NIT

PARKING STATEMENT		
PARKING REQUIREMENT: As per Sr.No. 1 (c) of Table No.-06/ - Parking Requirement of UDCPR		
Area Of Tenement	Parking Required	
	Car	Scooter
For every two tenements with each tenement having carpet area equal to or above 40 Sq.M. but less than 60 Sq.M	1	2
Since, The proposed carpet area of each of the 10 apartments is 78.268 Sq.M. The required parking is : Car - 5 and Scooter - 20		
Adding 5% visitors parking : Car — 5 X 5% = 0.25 = 0 Scooter - 20 X 5% = 1.20 = 1		
Adding basement parking and visitors parking : Car - 5 & Scooter - 20		
As per Sr.No. 2 of Table No.06 – Parking Requirement of UDCPR Multiplying factor of 0.6 is applied for Nagpur Nashik Municipal Corporation area		
Hence, The parking requirement is : Car : 5 X 0.6 = 4.8 = 5 Scooter : 20 X 0.6 = 23.4 = 23		
Parking Provided	Car	Scooter
	5	23

PLINE DIAGRAM FOR GROUND FLOOR
SCALE 1:200

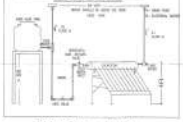
AREA STATEMENT					
P LINE AREA FOR GROUND FLOOR					
SR. NO.	TYPE	NOS	LENGTH	BREADTH	AREA IN SQ.M.
1	P1	1	4.057	8.249	39.722
DEDUCTION					
1	cl1	1	1.067	3.024	7.257
2	cl2	1	2.737	1.618	4.084
				TOTAL =	12.211 SQ.M
TOTAL AREA =39.722 - 12.211 = 28.511 SQ.M					



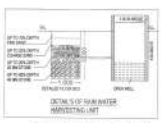
D.P. SHEET NO.30

AREA STATEMENT			
SR. NO.	PERTICULARS	BUILT-UP AREA CALCULATION AS PER RULE IN SQ.M	PROPOSED AREA IN SQ.M
A	NET PLOT AREA FOR F.S.I. CALCULATION (CLAUSE NO.3.9 OF UDCPR-2020) OR AS PER LAYOUT PLAN	433.927 Sq.m.	433.927 Sq.m.
B	P-LINE BUILT-UP AREA (CLAUSE NO.3.3 OF UDCPR)	1099.199 Sq.m.	
C	SHOWING FACTOR TO ARRIVE (P-LINE / 1.65) (BASE FSI + ADDITIONAL FSI + TDR)	1695.198 / 1.8 = 994.660 SQ.M.	
D	PERMISSIBLE ANCILLARY FSI ON PREMIUM (CLAUSE NO.6.3 OF TABLE NO-6-C, NOTE (I) OF UDCPR) (60 - 70)	1005.199 - 994.660 = 410.700 SQ.M.	
E	PERMISSIBLE GROSS F.S.I. BUILT-UP AREA (CLAUSE NO.6.3 OF TABLE NO-6-A OF UDCPR)	1.10 / 470.670	1.10 / 470.670
F	PERMISSIBLE ADDITIONAL F.S.I. ON PREMIUM (CLAUSE NO.6.3 OF TABLE NO-6-B OF UDCPR)	0.50 / 216.700	0.4765/207.020
G	PERMISSIBLE TDR FOR ROAD WIDENING WITH COMPLIANCE OF (CLAUSE NO. 7.2.5 PROPORNALI OF UDCPR 2020 (2.00 X ---- = SQ.M.)	N.A.	
H	PERMISSIBLE TDR (CLAUSE NO.6.3, TABLE NO.6-D OF UDCPR)	N.A.	
I	TOTAL ENTITLEMENT OF FSI (C+D+E+F+G)	1164.340 Sq.m.	1099.199 Sq.m.
J	MAXIMUM POTENTIAL OF PLOT(EXCLUDING ANCILLARY FSI)	1623.642 Sq.m.	1099.660 Sq.m.
K	PROPOSED ANCILLARY FSI	410.700 Sq.m.	
L	TOTAL FSI CONSUMED	1.000	2.529

SCHEDULE OF OPENING		
D	1.20X2.10	T.W.PANELLED DOOR
D1	0.90X2.10	T.W.PANELLED DOOR
D2	0.75X2.10	T.W.PANELLED DOOR
W	2.00X1.20	T.W. GLAZED WINDOW
W1	1.50X1.20	T.W. GLAZED WINDOW
W2	1.00X1.20	T.W. GLAZED WINDOW
W3	0.90X0.90	T.W. GLAZED WINDOW
V	0.60X0.60	T.W. GLAZED VENTILATOR

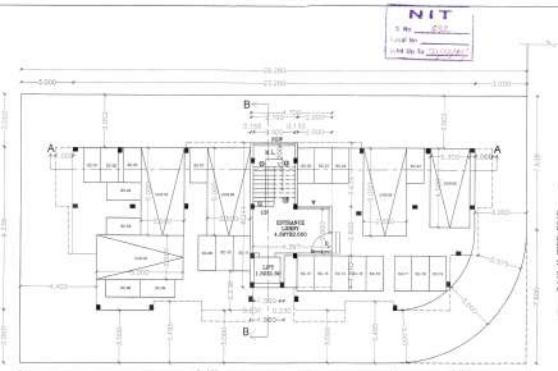


SOLAR WATER PANEL



DETAILS OF RAIN WATER HARVESTING UNIT

RAIN WATER HARVESTING



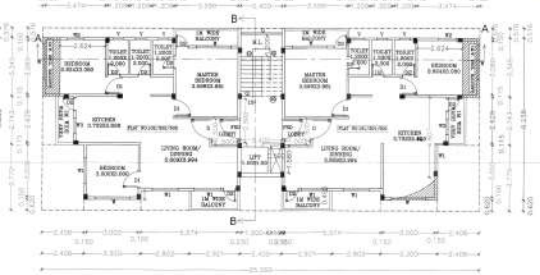
GROUND FLOOR PLAN
(SCALE 1:100)

ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA

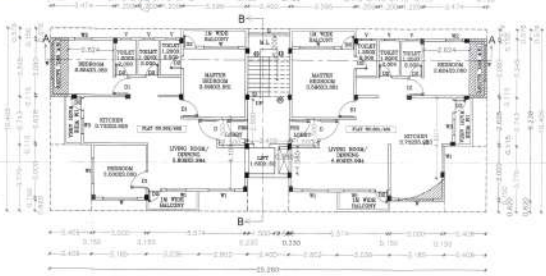
6.00 M WIDE ROAD

Subject to the condition as per Proposal/letter dt. 20/09/21 enclosed here with.

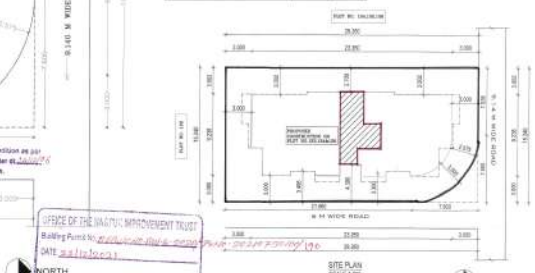
OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. 2020/21/BP/1/1 - 2020/PNR/20/Layout/196
DATE 28/10/2021
SANCTIONED
Building Engineer (Mech.)
Nagpur Improvement Trust



FIRST, THIRD & FIFTH FLOOR PLAN
(SCALE 1:100)



SECOND & FORTH FLOOR PLAN
(SCALE 1:100)



SITE PLAN
SCALE 1:200

NORTH

NORTH

SUBMISSION DRAWING | SHEET 1 O

PROPOSED PLAN SHOWING MULTI-FAMILY DWELL UNIT CONSTRUCTION ON PLOT NO.325, 324 & 1 MOUZA-SOMALWADA, KH.NO.91/1,91/2,91/3, SHR SURAJ GRUH SAMASYA NIWARAN SANSTHA, NAGP TAHSIL & DISTRICT - NAGPUR

BELONGING TO :-
RAJAT CONSTRUCTIONS, A PARTNERSHIP FIRM ACTING THROUGH ITS PARTNERS MR. RAJAT TAMBATKAR AND MR. ABHIJEET ZODPE

SR. NO.	AREA STATEMENT	SQ.
A		
1	AREA OF PLOT : (Minimum area of plot not to be considered)	445.0
	(A) As per sanad/lease documents(11-2) (To exclude)	445.0
	(B) As per measurement sheet	445.0
	(C) As per site	445.0
	DEDUCTION OF	---
2.	(a) Proposed D.P.R.O.P.Road widening area/Service Road/Highway widening	12.0
	(b) Any D.P.Reservation area	---
	Total (a+b)	---
3.	Balance area of plot (1-2)	433.0
4.	Amenity Space (If applicable)	---
	(a) Required	---
	(b) Adjustment of Sr. 4 any	---
	(c) Balance Proposed	---
5.	Net Plot Area (3-4(a))	433.0
6.	Recreational Open space (If applicable)	---
	(a) Required	---
	(b) Proposed	---
7.	Internal Road area	---
8.	Floating area (If Applicable)	---
9.	Built up area with reference to Basic F.S.I. as per front road width (Or No.Sr.no.(7)(i) - (1.0)	470.0
10.	Addition of FSI on payment of premium	---
	(a) Maximum permissible premium FSI - based on road width / TOD Zone	---
	(b) Proposed FSI on payment of premium (9.0(c)	216.7
11.	In-situ FSI/TDR loading	---
	(a) In-situ area against D.P.road (2.0 x Sr.No. 3)(a)) (if any	---
	(b) In-situ area against Amenity Space if handed over (2.00 x Sr.No.4(a) Sr.No.6(a)(c))	---
	(c) TDR area	---
	(d) Total in-situ / TDR loading proposed (11(a)+(b)+(c))	---
12.	Additional FSI area under Chapter No.1	---
13.	Total entitlement of FSI in the proposal	---
	(a) (9+10(c)+11(d)) or 13 whichever is applicable	683.0
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges	410.7
	(c) Total entitlement (a+b)	1199.8
14.	Maximum utilization limit of FSI, Building potential (Permissible as per Road width (as per Regulation No. 8.1 or 8.2 or 8.3 or 8.4 as applicable) x 1.5 or 1.8)	1199.8
15.	Total Built-up Area in proposal (excluding area at Sr.No.11 b)	---
	(a) Existing Built-up Area	---
	(b) Proposed Built-up Area(as per Prime)	1099.1
	(c) Total (a+b)	---
16.	F.S.I. Consumed (15/14.) (should not be more than name No.14 above.)	2.52
17.	Area for Inclusive Housing, if any	---
	(a) Required (25%of Sr.No.5)	---
	(b) Proposed	---

LEGENDS
PLOT BOUNDRY SHOWN THUS
PROPOSED CONSTRUCTION SHOWN THUS
EXISTING CONSTTO BE RETAINED SHOWN THUS
EXISTING CONSTTO BE DEMOLISHED SHOWN THUS

CERTIFICATE OF AREA :
Certified the plot under reference area surveyed by me on _____ and the correctness of sides etc. of plot stated on plan are as measured on site and the area so worked out are with the area stated in documents of Ownership/ P.Scheme Records and Planning Department/Zp Rumen records.

Signature
(Name of Architect/Licensed Engineer Supervisor)

OWNER'S DECLARATION :
We undersigned hereby confirm that We/s would abide by plans approved by Authority / Collector. We/s would execute the structure as per approved plans. We/s/ We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the site.

RAJAT CONSTRUCTIONS, A PARTNERSHIP FIRM ACTING THROUGH ITS PARTNERS MR. RAJAT TAMBATKAR AND MR. ABHIJEET ZODPE
Owner (s) name and signature

Architect/Licensed Engineer Supervisor name and Signature

Job No.	Drawing No.	Date	Drawn by	Checked by	Registration No. of Architect/Lic. no. of Licensed Engineer Supervisor
1.	1.	1:100 1:200	VIJAY	SUPSANSE SIR	