653
	© Total entitlement (a+b) i.e; 4827.754 + 2896.653	7724.407
15	Maximum utilization limits of FSI (building potential) permissible as per road width	7724.407
16	Total built-up Area in proposal	7718.357
	(a)Existing built up Area	0.000
	(b)Proposed built-up area	7718.357
	©Total (a+b)	7718.357
17	F.S.I consumed (15/13)	0.999
18	Area for Inclusive Housing ,if any	-
	(a) Required	-
	(b) Proposed	-

Certificate of Area : Certified that the plot area under reference was surveyed by me on and the dimension 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

ARCH. HARISH CHANDNANI
B.Arch, AIIM, M.COA, CA/99/25182
NIT / 1126
NMC / 511
Signature (Name of an Architect /Licensed engineer/Supervisor)

Owner (s) name :

M/S. S.N. INFRA STRUCTURES
THROUGH ITS PARTNER
MR. MAHESH NANIKRAM SADHWANI

PARKING AREA STATEMENT

OCCUPANCY	ONE PARKING SPACE FOE EVERY	NON CONGESTED AREA CAR	NON CONGESTED AREA SCOOTER
RESIDENTIAL	(a) FOR 1 TENAMENT HAVING CARPET AREA ABOVE 150 SQ. MT	2	3
RESIDENTIAL	(b) FOR 1 TENAMENT HAVING CARPET AREA BETWEEN 80 - 150 SQ. MT	1	3
	REQUIRED PARKING	50	99
	5% VISITORS PARKING	3	5
	TOTAL	53	104
	MULTIPLYING FACTOR FOR NAGPUR REGION - 0.9	48	94
	TOTAL PARKING PROPOSED	50	111

SCHEDULE OF OPENINGS

TYPE	SIZE	SILL	LINTEL	SPECIFICATION
DOORS				
SD	2.40X2.40	----	2.40 M	SLIDING GLASS DOOR
D1	1.20X2.10	----	2.10 M	T.W.FRAME PANELED DOOR
D2	1.00X2.10	----	2.10 M	T.W.FRAME PANELED DOOR
D3	0.75X2.10	----	2.10 M	T.W.FRAME PANELED DOOR
WINDOW				
W1	1.80 X 1.20	0.90	2.10 M	ALUM. SLIDING WINDOW
W2	1.50 X 1.20	0.90	2.10 M	ALUM. SLIDING WINDOW
W3	1.20 X 1.20	1.20	2.10 M	ALUM. SLIDING WINDOW
VENTILATOR				
V1	0.60 X 0.60	1.80	2.40M	ALUM. VENTILATOR

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No: 353/Tech/Amend/2024
77/MNC/1329 Date: 25/7/24
SANCTIONED
subject to conditions mentioned in the building permit
Assistant Director
Town Planning
Nagpur Municipal Corporation

Owner 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 of the work site..

ARCHITECT/ LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

JOB NO.	DWG NO.	SCALE	DREAFT BY	CHECKED BY	REGISTRATION NO.
01	01	1:100 & 1:200.	AR. ATUL S.	AR. HARISH C.	COA NO. - CA/1999/25182 NMC REGISTRATION NO : NMC/R/2018/APL/00026

DESIGN EDGE ARCHITECTS

ADDRESS: 1st floor, B-wing, NMC complex, Mangalwari, Sadar, Nagpur-440001
PHONE NO: 0712-6614035
www.designedgearchitects.in