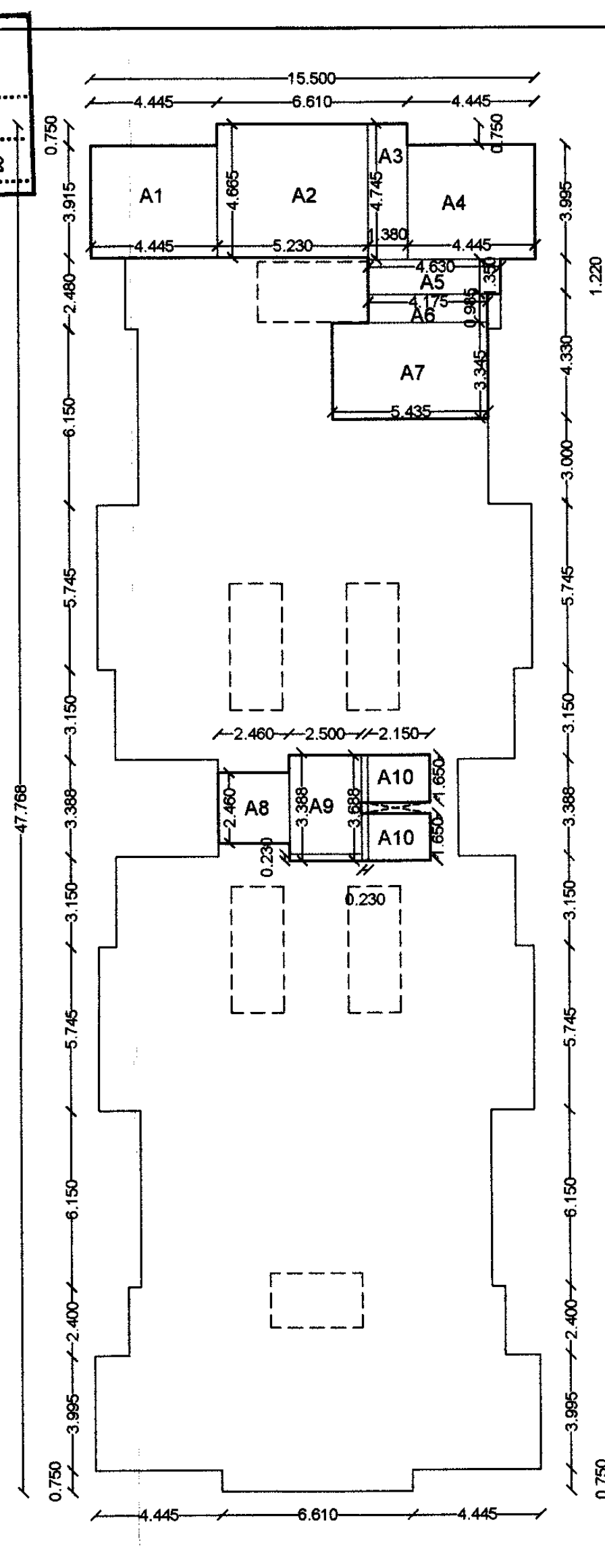
GROUND FLOOR B/UP AREA STATEMENT							
SR.NO.	DIMENTION					AREA (SQ.M.)	
ADDITION							
A1	4.445	X	3.915	X	1	=	17.402
A2	5.230	X	4.665	X	1	=	24.398
A3	1.380	X	4.745	X	1	=	6.548
A4	4.445	X	3.995	X	1	=	17.758
A5	4.630	X	1.350	X	1	=	6.251
A6	4.175	X	0.985	X	1	=	4.112
A7	5.435	X	3.345	X	1	=	18.180
A8	2.460	X	2.460	X	1	=	6.051
A9	2.500	X	3.388	X	1	=	8.470
A10	2.150	X	1.650	X	2	=	7.095
TOTAL B/UP AREA OF GROUND FLOOR						=	116.265

TYPICAL 1ST TO 5TH FLOOR B/UP AREA STATEMENT							
SR.NO.	DIMENTION					AREA (SQ.M.)	
	18.750	X	49.268	X	1	=	923.775
DEDUCTION							
A1	1.625	X	5.265	X	4	=	34.223
A2	1.020	X	2.630	X	4	=	10.730
A3	1.925	X	6.150	X	4	=	47.355
A4	1.800	X	3.000	X	4	=	21.600
A5	1.065	X	3.265	X	4	=	13.909
A6	1.085	X	1.500	X	4	=	6.510
A7	6.610	X	0.750	X	2	=	9.915
A8	3.850	X	2.150	X	2	=	16.555
A9	1.800	X	4.420	X	4	=	31.824
A10	8.245	X	0.464	X	2	=	7.651
A11	6.015	X	2.460	X	1	=	14.797
A12	2.000	X	0.388	X	1	=	0.776
A13	2.000	X	2.000	X	1	=	4.000
A14	4.275	X	3.388	X	1	=	14.484
b	TOTAL						234.329
	TOTAL B/UP AREA OF TYPICAL FLOOR (a-b)					=	689.446
TOTAL B/UP AREA OF FIRST TO FIFTH FLOOR						=	
	689.446			X	5	=	3447.231

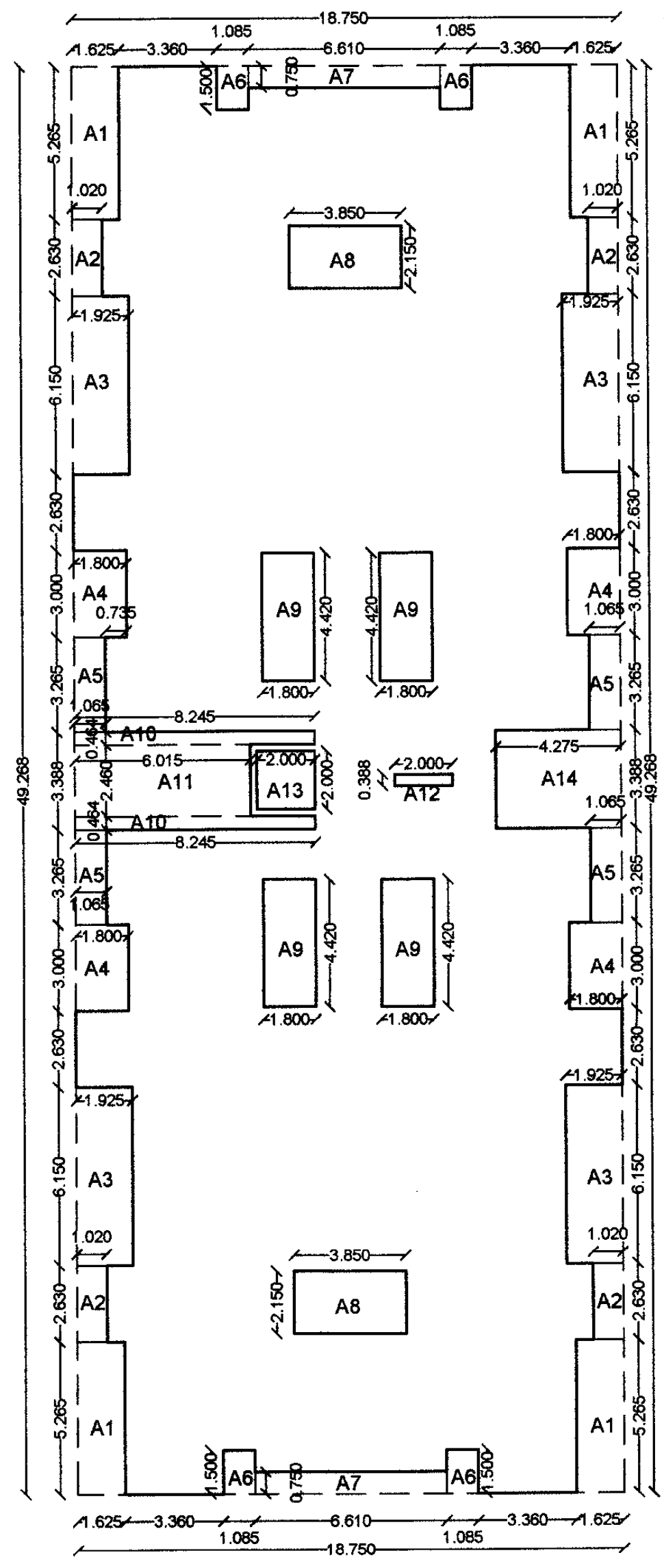
6TH FLOOR B/UP AREA STATEMENT							
SR.NO.	DIMENTION					AREA (SQ.M.)	
	18.750	X	26.478	X	1	=	496.4625
DEDUCTION							
A1	1.625	X	5.265	X	1	=	8.556
A2	1.020	X	2.630	X	1	=	2.683
A3	1.925	X	6.150	X	1	=	11.839
A4	1.800	X	3.000	X	1	=	5.400
A5	1.065	X	3.265	X	1	=	3.477
A6	8.245	X	0.464	X	1	=	3.826
A7	6.015	X	2.460	X	1	=	14.797
A8	8.245	X	0.614	X	1	=	5.062
A9	1.800	X	4.420	X	1	=	7.956
A10	2.000	X	2.000	X	1	=	4.000
A11	4.275	X	3.538	X	1	=	15.125
A12	2.000	X	0.388	X	1	=	0.776
A13	1.065	X	3.265	X	1	=	3.477
A14	1.800	X	3.000	X	1	=	5.400
A15	1.925	X	3.150	X	1	=	6.064
A16	8.325	X	3.230	X	1	=	26.890
A17	11.300	X	2.150	X	1	=	24.295
A18	9.300	X	4.765	X	1	=	44.315
A19	12.680	X	0.750	X	1	=	9.510
A20	1.085	X	1.500	X	1	=	1.628
b	TOTAL						205.076
	TOTAL B/UP AREA OF SIXTHL FLOOR (a-b)					=	291.387
TOTAL B/UP AREA OF SIXTH FLOOR						=	
	291.387			X	1	=	291.387

PROPOSED BUILDING AREA STATEMENT [Sr.No.9(a)]			
	PROPOSED BUILDING FLOORS		TOTAL BUILT UP AREA OF FLOORS, AS PER OUTER CONSTRUCTION LINE (SQ.M.)
1	GROUND FLOOR B/UP AREA	=	116.265
2	FIRST FLOOR B/UP AREA	=	689.446
3	SECOND FLOOR B/UP AREA	=	689.446
4	THIRD FLOOR B/UP AREA	=	689.446
5	FOURTH FLOOR B/UP AREA	=	689.446
6	FIFTH FLOOR B/UP AREA	=	689.446
7	SIX FLOOR B/UP AREA	=	291.387
	TOTAL		3864.882

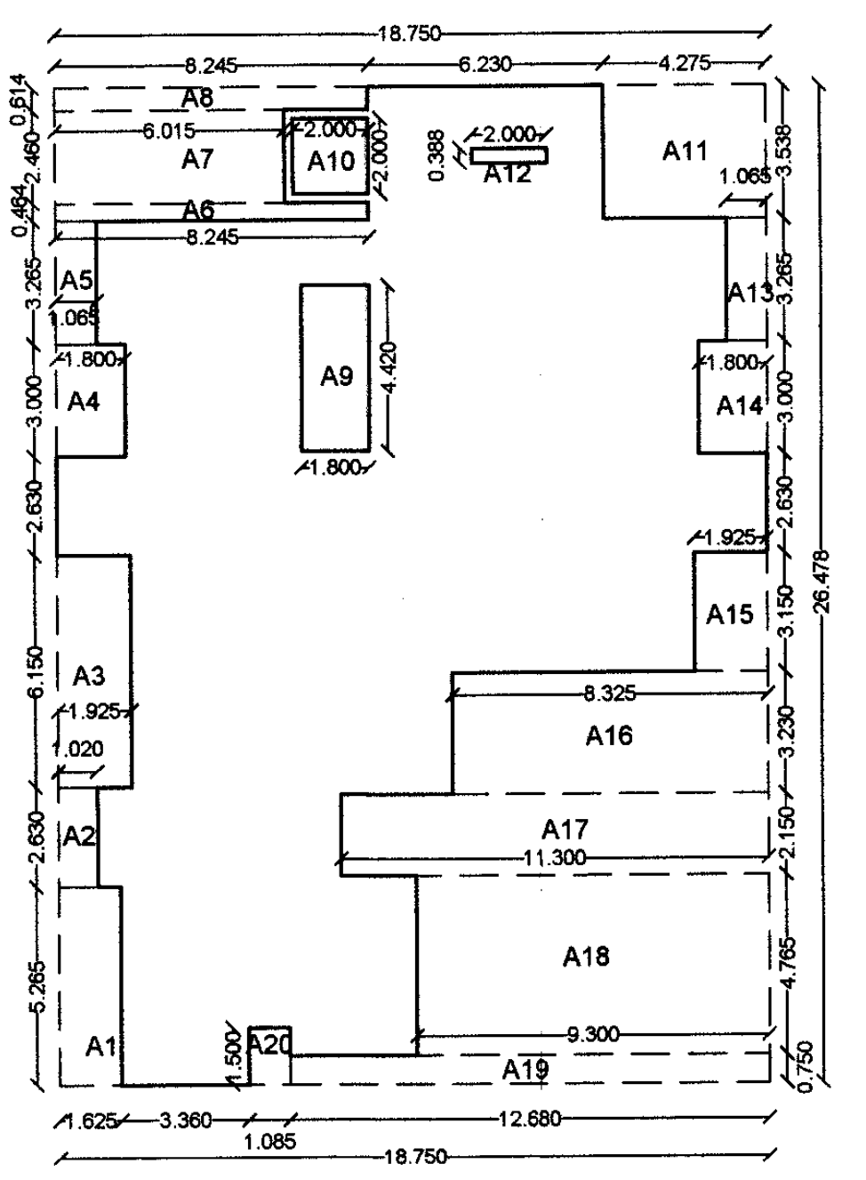
NIT
L.S. No. 865
Serial No. —
Valid upto 31-12-2023



GROUND FLOOR B/UP AREA BLOCK DIAGRAM
SCALE -1:200



TYPICAL FIRST TO FIFTH FLOOR B/UP AREA BLOCK DIAGRAM
SCALE -1:200



SIXTH FLOOR B/UP AREA BLOCK DIAGRAM
SCALE -1:200

AREA STATMENT			
			AREA (SQ.M.)
1	PLOT AREA OF PLOT NO.3		1378.850
2	BASIC F.S.I. = 1.25		1723.563
3	PERMISSIBLE 50% FSI WITH PAYMENT OF PREMIUM ON NET PLOT AREA (1378.85 X 50%)		689.425
4	(2+3)		2412.988
5	PERMISSIBLE ANCILLARY F.S.I. (60% X 2412.988)		1447.793
6	PERMISSIBLE B/UP AREA (4+5)		3860.780
7	TOTAL BUILT UP AREA OF PROPOSED BUILDING ON ALL FLOORS (G+6 FLOOR)		3854.882

AREA DETAILS OF APARTMENT [SR.No. 9(G)]					
BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT (SQ.M.)	AREA OF BALCONY ATTACHED TO APARTMENT (SQ.M.)	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT (SQ.M.)
	2	3	4	5	6
1	GROUND FLOOR	0	0.000	0	0
	FIRST FLOOR	101	55.830	13.98	0
		102	55.830	13.98	0
		103	58.060	13.70	0
		104	58.060	13.70	0
		105	58.060	13.70	0
		106	58.060	13.70	0
		107	55.830	13.98	0
		108	55.830	13.98	0
	SECOND FLOOR	201	55.830	13.98	0
		202	55.830	13.98	0
		203	58.060	13.70	0
		204	58.060	13.70	0
		205	58.060	13.70	0
		206	58.060	13.70	0
		207	55.830	13.98	0
		208	55.830	13.98	0
	THIRD FLOOR	301	55.830	13.98	0
		302	55.830	13.98	0
		303	58.060	13.70	0
		304	58.060	13.70	0
		305	58.060	13.70	0
		306	58.060	13.70	0
		307	55.830	13.98	0
		308	55.830	13.98	0
	FOURTH FLOOR	401	55.830	13.98	0
		402	55.830	13.98	0
		403	58.060	13.70	0
		404	58.060	13.70	0
		405	58.060	13.70	0
		406	58.060	13.70	0
		407	55.830	13.98	0
		408	55.830	13.98	0
	FIFTH FLOOR	501	55.830	13.98	0
		502	55.830	13.98	0
		503	58.060	13.70	0
		504	58.060	13.70	0
		505	58.060	13.70	0
		506	58.060	13.70	0
		507	55.830	13.98	0
		508	55.830	13.98	0
	SIXTH FLOOR	601	55.830	13.98	0
		602	58.060	13.70	0
		603	58.060	13.70	0

ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOTAREA

PARKING AREA CALCULATIONS			
		CAR	SCOOTER
REQUIRED PARKING	for every 2 tenement with each tenement having carpet area equal to or above 40.00 sq.m. but less than 80.00 sq.m.	1	5
	therefore for 43 tenement having carpet area above 40.00 sq.m. but less than 80.00 sq.m.	22	110
	Add 5% visitor parking	1	6
	Total Required Parking	23	116
	As per UDCPR 2020 clause no 8.2.2 table no. 8c sr.no. 2 applied multiplying factor 0.9	21	104
PROPOSED PARKING	21CAR + 104 SCOOTERS 11 CAR*(2.50*5.00)+ 10 CAR*(2.30*4.50)+ 104 SCOOTERS *(1.00*2.00) 137.50 + 103.50+208.00=449.00 SQ.M.		

SCHEDULE OF OPENINGS			
SR. NO.	TYPE	SIZE	PARTICULARS
DOOR			
1.	D	1.10 M. X 2.10 M.	T. W.FRAMED DOORS
2.	D1	1.00 M. X 2.10 M.	T. W.FRAMED DOORS
3.	D2	0.90 M. X 2.10 M.	T. W.FRAMED DOORS
4.	D3	0.75 M. X 2.10 M.	C. C. FRAMED DOORS
5.	R.S.		ROLLING SHUTTER
6.	L.D.	0.80M. X 2.20 M.	LIFT DOOR
WINDOW			
5.	W	1.50 M. X 1.20 M.	M. S. GLAZED WINDOWS
6.	D/W	3.00 M. X 1.20 M.	M. S. GLAZED DOOR & WINDOW
7.	D/W1	1.80 M. X 1.20 M.	M. S. GLAZED DOOR & WINDOW
8.	D/W2	0.75 M. X 1.20 M. 0.75 M. X 0.90 M.	M. S. GLAZED DOOR M. S. GLAZED WINDOW
9.	V	0.60 M. X 0.60 M.	M. S. GLAZED VENTILATORS

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BE/CMO/case No- BUL-G/027/ T.No - 2021070178/
Date
SANCTIONED No - 101 Dt 13.10.2021
Building Engineer
Nagpur Improvement Trust

PLOT NO. - 3	
LAND USE AS PER SANCTION DEVELOPMENT PLAN	RESIDENTIAL
LOCATION OF PLOT	NON- CONGESTED
ZONE AS PER APPENDIX -M	R2
PROPOSED BUILDING USE SUBMITTED AS PER PLAN	RESIDENTIAL

Proposed Multiunit Residential Construction On Plot No. 03, Malik Makbuja Layout, Kh.Nos-117,118, 120/1 ,121/1, Mouza- Zingabai Takli, Tah & Dist.- Nagpur.

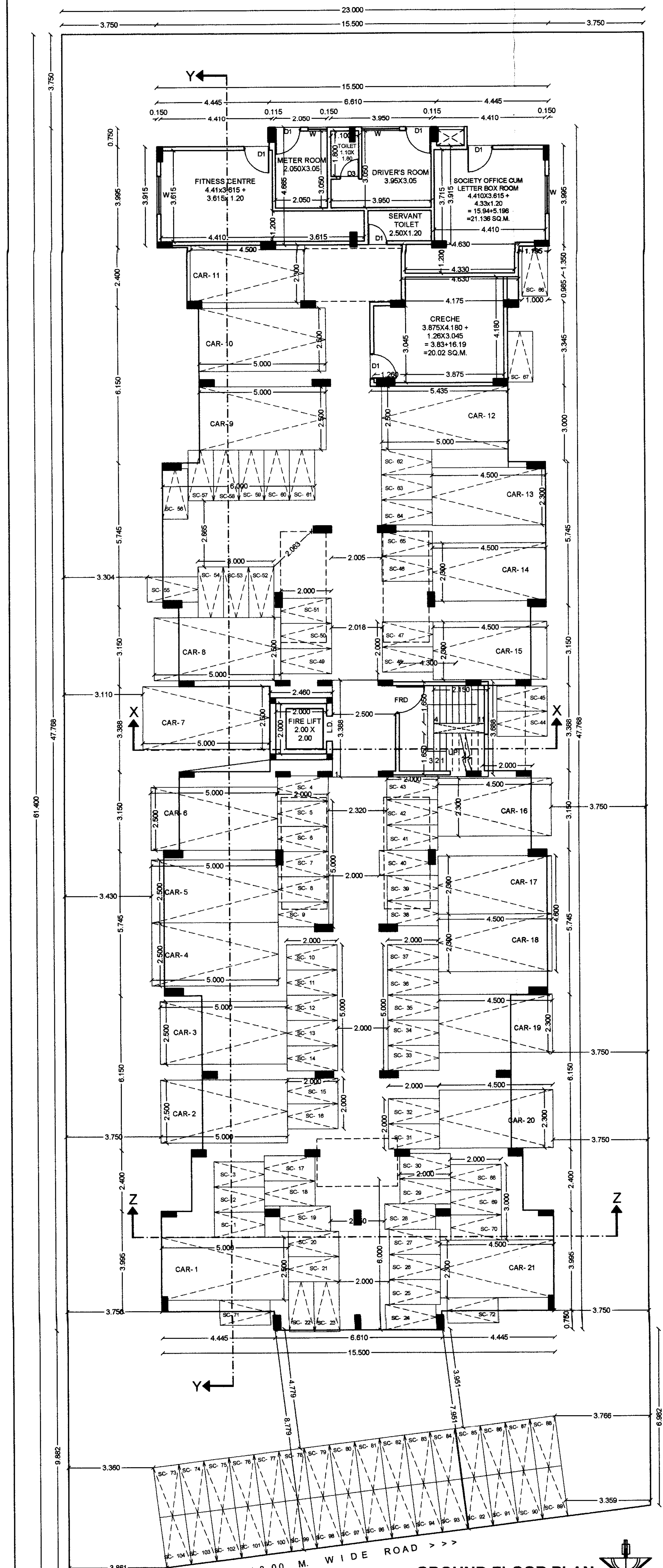
Belonging To -M/S Infiniti Infraventure

AREA STATEMENT :-

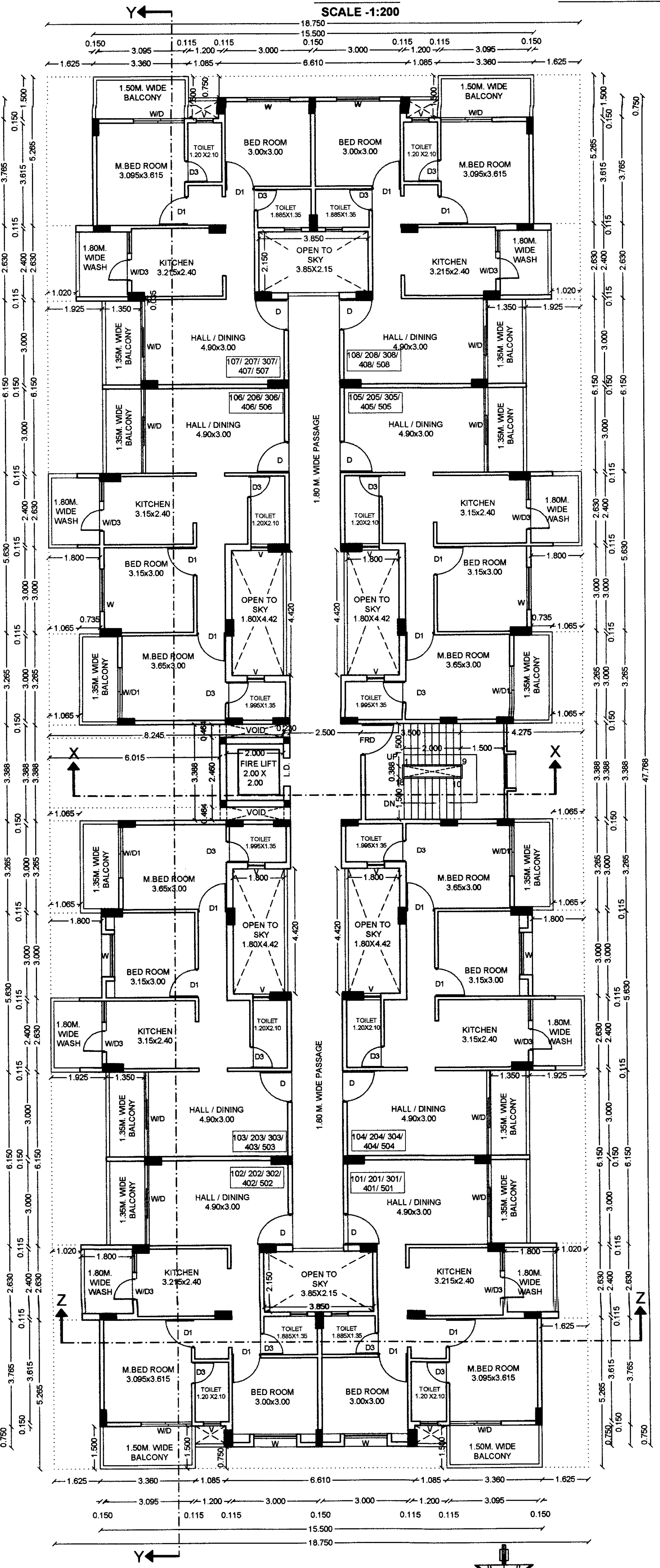
Area Statement	Sq. Mt.
Area Of Plot 1/2(58.50+61.40)x23.00	1378.85

FSI calculation as per proforma- I of UDCPR - 2020 - Built up area calculation

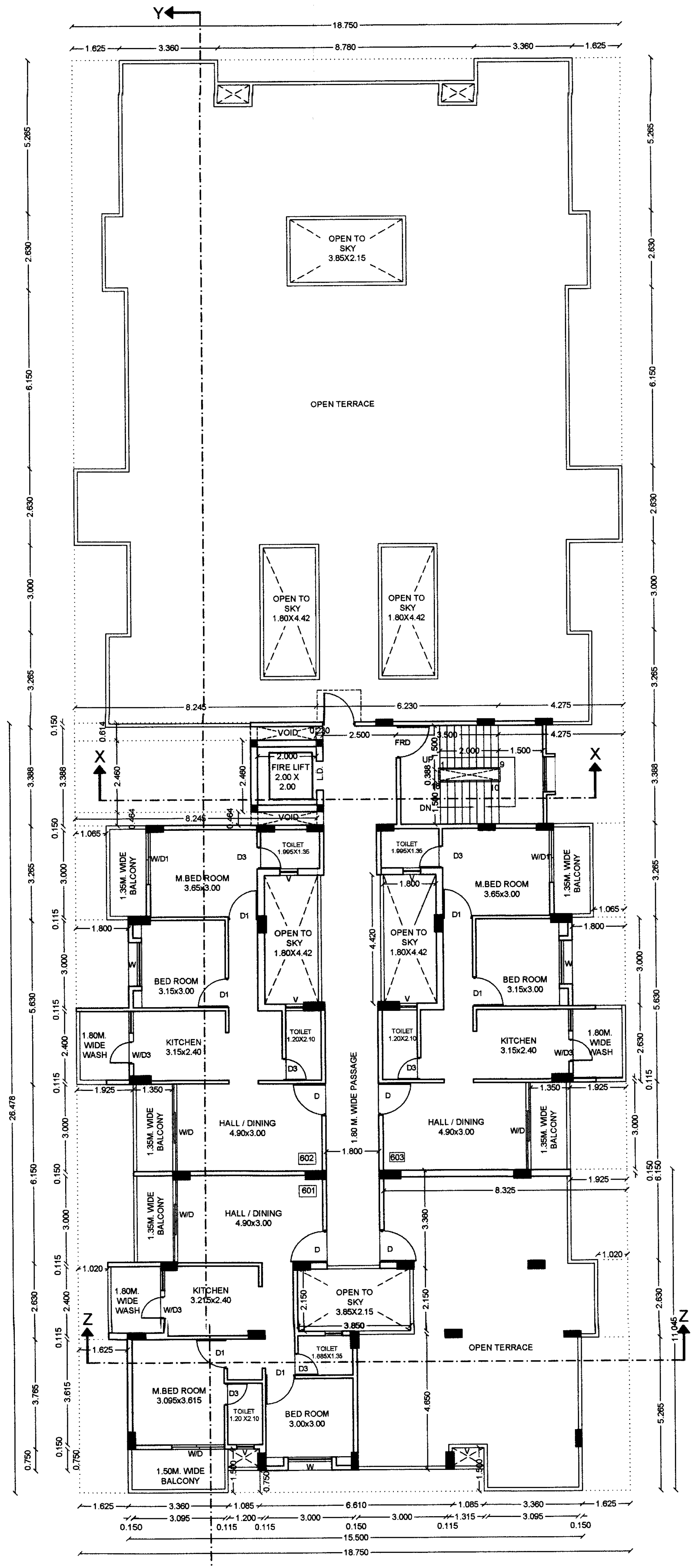
No.		Permissible (Ratio/Area in sq.mt.)	Proposed (Ratio/Area in sq.mt.)
a)	Net plot area for FSI calculation as per R.L.	1378.85	1378.85
b)	Net P-line built up area (clouse no. 6.6 of UDCPR-2020)		3854.882
c)	Dividing factor 1.6 to arrive Basic FSI+Premium FSI+TDR P-line area/1.6	2409.30	
d)	Permissible Ancillary FSI (clouse no. 6.3 Table No. 6-G,Note (i) of UDCPR-2020) (b-c)	1445.58	1445.58
e)	Permissible basic FSI /built up area :- (1.25*a) (Clause No. 6.3 Table no. 6-G of UDCPR)	1723.56	1723.56
f)	Permissible additional FSI on premium :- (0.5*a) (Clause No. 6.3 Table no. 6-G of UDCPR)	689.425	685.739
g)	Permissible TDR (Clause No. 6.3 Table no. 6-G of UDCPR)	NIL	NIL
h)	Permissible TDR for Road widening with complaince of clouse no.7.2 & proforma -I of UDCPR -2020 (2.00* __ sq.m.)		NIL
i)	Total intitlement of FSI	3858.57	3854.882
j)	Maximum building potential on plot /land		



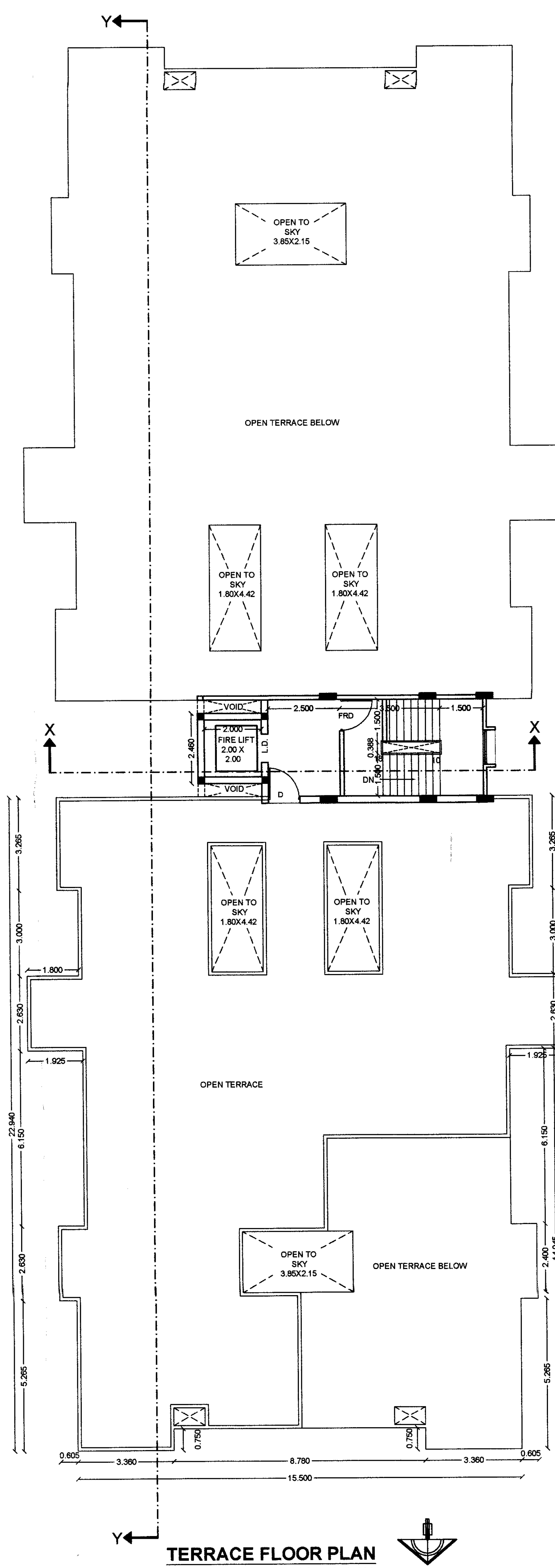
GROUND FLOOR PLAN
SCALE -1:100



TYPICAL FIRST TO FIFTH FLOOR PLAN
SCALE -1:100



SIXTH FLOOR PLAN
SCALE -1:100



TERRACE FLOOR PLAN
SCALE -1:100

E – REFERENCE			
	PLOT BOUNDRY SHOWN IN THUS		
	PROPOSED CONSTRUCTION SHOWN IN THUS		
	EXISTING CONST. TO BE RETAINED IN THUS		
	EXISTING CONSTRUCTION DEMOLISHED SHOWN IN THUS		

G – OWNERS SIGN	G – ARCHITECTS SIGN
M/S INFINITI INFRAVENTURE THROUGH IT'S PARTNERS 1) SHRI. HARSHVARDHAN RATNAKAR RAUT 2)SMT. PRAJAKTA HARSHVARDHAN RAUT	UMESH M. LAMGE B.Arch. (Hons) ARCHITECTS & INTERIOR DESIGNERS Reg.No. CA/95/18907 NMC Lic No.: R-90 NIT Lic No.: 865 AR. UMESH M. LAMGE B.ARCH(HONS.) ARCHITECT & INTERIOR DESIGNER