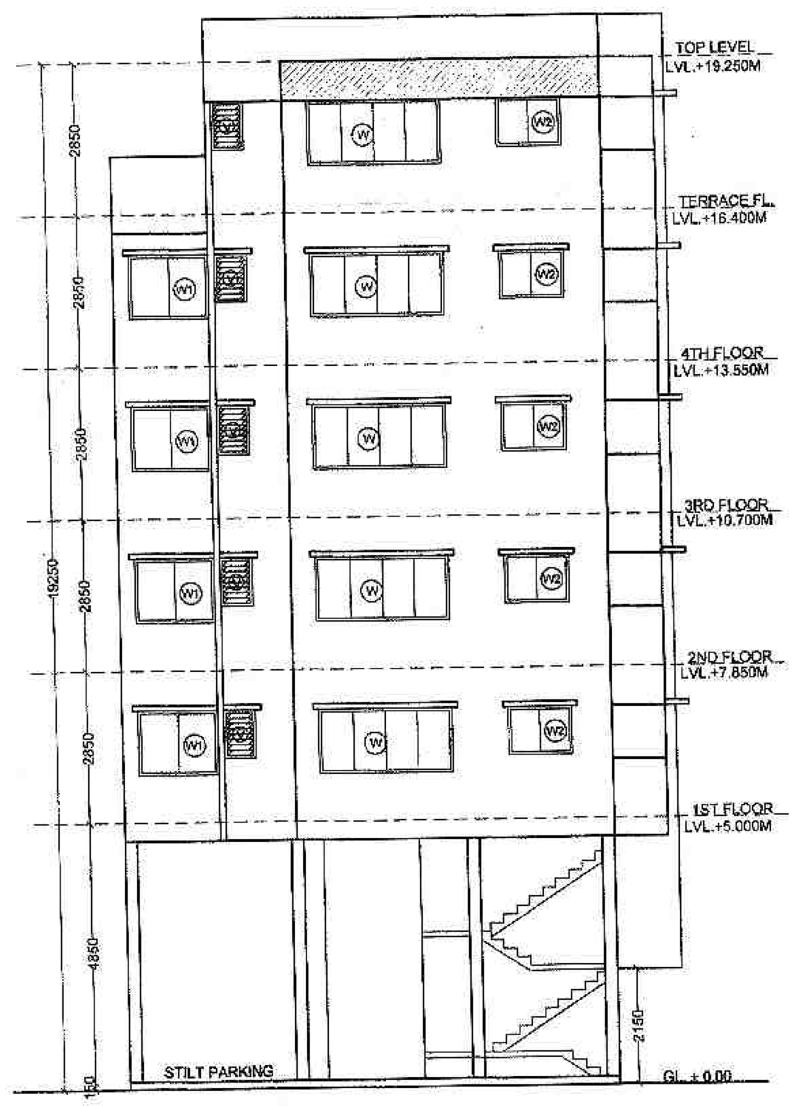
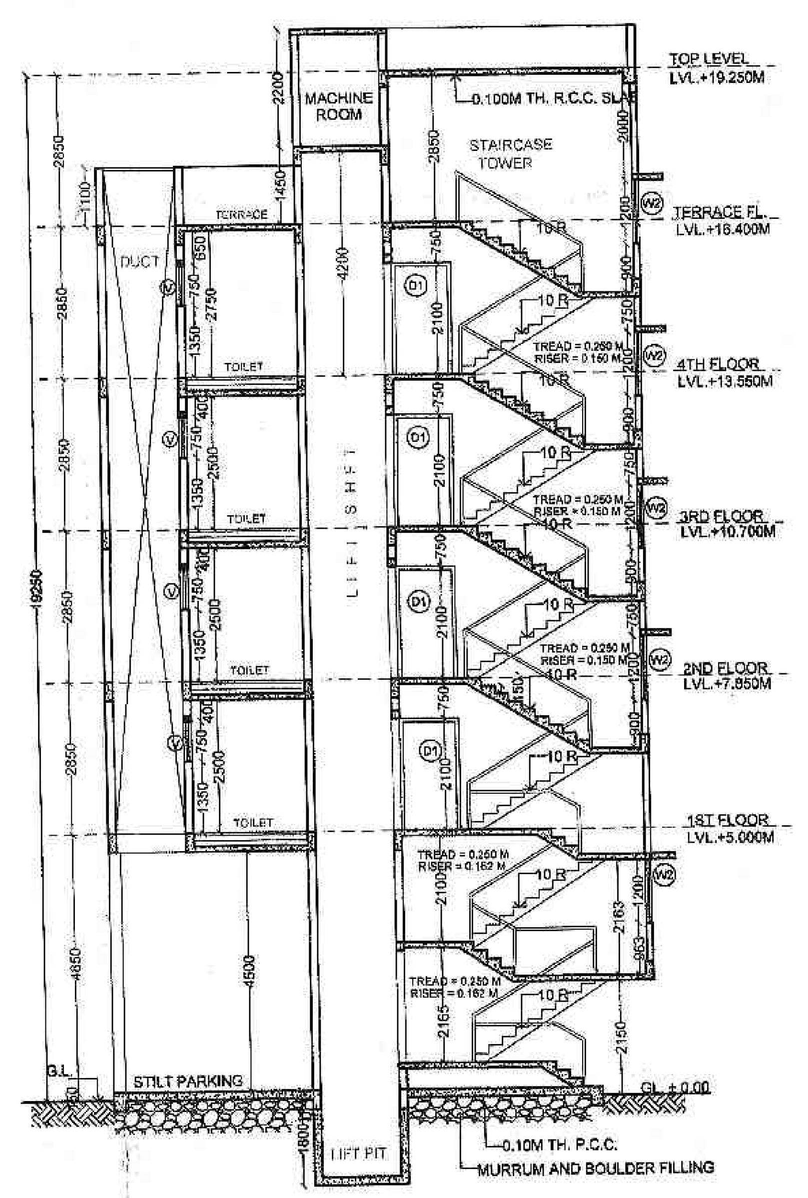
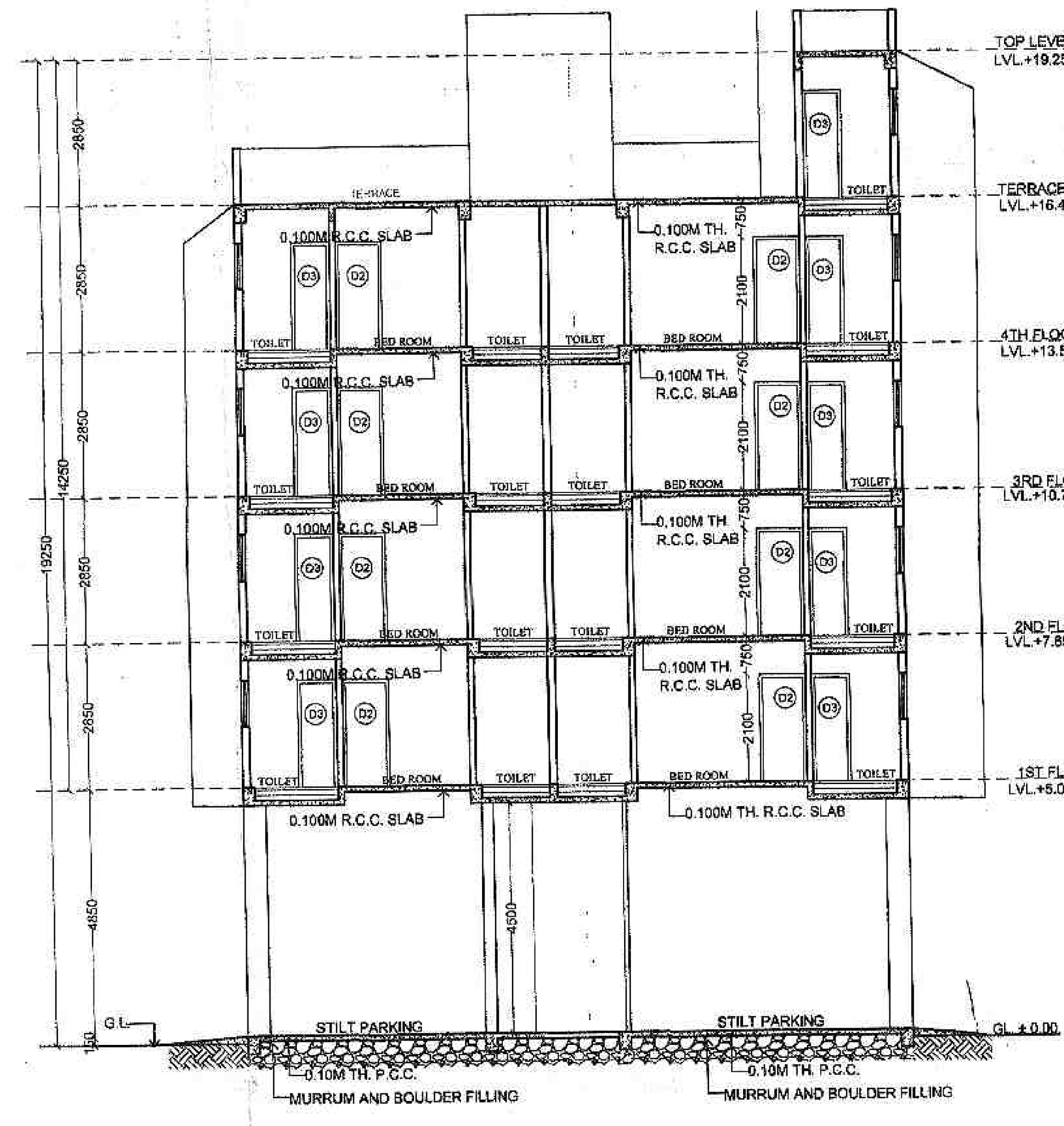


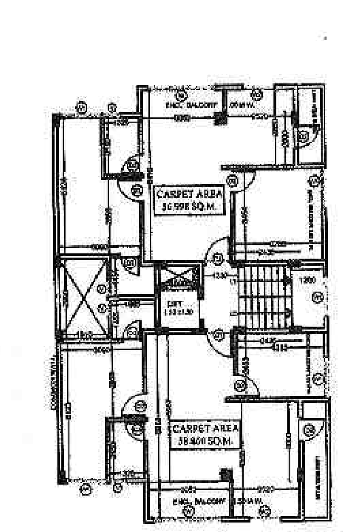
FRONT ELEVATION
SCALE 1:100



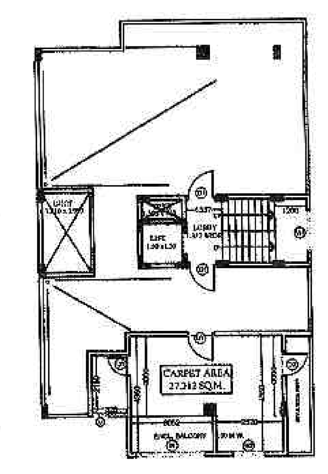
SECTION AT AA
SCALE 1:100



SECTION AT BB
SCALE 1:100

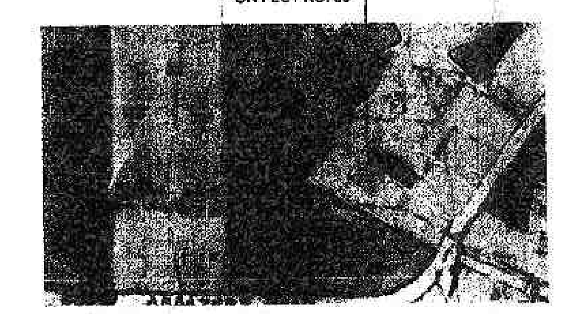


TYPICAL 1ST TO 4TH FLOOR CARPET AREA PLAN
SCALE:- 1:200



5TH FLOOR CARPET AREA PLAN
SCALE:- 1:200

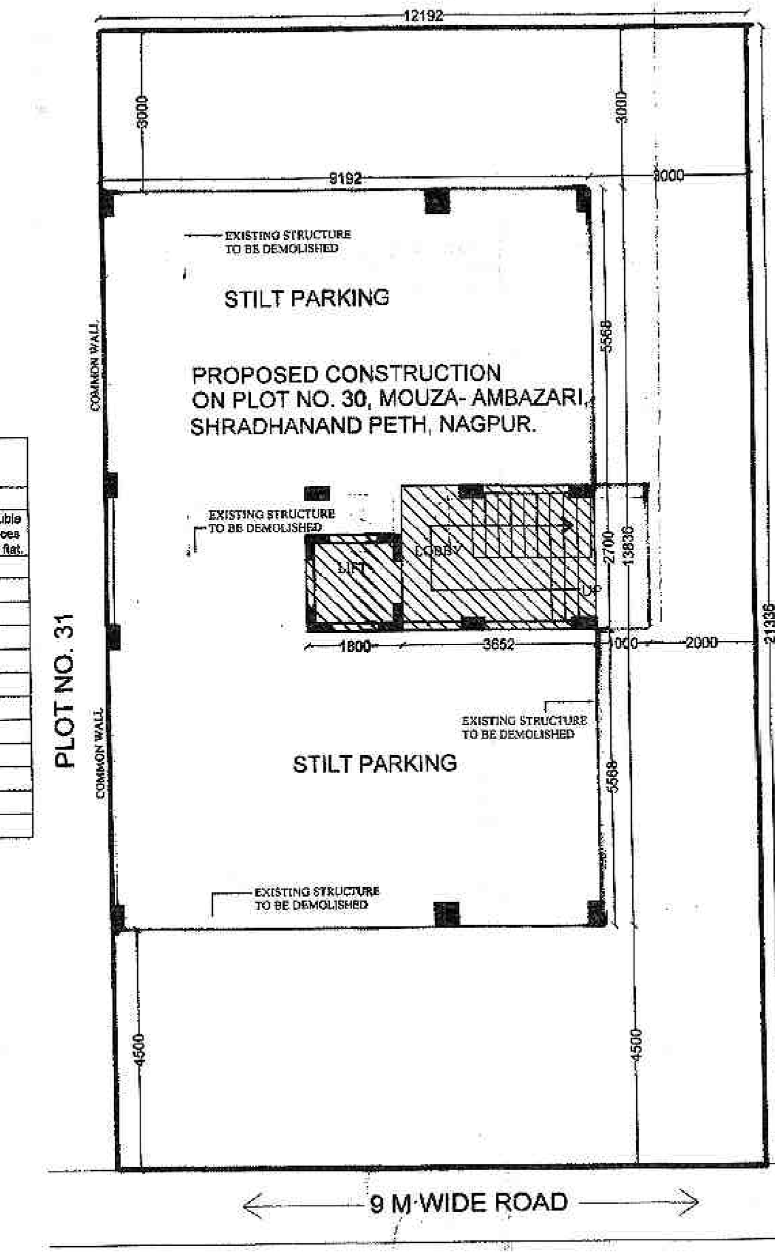
PART DP NO. 23
ON PLOT NO. 30



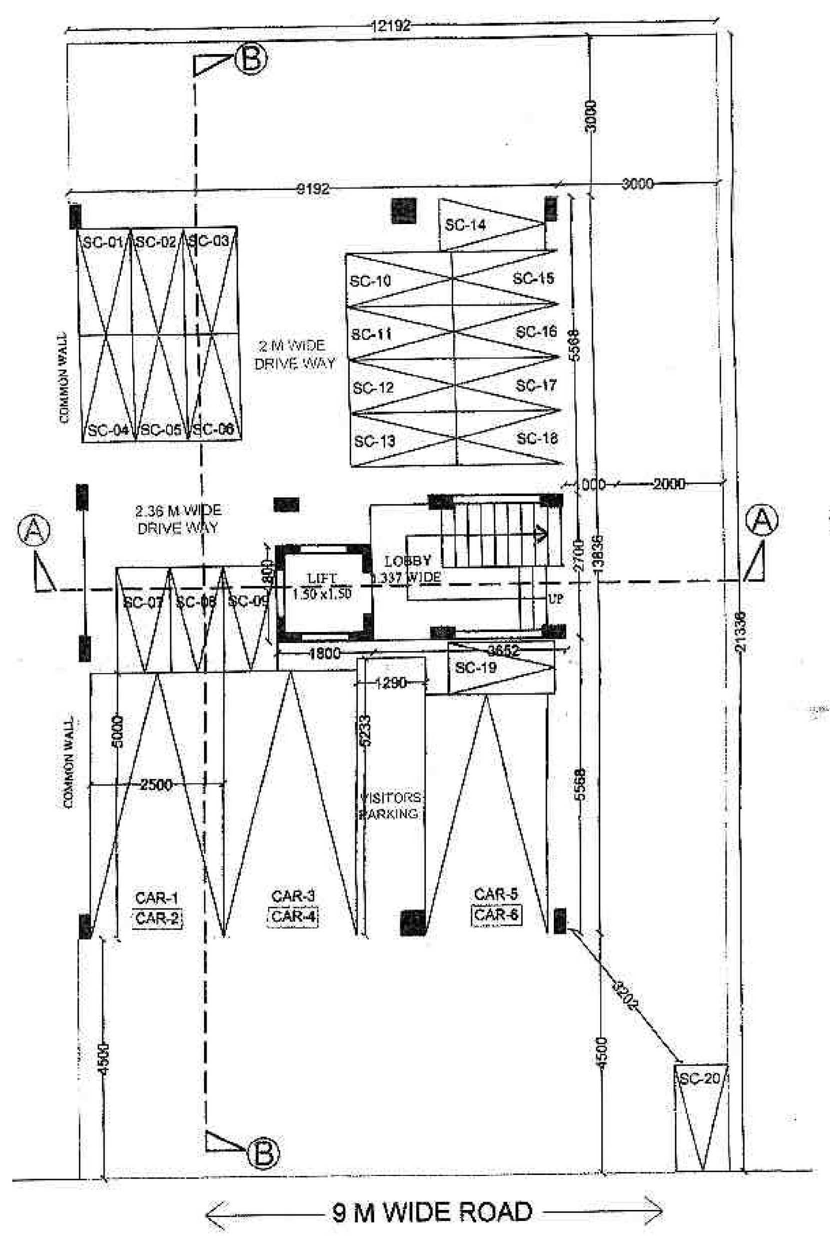
DP PLAN
SCALE - NTS

Form of Statement 3 (to be printed on plan) [Sr. No. 9(g)]					
Area details of Apartment					
Building No.	Floor No.	Apartment No.	Carpet area of Apartment	Area of Balcony attached to Apartment	Area of Double height terraces attached to flat.
(1)	(2)	(3)	(4)	(5)	(6)
01	Ground Floor	--	--	--	--
	First Floor	101	58.880 sq.mt.	3.850 sq.mt.	--
		102	56.998 sq.mt.	2.522 sq.mt.	--
	Second Floor	201	58.880 sq.mt.	3.850 sq.mt.	--
		202	56.998 sq.mt.	2.522 sq.mt.	--
	Third Floor	301	58.880 sq.mt.	3.850 sq.mt.	--
		302	56.998 sq.mt.	2.522 sq.mt.	--
	Fourth Floor	401	58.880 sq.mt.	3.850 sq.mt.	--
		402	56.998 sq.mt.	2.522 sq.mt.	--
	Fifth Floor	501	27.312 sq.mt.	3.850 sq.mt.	--
Note:- Above statements may vary, wherever required.					

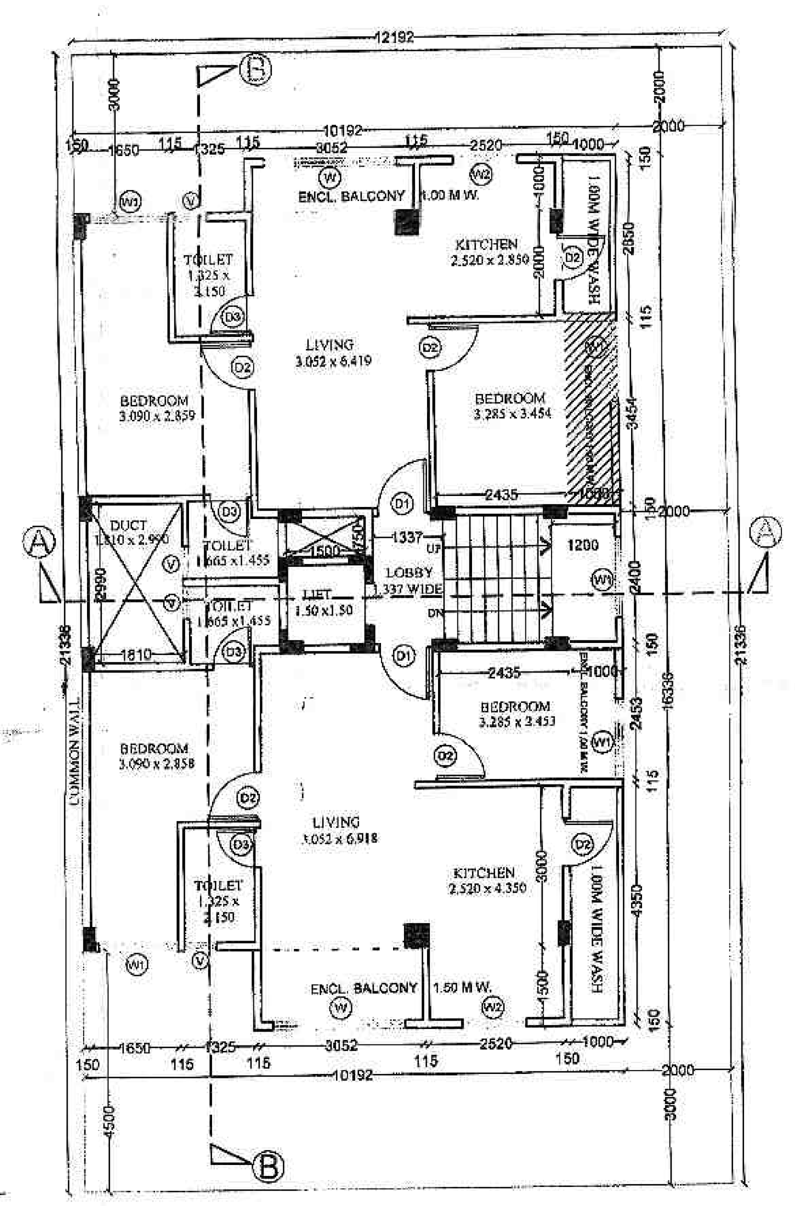
Form of Statement 2 (to be printed on plan) [Sr. No. 9(a)] Proposed building		
Building No.	Floor No.	Total Built -up Area of floor, as per outer construction line.
(1)	(2)	(3)
01	Parking	13.316 sq.mt.
	First Floor	149.696 sq.mt.
	Second Floor	149.696 sq.mt.
	Third Floor	149.696 sq.mt.
	Fourth Floor	149.696 sq.mt.
	Fifth Floor	52.142 sq.mt.
	Total	664.242 sq.mt.



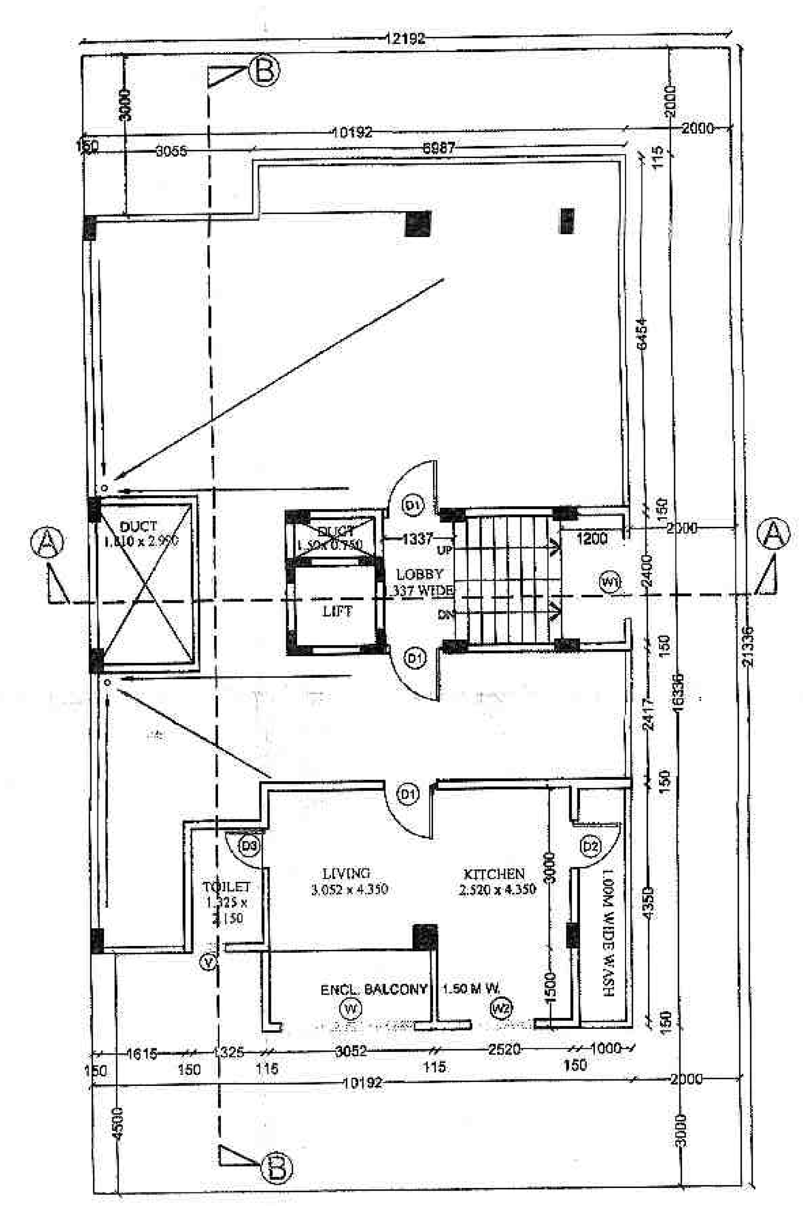
SITE PLAN
SCALE 1:100



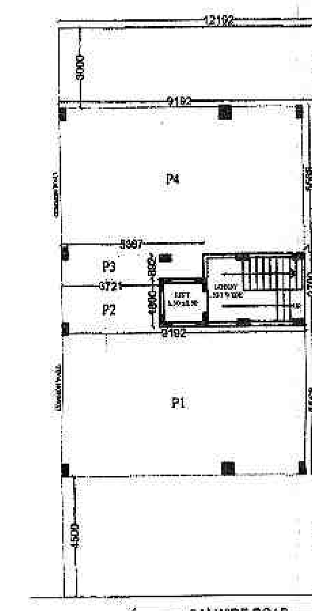
GROUND FLOOR PLAN
SCALE 1:100



TYPICAL FIRST to FOURTH FLOOR PLAN
SCALE 1:100



FIFTH FLOOR PLAN
SCALE 1:100



KEY PLAN FOR GROUND FLOOR
SCALE:- 1:200

PLINE CALCULATIONS :- GROUND FLOOR

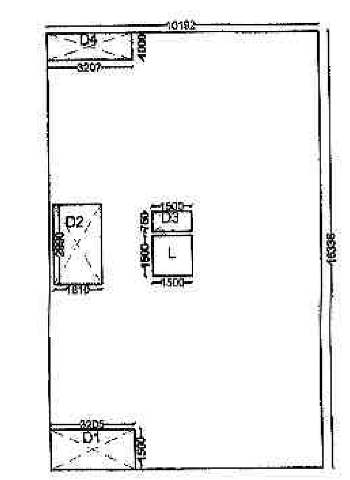
AREA OF THE BLOCK = 9.192 X 13.836
=127.181 SQ.MTS.

DEDUCTIONS :-

SR.NO.	NAME	DIMENSIONS	AREA
1	P1	9.192X 5.568	51.181
2	P2	3.721X 1.800	6.698
3	P3	5.387X 0.892	4.805
4	P4	9.192X 5.568	51.181
	TOTAL		113.865

NET B/UP AREA = 127.181 - 113.865
= 13.316SQ.MTS.

HENCE BUILT UP AREA OF GROUND FLOOR = 13.316 SQ.MTS.



KEY PLAN FOR TYPICAL FIRST TO FOURTH FLOOR
SCALE:- 1:200

PLINE CALCULATIONS :- FIRST FLOOR

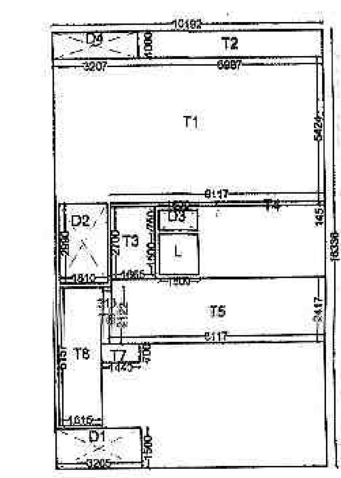
AREA OF THE BLOCK = 10.192 X 16.336
=166.497 SQ.MTS.

DEDUCTIONS :-

SR.NO.	NAME	DIMENSIONS	AREA
1	D1	3.205X 1.500	4.807
2	D2	1.810X 2.990	5.412
3	D3	1.500X 0.750	1.125
4	D4	3.207X1.000	3.207
5	L	1.500 X 1.500	2.250
	TOTAL		16.801

NET B/UP AREA = 166.497 - 16.801
= 149.696 SQ.MTS.

HENCE BUILT UP AREA OF FIRST FLOOR = 149.696 SQ.MTS.



KEY PLAN FIFTH FLOOR
SCALE:- 1:200

PLINE CALCULATIONS :- FIFTH FLOOR

AREA OF THE BLOCK = 10.192 X 16.336
=166.497 SQ.MTS.

DEDUCTIONS :-

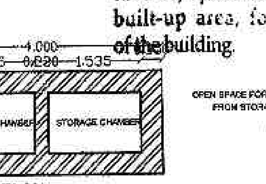
SR.NO.	NAME	DIMENSIONS	AREA
1	D1	3.205X 1.500	4.807
2	D2	1.810X 2.990	5.412
3	D3	1.500X 0.750	1.125
4	D4	3.207X1.000	3.207
5	L	1.500 X 1.500	2.250
6	T1	10.192X 5.424	55.281
7	T2	6.987 X 1.000	6.987
8	T3	1.665 X 2.700	4.495
9	T4	8.117 X 0.145	1.177
10	T5	8.117 X 2.417	19.619
11	T6	0.310X 2.122	0.658
12	T7	1.440 X 0.700	1.008
13	T8	1.615 X 5.157	8.328
	TOTAL		114.355

NET B/UP AREA = 166.497 - 114.355
= 52.142 SQ.MTS.

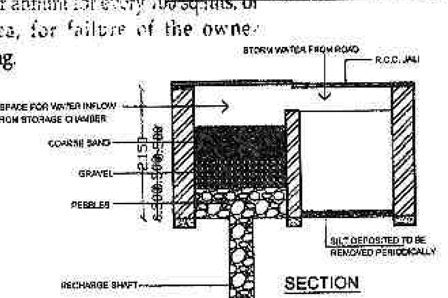
HENCE BUILT UP AREA OF FIFTH FLOOR = 52.142 SQ.MTS.

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
2) Hotels
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-230/01/UD-11, dated 10th March, 2005 as per schedule for every 300 sq.mtrs. built-up area. The system may be [illegible] open well 1 mtr. dia [illegible] mtrs. deep with [illegible] chamber for every 300 sq.mtr. built-up area. Other [illegible] mentioned in the schedule may be adopted.
5) 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.



PLAN



SECTION

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 763/BP/Ambazari/TP/NMC/930 Date 15/2/22
SANCTIONED
subject to conditions mentioned in the building permit
Assistant Director Town Planning
Nagpur Municipal Corporation

PROJECT:

PROPOSED MULTIFAMILY DWELLING UNIT ON PLOT NO.30, KHASRA NOS. 100/3 &110/3, P.M.G.'S OFFICE STAFF CO-OPERATIVE HOUSING SOCIETY LTD., MOUZA-AMBAZARI, SHRADHANAND PETH, TAH. AND DISTRICT NAGPUR.
BELONGING TO :- SHRI. AVINASH VISHNU PHADKE.
THOUGH POA HOLDER- MRUDULA HARSHAD BAPAT

AREA STATEMENT :-

AS PER UPDCR CLAUSE 6.3 TABLE - 6G						
PARTICULARS	BASIC F.S.I.	FSI ON PAYMENT OF PREMIUM	MAXIMUM PERMISSIBLE TDR LOADING	MAXIMUM BUILDING POTENTIAL ON PLOT INCLUDING IN-SITU FSI	ANCILLARY	P-LINE
260.13	1.10	0.50	0.40	2.00	60%	----
PERMISSIBLE	286.143	130.065	104.052	520.260	312.156	832.416
PROPOSED	286.143	129.008	----	415.151	249.091	664.242

AREA STATEMENT

NO.	AREA STATEMENT	SQ.MT.
1	AREA OF PLOT (MINIMUM AREA OF A, B, C TO CONSIDERED)	
	a) AS PER OWNERSHIP DOCUMENT (SALE DEED)	260.13 sq.mt.
	b) AS PER MEASUREMENT SHEET	260.13 sq.mt.
	C) AS PER SITE	260.13 sq.mt.
2	DEDUCTIONS FOR	
	a) PROPOSED DP/DP ROAD WIDENING AREA / SERVICE ROAD/ HIGHWAY WIDENING	---
	b) ANY DP RESERVATION AREA	---
	(TOTAL a+b)	NA
3	BALANCE AREA OF PLOT(1-2)	260.13 sq.mt.
4	AMENITY SPACE (IF APPLICABLE)	---
	a) REQUIRED	---
	b) ADJUSTMENT OF 2(b), IF ANY-	---
	c)BALANCE PROPOSED-	---
5	NET PLOT AREA (3-4(c))	260.13 sq.mt.
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	NA
	a) REQUIRED	---
	b) PROPOSED	---
7	INTERNAL ROAD AREA	NA
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)	286.143 sq.mt.
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	0.50
	a) MAXIMUM PERMISSBLE PREMIUM FSI-BASED IB ROAD WIDTH / TOD ZONE	129.008
	b)PROPOSED FSI ON PAYMENT OF PREMIUM	1.60
11	IN - SITU FSI/TDR LOADING	---
	a) IN -SITU AREA AGAINST D.P. ROAD [2.00 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) TDR 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 PROPOSAL	
	a) [9+10(a) +11(d)]or 12 WHICHEVER IS APPLICABLE	415.151
	b) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES.	249.091 sq.mt.
	c) TOTAL ENTITLEMENT (a+b)	664.242 sq.mt.
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL)PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO. 6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE) X 1.6	---
15	TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO. 17(b)	
	a) EXISTING BUILT UP AREA	NIL
	b) PROPOSED BUILT UP AREA (AS PER P-LINE)	664.242 sq.mt.
	c) TOTAL (a+b)	664.242 sq.mt.
16	FSI CONSUMED (15/13)(SHOULD NOT BE MORE THAN SERIAL NO. 14 ABOVE)	0.000 sq.mt.
17	AREA FOR INCLUSIVE HOUSING, IF ANY	---
	a) REQUIRED (20% OF SR.NO.5)	---
	b) PROPOSED	---

PARKING AREA STATEMENT :-

FOR 2 TENEMENTS HAVING CARPET AREA BETWEEN 40-80 SQ.MT.
REQUIRED PARKING IS : 1CAR , 5 SCOOTERS.
HENCE,
FOR 9 TENEMENTS HAVING CARPET AREA BETWEEN 40-80 SQ.MT.

REQUIRED PARKING IS	: 4.5 CARS,	22.5 SCOOTERS.
VISITORS PARKING 5% IS	: 0.225 CARS,	1.125 SCOOTERS.
REQUIRED TOTAL PARKING IS	: 4.725 CARS,	23.625 SCOOTERS.
FACTOR PROVIDED 0.90	: 0.90,	0.90
REQUIRED PARKING IS	: 4.250,	21.260
SAY PARKING IS	: 4 CARS,	21 SCOOTERS.

COMPOSITE PARKING(8.1.1 v) : 6 SCOOTER'S PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING

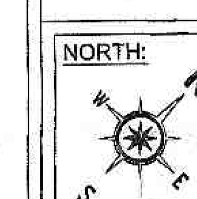
PROVIDED RESIDENTIAL PARKING IS : 6 CARS, 20 SCOOTERS.

CAR PARKING	6 X 2.50 X 5.00	75.00 SQ.MTS.
SCOOTER PARKING	20 X 1.50 X 2.00	60.00 SQ.MTS.
TOTAL		135.00 SQ.MTS.

SCHEDULE OF OPENINGS :-

NO.	SIZE	DESCRIPTION
D1	1000 X 2100	T.W. DOOR
D2	900 X 2100	T.W.DOOR
D3	750 X 2100	FLUSH DOOR
W1	1500 X 1200	AL. SLIDING WINDOWS
W2	1200 X 900	AL. SLIDING WINDOWS
V	600 X 900	VENTILATOR

NORTH:



SCALE: 1:100 / 1:200 DATE: 26/10/21

LEGEND :-
PLOT BOUNDARY SHOWN IN-
PROPOSED CONSTRUCTION SHOWN IN
TO BE DEMOLISHED CONSTRUCTION SHOWN IN

SIGNATURE OF OWNER :- A Phadke
ARCHITECT SIGN :-
POA HOLDER :-

ARCHITECT :-
SACHIN S. LAMBE
101,ASIAN PEARL, SAINAGAR, WARDHA ROAD, NAGPUR.440025, MAHARASHTRA