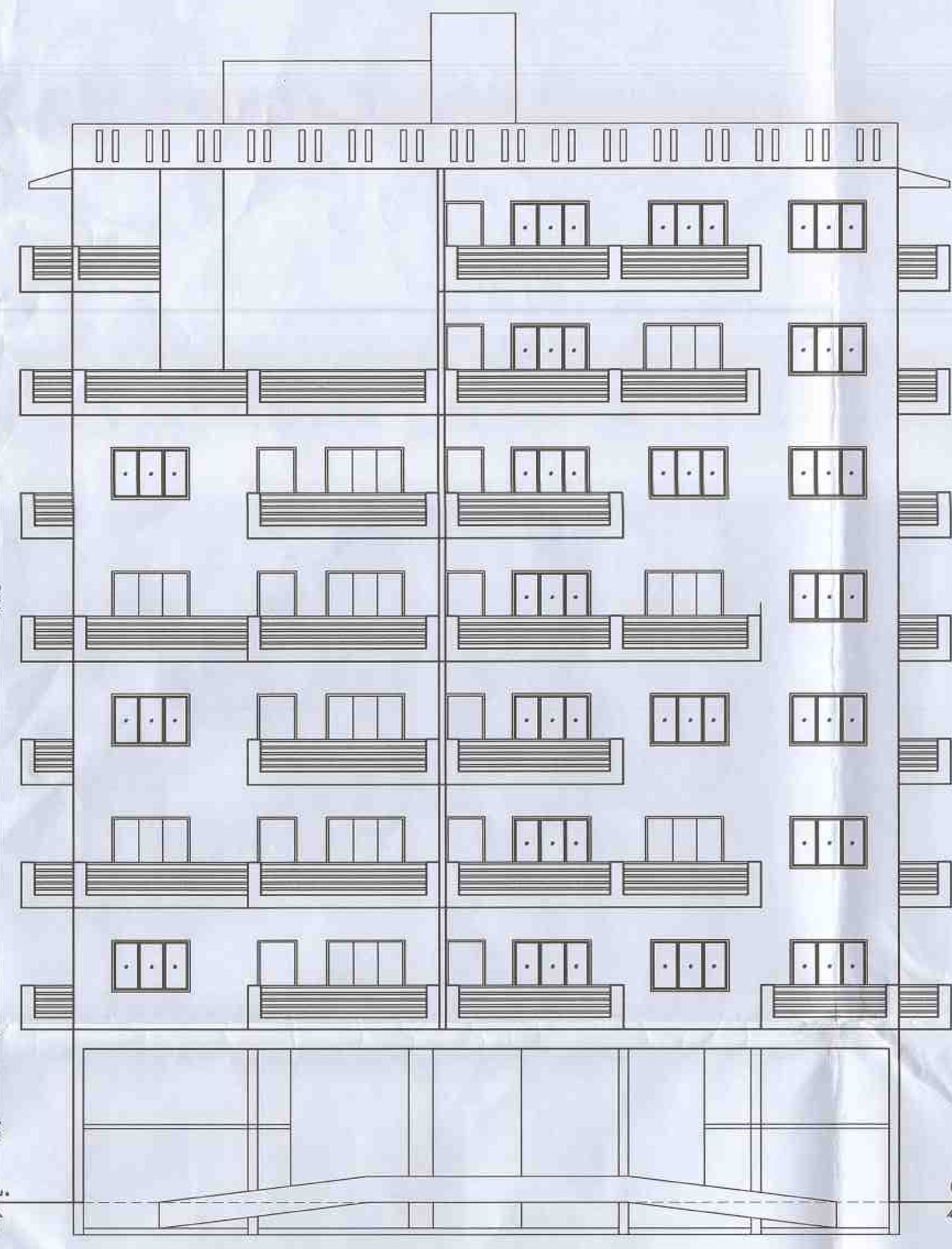
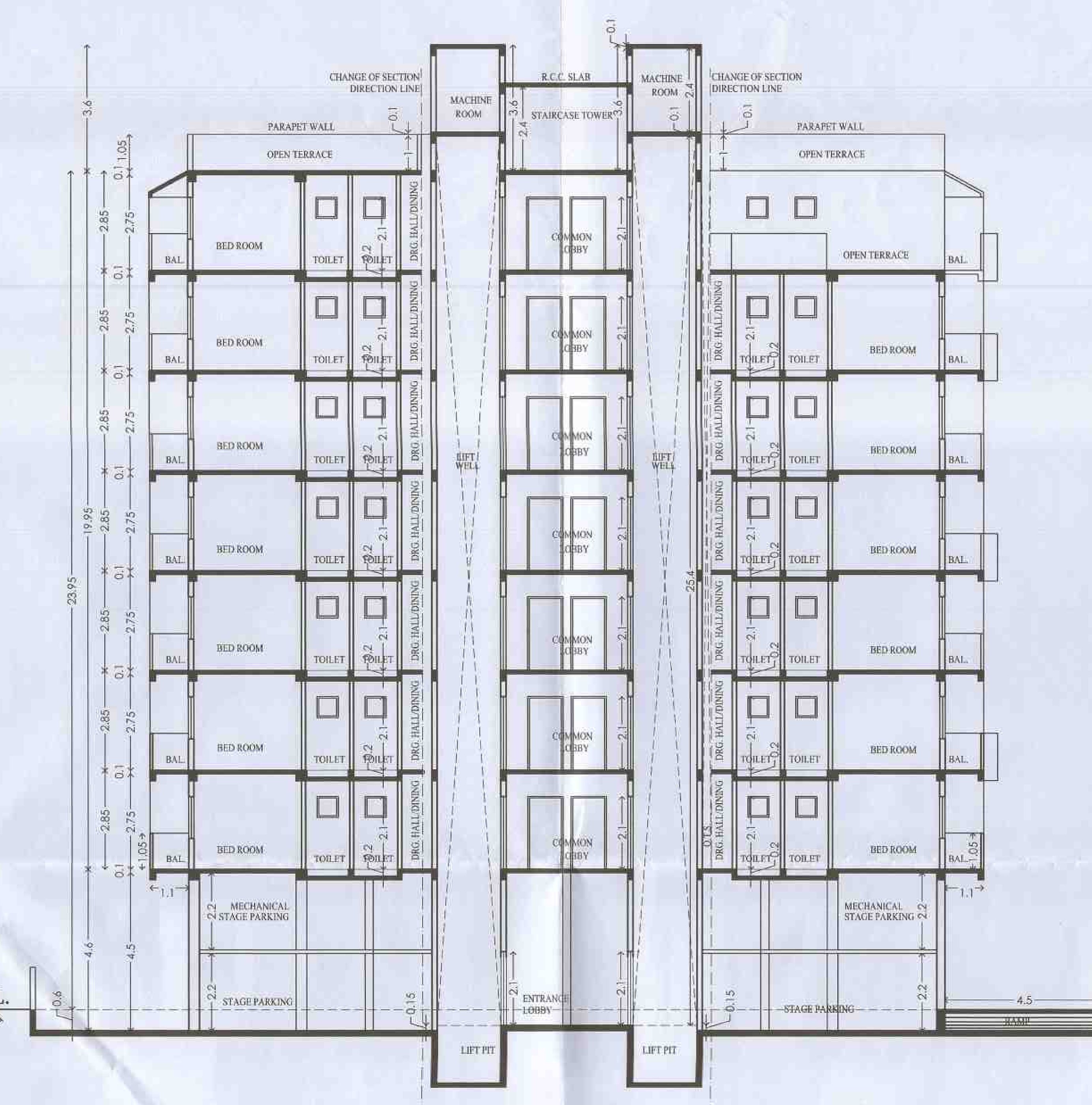
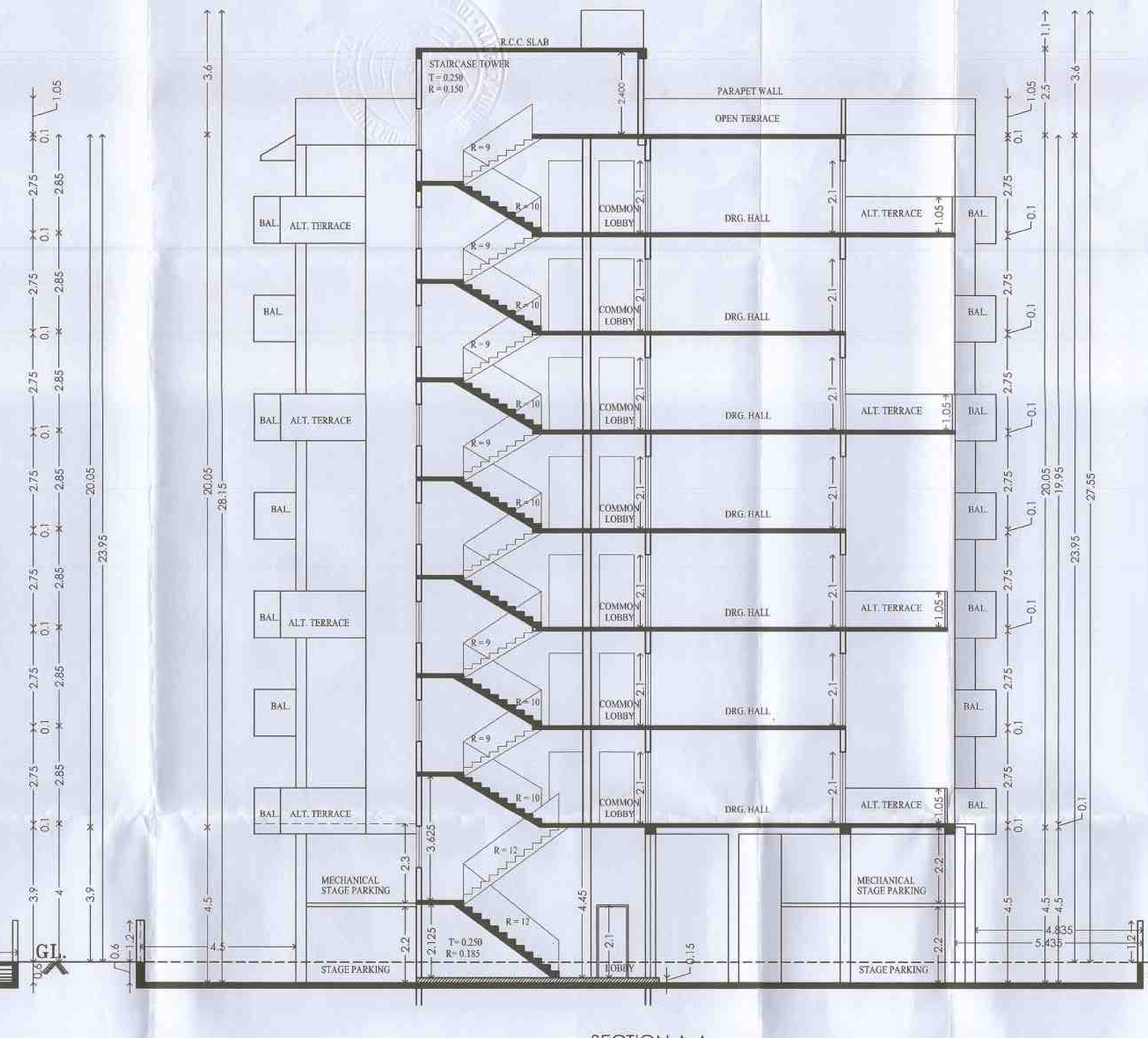


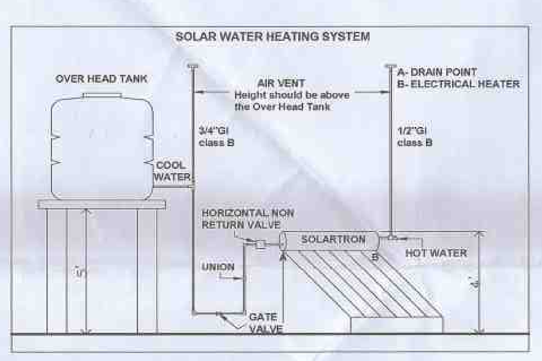
ELEVATION FACING WEST
SCALE :- 1: 100

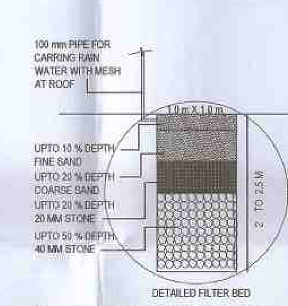


SECTION B-B
SCALE :- 1: 100

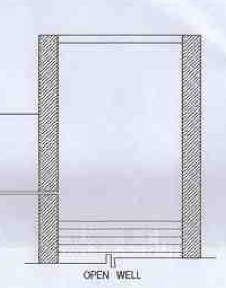


SECTION A-A
SCALE :- 1: 100

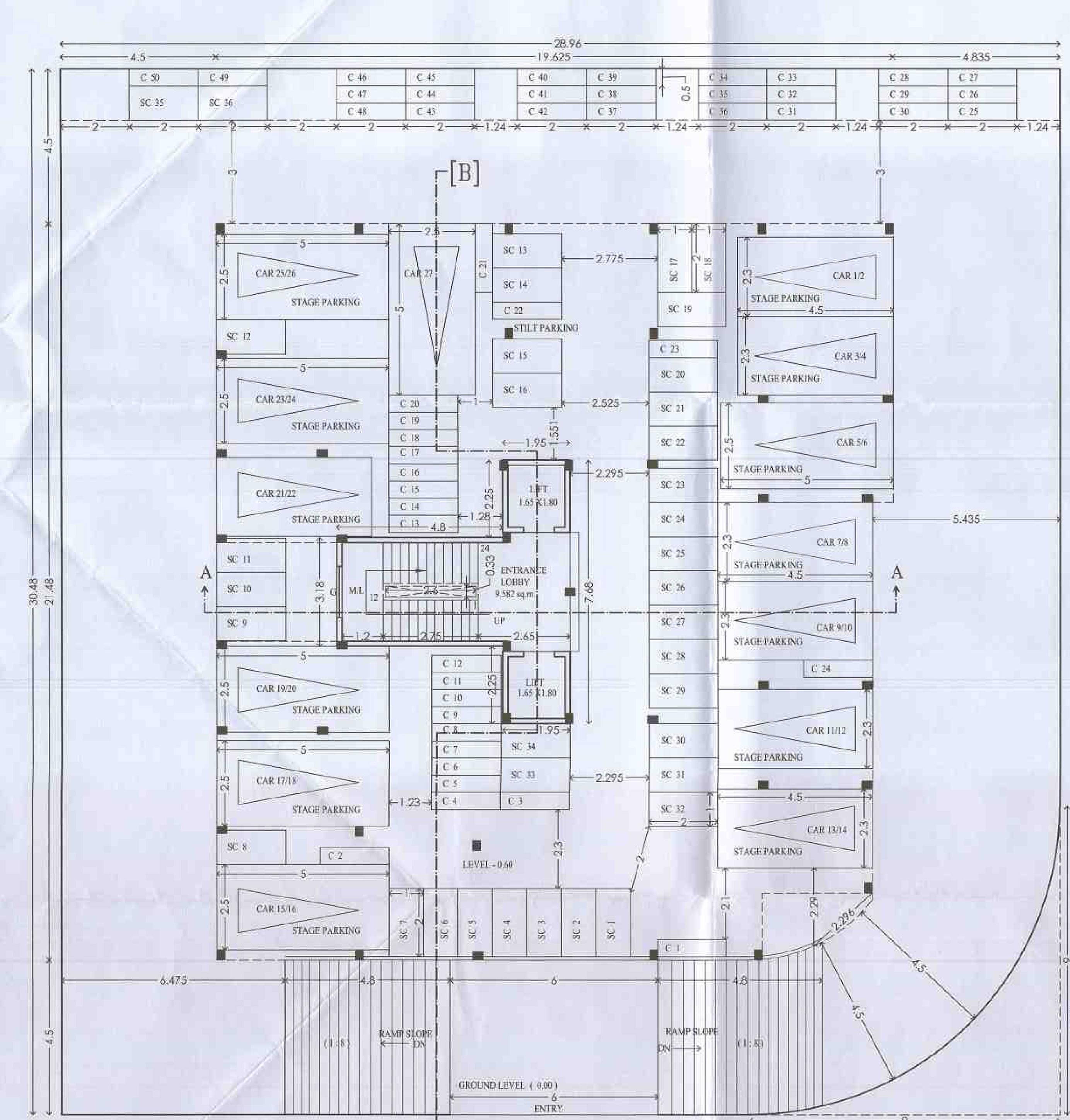


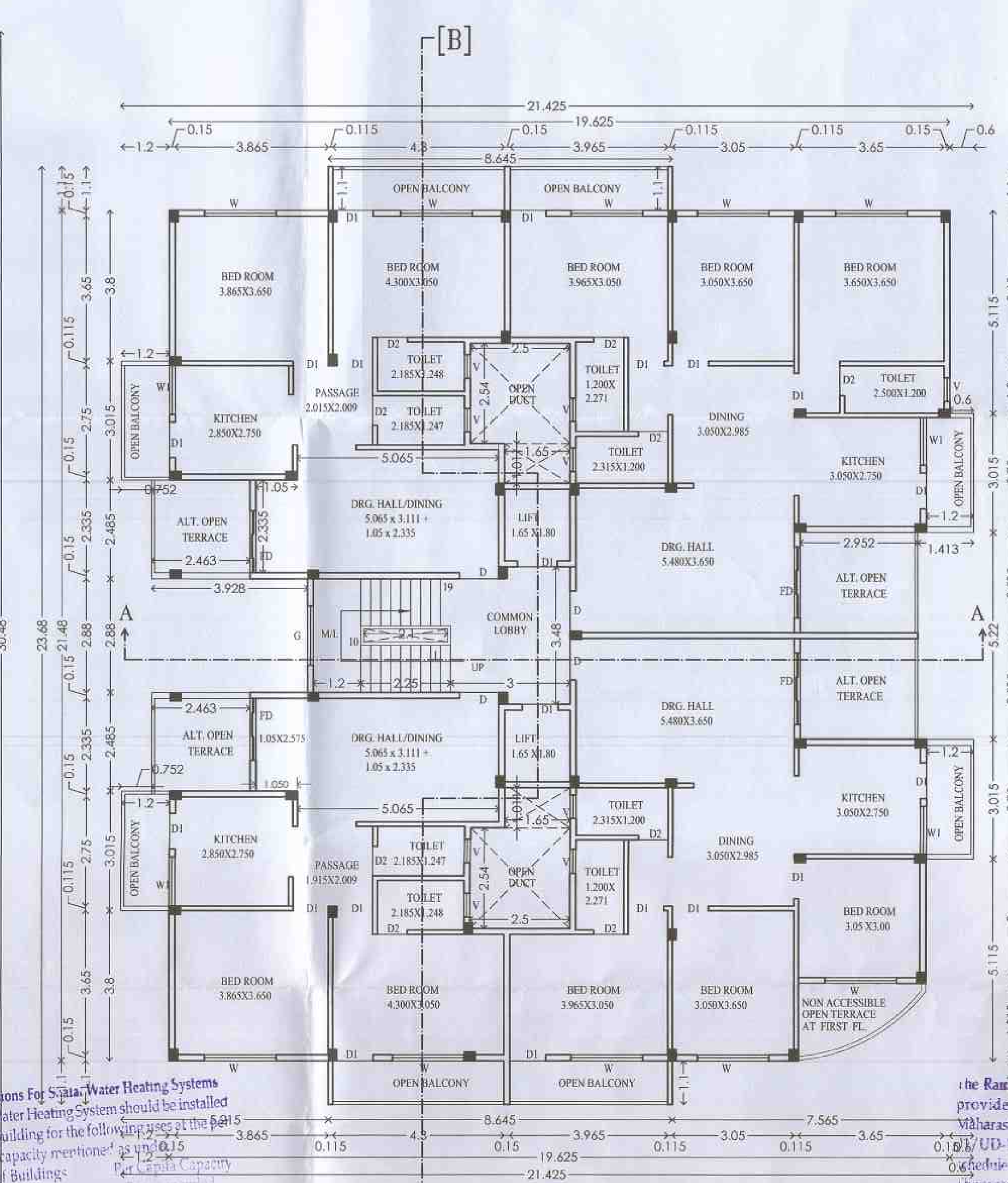
RAIN WATER HARWASTING




FOR RECHARGING OPEN WELLS



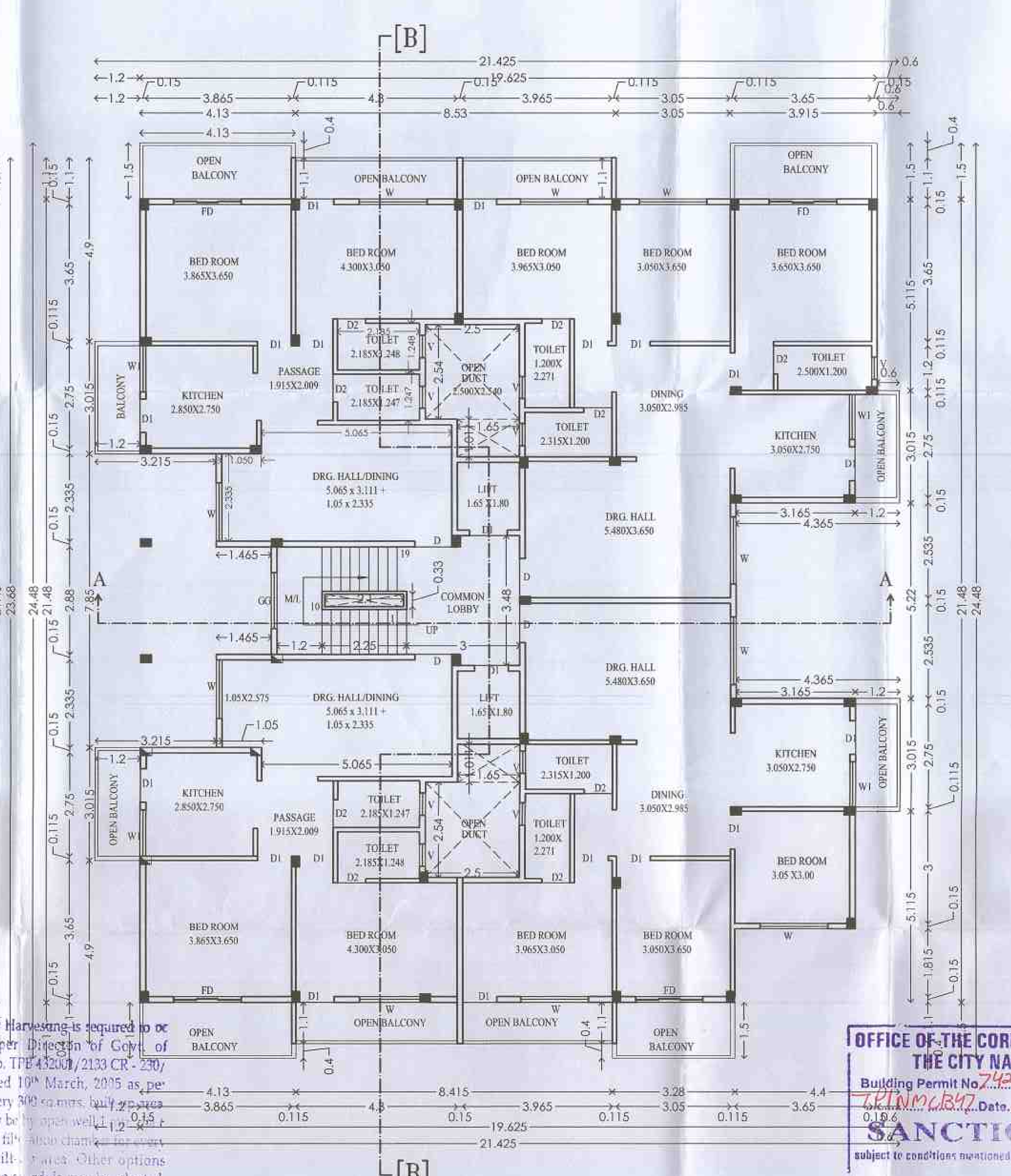
GROUND FLOOR PLAN
SCALE :- 1: 100



TYPICAL FIRST & THIRD FLOOR PLAN
SCALE :- 1: 100

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) 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.

The Rain Water Harvesting is required to be provided as per Direction of Govt. of Maharashtra No. TPB 432001/2133 CR - 230/UD-II, dated 10th March, 2005 as per schedule for every 300 sq.mtrs. built-up area. The system may be by open well 1.2 x 1.2 mtrs. deep with filter 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.



TYPICAL SECOND, FOURTH & SIXTH FLOOR PLAN
SCALE :- 1: 100

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 742/BPKhamla/TPINMC/347 Date. 10.12.22
SANCTIONED
subject to conditions mentioned in the building permit
Assistant Director 9/12/2022
Town Planning
Nagpur Municipal Corporation

SHEET NO. 1 OF 1

**PROPOSED PLAN FOR CONSTRUCTION MULTY FAMILY BUILDING UNIT ON PLOT NO.92, KH.NO.71/72/73,MOUZA-KHAMLA ,CITY SURVEY NO.2098,WARD NO.75,SHEET NO.40, H.NO.3735,MANDAR APARTMENT IN PANDE LAYOUT TAH. & DIST.- NAGPUR.**

**BELONGING TO.**
1A) SHRI. SHRISH SHARAD PANDITRAO
1B) SHRI. SHRIKANT SHARAD PANDITRAO
2) SHRI. ARUN NARAYAN ATHAWALE
3) SMT. MRUDULA PRAMOD HEDAU
4) SHRI. VIVEK DATTATRAYA HIWARKHEDKAR
5) SHRI. DEEPAK VITTHALRAO DETHE
6) SHRI. DILIP RAMBHAU BARGE
7A) SMT. ANURADHA ARUNRAO DESHMUKH &
7B) SHRI. YOGESH ARUNRAO DESHMUKH
8A) SMT. JAYA CHANDRAKANT JALGAONKAR
8B) SHRI. BHUPESH CHANDRAKANT JALGAONKAR
9) SHRI. PRALHAD WAMANRAO BHOSE
10) SHRI. ASHOK SHRIKRISHNA BHALERAO
11) SHRI. SHRIPAD PANDURANG DESAI
12) SHRI. AMIT ASHOK POHARKAR
13) SHRI. BHUPESH CHANDRAKANT JALGAONKAR
14A) SMT. MEENA VANDANKUMAR SHAH
14B) SHRI.PIYUSH VANDANKUMAR SHAH
14C) SHRI.NIKHIL VANDANKUMAR SHAH
15) SHRI.MOHAN WASUDEO SHUKLA

**THROUGH P.O.A. HOLDER**
**M & T BUILDCON**
1) SHRI. TUSHAR V. UMBARKAR
2) SHRI. MAHESH N. NAGMOTE

## PROFORMA -1 : AREA STATMENT

PLOT AREA = 28.96 X 30.48 = 882.7008 SQ.M.
LESS TANGENT AREA = 17.9408 SQ.M.
NET PLOT AREA AS PER SALE DEED = 864.76 SQ.M.
PLOT AREA AS PER C.T.S. = 865.50 SQ.M.
PLOT AREA AS PER SALE DEED = 864.64 SQ.M.

| SR NO | PARTICULERS | PERMISSIBLE AREA SQ.M. | PROPOSED AREA SQ.M. |
|---|---|---|---|
| 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) | 864.64 | — |
| B | BASIC F.S.I. / B.UP AREA = ( CLAUSE NO: 6.3 OF TABLE NO.6-G OF UPDCR-2020 ) | 951.104 | 951.104 |
| C | ADDITIONAL F.S.I. ON PAYMENT OF PREMIUM :- 50% | N.A. | N.A. |
| D | ADDITIONAL F.S.I. AREA TDR | N.A. | N.A. |
| E | ADDITIONAL F.S.I. ON TOD ADD. 2 FSI AREA | 778.176 | 777.408 |
| | TOTAL | 1729.28 | 1728.512 |
| 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 ) | 1037.568 — | 1037.106 |
| G | NET ' P - LINE ' EXISTING BUILT UP AREA NET ' P - LINE ' PROPOSED ALTERATION BUILT UP AREA ( CLAUSE NO: 6.6 OF UPDCR-2020) | — | 2765.618 |
| H | TOTAL BUILT UP AREA | 2766.848 | 2765.618 |
| I | TOTAL FSI | 3.20 | 3.198 |
| J | PROPOSED ANCILLARY FSI ( B - G) | | 1037.106 |

## L PARKING AREA STATEMENT

TABLE NO.14 R
FOR EVERY UNIT ABOVE 80 SQ.M.
REQUIRED PARKING = 1 CAR 2 SCOOTER , 1 CYC
PROPOSED 7 TENEMENTS UNIT ABOVE 80 SQ.M.
REQUIRED PARKING = 7 CAR, 14 SCOOTER , 7 CYC

FOR EVERY TENEMENTS UNIT ABOVE 60 SQ.M. AND UP TO 80 SQ.M.
REQUIRED PARKING = 1 CAR 1 SCOOTER , 2 CYC
PROPOSED 20 UNIT ABOVE 60 SQ.M. AND UP TO 80 SQ.M.
REQUIRED PARKING = 20 CAR, 20 SCOOTER , 40 CYC
NET REQUIRED PARKING = 27 CAR, 34 SCOOTER , 47 CYC
TOTAL PARKING PROPOSED = 27 CAR, 36 SCOOTER , 50 CYC

## M SCHEDULE OF OPENING

| SR.NO. | TYPE | SIZE | DESCRIPTION |
|---|---|---|---|
| 01 | D | 1.00X2.10 | T.W.PANELLED DOOR |
| 02 | D1 | 0.90X2.10 | T.W.PANELLED DOOR |
| 03 | D2 | 0.75X2.10 | T.W.PANELLED DOOR |
| 04 | W | 2.00X1.20 | T.W.GLAZED TEAK WOOD WINDOW |
| 05 | W1 | 1.50X1.20 | T.W.GLAZED TEAK WOOD WINDOW |
| 06 | W2 | 0.90X1.20 | T.W.GLAZED TEAK WOOD WINDOW |
| 07 | V | 0.60X0.60 | M.S.LOUVERED VENTILATOR |

| N | REFERENCE | |
|---|---|---|
| | LAND USE AS PER SANCTION DEVELOPMENT PLAN | RESIDENTIAL YELLOW |
| | LOCATION OF PLOT | NON CONGESTED |
| | ZONE | R1 |
| | PROPOSED BUILDING USE SUBMITTED AS PER PLAN | UPDCR |
| | 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 |
| O | | |

P 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 Rocords/Land Records Department/City Survey record

Signature

MAHESH PADOLE
ARCHITECT/ENGINEER
NMC LIC-NMCR/R/2018/APL/00040
NIT LIC -2090 NMRDA LIC-339
WMC-CCWAN/R/2018/APL/00013

(Name of Architect/Licensed Engineer/Supervisor)

Q 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.

M & T BUILDCON
THROUGH P.O.A. HOLDER

1) SHRI. TUSHAR V. UMBARKAR
2) 1) SHRI. MAHESH N. NAGMOTE
Owner (s) name and Signature

R Architect/Licensed Engineer/Supervisor name and signature

MAHESH PADOLE
ARCHITECT/ENGINEER
NMC LIC-NMCR/R/2018/APL/00040
NIT LIC -2090 NMRDA LIC-339
WMC-CCWAN/R/2018/APL/00013

| Job No. | Drawing No. | Scale | Drawn by | Check by | Registration No. of Architect/ License No. of Licensed Engineer / Supervisor |
|---|---|---|---|---|---|
| 1 | 1 | 1: 100 1: 200 | MAHESH 9096731976 | | |