NIT
L.S. No. 6.44
Serial No. ---
Valid upto 31.12.2021

PLAN SHOWING PROPOSED MUILTIFAMILY RESIDENTIAL BUILDING ON PLOT NO.3, KH.NO.28/2, MOUZA ZINGABAI TAKLI, NAGPUR. (LAYOUT IN MALIK MAKBHUJA)

BELONGING TO
SHREE GAJANAN BUILDERS AND DEVELOPERS
THROUGH PARTNER
SHRI. SANTOSH BHOLANATH SAHU

AREA STATEMENT

1	Area of plot (Minimum ara of a,b,c to be considered) AS PER RL	1221.50 SQM
2	Deductions for	NIL
(a)	proposed D.P./D.P. Road widening Area/Service Road/Highway widening	NIL
	(b) Any D.P. Reservation	NIL
	(Total a + b)	NIL
3	Balance area of plot (1-2)	NIL
4	Amenity space (if applicable)	NIL
	(a) Required	NIL
	(b) Adjustment of 2(b), if any	NIL
	(c) Balance Proposed	NIL
5	Net Plot Area (3-4(c))	1221.50 SQM
6	Recreational Open space (if applicable)	NIL
	(a) Required	NIL
	(b) Proposed	NIL
7	Internal Road Area	NIL
8	Plotable area (if applicable)	NIL
9	Built up area with reference to basic F.S.I. as per front road width (Sr. No. 5xbasic FSI) (1.25)	1529.875 SQM
10	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI based on road width/TOD Zone	NIL
	(b) Permissible FSI on payment of premium (50%)	610.75 SQM
11	In situ FSI/TDR loading	NIL
	(a) In situ area against D.P. road (2.0xSr.No.2(a), if any	NIL
	(b) In situ area against Amenity Space if handed over (2.00 or 1.85 x sr.no.4(b) and or (c))	NIL
	(c) TDR Area	NIL
	(c) Total in situ / TDR loading proposed (11(a)+(b)+(c))	NIL
12	Additional FSI area under chapter No. 7	NIL
13	Total entitlement of FSI in the Proposal	NIL
	(a) (9+10(b)+11(d)) or 12 whichever is applicable	2137.625 SQM
	(b) Anciliary area FSI upto 60% or 80% with payment of charges	1281.051 SQM
	(c) Total entitlement (a+b)	3418.576 SQM
14	Maximum utilization limit of FSI (3x,liding potential) permissible as per Road	NIL
15	Total built up area in proposal (excluding area at Sr.No.1/b)	NIL
	(a) Existing Built up Area (as per 'P-line')	NIL
	(b) Proposed Built up Area (as per 'P' line')	3418.536 SQM
	(c) Total (a+b)	3418.536 SQM
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	NIL
17	Area for inclusive Housing, if any	NIL
	(a) Required (20% of Sr.No.5)	NIL
	(b) Proposed	NIL

PARKING AREA STATEMENT

FOR EVERY 2 TENAMENTS WITH EACH TENEMENT
HAVING CARPET AREA EQUAL TO OR ABOVE 40.00 SQ.M.
BUT LESS THAN 60.00 SQ.M.
REQUIRED PARKING AREA FOR TWO TENEMENTS
IS 1 CARS + 5 SCOOTERS
THUS REQUIRED PARKING FOR 36 TENEMENTS COMES TO -
18 CAR + 90 SCOOTER
ADD 5% OF VISITORS PARKING - 1 CAR + 5 SCOOTER
19 CAR - 95 SCOOTER

TOTAL REQUIRED PARKING AREA
(19 X 0.9 = 17 CAR + 95 X 0.9 = 86 SCOOTER)
REQUIRED PARKING - 17 CAR + 86 SCOOTERS
PROPOSED PARKING
17 CAR + 86 SCOOTER
(12 CAR(COMPOSITE PARKING) X 6 = 72 SCOOTER+14 SCOOETR = 86 SCOOTER)
29 CAR - 14 SCOOTER

PREVIOUS SANCTION NO.----

BE(NORTH) CASE NO. AB-N-ZI-3/ T. NO. 2019062039/1953 DT- 27.08.2019
STAND TO BE CANCELLED

LEGEND

PLOT BOUNDRY SHOWN THUS
PROPOSED WORK SHOWN THUS

SCHEDULE OF OPENINGS

TYPE	SIZE	DISCRIPTION
D	1.20 X 2.10	T. W. DOOR
D1	0.75 X 2.10	T. W. DOOR
W	1.50 X 1.20	ALUMINIUM WINDOW
W1	1.20 X 1.20	ALUMINIUM WINDOW
V	0.60 X 0.60	VENTILATOR

OWNER---

Owner's Signature
SHRI. SANTOSH BHOLANATH SAHU

ARCHITECT
ABHIJIT ASOLKAR
199, FIRST FLOOR,
NARAYANA APARTMENTS,
RAM NAGAR, NAGPUR.

DRG BY - TANAJI NARSINAR

FRONT ELEVATION (SCALE 1:100)

SECTION AT A-A (SCALE 1:100)

SECTION AT B-B (SCALE 1:100)

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BE/N/ZI-3/953/2019
Date: 27/8/2019
SANCTIONED
Subject to Rule No. 2(1)(d)(2) & 2(1)(d)(3) of U.D.C.P.R. 2034
Building Engineer
Nagpur Improvement Trust

GROUND FLOOR AREA						
SR. NO.	DESCRIPTION	LENGTH	BREDTH	AREA IN SQ.M		
1	A	8.785	2.70	23.665		
2	B	11.40	9.40	107.16		
3	C	9.55	3.20	30.56		
4	d - DEDUCT	4.70	2.20	10.575		
5	e - DEDUCT	2.65	2.20	5.727		
6	f - DEDUCT	5.65	2.00	13.13		
7	g - DEDUCT	5.65	2.70	13.50		
8	h - DEDUCT	1.80	1.40	2.52		
9	i - DEDUCT	1.05	0.25	0.4652 = 0.374		
10	j - DEDUCT	4.70	0.35	1.1752 = 2.35		
				196.388 - 49.789	112.599	49.789

NET B/UP AREA OF GROUND FLOOR - 112.599 SQ.M.

FIRST/SCOND/THIRD/FOURTH FLOOR AREA						
SR. NO.	DESCRIPTION	LENGTH	BREDTH	AREA IN SQ.M.		
1	A	53.875	15.00	852.00		
2	b - DEDUCT	3.180	0.60	1.911X2 = 3.822		
3	c - DEDUCT	6.815	1.50	7.995X4 = 30.766		
4	d - DEDUCT	8.50	0.95	8.075X2 = 16.15		
5	e - DEDUCT	2.40	1.80	4.32X2 = 8.64		
6	f - DEDUCT	3.205	0.30	0.961X2 = 1.923		
7	g - DEDUCT	4.15	1.80	6.64X2 = 13.28		
8	h - DEDUCT	3.200	0.55	1.752X2 = 3.524		
9	i - DEDUCT	3.35	0.55	3.152X4 = 12.73		
10	j - DEDUCT	3.35	1.80	6.03X2 = 12.06		
11	k - DEDUCT	3.150	0.55	1.74X2 = 3.481		
12	l - DEDUCT	3.180	0.41	1.303X2 = 2.613		
13	m - DEDUCT	2.865	1.50	4.297		
14	n - DEDUCT	2.40	1.83	3.912		
15	o - DEDUCT	2.40	1.85	3.96X2 = 7.92		
16	p - DEDUCT	2.56	1.80	4.128X2 = 8.256		
17	q - DEDUCT	2.56	2.40	6.192		
		(852.00 - 139.554)		722.446		

NET B/UP AREA OF TYPICAL FLOOR FIRST/SECOND/THIRD/FOURTH FLOOR 722.446 SQ.M.

FIFTH FLOOR AREA						
SR. NO.	DESCRIPTION	LENGTH	BREDTH	AREA IN SQ.M		
1	A	45.23	16.00	723.68		
2	b - DEDUCT	6.65	3.35	22.277X4 = 89.110		
3	c - DEDUCT	3.35	1.85	6.532X4 = 26.130		
4	d - DEDUCT	3.35	0.95	8.182X4 = 12.73		
5	e - DEDUCT	3.205	0.30	3.961X2 = 1.923		
6	f - DEDUCT	2.15	1.80	3.442 = 6.88		
7	g - DEDUCT	18.00	7.935	126.06		
8	h - DEDUCT	3.156	0.55	1.7402 = 3.480		
9	i - DEDUCT	5.915	1.30	7.6952 = 15.378		
10	j - DEDUCT	3.155	0.41	1.3052 = 2.612		
11	k - DEDUCT	2.665	1.50	4.267		
12	l - DEDUCT	2.40	1.83	3.912		
13	m - DEDUCT	2.40	1.85	3.962 = 7.92		
14	n - DEDUCT	2.56	2.40	6.192		
		(723.68 - 307.527)		416.153		

NET B/UP AREA OF FIFTH FLOOR 416.153 SQ.M.

TOTAL B/UP AREA OW ALL FLOOR (GROUND/FIRST/SECOND/THIRD/FOURTH/FIFTH FLOOR)	3418.536 SQ.M.
(112.599+722.446+722.446+722.446+722.446+416.153)	

GROUND FLOOR PLAN (SCALE 1:100)

TYPICAL FLOOR PLAN (SCALE 1:100) (FIRST/SECOND/THIRD & FOURTH)

FIFTH FLOOR PLAN (SCALE 1:100)

OTHER LAYOUT

SITE PLAN (SCALE 1:200)

P-LINE PLAN (SCALE 1:200) (GROUND FLOOR)

P-LINE PLAN (SCALE 1:200) (FIRST/SECOND/THIRD & FOURTH FLOOR)

P-LINE PLAN (SCALE 1:200) (FIFTH FLOOR)