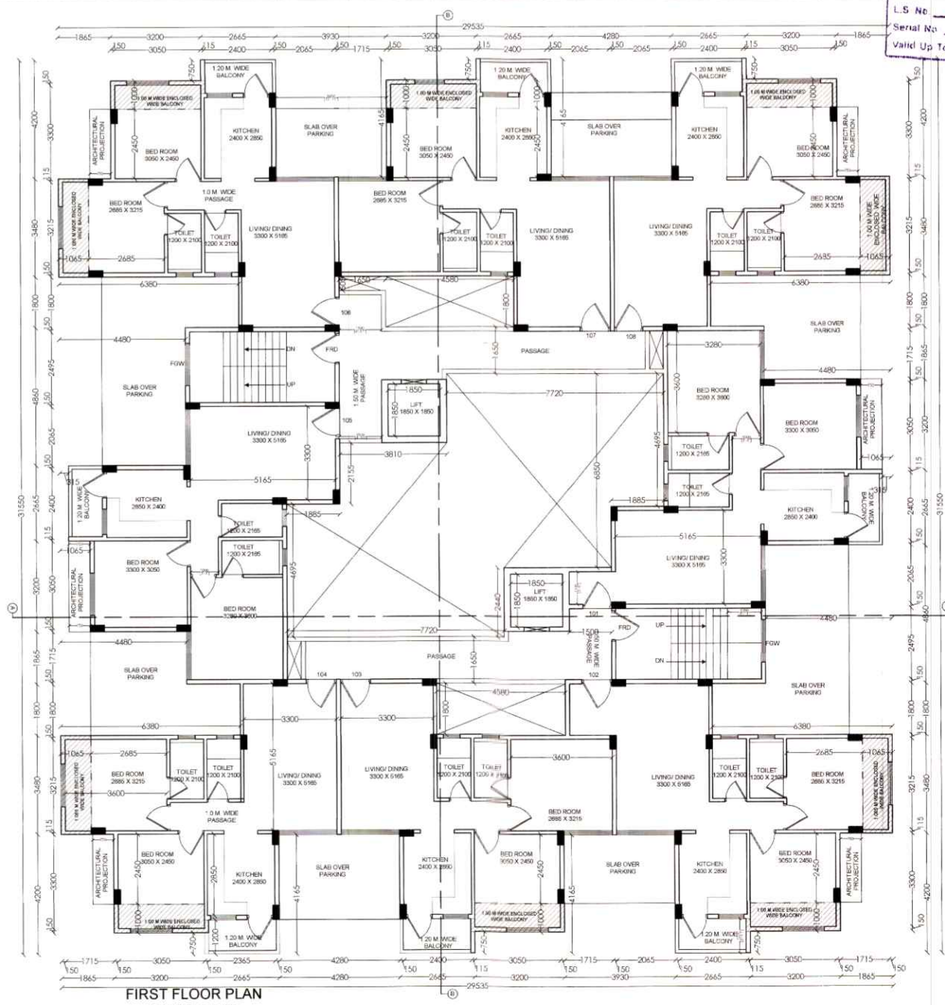
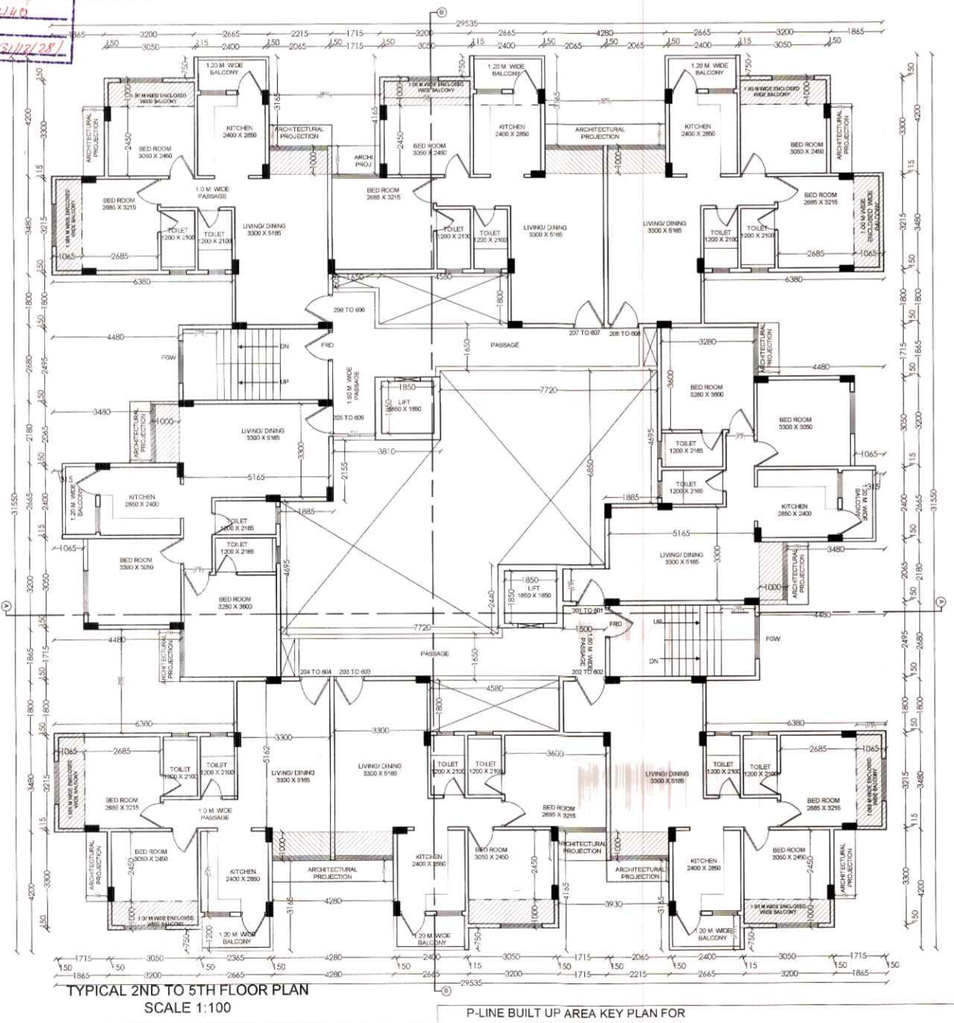
N.I.T.
L.S. No 2140
Serial No
Valid Up To 31/12/21

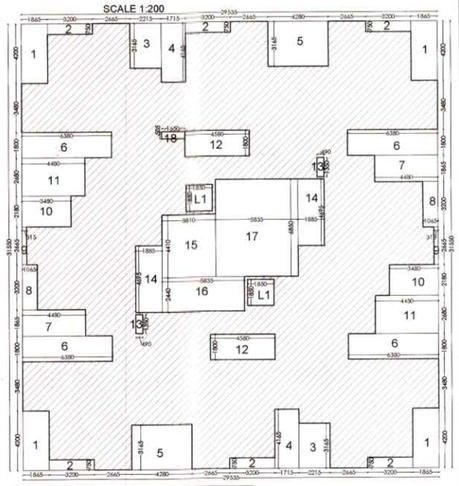


FIRST FLOOR PLAN
SCALE 1:100



TYPICAL 2ND TO 5TH FLOOR PLAN
SCALE 1:100

P-LINE BUILT UP AREA KEY PLAN FOR
SECOND TO FIFTH FLOOR PLAN
SCALE 1:200



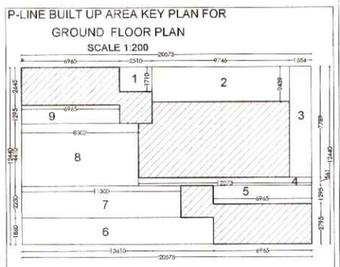
BUILT UP AREA ON TYPICAL 2ND TO 5TH FLOOR						
SR. NO.	NO.	DIMENSIONS				AREA
A-BLOCK	1	X	29.535	X	31.550	931.829
A	TOTAL					931.829
DEDUCTIONS						
L1	2	X	1.850	X	1.850	6.845
1	4	X	1.865	X	4.200	31.332
2	6	X	3.200	X	0.750	14.400
3	2	X	2.215	X	3.165	14.021
4	2	X	1.715	X	4.165	14.286
5	2	X	4.280	X	3.165	27.092
6	4	X	6.380	X	1.800	45.936
7	2	X	4.480	X	1.865	16.710
8	2	X	1.065	X	3.200	6.816
9	2	X	0.315	X	2.665	1.679
10	2	X	3.480	X	2.180	15.173
11	2	X	4.480	X	2.680	24.013
12	2	X	4.580	X	1.800	16.488
13	2	X	0.490	X	1.350	1.323
14	2	X	1.885	X	4.695	17.700
15	1	X	3.810	X	4.410	16.802
16	1	X	5.835	X	2.440	14.237
17	1	X	5.835	X	6.850	39.970
18	1	X	1.650	X	0.505	0.833
B	TOTAL	SR.NO.(A-B)				325.657
TOTAL B/UP AREA ON PER FLOOR						606.172

JOB TITLE

PLAN SHOWING PROPOSED CONSTRUCTION OF MULTI FAMILY RESIDENTIAL DWELLING UNIT, ON PLOT NO.-01 ,KHNO- 25/1,CITY SURVEY NO., MOUZA -HAJARI PAHAD, MALIK MAKBUJA ,TAH-NAGPUR, DIST- NAGPUR

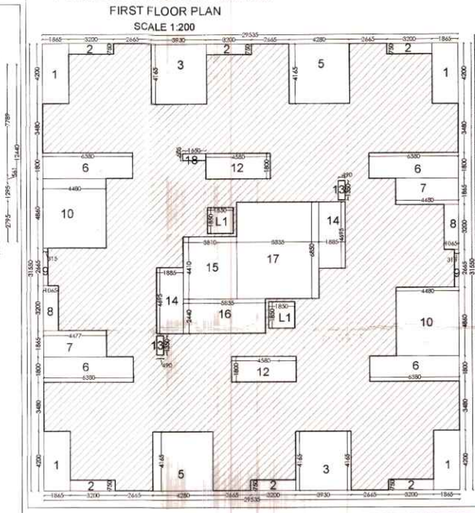
BELONGS TO
M/S PANKAJ CONSTRUCTION
THROUGH PARTNER/PROP SMT. SHRUTI PANKAJ DHAWAN

P-LINE BUILT UP AREA KEY PLAN FOR
GROUND FLOOR PLAN
SCALE 1:200



BUILT UP AREA ON GROUND FLOOR						
SR. NO.	NO.	DIMENSIONS				AREA
A-BLOCK	1	X	20.575	X	12.440	255.953
A	TOTAL					255.953
DEDUCTIONS						
1	1	X	2.310	X	1.710	3.950
2	1	X	9.746	X	2.439	23.770
3	1	X	1.554	X	7.789	12.104
4	1	X	12.273	X	0.561	6.885
5	1	X	6.965	X	1.295	9.020
6	1	X	13.610	X	1.860	25.315
7	1	X	11.300	X	2.230	25.199
8	1	X	8.302	X	4.410	36.612
9	1	X	6.965	X	1.295	9.020
B	TOTAL	SR.NO.(A-B)				151.875
TOTAL B/UP AREA ON GROUND FLOOR						104.078

P-LINE BUILT UP AREA KEY PLAN FOR
FIRST FLOOR PLAN
SCALE 1:200

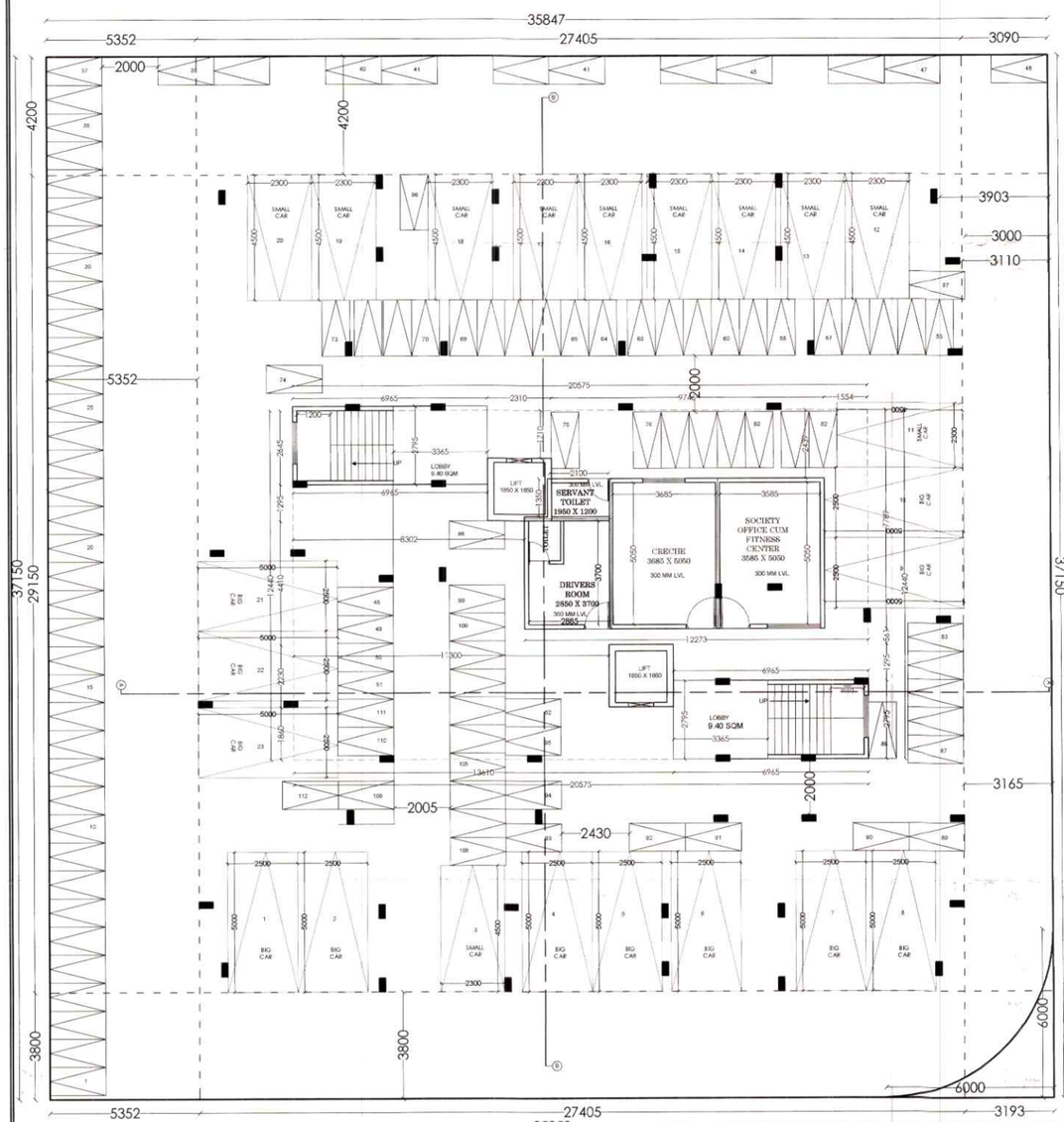


BUILT UP AREA ON FIRST FLOOR						
SR. NO.	NO.	DIMENSIONS				AREA
A-BLOCK	1	X	29.535	X	31.550	931.829
A	TOTAL					931.829
DEDUCTIONS						
L1	2	X	1.850	X	1.850	6.845
1	4	X	1.865	X	4.200	31.332
2	6	X	3.200	X	0.750	14.400
3	2	X	3.930	X	4.165	32.737
5	2	X	4.280	X	4.165	35.652
6	4	X	6.380	X	1.800	45.936
7	2	X	4.480	X	1.865	16.710
8	2	X	1.065	X	3.200	6.816
9	2	X	0.315	X	2.665	1.679
10	2	X	4.480	X	4.860	43.546
12	2	X	4.580	X	1.800	16.488
13	2	X	0.490	X	1.350	1.323
14	2	X	1.885	X	4.695	17.700
15	1	X	3.810	X	4.410	16.802
16	1	X	5.835	X	2.440	14.237
17	1	X	5.835	X	6.850	39.970
18	1	X	1.650	X	0.505	0.833
B	TOTAL	SR.NO.(A-B)				343.007
TOTAL B/UP AREA ON PER FLOOR						588.822

SR.NO.	AREA STATEMENT	Sq.Mt.
1	Area Of Plot	1325.899
2	Deductions For	
	Tangent	0.000
	Road Widening	0.000
3	Deductions For	
	Amenity Space	0.000
	Recreational Ground	0.000
	internal Roads	0.000
4	Net Balance Plot Area sr.no.(1-2-3)	1325.899
5	Addition For Net Plot Area sr.no.(2)	0.000
6	Net Plot Area sr.no.(4+5)	1325.899
7	Permissible (Basic FSI)	1.250
8	Permissible Built up Area sr.no.(6 x 7)	1657.374
9	Permissible FSI on payment of Premium 50% of pl	662.950
10	Proposed FSI on payment of Premium 50% of plot area	662.950
11	Permissible T.D.R. 40 % useable TDR 20%	0.000
12	Poposed T.D.R. 0%	0.000
13	Total Permissible F.S.I. sr.no.(8+9+11) maximum potential (1.75) for 9.0 mtr. Road	2320.323
14	Total Proposed F.S.I. sr.no.(8+10+12) proposed used potential (1.75)	2320.323
15	Permissible Ancillary area 60% of proposed fsi i.e. (sr.no. 14 x 0.60)	1392.194
16	Proposed Ancillary area 60% of proposed fsi i.e. (sr.no. 14 x 0.60)	1392.194
17	Total Built up Area (14+16)	3712.517
18	Proposed B/U Area	
	a). Resi.	3699.402
	b).Comm.	0.000
	Total	3699.402
19	Existing B/U Area	0.000
20	Total Proposed Built Up Area (18+19)	3699.402

SCHEDULE OF OPENINGS :

CODE	SIZE	SILL LVL	LTL LVL.	REMARKS
W1	1800 x 1200	900	2100	ALUMINUM FRAME GLASS WINDOW
W2	1500 x 1200	900	2100	ALUMINUM FRAME GLASS WINDOW
W3	1200 x 1200	900	2100	ALUMINUM FRAME GLASS WINDOW
W4	900 x 900	1200	2100	ALUMINUM FRAME GLASS WINDOW
V	600x 750	------	2100	LOVERED VENTILATOR
D	1065 x 2100	------	2100	T.W. DOOR
D1	915 x 2100	------	2100	RCC. FRAME FLUSH DOOR
D2	765 x 2100	------	2100	RCC. FRAME FLUSH DOOR
FRD	VARIES	------	2100	FIRE RESISTANT DOOR
SD	1500 x 2100	------	2100	GLASS SLIDING DOOR
SD1	1800 x 2100	------	2100	GLASS SLIDING DOOR

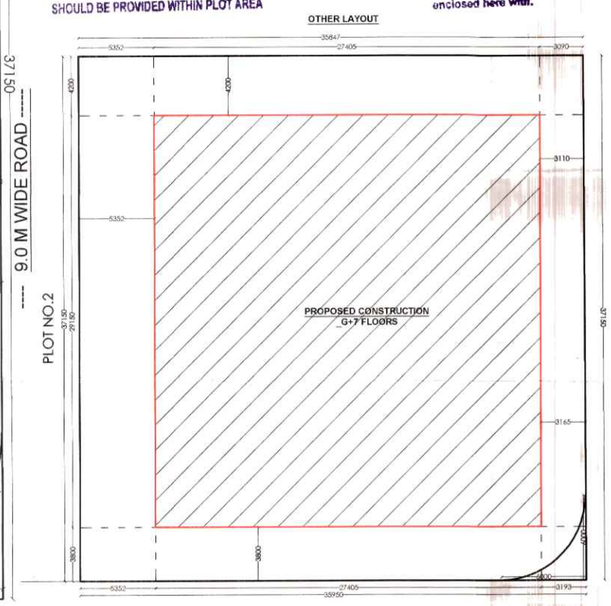


STILT FLOOR PLAN
SCALE -1:100

---- 9.00 M WIDE ROAD -----

ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA

OTHER LAYOUT



---- 9.0 M WIDE ROAD -----

SITE PLAN
SCALE -1:200

Subject to the condition as per Regularisation letter dt. 1/10/2021 enclosed here with.

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. R-E(W)CNC-BUL-G-4557/E-2410-20211020165/167
DATE 20/12/2021
SANCTIONED
Building Engineer (West)
Nagpur Improvement Trust

FLOOR WISE FSI STATEMENT AS PER P-LINE :- BUILDING 1				
FLOORS	PROPOSED B/U AREA COMM.	PROPOSED B/U AREA RESI.	PROPOSED TENEMENTS	TOTAL BUILT UP AREA
GROUND FLOOR	0.0000	104.078	0	104.078
1st FLOOR	0.0000	588.822	8	588.822
2nd FLOOR	0.0000	606.172	8	606.172
3rd FLOOR	0.0000	606.172	8	606.172
4th FLOOR	0.0000	606.172	8	606.172
5th FLOOR	0.0000	606.172	8	606.172
6th FLOOR	0.0000	409.736	5	409.736
7th FLOOR	0.0000	172.078	2	172.078
TOTAL	0.0000	3699.402	47	3699.402

PARKING AREA STATEMENT
Table No. 8B(UDCPR)

NORMS FOR RESIDENTIAL	CAR (NOS.)	SCOOTERS (NOS.)	
For every two tenement with each tenement having carpet area equal to or above 40sq.mt. but less than 80 sq.mt.	1	5	5 % Vistors Parking
REQUIRED PARKING			
REQUIRED FOR 47 TENEMENTS BETWEEN 40 TO 80 SQ.MT	47	24	118
TOTAL PARKING (A)		24	118
5% VP (B)		1	6
TOTAL REQUIRED (D=A+B)		25	123
as per table no.8c Multiplying Factor = (0.9XD)		22.5	111.2
TOTAL PROPOSED PARKING		23	112

VEHICLE TYPE	VEHICLE AREA	NOS.	AREA (SQ.M)
CAR BIG- 2.5 X 5m	12.500	11	140.625
CAR SMALL- 2.3 X 4.5m	10.350	11	113.850
SCOOTER - 1 X 2m	2.000	112	224.000
TOTAL STILT PARKING AREA PROVIDED			478.475

REFERENCE :

PLOT BOUNDRY SHOWN IN THUS
PROPOSED CONSTRUCTION SHOWN IN THUS

DRAWING TITLE
SUBMISSION DWG.

Architect's Sign. | Client's Sign.

Ar. LOKESH W. KADU
CA/ 2007/ 39381
NMC R 402, NIT- 2140
Ar. LOKESH W. KADU
C.O.A. No : CA / 2007/ 39381

M/S PANKAJ CONSTRCUTION
THROUGH PARTNER/PROP
SMT. SHRUTI PANKAJ DHAWAN

C.O.A. REG. NO	N.I.T. REG. NO	N.M.C. REG. NO
CA /2007/ 39381	2140	R-402
SCALE 1 : 100 & 1 : 200		DEALT BY SHILPA
DATE 18.10.2021		CHECKED BY

Note - ALL DIMENSIONS ARE IN MM.

Ar. LOKESH W. KADU
Architecture, Planning, Interior's
Block No. 11, 11A, 12, A- Wing (J.B Wing), Mangalwari Complex, Sadar, Nagpur - 440010. (M.S.), India
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mail us: emanatedesign9@gmail.com, visit: www.emanatedesign.in

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