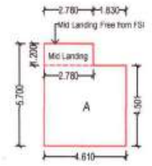
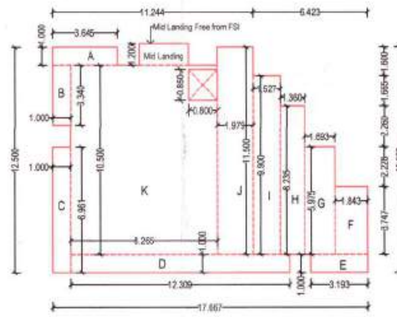
D.P. PLAN



GR. FL.
BLOCK PLAN
(SCALE :- 1:200)



TYPICAL FLOOR BLOCK PLAN
(SCALE :- 1:200)

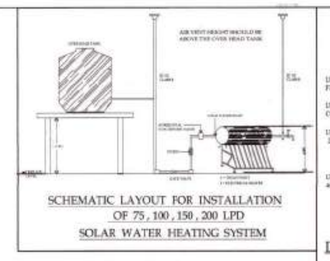
OFFICE OF THE NAGPUR MUNICIPAL CORPORATION, NAGPUR
Building Permit No. 336/BP/New/2021 Date 19/7/21
SANCTIONED
Subject to conditions mentioned in the enclosed BUILDING PERMIT
Dt.
Dy. Engineer
Town Planning Deptt
Nagpur Municipal Corporation

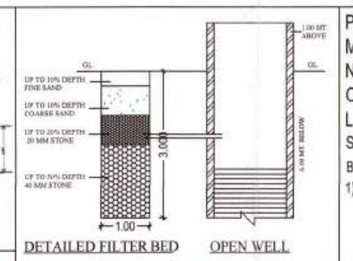
The Rain Water Harvesting is required to be provided as per Directon of Govt. of Maharashtra No. TPB 432001/2133 CR - 230/ 01/UD-11, dated 10th March, 2005 as per schedule for every 300 sq.mtrs. built-up area. The system may be by open well 1 mtr. dia t mtrs. deep with filteration chamber for every 300 sq.mtr. built-up area. Other 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.

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

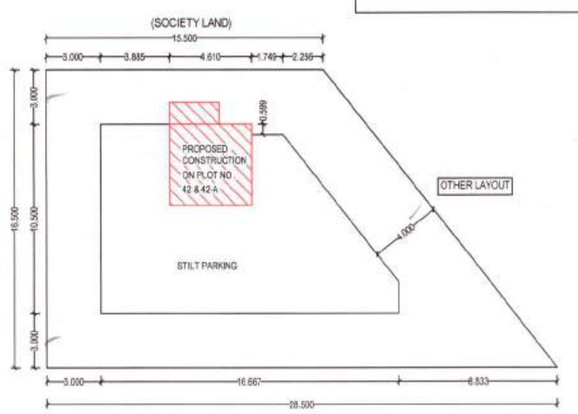
Type of Buildings	Per Capita Capacity Recommended
1) Hospitals	-100 Ltrs./day/person.
2) Nursing Homes	-150 Ltrs./day/person.
3) Hostel & other such buildings	-25 Ltrs./day/person.
4) Resident	-25 Ltrs./day/person.

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





DETAILED FILTER BED OPEN WELL
DETAILS OF RAIN WATER HARWASTING UNIT

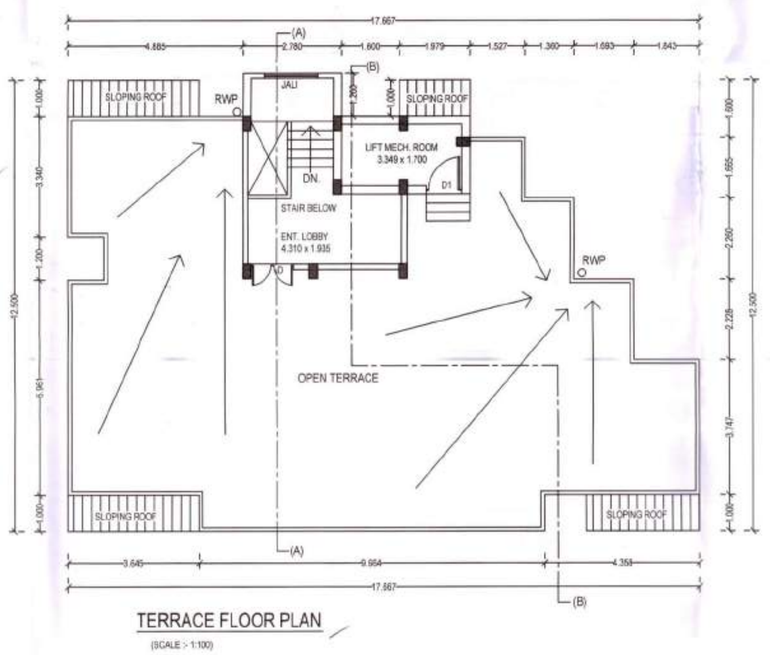


SITE PLAN
(SCALE :- 1:200)

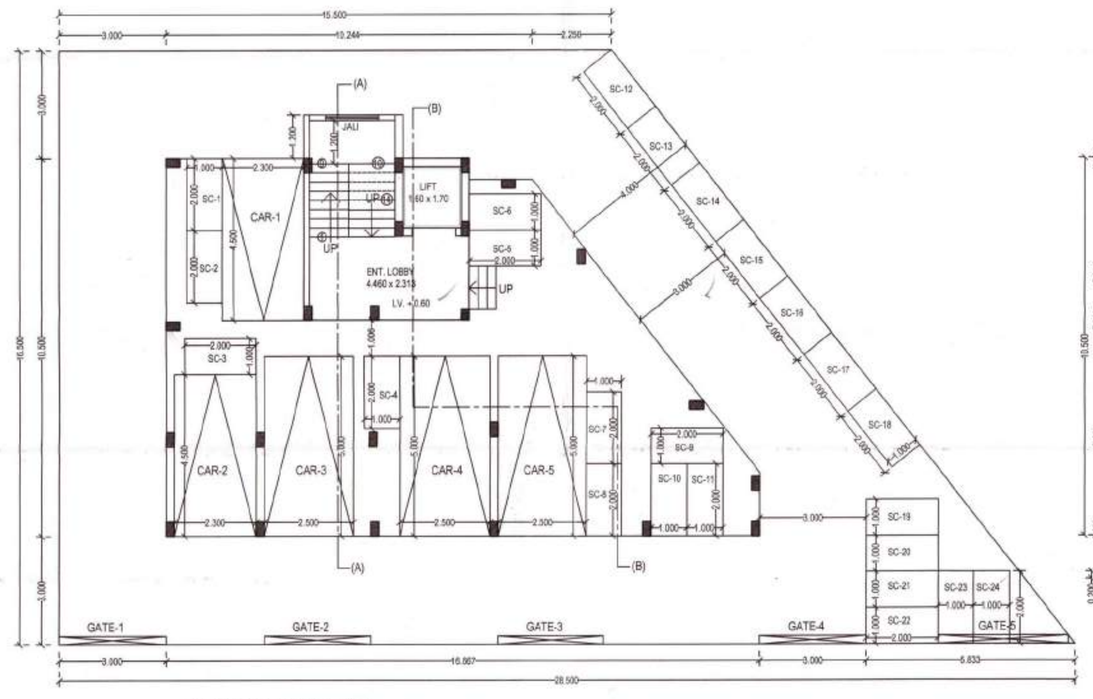
FRONT ELEVATION (SCALE :- 1:100)

(SECTION A-A) (SCALE :- 1:100)

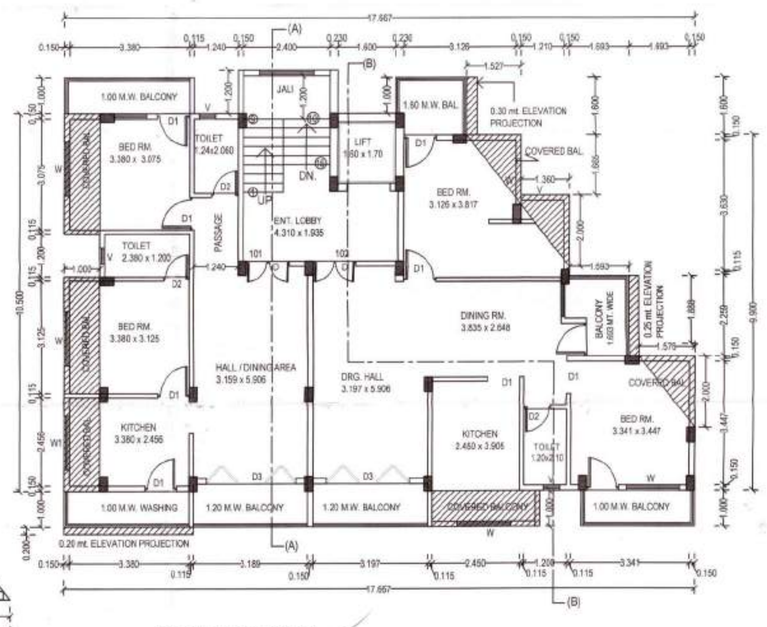
(SECTION B-B) (SCALE :- 1:100)



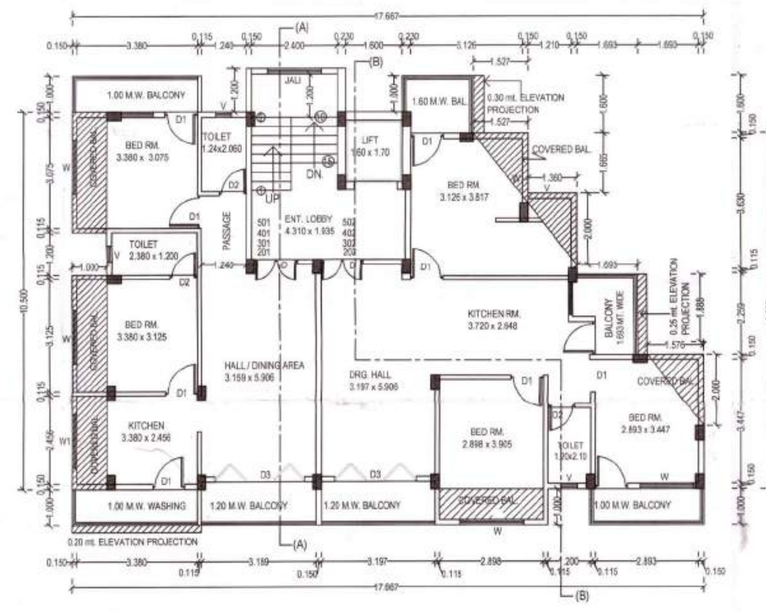
TERRACE FLOOR PLAN
(SCALE :- 1:100)



GROUND FLOOR PLAN
(SCALE :- 1:100)



FIRST FLOOR PLAN
(SCALE :- 1:100)



SECOND, THIRD, FOURTH & FIFTH FLOOR PLAN
(SCALE :- 1:100)

PROPOSED CONSTRUCTION OF RESIDENTIAL MULTIFAMILY BUILDING ON PLOT NO 42 & 42-A, KH. NO - 78,79,81,82,95 , MOUZA - KHAMALA , IN LAYOUT OF LAHARIKRUPA GRUHANIRMAN SAHAKARI SANTHA LTD , TAH. & DIST. - NAGPUR. (BHAMTI PARSODI STREET SCHEME LAYOUT NO. 1900 / KHA / 1970)
BELONGING TO -
1) M/S ORANGE CITY BUILDER'S & DEVELOPERS THROUTH PARTNERS
a) SHRI. DEVENDRA VITHALRAO DHAWDE
b) SHRI. DINESH PUNDLIKRAO BHANGE
2) SHRI. PRABHAKAR VITHALRAO DANI
THROUGH POWER OF ATTORNEY HOLDER
M/S ORANGE CITY BUILDER'S & DEVELOPERS THROUTH PARTNERS
a) SHRI. DEVENDRA VITHALRAO DHAWDE
b) SHRI. DINESH PUNDLIKRAO BHANGE

BUILT UP AREA STATEMENT

PROPOSED GROUND FLOOR P LINE AREA

A	4.610 x 4.501	= 20.750
TOTAL		= 20.750 sqm.

PROPOSED FIRST FLOOR P LINE AREA

PROPOSED FIRST FLOOR P-LINE AREA		
A	3.645 x 1.000	= 3.645
B	3.340 x 1.000	= 3.340
C	6.961 x 1.000	= 6.961
D	12.309 x 1.000	= 12.309
E	3.193 x 1.000	= 3.193
F	1.843 x 3.747	= 6.906
G	1.693 x 5.975	= 10.116
H	1.360 x 8.235	= 11.200
I	1.527 x 9.900	= 15.117
J	1.979 x 11.500	= 22.759
K	8.265 x 10.500	= 86.783
TOTAL		= 182.327 sqm.
DEDUCTION		
LIFT	1.600 X 1.700	= 2.720
FIRST FLOOR P-LINE AREA AFTER DED.		
(182.327 - 2.720)		**= 179.607 sqm.**

PROPOSED SECOND FLOOR P. LINE AREA
SAME AS FIRST FLOOR B/UP AREA = 179.607 sqm.

PROPOSED THIRD FLOOR P. LINE AREA
SAME AS FIRST FLOOR P-LINE AREA = 179.607 sqm.

PROPOSED FOURTH FLOOR P. LINE AREA
SAME AS FIRST FLOOR P-LINE AREA = 179.607 sqm.

PROPOSED FOURTH FLOOR P. LINE AREA
SAME AS FIRST FLOOR P-LINE AREA = 179.607 sqm.

TOTAL P. LINE AREA OF ALL FLOORS
(GR. FL. + 1ST. FL. + 2ND. FL. + 3RD FL + 4TH FL + 5TH FL.)
(20.750 + 179.607 + 179.607 + 179.607 + 179.607 **+** 179.607**) = 918.785 sqm.**

SCHEDULE OF OPENING

TYPE	SIZE	DESCRIPTION
D	1.20 x 2.10	T.W.DOOR FRAME
D1	1.00 x 2.10	T.W.DOOR FRAME
D2	0.75 x 2.10	T.W. DOOR FRAME
D3	2.40 x 2.10	T.W.DOOR FRAME
W	1.80 x 1.20	M.S. WINDOW
W1	1.50 x 1.20	M.S WINDOW
W2	1.20 x 1.00	M.S WINDOW
W3	1.50 x 1.00	M.S WINDOW
V	0.45 x 0.60	M.S.VENTILATOR

PARKING AREA STATMENT

FOR RESIDENTIAL 10 TENAMENT HAVING CARPET AREA BETWEEN 40-80 sqm.
REQUIRED PARKING = 5 Car x 0.90 = 4.50 car (SAY 5 CAR)
= 25 SCOOTER x 0.90 = 22.50 SC (SAY 23 SCOOTER)
ADD VISITORS PARKING 5% = 1 SCOOTER
TOTAL SCOOTER PARKING REQUIRED = 24 SCOOTERS

TOTAL PARKING PROVIDED	
CAR - 3 (2.50x5.0)	= 37.50 sqm.
CAR - 2 (2.30x6.50)	= 29.70 SQM.
SC - 24 (1.00 x 2.00)	= 48.00 SQM.
PROVIDED PARKING AREA	**= 196.200 SQM.**

INDEX

PLOT BOUNDRY SHOWN AS
PROPOSED CONSTRUCTION SHOWN AS

OWNER'S SIGN / POWER OF ATTORNEY HOLDER SIGN

1) M/S ORANGE CITY BUILDER'S AND DEVELOPERS (PARTNERS)
a) SHRI. DEVENDRA VITHALRAO DHAWDE
b) SHRI. DINESH PUNDLIKRAO BHANGE
2) SHRI. PRABHAKAR VITHALRAO DANI
THROUGH POWER OF ATTORNEY HOLDER
M/S ORANGE CITY BUILDER'S & DEVELOPERS THROUTH PARTNERS
a) SHRI. DEVENDRA VITHALRAO DHAWDE
b) SHRI. DINESH PUNDLIKRAO BHANGE

CARPET AREA SCHEDULE

FLAT NO -	CARPET AREA IN SQM.	FLAT NO -	CARPET AREA IN SQM.
101	56.864 SQM.	102	66.209 SQM.
201	56.864 SQM.	202	66.209 SQM.
301	56.864 SQM.	302	66.209 SQM.
401	56.864 SQM.	402	66.209 SQM.
501	56.864 SQM.	502	66.209 SQM.

ARCHITECTS / ENGINEER'S SIGN

RAJESH S. DADHE
B.E. (CIVIL)
LICENSED ENGINEER & DESIGNER
Reg. No. - PE / 01307 / 16 N.I.T. L.S. No. - 523
N.M.C. L.S. NO. - NMCR / R / 2016 / APL / 00327
First floor (106) Ram Apartment, Near Sangam Carnival Cinema, Nagpur - 440009
Mobile - 9822228189 8087773740

STAMP OF APPROVAL OF PLANS

AREA STATEMENT (AS PER AMALGAMATION)

1)	PLOT AREA (Minimum area of a,b,c,d, to be considered)	= (363.00 sqm.)
(a)	As per ownership document (7/ 12, CTS extract)	= (363.00 sqm.)
(b)	As per Amalgamation Plan	= (363.00 sqm.)
(c)	As per Site	= (363.00 sqm.)
2	Deduction for	
(a)	Proposed D.P., D.P. Road widening Area / Service Road, / Highway widening	
(b)	Any D.P., Reservation area	
(Total a+b)		
3	Balance area of plot (1 - 2)	
4	Amenity Space (if applicable)	
(a)	Required -	
(b)	Adjustment of 2(b), if any	
(c)	Balance proposed	
5	Net plot area {3 - 4 (c)}	
6	Recreational open space (if applicable)	
(a)	Required -	
(b)	Proposed -	
7	Internal road area	
8	Plotable area (if applicable)	
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI) = 1.1	= (363.00 x 1.1) = 399.300 sqm.
10	Addition of F.S.I. on payment of premium	
(a)	Maximum permissible premium FSI - based on road width / TOD Zone	
(b)	Proposed FSI on payment of premium = 0.50	= 181.500 sq.m.
11	In - situ FSI / TDR loading	
(a)	In - situ area against D.P. road [2.0 x Sr. no. 2 (a)], if any	
(b)	In - situ area against Amenity space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and / or (c)]	
(c)	T.D.R. area	
(d)	Total in - situ / TDR loading proposed (11 (a) + (b) +(c)	
12	Additional FSI area under chapter No 7	
13	Total entitlement of FSI in the proposed	
(a)	[9 + 10 (b)+11(d) or 12 whichever is applicable (399.30 + 181.500) = 580.800 sqm.	
(b)	Ancillary area FSI upto 60% with payment of charges = (580.800 x 0.60) = 348.480 sqm.	
(c)	Total entitlement (a+b) (580.800 + 348.480) = 929.280 sqm.	
14	Maximum utilization limit of FSI (building potential) Permissible as per Road width ((as per Regulation No. 6.1 or 6.3 or 6.4 as applicable) (399.300 + 181.500 + 348.48) = 929.28 sqm.	
15	Total Built up area in proposed (excluding area atsr. no. 17 b)	
(a)	Existing Built- up area = Nil.	
(b)	Proposed Built- up area (as per 'P-line')	= **918.785** sqm.
(c)	Total (a+b)	= 918.785 sqm.
16	F.S.I. Consumed (15 / 13) (should no be more than serial no 14 above) = 918.785 sqm.	
17	Area for Inclusive Housing if any	
(a)	Required (20% of Sr. no. 5)	
(b)	Proposed	

Certificate of Area
Certificate that the plot under reference was surveyed by me on 03 - 02 - 2021 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.

RAJESH S. DADHE
B.E. (CIVIL)
LICENSED ENGINEER & DESIGNER
Reg. No. - PE / 01307 / 16 N.I.T. L.S. No. - 523
N.M.C. L.S. NO. - NMCR / R / 2016 / APL / 00327
First floor (106) Ram Apartment, Near Sangam Carnival Cinema, Nagpur - 440009
Mobile - 9822228189 8087773740

Signature
(Name of Architecture/ Licence Engineers / Supervision)

Owner's Declaration
I / We undersigned hereby conform 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 sign