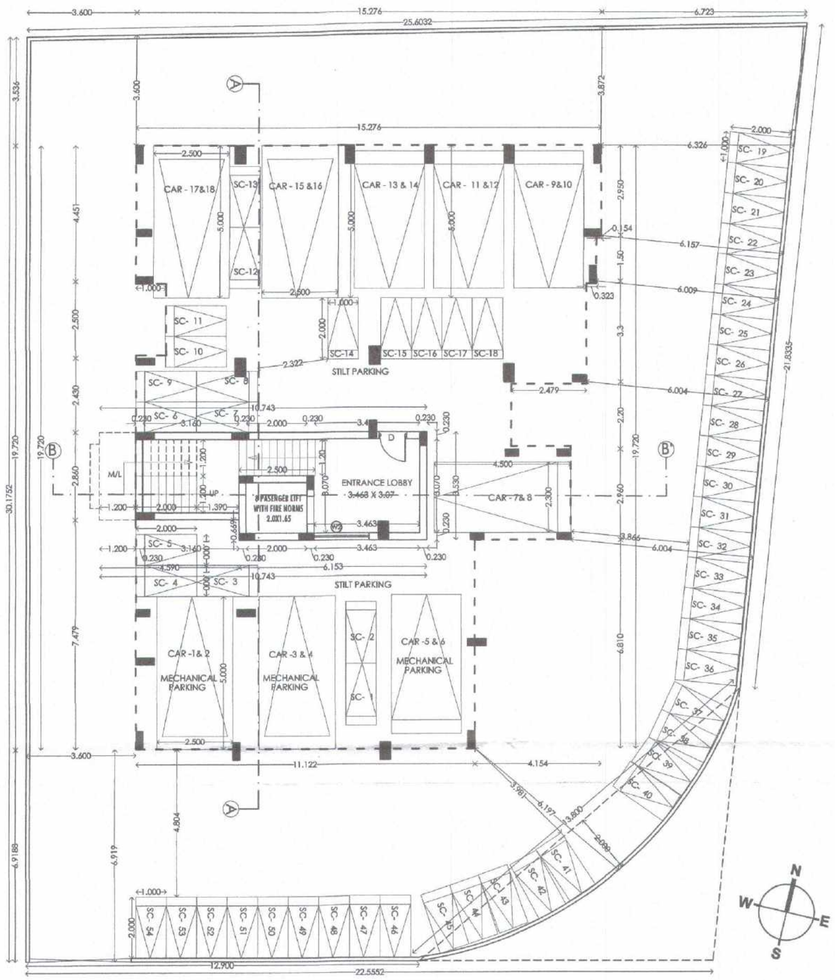
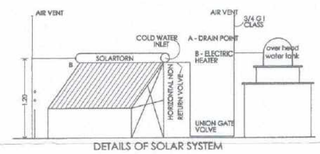


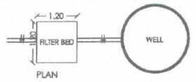
GROUND FLOOR PLAN

SCALE :1 : 100

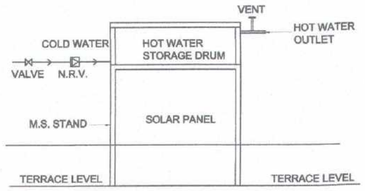


DETAILS OF SOLAR SYSTEM

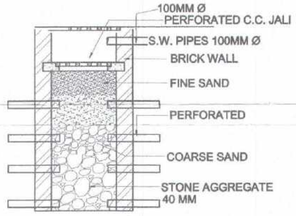
RAINWATER WATER HARVESTING DETAILS



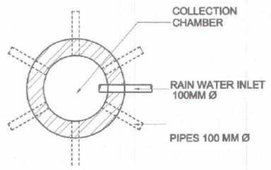
PLAN

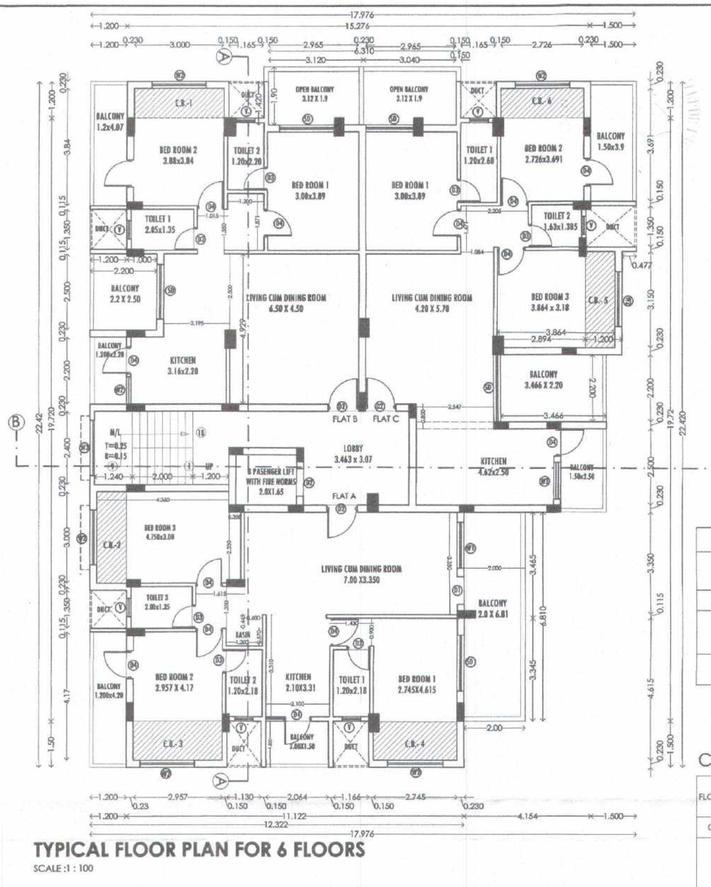


THERMOSYPHON PROCESS (SOLAR HEATER)
(SCALE :1:50)



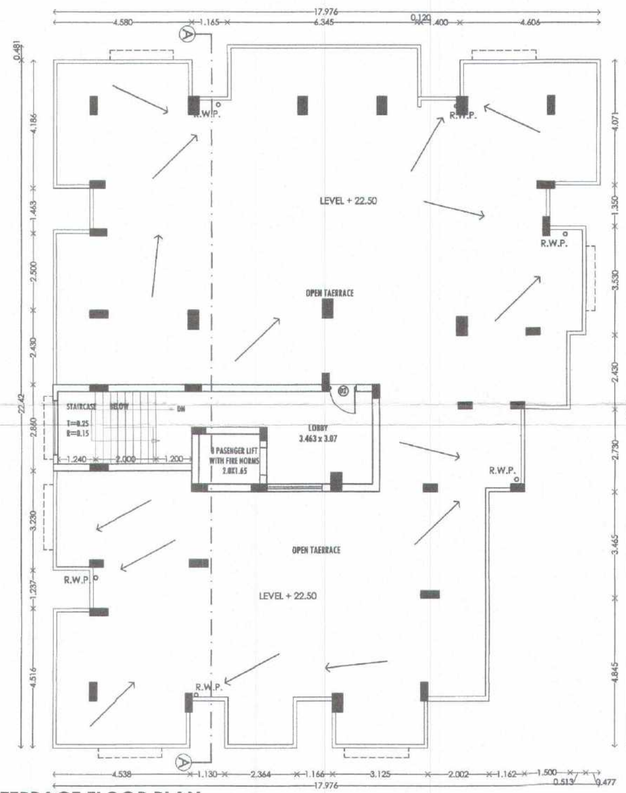
SECTION - RECHARGE PIT
(SCALE 1:50)





TYPICAL FLOOR PLAN FOR 6 FLOORS

SCALE :1 : 100



TERRACE FLOOR PLAN

SCALE :1 : 100

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 3781/BP/A/2021
Date. 21/8/21
SANCTIONED
Subjet to conditions mentioned in the building Permit
Dy. Director
Town Planning
Nagpur Municipal Corporation

The Rain Water Harvesting is required to be provided as per Direcion of Govt. of Maharashtra No. TPS-4707/01/2133 CR - 230/01/UD-11, dated 1st March, 2005 as per schedule for every 300 sq.mtrs. built up area. The system may be of open circular dia 1 mtrs. deep with filtering media for every 300 sq.mtr. built-up area. For other options mentioned in the schedule may be adopted.
a) The authority may impose a penalty of Rs. 1000/- per annum for every 100 sq.mts. of built-up area, for failure of the owner of the building.

Provisions For Solar 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) Hotels	150 Ltrs./day/person.
3) Hostels & other such buildings	75 Ltrs./day/person.
4) Resident	125 Ltrs./day/person.

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

TDR STATEMENT	
DRC NO.	TPS-24/9-822-Pet-NSO-184-NEW-2019-231, 15/04/2020
RESERVES DETAILS	
NAME	1) MR.JAGDISH YASHWANT GHANEKAR 2) MRS. SANJEEVANI JAGDISH GHANEKAR 3)MRS. KOUMUDI MUKUND ASHTAPUTRE
AREA AS PER CERTIFICATE	1918.00 SQ.M

CARPET AREA CALCULATIONS

FLOOR NAME	CARPET NAME	ROOM NAME	CARPET AREA OF ROOMS		TOTAL AREA CARPET AREA OF FLAT	TOTAL AREA
G.FLOOR	——	——	——	——	——	
ALL TYPICAL FLOOR	FLAT - A	LIVING ROOM	4.175	3.350	13.986	81.674
		DINNING AREA	2.812	3.350	9.420	
		KITCHEN	2.100	3.310	6.951	
		BEDROOM 1	1.430	0.900	1.287	
			2.745	4.615	12.668	
		TOILET 1	1.200	2.180	2.616	
		BEDROOM 2	2.957	4.170	12.331	
		TOILET 2	1.200	2.180	2.616	
		BEDROOM 3	4.360	3.000	13.080	
			0.380	2.330	0.885	
		TOILET 3	2.000	1.350	2.700	
		LOBBY	1.615	1.351	2.182	
			1.200	0.570	0.684	
			0.600	0.445	0.267	
ALL TYPICAL FLOOR	FLAT - B	LIVING ROOM	4.240	5.000	21.200	65.78
		DINNING AREA	2.200	2.500	5.500	
		KITCHEN	3.160	2.200	6.952	
		BEDROOM 1	3.000	3.840	11.520	
		TOILET 1	2.000	1.350	2.700	
		BEDROOM 2	3.000	3.890	11.670	
		TOILET 2	1.200	2.200	2.640	
		LOBBY	1.000	1.351	1.351	
			1.870	1.200	2.244	
ALL TYPICAL FLOOR	FLAT - C	LIVING ROOM	4.200	5.700	23.940	80.49
			2.547	0.800	2.038	
		KITCHEN	4.620	2.500	11.550	
		BEDROOM 1	3.000	3.890	11.670	
		TOILET 1	1.200	2.600	3.120	
		BEDROOM 2	2.730	3.691	10.076	
		TOILET 2	1.630	1.385	2.258	
		BEDROOM 3	4.000	3.150	12.600	
		LOBBY	2.200	1.470	3.234	

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

PROJECT TITLE

1/2

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)

		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	3.017
J	PROPOSED ANCILLARY FSI (B - G)	——	802.598 SQ.M.

SCHEDULE OF OPENING :

Sr.No	Type	Size (M)	Lintel	Sill (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	1.20	0.90	Aluminium glazed window
2.	W2	1.80 X 1.20	1.20	0.90	Aluminium glazed window
3.	W3	1.20 X 0.60	1.20	1.50	Fixed glazed window
VENTILATORS -					
	V1	0.6 X 0.40	2.1	1.65	louvered ventilator

PARKING AREA STATEMENT

FOR NON CONGESTED AREA
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO 40 SQ.M. BUT LESS THAN 80 SQ.M.
REQUIRED PARKING = 1 CAR, 5 SCOOTER , 5% V.P.

FOR PROPOSED 12 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA MORE THAN 80 SQ.M. BUT LESS THAN 150.0 SQ.M = 1CAR, 3 SC,5% V.P.
REQUIRED PARKING = 12 CAR, 36 SCOOTER , (0.5 % V.P. = 0.6 CAR, 1.80 SC)
= 13 CAR, 38 SCOOTER

FOR PROPOSED 6 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO 40 SQ.M. BUT LESS THAN 80 SQ.M.
REQUIRED PARKING = 3 CAR, 15 SCOOTER , (0.5 % V.P.= 0 CAR,1 SC)
= 3 CAR, 16 SCOOTER
NET REQUIRED PARKING = 16 CAR, 54 SCOOTER
MULTIPLYING 0.9 = 14.40 CARS, 49 SCOOTERS
PROPOSED PARKING = 18 CAR, 54 SCOOTER
MECHANICAL PARKING = 09 CAR

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

KEDAR DEVELOPER
PROPRIETOR

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

PRIMIT ARCHITECTS
Planning | Architectural Design | Interior & Landscape Design

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