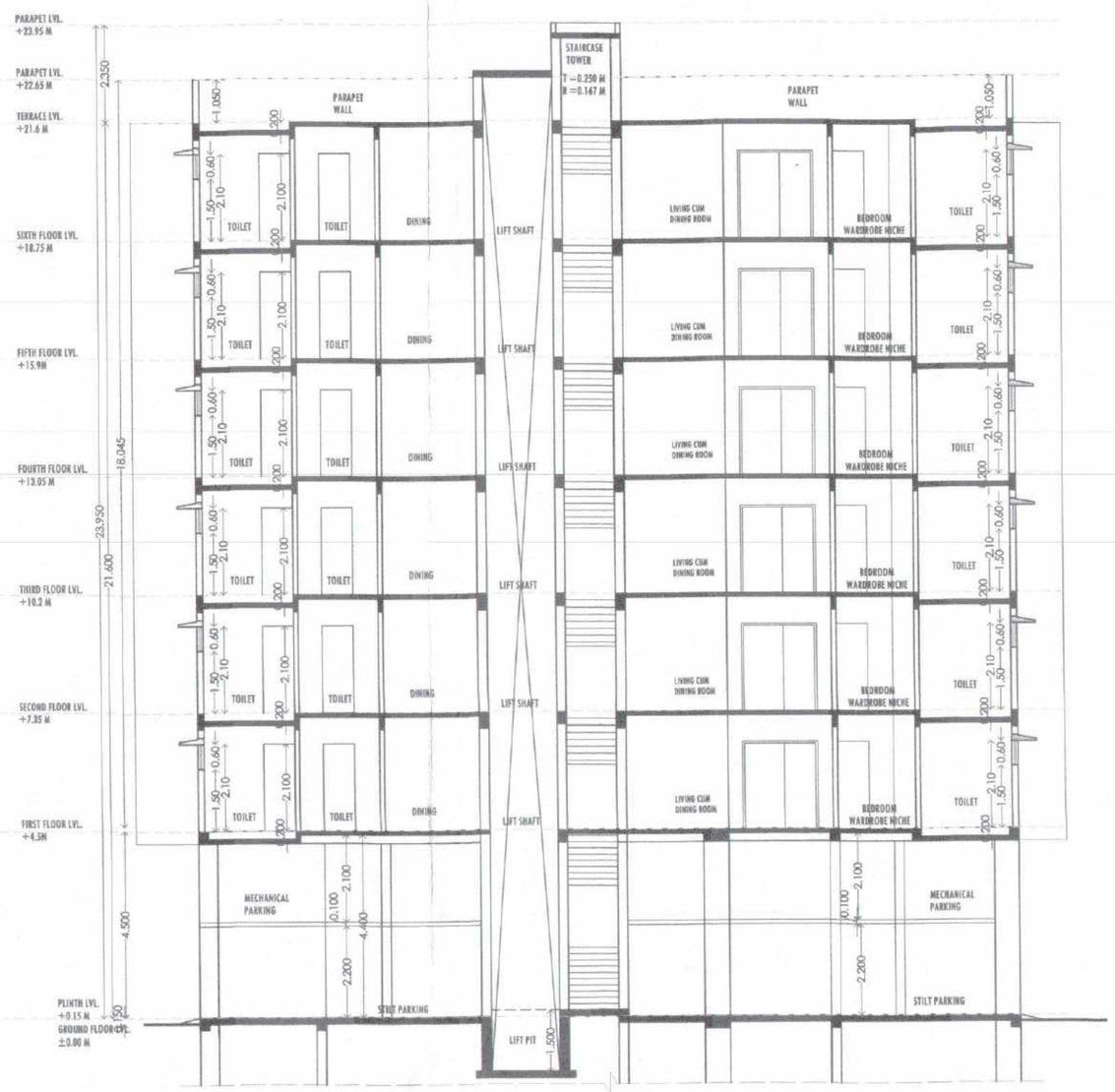


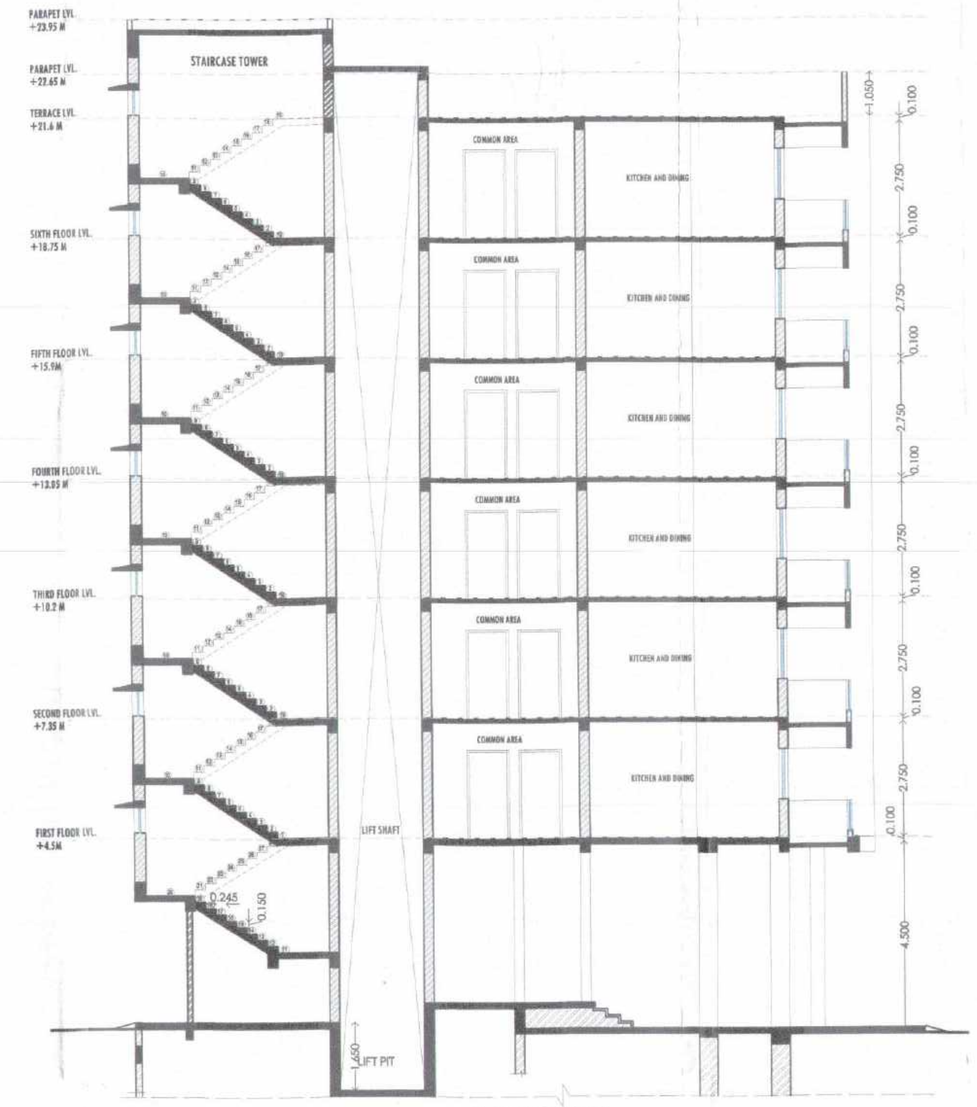
NORTH EAST ELEVATION

SCALE:1 : 100



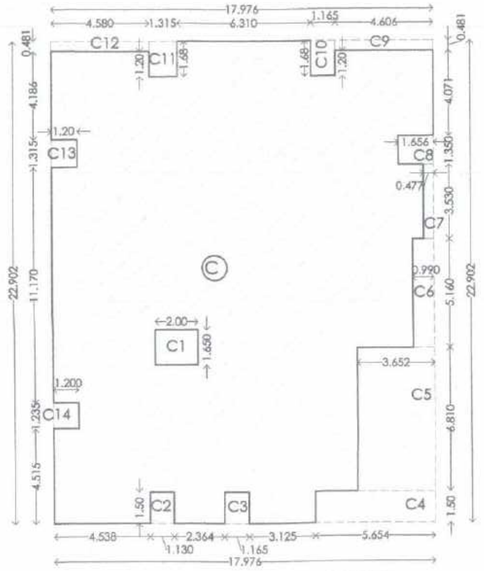
SECTION AA'

SCALE:1 : 100



SECTION BB'

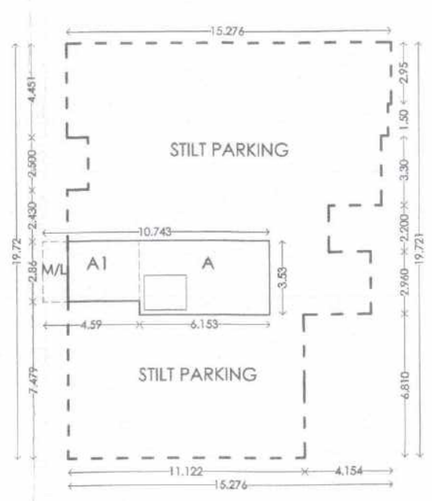
SCALE:1 : 100



PLINE / AREA KEY PLAN FOR
1ST TO 6TH FLOOR PLANS
SCALE :- 1:200

BUILT UP AREA STATEMENT FOR 1STTO 6TH FLOOR

ADDITION			
C	17.976	22.902	411.686 SQ.M
DEDUCTION			
C1	2.000	1.65	3.300 SQ.M
C2	1.130	1.500	1.695 SQ.M
C3	1.165	1.500	1.748 SQ.M
C4	5.654	1.50	8.481 SQ.M
C5	3.652	6.81	24.870 SQ.M
C6	0.990	5.16	5.108 SQ.M
C7	0.470	3.53	1.659 SQ.M
C8	1.656	1.35	2.236 SQ.M
C9	4.606	0.481	2.215 SQ.M
C10	1.165	1.68	1.957 SQ.M
C11	1.315	1.680	2.209 SQ.M
C12	4.580	0.481	2.203 SQ.M
C13	1.200	1.315	1.578 SQ.M
C14	1.200	1.235	1.482 SQ.M
TOTAL ADDITION			60.742 SQ.M
TOTAL B/UP AREA FOR 1ST TO 6TH FLOORS			350.945 SQ.M



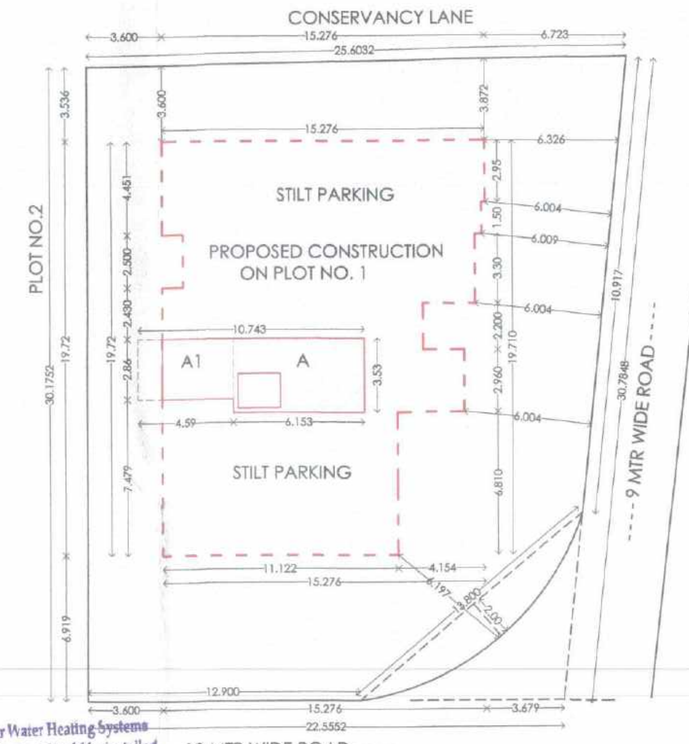
PLINE / AREA KEY PLAN FOR
GROUND FLOOR PLAN
SCALE :- 1:200

AREA STATEMENT

BUIT UP AREA STATEMENT FOR GROUND FLOOR

ADDITION			
A	6.153	3.53	21.720 SQ.M
A1	4.590	2.86	13.127 SQ.M
TOTAL B/UP AREA AT GROUND FL. PLAN			34.847 SQ.M

TOTAL B/UP AREA ON ALL FLOORS	
GROUND FLOOR PLAN	34.847 SQ.M
FIRST FLOOR PLAN	350.945 SQ.M
SECOND FLOOR PLAN	350.945 SQ.M
THIRD FLOOR PLAN	350.945 SQ.M
FOURTH FLOOR PLAN	350.945 SQ.M
FIFTH FLOOR PLAN	350.945 SQ.M
SIXTH FLOOR PLAN	350.945 SQ.M
TOTAL B/UP ,P LINE AREA ON ALL FLOORS	2140.517 SQ.M



SITE PLAN
SCALE :- 1:200

Provisions For Scatar Water Heating Systems

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

Type of Buildings	Per Capita Capacity Recommended
1) Hospitals	-100 Ltrs./day/person.
2) Ho tels	--150 Ltrs./day/person.
3) Hostel & other such buildings	--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.

PROPOSED SITE



SITE FOR PROPOSED
RESIDENCIAL BUILDING

D.P.SHEET NO.24

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No.:- 3781/R/A/20.
NMC/145 Date:- 21/8/21
SANCTIONED
Subject to conditions mentioned in the building Permit
Dy. Director
Town Planning
Nagpur Municipal Corporation

The Rain Water Harvesting is requrred to be provided as per direction of Govt. of Maharashtra Ref. No. 2133 CR - 230/ 01/UD-11, dated 15th March 2005 as per schedule for roof area 300 sq.mts. built-up area The system may be shallow well I mtr. dia mtrs. deep with filter for chamber for every 300 sq.mtr. built-up area. Other options mentioned in the scheme 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.



LOCATION PLAN
NTS

SITE FOR PROPOSED
RESIDENCIAL BUILDING

PROJECT TITLE 2/2

PROPOSED RESIDENTIAL BUILDING ON PLOT NO. 01 in Block-Q, of the sanctioned layout of the Scientific Co-operative Housing Society Limited Nagpur bearing Corporation House No. 301, City Survey No.361 and Sheet No.34 of Mouza- Ajni, situate near 8 Rasta Chowk, Laxmi Nagar, NAGPUR, H.No. 301,Ward No- 75, Kh. No. 4/1,4/2,7/2,25 & 26/1-2-3-4

BELONGING TO
1) MR.JAGDISH YASHWANT GHANEKAR
2) MRS. SANJEEVANI JAGDISH GHANEKAR
3) MRS. KOUMUDI MUKUND ASHTAPUTRE
THROUGH P.O.A.
M/S KEDAR DEVELOPER
SHRI. NITIN MADHUKAR KEDAR.

PROFORMA -1 : AREA STATMENT

PLOT AREA = 22.5552 + 25.6032 /2 X 30.1752 + 30.7848 /2
= 24.0792 X 30.48 = 733.934 SQ.M.
LESS TANGENTS AREA = 24.38 SQ.M.
NET PLOT AREA = 709.554 SQ.M.
(AS PER PREVIOUS SANCTION PLAN)

SR		PERMISSIBLE	PROPOSED
A	NET PLOT AREA FOR F.S.I. CALCULATION (CLAUSE NO: 3,9 OF UPDCR-2020) OR AS PER LAYOUT AS PER OWNERSHIP DOCUMENT(7/12,CTS,EXTART)	709.554 SQ.M.	709.554 SQ.M.
B	BASIC F.S.I. / B.UP AREA = 709.554 X 1.10 (CLAUSE NO: 6.3 OF TABLE NO.6-G OF UPDCR-2020)	780.509 SQ.M.	780.509 SQ.M.
C	ADDITIONAL F.S.I. ON PAYMENT OF PREMIUM :- 50%	354.777 SQ.M.	96.20 SQ.M.
D	ADDITIONAL F.S.I. AREA TDR :- 65 %	461.21 SQ.M.	461.21 SQ.M.
	TOTAL	1596.496 SQ.M.	1337.919 SQ.M.
E	ADDITIONAL F.S.I. ON TOD N.A	—	—
F	TOTAL ANCILLARY FSI (CLAUSE NO.6.3 TABLE NO.6G, NOTE - [I] OF UPDCR) i) FOR RESIDENTIAL [60%] :-(B-B /1.60) OR ii) FOR COMMERCIAL [80%] :-(B-B /1.80)	957.897 SQ.M.	802.598 SQ.M.
G	NET ' P - LINE ' BUILT UP AREA (CLAUSE NO: 6.6 OF UPDCR-2020)	—	2140.517 SQ.M.
H	TOTAL BUILT UP AREA	2554.393 SQ.M.	2140.517 SQ.M.
I	TOTAL FSI	3.60	3.016
J	PROPOSED ANCILLARY FSI (B - G)	—	802.598 SQ.M.

SCHEDULE OF OPENING :

Sr.No	Type	Size (M)	Lintel	SIII (M)	Description
1.	D1	1.80 X 2.10	2.10	----	RCC door frame with T.W door
2.	D2	1.00 X 2.10	2.10	----	RCC door frame with flush shutter
3.	D3	0.75 X 2.10	2.10	----	RCC door frame with flush shutter
4.	D4	0.90 X 2.10	2.10	----	RCC door frame with flush shutter
5.	SD	1.80 X 2.10	2.10	----	Aluminium frame glass sliding door
WINDOWS -					
1.	W1	1.20 X 1.20	2.10	0.90	Aluminium glazed window
2.	W2	1.80 X 1.20	2.10	0.90	Aluminium glazed window
3.	W3	1.20 X 0.60	2.10	1.50	Fixed glazed window
VENTILATORS -					
	V1	0.6 X 0.40	2.1	1.65	louvered ventilation

N	REFERENCE	
	LAND USE AS PER SANCTION DEVELOPMENT PLAN	RESIDENCIAL
	LOCATION OF PLOT	NON CONGESTED
	ZONE	R2 ZONE
	PROPOSED BUILDING USE SUBMITTED AS PER PLAN	REGIONAL DCR
	PLOT BOUNDARY SHOWN THUS	BLACK
	PROPOSED CONSTRUCTION SHOWN THUS	RED
	EXISTING CONSTRUCTION TO BE RETAINED SHOWN THUS	
	EXISTING CONSTRUCTION TO BE DEMOLISHED SHOWN THUS	YELLOW

Certificate of Area:
Certified that the plot under reference was surveyed by me on 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 wonership/T.P.Scheme Records/Land Records Department/City Survey record

Signature

(Name of Architect/Licensed Engineer/Supervisor)

Owner's Declaration :

I/We undersigned hereby confirm that I/We would abide by the 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 at the work site.

MR. NITIN MADHUKAR KEDAR (Through Power of Attorney)
For
M/S KEDAR DEVELOPERS

KEDAR DEVELOPER
PROPRIETOR

MR.JAGDISH YASHWANT GHANEKAR
MRS. SANJEEVANI JAGDISH GHANEKAR
MRS. KOUMUDI MUKUND ASHTAPUTRE

Owner (s) name and Signature

Architect/Licensed Engineer/Supervisor name and signature

DR. PRIYA SAMIR CHOUDHARY
LICENSE NUMBER - NMCR-81

PRIYA CHOUDHARY
B.Arch. M. Plan, Ph.D
-CA/96/20545

TRIMIT ARCHITECTS
Planning | Architectural Design | Interior & Landscape Design

DATE:-	25.06.2021	SCALE:- AS SHOWN IN THE DRAWING	
DRG.NO.:-	SU - 01		