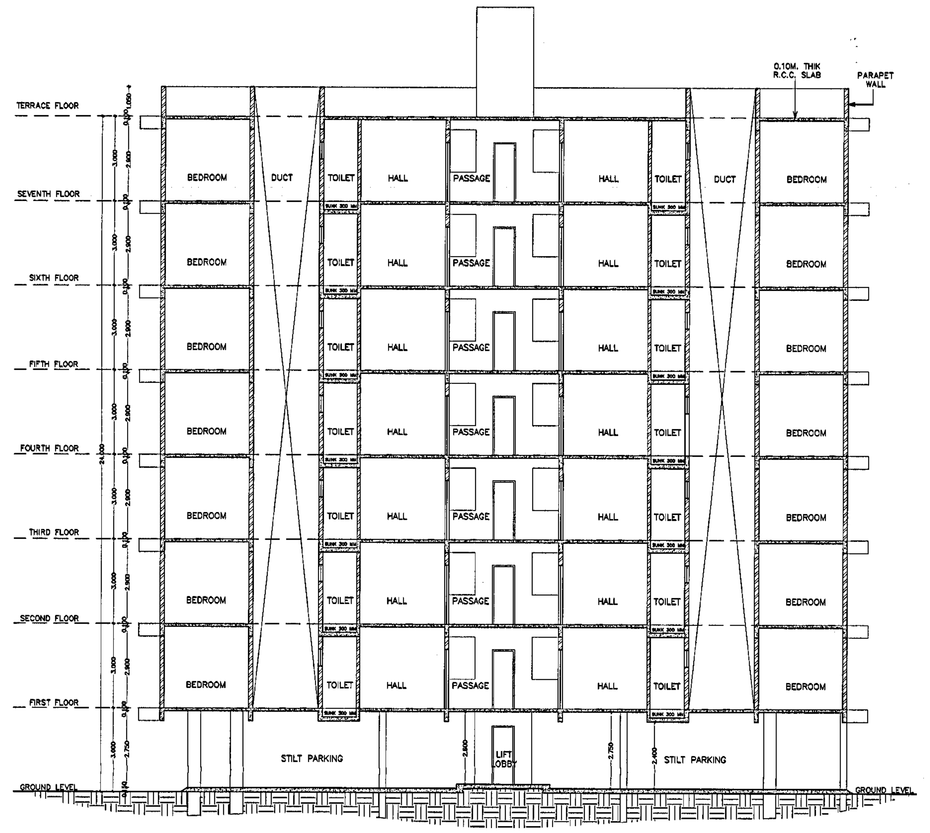
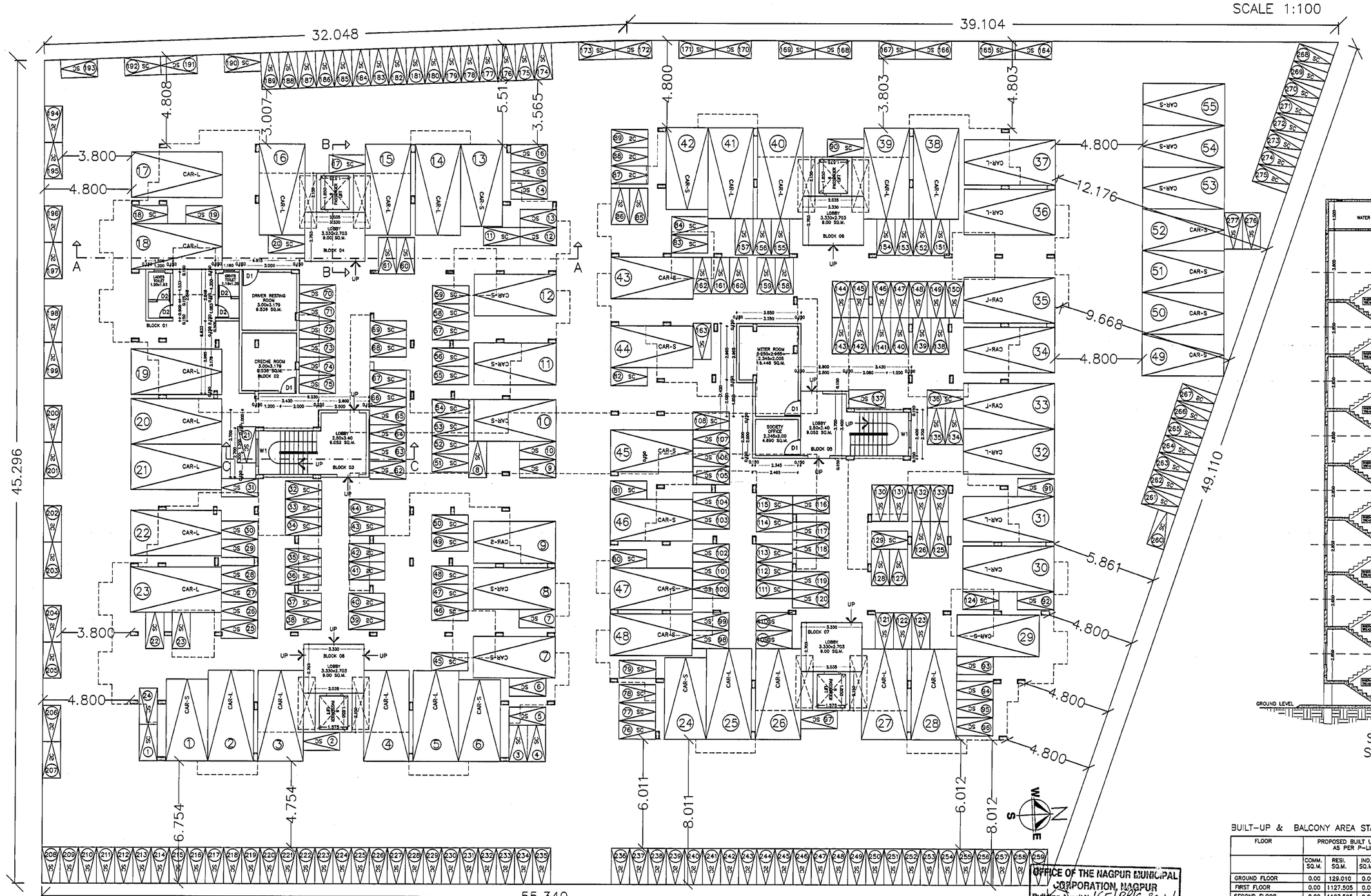


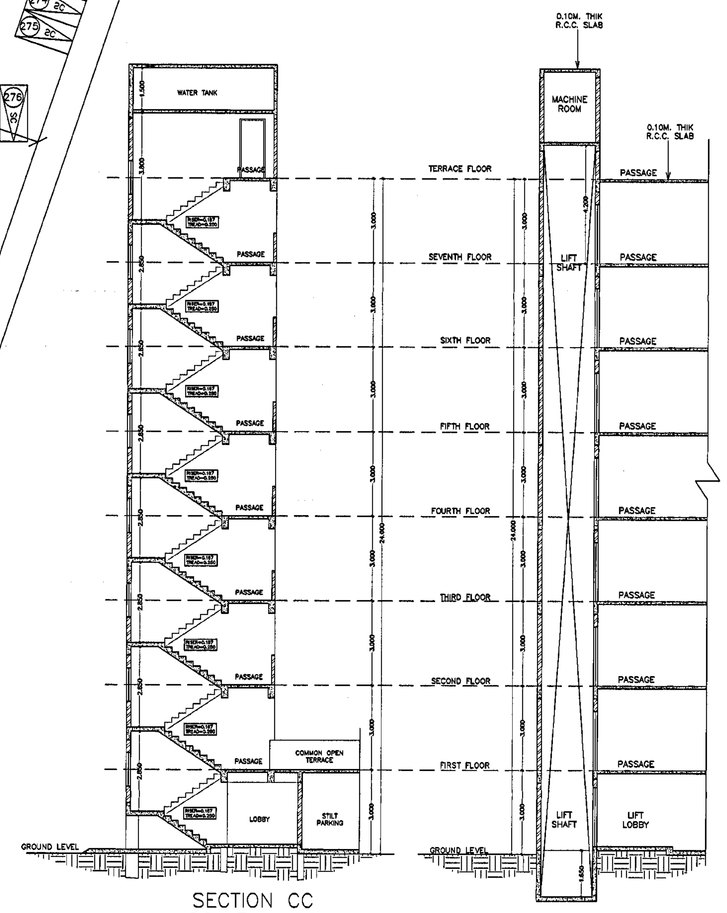
FRONT ELEVATON
SCALE 1:100



SECTION AA
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100



SECTION CC
SCALE 1:100

SECTION BB
SCALE 1:100

Provisions For Solar Water Heating Systems
Solar Water Heating System should be installed in the building for the following uses at the per capita quantity mentioned as under.

Type of buildings	For Capita Capacity
1) Residential apartments	125 Ltrs./day/ person.
2) Hospitals & nursing homes	125 Ltrs./day/ person.
3) Hotels & eating such buildings	125 Ltrs./day/ person.
4) Residential	25 Ltrs./day/ person.

built-up area.
If the provisions as above is not made, the occupancy certificate will not be issued from NMC

Rain Water Harvesting is required to be provided as per Directon of Govt. of Maharashtra (in UD-11030/2/2021-CR - 230/ 01/UD-11, dated 12th March, 2005 as per schedule (for every 500 sq.mtrs. built-up area The system should be constructed only after note: Above RWH Scheme is mandatory for every 300 sq.mtrs. built-up area. Above 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 owner of the building.

OFFICE OF THE NAGPUR MUNICIPAL CORPORATION, NAGPUR
Building Permit No. 165/BP/Amended/NMC/16/19 Date 2019
SANCTIONED
Subject to conditions mentioned in the enclosed BUILDING PERMIT
Dt.
Dy. Engineer
Town Planning Dept.
Nagpur Municipal Corporation

PROPOSED RESIDENTIAL BUILDING ON
AMALGAMATED PLOT NO. 18 & 19, KH.NO. 35/5,
MOUZA - GOREWADA, TAH. & DIST. NAGPUR.
BELONGING TO:
M/S MAHARANA AND BOSE ASSOCIATES
THROUGH ITS PARTNER
VILAS SAHEBRAO DESHMUKH
AND RAJENDRANATH BOSE

STATEMENT OF AREAS

1) PLOT AREA AS PER CITY SURVEY	= 2920.823 SQ.M.
2) PLOT AREA AS PER SITE	= 2920.823 SQ.M.
3) BASIC F.S.I.	= 1.25
4) PREMIUM PAID F.S.I.	= 0.50
5) T.D.R. AS PER TOTAL POTENTIAL F.S.I.	= 0.25
6) TOTAL PERMISSIBLE F.S.I.	= 2.00
STATEMENT FOR USED F.S.I. AS FOLLOW	
7) BASIC F.S.I. 2920.823 (PLOT AREA)x1.25	= 3651.028 SQ.M.
8) TOTAL PROPOSED BUILT-UP AREA BY P LINE	= 8021.545 SQ.M.
9) ANCILLARY F.S.I. (60% OF 8021.545(8))	= 4812.927 SQ.M.
10) TOTAL PERMISSIBLE AREA (7+9)	= 8463.955 SQ.M.
11) CONSUMED ANCILLARY F.S.I.(0.544) (10-8)	= 4370.517 SQ.M.

PROFORMA –I: AREA STATEMENT

PROPOSED RESIDENTIAL COMPLEX ON C.T.S. NO.- PLOT NO.-16 & 17 ,S.NO.- , GAT NO.- F.P.NO.- OF VILLAGE MAUZE -GOREWADA TAH. & DIST.-NAGPUR	Drawing Sheet No.: X/Y

Stamps of Approval of Plans:

AREA STATEMENT	
1. Area of plot (Minimum area of a, b, c to be considered)	2920.823 SQ.M.
(a) As per ownership document (7/12, CTS extract)	2920.823 SQ.M.
(b) as per measurement sheet	2920.823 SQ.M.
(c) as per site	2920.823 SQ.M.
2. Deductions for	0.000
(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	0.000
(b) Any D.P. Reservation area	0.000
(Total a+b)	0.000
3. Balance area of plot (1-2)	2920.823 SQ.M.
4. Amenity Space (if applicable)	0.000
(a) Required -	0.000
(b) Adjustment of 2(b), if any -	0.000
(c) Balance Proposed -	0.000
5. Net Plot Area (3-4 (c))	2920.823 SQ.M.
6. Recreational Open space (if applicable)	0.000
a) (a) Required -	0.000
b) (b) Proposed -	0.000
7. Internal Road area	0.000
8. Plotable area (if applicable)	0.000
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5=basic FSI)(2920.823x1.25)	3651.028 SQ.M.
10. Addition of FSI on payment of premium (0.50 FSI)	0.000
(a)Maximum permissible premium FSI - based on road width / TOD Zone.	0.000
(b) Proposed FSI on payment of premium.(2920.823x0.50)	0.000
11. In-situ FSI / TDR loading	0.000
(a)In-situ area against D.P. road (2.0 x Sr. No. 2 (a))if any	0.000
(b)In-situ area against Amenity Space if handed over (2.00 or1.85 x Sr. No. 4 (b)and /or(a)),	0.000
(c)TDR area	0.000
(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	0.000
12.Additional FSI area under Chapter No. 7	-
13. Total entitlement of FSI in the proposal	8463.955 SQ.M.
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	3651.028 SQ.M.
(b) Ancillary Area FSI upto 60% or 80%with payment of charges.(8021.545x0.60)	4812.927 SQ.M.
(c) Total entitlement (a+b)	8463.955 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 1.5 or 1.8]	9346.633 SQ.M.
15. Total Built-up Area in proposal(excluding area at Sr.No.17 b)	8021.545 SQ.M.
(a) Existing Built-up Area.	0.000
(b) Proposed Built-up Area (as per 'P-line')	8021.545 SQ.M.
(c) Total (a+b)	8021.545 SQ.M.
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.947
17. Area for Inclusive Housing, If any	-
(a) Required (20% of Sr.No.5)	-
(b) Proposed	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 29/12/2020 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 Records/ Land Records Department/City Survey records.

PARKING AREA STATEMENT

RESIDENTIAL USE REQUIRED PARKING FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQMT. BUT LESS THAN 80 SQMT.
- 1CAR,5SC,
# REQUIRED PARKING FOR 112 TENEMENT - CARPET AREA - 49.817 SQ. MTR. -56 CAR, 280SC
# 5% VISITORS PARKING - 3 CAR, 14 SC
# HENCE REQUIRED PARKING FOR 112 TENEMENT - 59 CAR, 294 SC
# BY APPLYING MULTIPLYING FACTOR=0.9
59x0.9 = 53 CARS
294x0.9 = 265 SC
#HENCE TOTAL REQUIRED PARKING-53 CARS, 265 SC.
#PROPOSED PARKING-55 CARS,277 SC.

Owner's Declaration –
I/We uncersigned 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.

Owner(s) name and signature

BUILT-UP & BALCONY AREA STATEMENT

FLOOR	PROPOSED BUILT UP AREA AS PER P-LINE				EXISTING BUILT UP AREA				BALCONY AREA			
	COMM. SQ.M.	RESI. SQ.M.	IND. SQ.M.	SPEC. SQ.M.	COMM. SQ.M.	RESI. SQ.M.	IND. SQ.M.	SPEC. SQ.M.	OPEN BALCONY SQ.M.	ENCLOSED BALCONY SQ.M.	TOTAL BALCONY SQ.M.	EXCEED BALCONY SQ.M.
GROUND FLOOR	0.00	129.010	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FIRST FLOOR	0.00	1127.505	0.00	0.00	0.00	0.00	0.00	0.00	37.380	19.064	56.414	0.00
SECOND FLOOR	0.00	1127.505	0.00	0.00	0.00	0.00	0.00	0.00	37.380	19.064	56.414	0.00
THIRD FLOOR	0.00	1127.505	0.00	0.00	0.00	0.00	0.00	0.00	37.380	19.064	56.414	0.00
FOURTH FLOOR	0.00	1127.505	0.00	0.00	0.00	0.00	0.00	0.00	37.380	19.064	56.414	0.00
FIFTH FLOOR	0.00	1127.505	0.00	0.00	0.00	0.00	0.00	0.00	37.380	19.064	56.414	0.00
SIXTH FLOOR	0.00	1127.505	0.00	0.00	0.00	0.00	0.00	0.00	37.380	19.064	56.414	0.00
SEVENTH FLOOR	0.00	1127.505	0.00	0.00	0.00	0.00	0.00	0.00	37.380	19.064	56.414	0.00
TOTAL	0.00	8021.545	0.00	0.00	0.00	0.00	0.00	0.00	261.66	133.448	394.898	0.00

PARKING CALCULATION

TYPE	CARPET AREA TABLE NO. 8B	FOR 2 TENEMENT		FOR 112 TENEMENT FOR CARPET AREA 49.817 SQ.M EACH				TOTAL REQUIRED PARKING		REQUIRED 0.9 FACTOR OF TOTAL PARKING TABLE NO.8C	
		CAR	SCOOTER	CAR	SCOOTER	+5% VISITOR FOR CAR	5% VISITOR FOR SCOOTER	CAR	SCOOTER	CAR	SCOOTER
RESIDENTIAL	40-80 SQ.M.										
TOTAL	REQUIRED	1	5	56	280	(56x5)/100 = 3	(280x5)/100 = 14	56+3 = 59	280+14 = 294	(59x0.9)= 53	(294x0.9) = 265
TOTAL	PROPOSED	–	–	–	–	–	–	–	–	55	277

INDEX
1) PLOT BOUNDARY SHOWN IN
2) PROPOSED CONSTRUCTION SHOWN IN

SCALE 1:100	DATE 29-12-2020
DRG. NO. 01/02	JOB. NO.
	DRAWN BY
	CHECKED BY

ARCHITECT
Registration and License No. of Architect

Ar. KISHOR V. CHIDDARWAR
B.Arch., M.C.A.(M.Tech (I))
ARCHITECH & INTERIOR DESIGNER
Reg. No.: CA/86/10400
LIC No. NMCR/ZO18/APL/00231
PAN No.: ACJPC1167K

AR. KISHOR CHIDDARWAR
B.ARCH, M.TECH (I)
ARCHITECT AND INTERIOR DESIGNER
"Himalaya Enclave"
Mezzanine Floor, 1, N. A. Road
Opp. L. A. D. College
Shivaji Nagar, Nagpur - 10
PH.NO:(O) 2249739,6536016
(M0) 9823011094