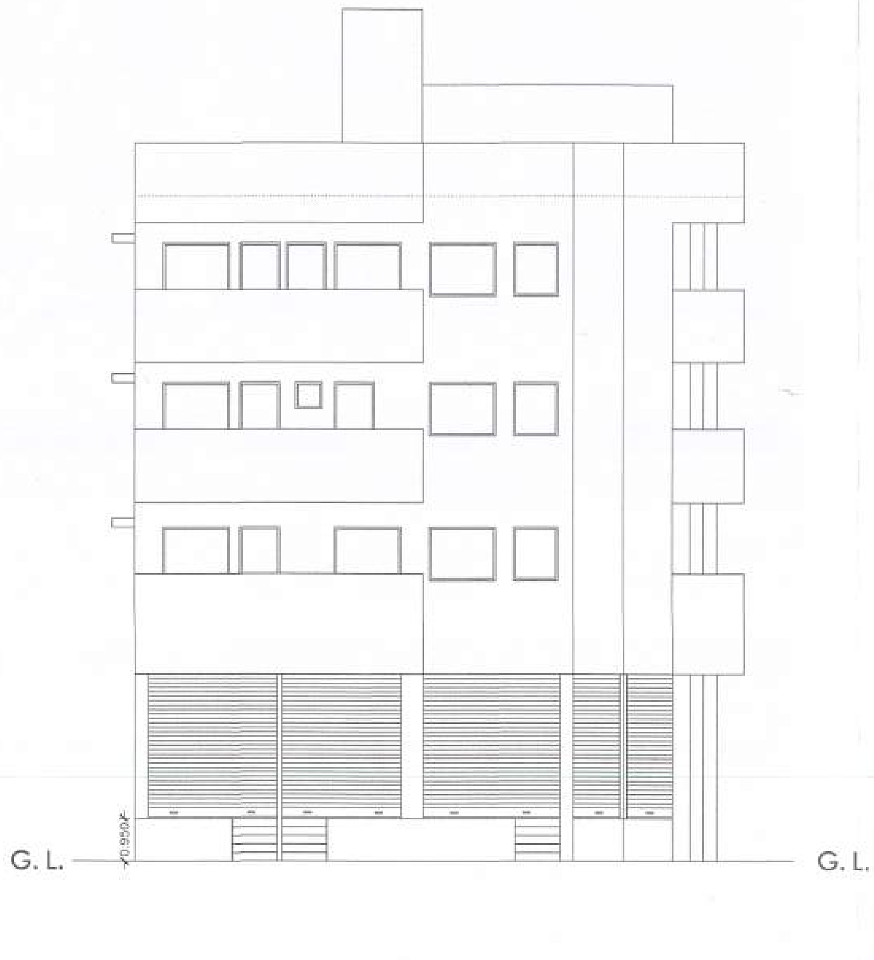
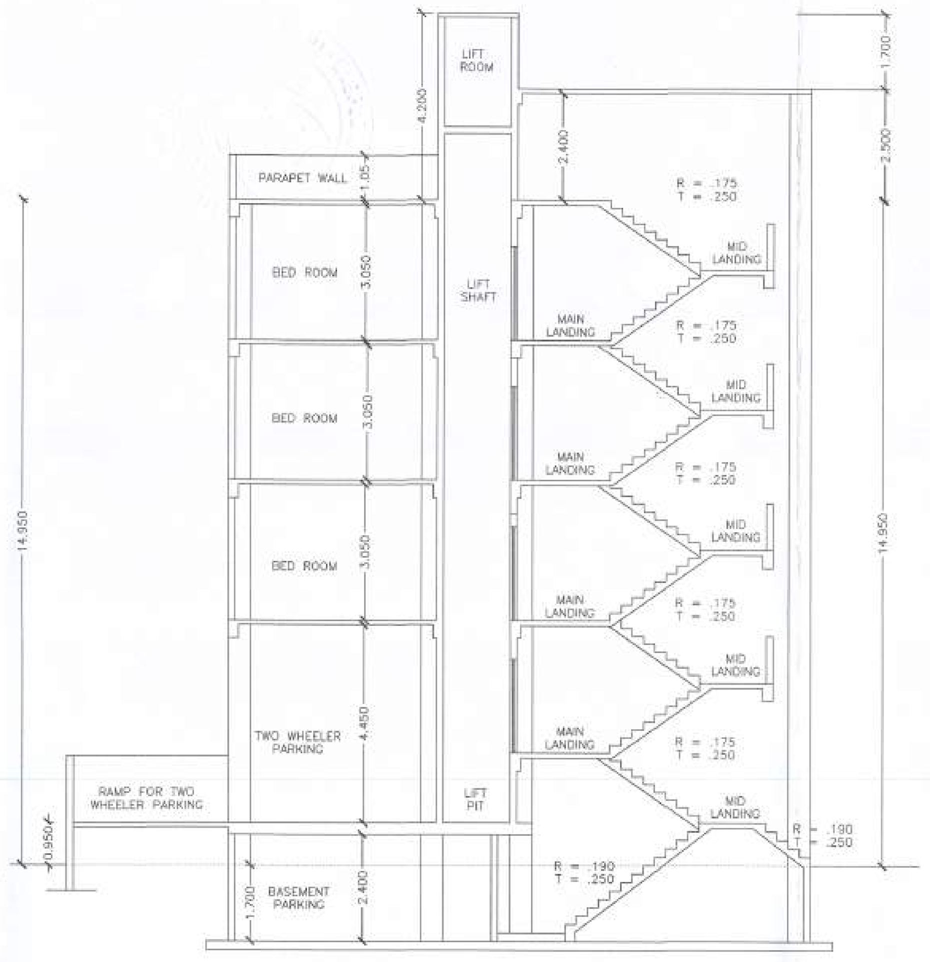
PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO.25,KH.NO.34,35/1, C.T.S NO.720, NMC HOUSE NO.800, 800/A,WARD NO.75 IN THE LAYOUT OF THE CENTRAL RAILWAY EMPLOYEES CO-OP HOUSING SOCIETY NAGPUR.

BELONGING TO-
SHRI. ANANTRAM RAMDAS NAIDU
SHRI. JAIRAM NARAYANSWAMY NAIDU



FRONT ELEVATION



SECTION A A

SECTION B B

OFFICE OF THE CORPORATION OF THE CITY NAGPUR
Building Permit No. 535(BP)AJ2021 7P(NMC)342 Date 18/11/21
SANCTIONED
subject to conditions mentioned in the building permit
Assistant Director Town Planning
Nagpur Municipal Corporation

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 Directon of Govt. of Maharashtra No. TPB 432001/2133 CR - 230/01/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 mtr. dia & 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.

CARPET AREA STATEMENT(RESIDENTIAL)

S.NO	FLOOR	DESCRIPTION	CARPET AREA (SQ.MT)	OPEN BAL. AREA (SQ.MT)	OPEN TERRACE (SQ.MT)
1	BASMENT	0.00	0.00	0.00	0.00
2	GROUND FLOOR	001	27.851	6.200	0.00
3	FIRST FLOOR	101	25.737	3.430	0.00
		102	28.618	0.00	0.00
		103	29.160	2.484	0.00
		104	29.191	2.515	0.00
		105	17.892	5.968	0.00
		106	29.081	3.392	0.00
4	SECOND FLOOR	201	83.095	3.430	0.00
		202	27.095	2.484	0.00
		203	28.886	2.515	0.00
		204	29.270	5.995	0.00
5	THIRD FLOOR	301	96.155	3.430	0.00
		302	26.137	2.484	0.00
		303	25.660	2.515	0.00
		TOTAL			

CARPET AREA STATEMENT(COMMERCIAL)

S.NO	FLOOR	DESCRIPTION	CARPET AREA (SQ.MT)	OPEN BAL. AREA (SQ.MT)	OPEN TERRACE (SQ.MT)
1	GROUND FLOOR (COMMERCIAL)	SHOP 1	20.884	0.00	0.00
		SHOP 2	17.400	0.00	0.00
		SHOP 3	8.325	0.00	0.00
		SHOP 4	13.736	0.00	0.00
		SHOP 5	27.861	0.00	0.00
		SHOP 6	27.770	0.00	0.00
		SHOP 7	27.770	0.00	0.00
		TOTAL AREA	143.746		

FLOORWISE BUILT UP AREA STATEMENT

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
(1)	(2)	(3)
1	BASEMENT	12.870 SQ.MT
	GROUND FLOOR	229.673 SQ.MT
	FIRST FLOOR	248.244 SQ.MT
	SECOND FLOOR	248.244 SQ.MT
	THIRD FLOOR	248.244 SQ.MT
	TOTAL	987.275 SQ.MT

ANCILLIARY AREA STATEMENT

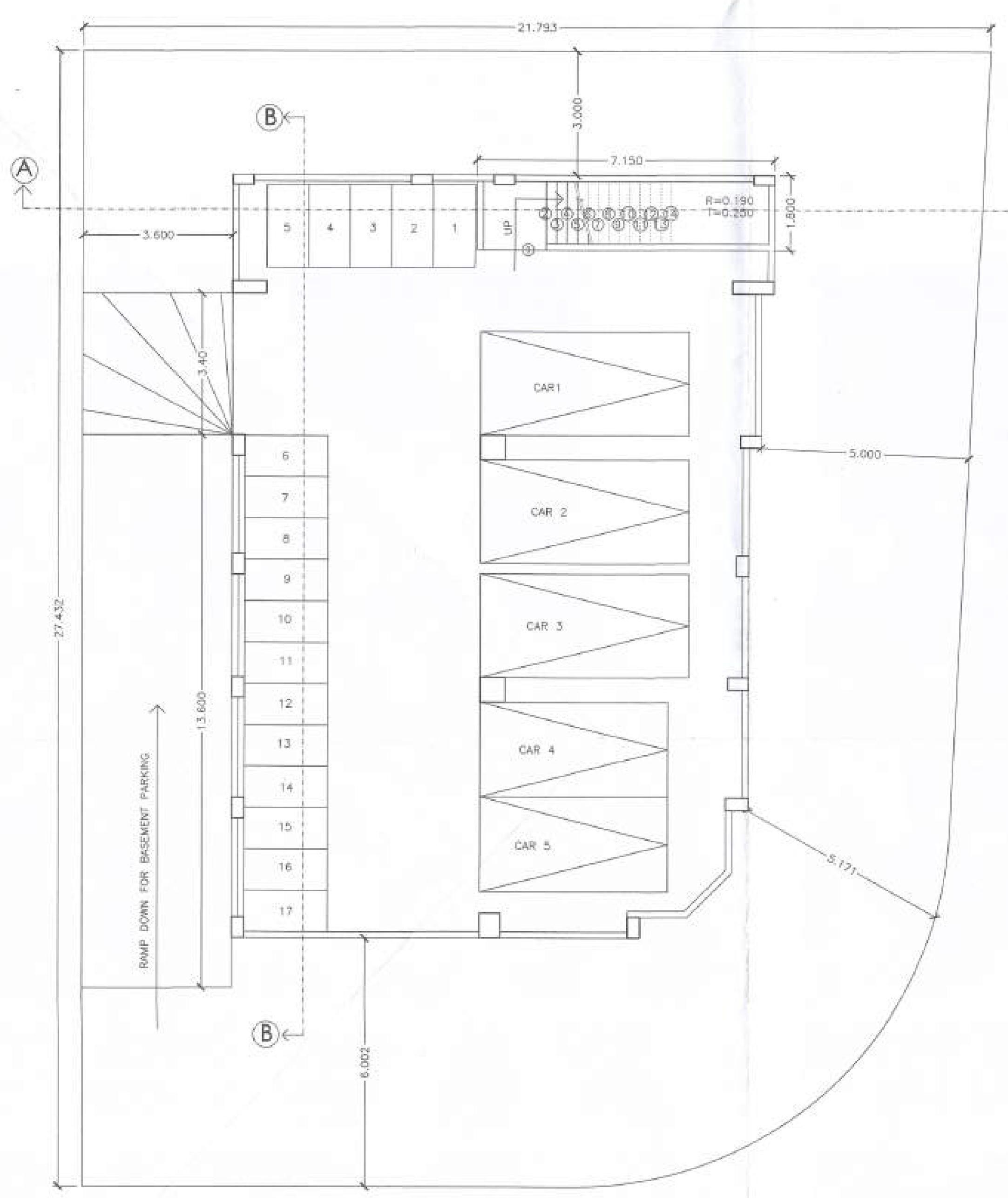
FSI CALCULATION	PERMISSIBLE		PROPOSED
1-TOTAL PLOT AREA	561.030 SQ.MT		561.030 SQ.MT
2-FSI PERMISSIBLE=1.10	617.133 SQ.MT		617.133 SQ.MT
3-PAID PREMIUM= 50% OF (PLOT AREA)I.E.(1)	0.00		0.00
4-ANCILLARY FSI = 60% OF (2+3)	370.279 SQ.MT	DIVIDING FACTOR P-LINE AREA/ 1.60 980.878/1.60 =613.048 SQ.MT PROVIDE ANCILLARY P-LINE AREA PERMISSIBLE FACTOR 980.878-613.048 = 367.829 SQ.MT	= 367.829 SQ.MT
	987.412 SQ.MT		998.878 SQ.MT

PARKING AREA STATEMENT

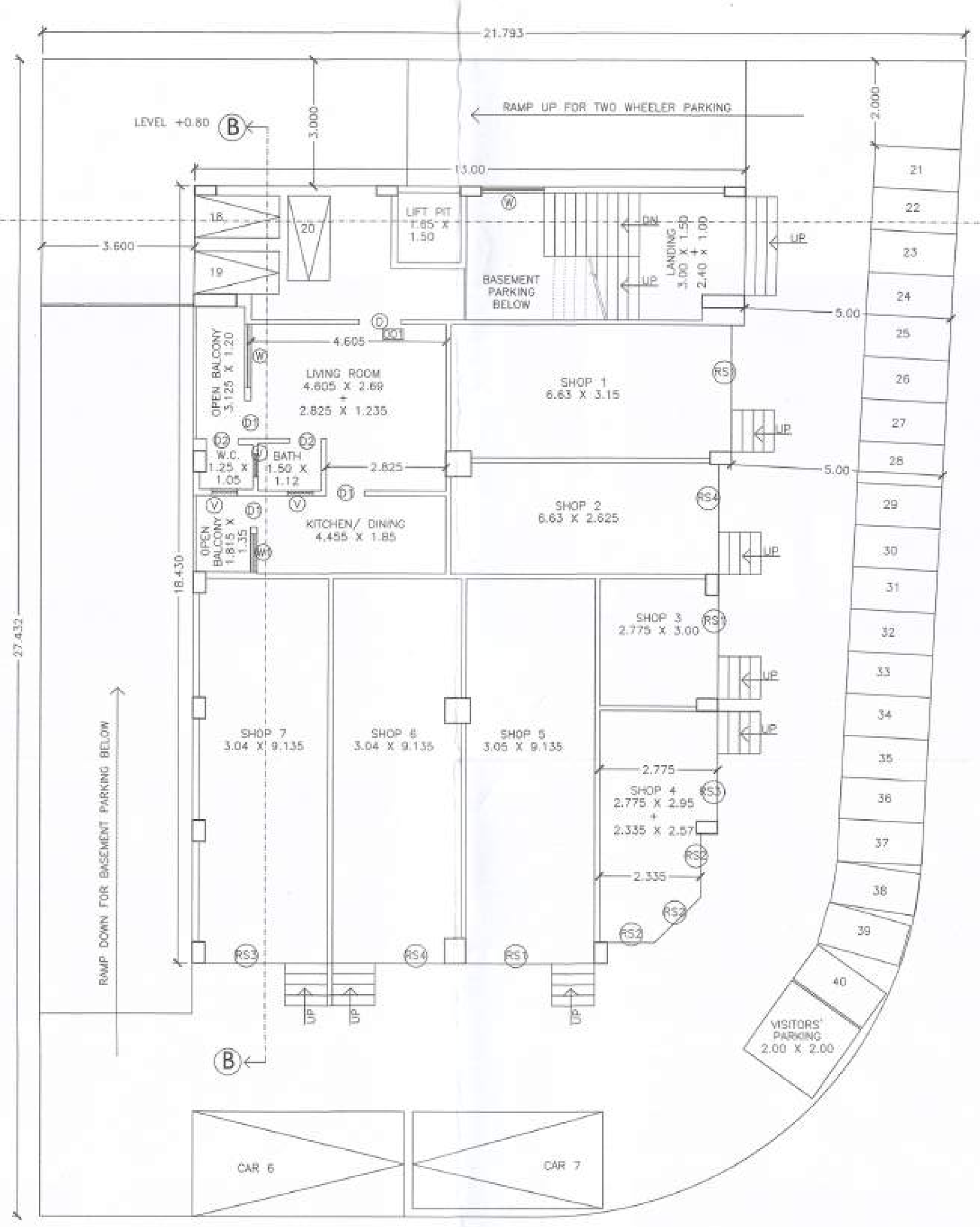
	CAR	SCOOTER
1) FOR COMMERCIAL AREA 143.746 SQ.MT CARPET	4	09
2) FOR 12 TENEMENT UPTO 30 SQ.MT CARPET AREA	0	24
3) FOR TWO TENEMENTS BETWEEN 80 TO 150 SQ. MT. CARPET AREA	02	06
TOTAL REQUIRED PARKING	06	39 X 5% GP 02
NET REQUIRED PARKING	06	41

TOTAL REQUIRED PARKING FOR RESIDENTIAL 85.000 SQ.MT
ADD FOR VISITOR PARKING @5% 4.250 SQ.MT
TOTAL REQUIRED PARKING FOR COMMERCIAL AREA 63.700 SQ.MT
TOTAL AREA REQUIRE FOR RECIDENTIAL COMMERCIAL&VISITOR PARKING 152.950 SQ.MT
LESS 10% FOR NAGPUR 15.295 SQ.MT
TOTAL PARKING AREA PROVIDED CAR 07 40 SC

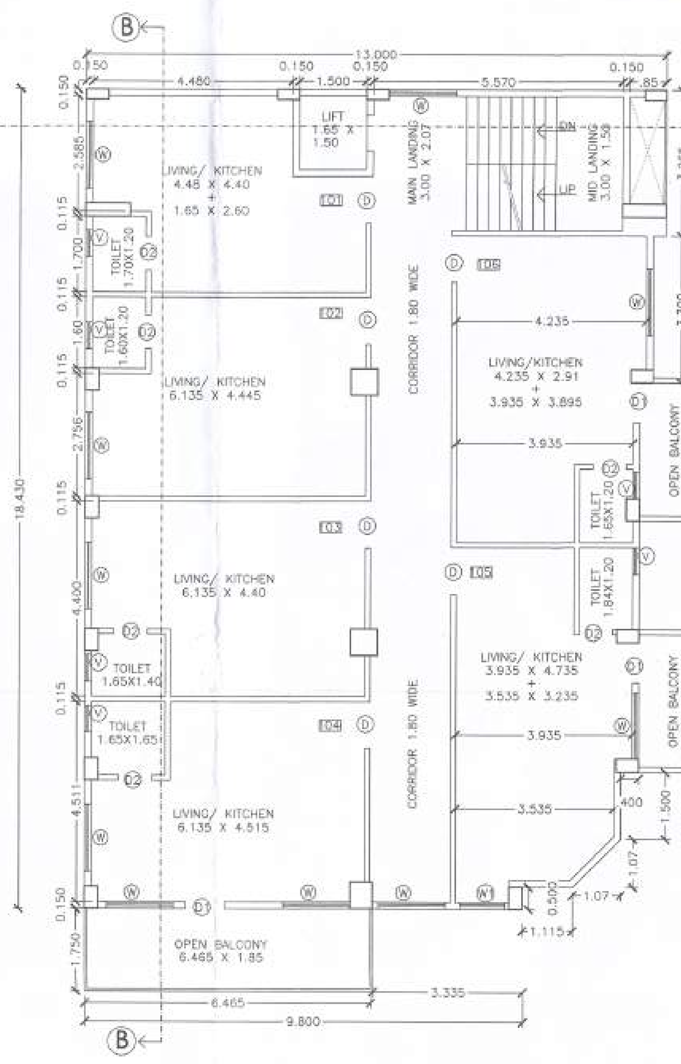
BY APPLYING MULTIPLYING FACTOR OF 0.90
REQUIRED CAR PARKING AREA = 6 X 0.90 = 5.40 CARS
REQUIRED SCOOTER PARKING AREA = 41 X 0.90 = 36.90 SCOOTERS
PARKING AREA PROPOSED: 6 CARS AND 39 SCOOTERS



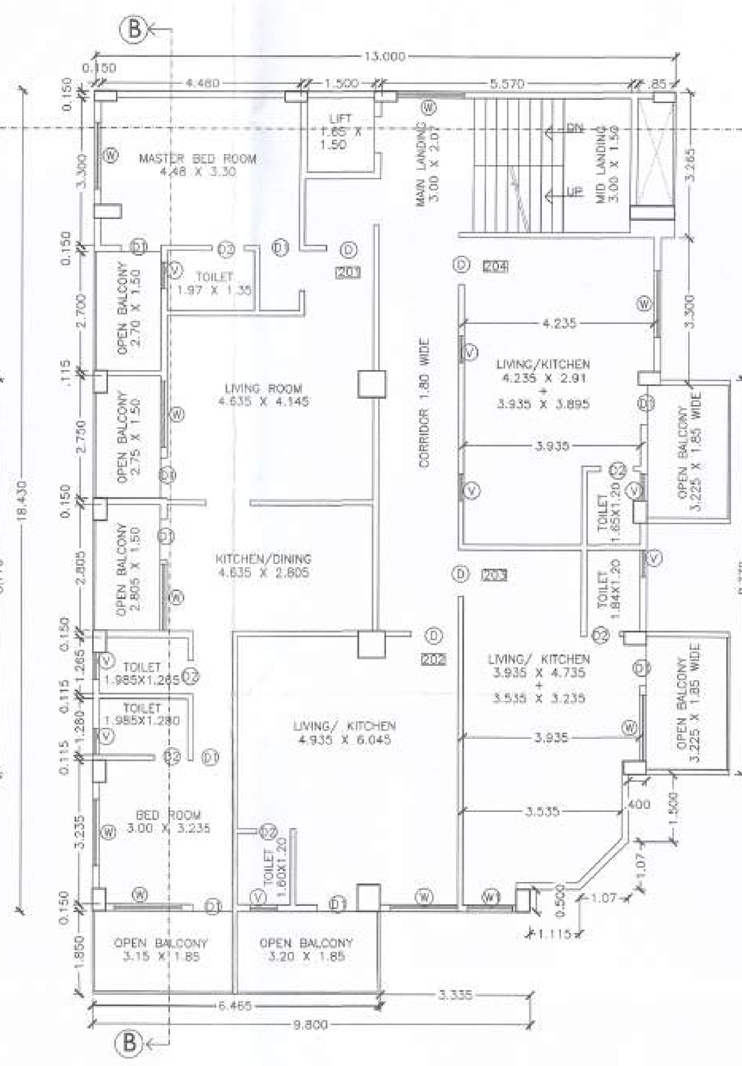
BASEMENT FLOOR PLAN
1:100



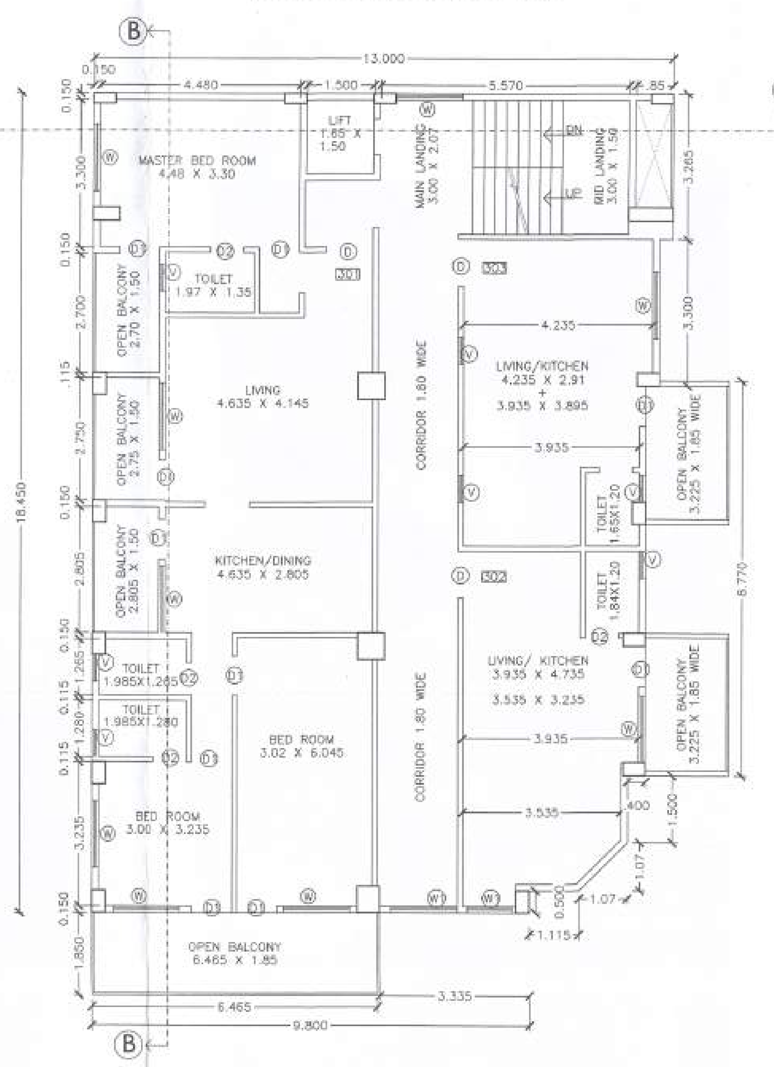
GROUND FLOOR PLAN



FIRST FLOOR PLAN

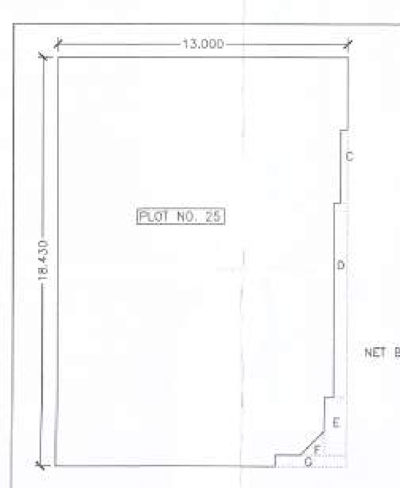


SECOND FLOOR PLAN



THIRD FLOOR PLAN

BUILT UP AREA AT BASEMENT LEVEL:
7.150 X 1.800 = 12.870 SQ. MT.

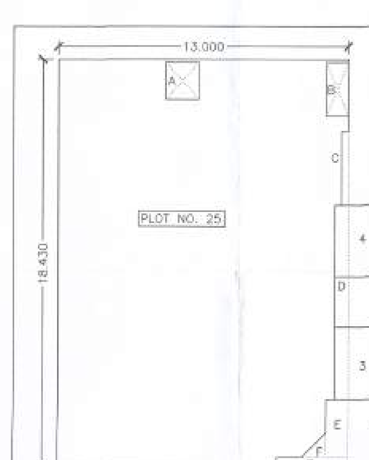


BUILT UP AREA FOR G. F.

1) 13.000 X 18.430 =239.590

LESS
C) 0.30 X 3.300 = 0.990
D) 0.60 X 8.770 = 5.262
E) 1.000 X 1.500 = 1.500
F) 1/2 X 1.07 X 1.07 = 0.5725
F) 3.185 X 0.500 = 1.5925
TOTAL DEDUCTION = 9.917

NET BUILT UP AREA: 239.590 - 9.917 = 229.673 SQ. MT.



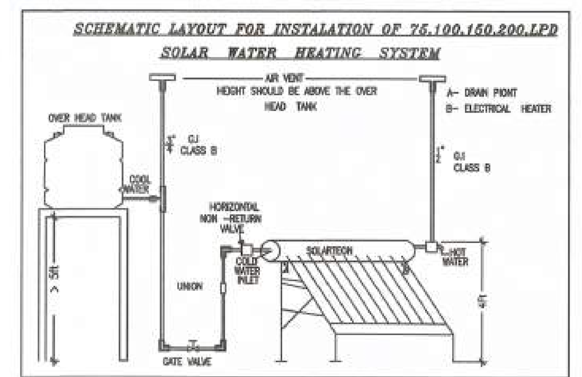
BUILT UP AREA FOR TYPICAL FLOORS

1) 13.000 X 18.430 =239.430
2) 6.465 X 1.750 = 11.314
3) 3.225 X 1.850 = 5.966
4) 3.225 X 1.850 = 5.966
TOTAL = 262.676

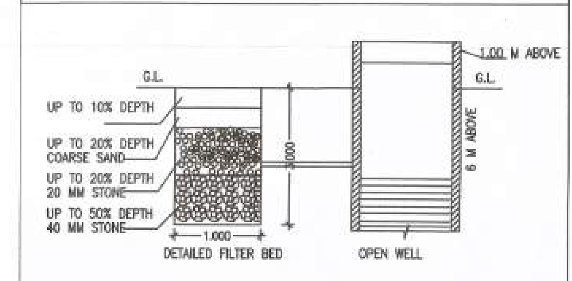
LESS
A) 1.500 X 1.650 = 2.475
B) 0.850 X 2.400 = 2.040
C) 0.30 X 3.300 = 0.990
D) 0.60 X 8.770 = 5.262
E) 1.000 X 1.500 = 1.500
F) 1/2 X 1.07 X 1.07 = 0.5725
F) 3.185 X 0.500 = 1.5925
TOTAL DEDUCTION = 14.432

NET BUILT UP AREA: 262.676-14.432 = 248.244 SQ. MT.

PROPOSED SITE DP SHEET NO -24



SCHEMATIC LAYOUT FOR INSTALLATION OF 75,100,150,200 LPD SOLAR WATER HEATING SYSTEM



DETAIL'S OF RAIN WATER HARVESTING UNIT

– – 24.00 M.WIDE ROAD – –
– – EXISTING ROAD – –

SITE PLAN
(SCALE-1:200)

Stamps of Approval of Plans:

AREA STATEMENT

1	Area Of plot	561.030 SQ.MT
	(a) As per ownership document (7/12,CTS extract)	---
	(b) As per measurement sheet	---
	(c) As per site	---
2	Deductions for	---
	(a) proposed 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)	---
	Amenity Space (if applicable)	0.00
	(a) Required-	0.00
	(b) Adjustment of 2(b), if any-	0.00
	(c) Balance Proposed-	0.00
	Net Plot Area (3-4(c))	0.00
	Recreational Open space (if applicable)	0.00
	(a) Required-	---
	(b) Proposed-	0.00
	Internal Road area	0.00
	Plotable area (If applicable)	0.00
	Built up area with reference to Basic F.S.I as per front Road width (Sr.No. 5xbasic FSI)	1.1
	Addition of FSI on payment of premium	0.00
	(a) Maximum permissible FSI-based on road width/ TOD Zone. (b) Proposed FSI on payment of premium	---
	In-situ FSI/TDR loading	0.00
	(a)In-situ area against D.P road [2.0xSr. No.2(a) any]	0.00
	(b) In situ area against Amenity Space if handed over [2.00or1.85x Sr.No4(a)and/or(c)]	0.00
	(c) TDR area	0.00
	(d) Total in situ/TDR loading proposed(11(a)+(b)+(c))	0.00
	Additional FSI area under XChapter No.7	0.00
13	Total entitlement area of FSI in the proposal.	1.1
	(a)[9+10(b)+11(d)or 12 whichever is applicable]	617.133
	(b) Ancillary Area FSI upto 60% or 80% with Payment of charges.	370.279
	(c) Total entitlement (a+b)	987.423
14	Maximum utilization limt of FSI (bulding potential) Permissible as per Road width [[as per Regulation No.6.1or6.3or6.4 as applicable] x1.6or1.8]	
15	Total Buit-up Area in proposal(excluding area at sr.n17b)	——
	(a) Existing built-up area	0.00
	(b) Proposed Built-up area(as per p' line)	987.275
	(c) Total (a+b)	987.275
16	FSI Consumed(15/13) (should not be more than serial No.14 above)	
17	Area for Inclusive Housing If any	0.00
	(a) Required (20% of Sr.No.5)	0.00
	(b)Proposed	0.00

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 of Ownership/T.P Scheme Records/Land Record Department/City survey records.

N. V. RADKE
CIVIL ENGINEER & ARCHITECTURAL CONSULTANT
L.S. No NIT - 687; NMC-L-120

Signature
(Name of Architect/Licensed Engineer/Supervisor.)

Owner's Declaration

I/We Undersigned hereby confirm 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 signature

Architect/Licensed Engineer/Supervisor name and signature

Job No.	Drawing No.	Scale	Drawn	Checked by	Registration No. Architect/Licen No. of Licensed Engineer/supervisor
			SACHIN		N. V. RADKE CIVIL ENGINEER & ARCHITECTURAL CONSULTANT L.S. No NIT - 687; NMC-L-120

SCHEDULE OF OPENING

NO	SIZE	REMARK
D	1.050 X 2.100	T.W. PANNEL DOOR
D1	0.900 X 2.100	T.W. PANNEL DOOR
D2	0.750 X 2.100	T.W. PANNEL DOOR
W	1.500 X 1.200	T.W. GLAZED WINDOW
W1	1.000 X 1.200	T.W. GLAZED WINDOW
V	0.600 X 0.600	M.S. VENTILATOR
RS	2.750 X 2.750	M.S. ROLLING SHUTTER
RS1	2.450 X 2.750	M.S. ROLLING SHUTTER
RS2	1.450 X 2.750	M.S. ROLLING SHUTTER
RS3	2.050 X 2.750	M.S. ROLLING SHUTTER

LEGEND

PLOT BOUNDARY SHOWN IN
PROPOSED CONST. SHOWN IN
EXIST. CONST. TO BE DEMOLISHED SHOWN IN