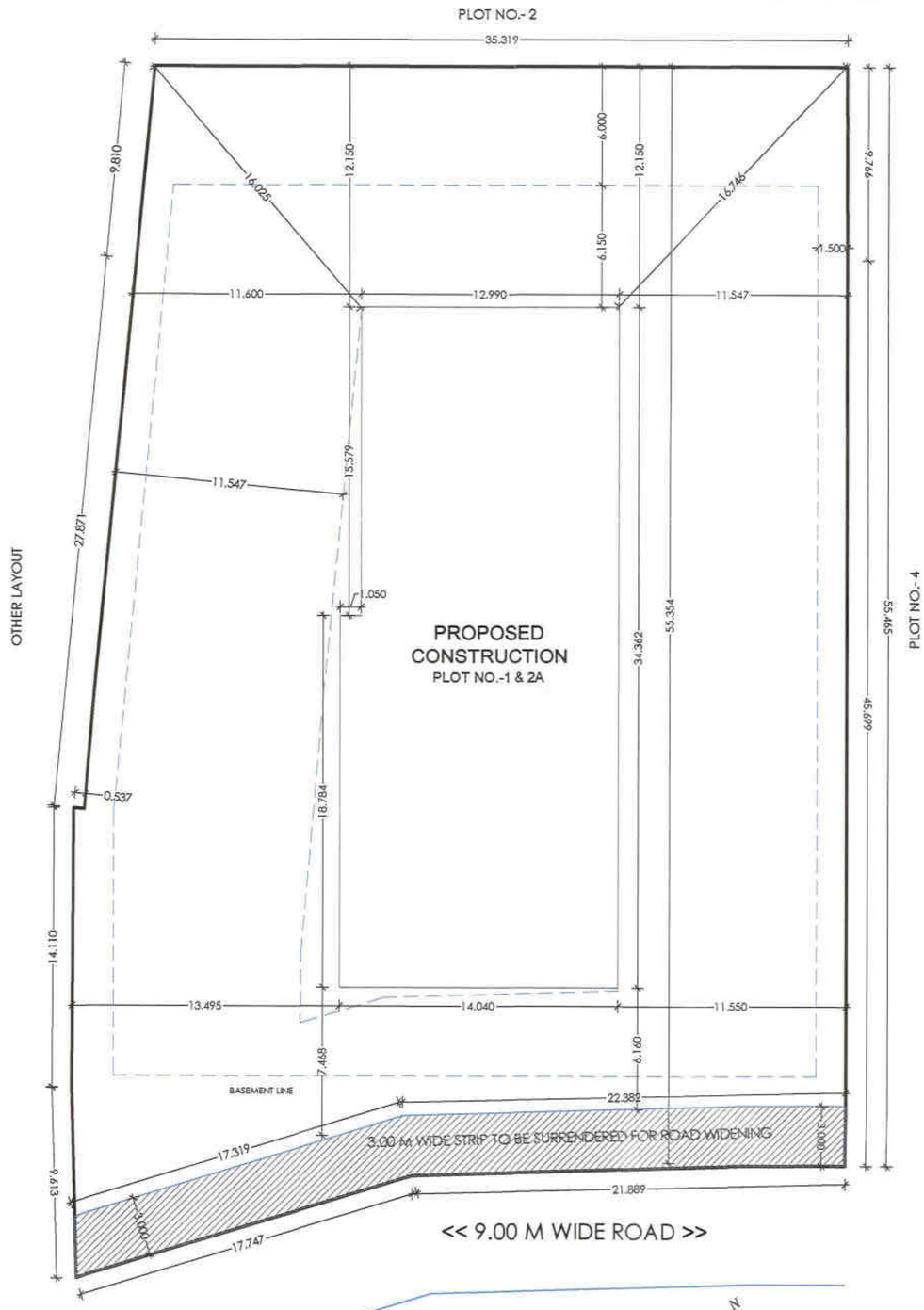
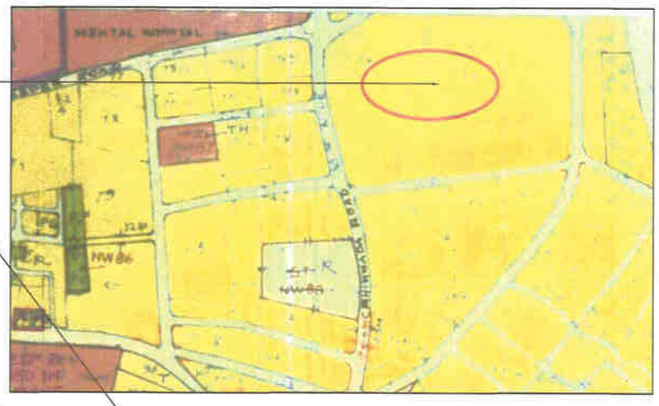


SITE PLAN

SCALE 1:200

SITE LOCATION



D.P SHEET NO.-12



GOOGLE IMAGE

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 253/DP/Jari Patka/TP/NMC/1329 Date 5/7/21
SANCTIONED
subject to conditions mentioned in the building permit
30/06/21
Assistant Director
Town Planning
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-II, dated 10th March, 2005 as per schedule for every 300 sq.mtrs. built-up area The system may be by open well 1 mtr. dia e mtrs. deep with filteration chamber for every 300 sq.mtr. built-up area Other options mentioned in the schedule may be adopted a) The authority may impose a levy of Rs. 1000/- per annum for every 100 sq.mts. of built-up area, for failure of the owne. of the building.

...Solar Water Heating System ... System should be installed ... following uses at the per ... as under.

	Per Capita Capacity Recommended
...	...00 Ltrs./day/person.
...	...150 Ltrs./day/person.
3) Hostel & other ... building	...25 Ltrs./day/person.
4) Resident	...25 Ltrs./day/person.

If the provisions as above is not made, the occupancy certificate will not be issued from NMC

Area Statement

PROJECT DETAILS : PROPOSED RESIDENTIAL TOWER LIKE BUILDING ON PLOT NO.-1 [redacted], KH.NO.-72 & 73, CTS NO.-2066/1, SHEET NO.- 39, MOUZA-JARIPATKA, DIST.- NAGPUR

DWG. SHEET NO.-1/5

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	
12	In - situ FSI/TDR loading - **0.50 (applicable TDR - 0.65 = 1394.684)**	1072.834
	(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 IT'S PARTNER
MR. MAHESH NANIKRAM SADHWANI

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 at the work site.

ARCHITECT/ LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

JOB NO.	DWG NO.	SCALE	DEALT 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 : NMCR/R/2018/APL/00025

DESIGN EDGE ARCHITECTS

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