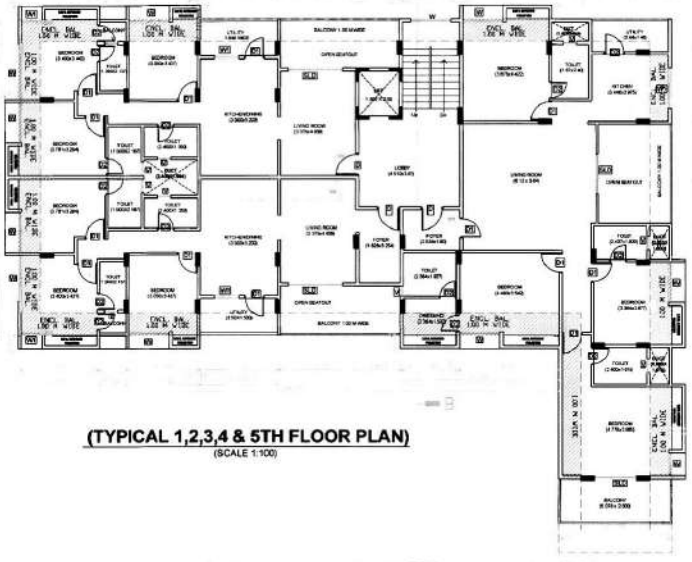
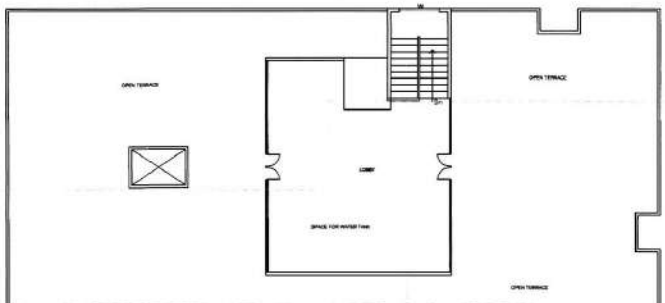
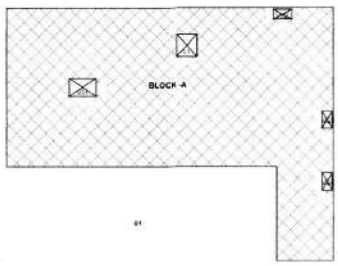


(TYPICAL 1,2,3,4 & 5TH FLOOR PLAN)
(SCALE 1:100)



TERRACE FLOOR PLAN SCALE :- 1:100



PROPOSED B/U KEY PLAN
(TYPICAL 1,2,3,4 & 5TH FLOOR PLAN)

FLOOR	PLAT NO.	CARPET AREA
TYPICAL 1st, 2nd,3rd, 4th 5th FLOOR	101,201,301,401,501 102,202,302,402,502 103,203,303,403,503	447.272 82.360 81.753

B/U AREA ON TYPICAL 1,2,3,4 & 5TH FLOOR

SR.NO.	NO.	DIMENSIONS	AREA
BLOCK - A	1 X	29.328 X 22.516	660.372
TOTAL			660.372
DEDUCTION			
LT	1 X	1.905 X 2.000	3.810
VS1	1 X	2.400 X 1.094	3.626
VS2	1 X	0.852 X 1.671	1.400
VS3	1 X	0.661 X 1.700	1.326
VS4	1 X	0.885 X 1.615	1.429
1	1 X	34.251 X 6.301	203.245
TOTAL			214.986
TOTAL B/U AREA ON 1,2,3,4,&5TH FLOOR			445.611

BLOCK -B

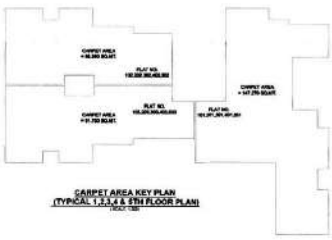
BLOCK -A

PROPOSED B/U KEY PLAN
(GROUND FLOOR PLAN)

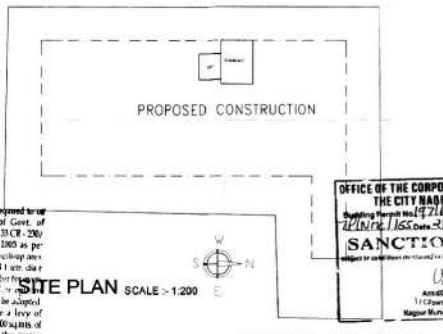
BUILT UP AREA ON GROUND FLOOR

SR.NO.	NO.	DIMENSIONS	AREA
BLOCK - A	1 X	4.810 X 17.605	84.671
BLOCK - B	1 X	2.895 X 18.206	57.734
TOTAL			84.544
DEDUCTION			
1	1 X	1.994 X 11.202	2.350
TOTAL			2.350
TOTAL B/U AREA ON GROUND FLOOR			82.194

RESIDENTIAL	
GROUND FLOOR	82.194
1ST FLOOR BUILTUP	445.511
2ND FLOOR BUILTUP	445.511
3rd FLOOR BUILTUP	445.511
4th FLOOR BUILTUP	445.511
5th FLOOR BUILTUP	445.511
NET BUILTUP AREA ON ALL FLOOR	2279.732



CARPET AREA KEY PLAN
(TYPICAL 1,2,3,4 & 5TH FLOOR PLAN)



SITE PLAN SCALE :- 1:200

9.14 M. WIDE ROAD

PROPOSED RESIDENGIAL APARTMENT SCHEME ON CITY SURVEY NO.2592, WARD NO-50, MAUZA-JARIPATKA, TAH. & DIST. NAGPUR.

Drawing Sheet No.:02

STAMP OF APPROVAL OF PLANS

BELONGING TO

M/S ASSOCIATE BUILDER PROP. SANTOSH CHAWLA

SIGN :

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT (Minimum area of a, b, c to be considered)	712.956
(a) As per ownership document (7/12, CTS extract)	0.000
(b) as per measurement sheet	0.000
c) as per site	0.000
2. DEDUCTIONS FOR	
(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	0.000
(b) Any D.P. Reservation area	0.000
(TOTAL 01)	712.956
3) Balance area of plot (1-2)	712.956
4. Amenity Space (if applicable)	
(a) Required	0.000
(b) Adjustment of 20sq. if any :	0.000
(c) Balance Proposed :	0.000
5. Net Plot Area (3+4 (c))	712.956
6. Recreational Open space (if applicable)	
(a) Required	0.000
(b) Proposed	0.000
7. Internal Road area	0.000
8. Potential zone (if applicable)	0.000
9. Built up area with reference to Sanc. P.S.I. as per front road width	1.00
(On No. Scheme: FSI)	784.252
10. Addition of FSI on payment of premium	
(a)PREMIUM (PURCHASE premium) FSI - based on road width / TPO Zone	0.000
(b) Proposed FSI on payment of premium	566.276
11. Total FSI / TDR loading	
(a)+(b) area against D.P. road (2.0 in lie. 2 (a))	0.000
(c)+(d) area across Amenity Space if handed over	0.000
12 (a) or (b) + (c) 5a. & 5 (area) (area)	
(c) TDR area	0.000
(d) Total in sq.m. / TDR loading proposed (11 (a)+(b)+(c))	566.192
12. Additional FSI area under Chapter No. 7	0.000
13. Total entitlement of FSI in the proposal	0.000
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable	1425.912
(b) Ancillary Area FSI upto 60% or 80%with payment of charges	855.547
(c) Total entitlement (a+b)	2281.459
14. Maximum allowable limit of F.S.I. (Building potential) Permissible as per Road width (see per Regulation No. 9.1 or 9.2 or 9.3 or 9.4 as applicable) x 1.8 or 1.65	0.000
15. Total Built-up Area in proposed (excluding area at Sr. No. 17 b)	
(a) Existing Built-up Area	0.000
(b) Proposed Built up Area (as per 'P-line')	2279.732
(c) Total (a+b)	2279.732
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.000
17. Area for Internal Housing, if any	
(a) Required (30% of Sr. No. 5)	0.000
(b) Proposed	0.000

LEGEND

PLOT BOUNDARY SHOWN THICK BLACK

PROPOSED WORK SHOWN RED FILLED IN

DRAINAGE LINE SHOWN RED DOTTED

WATERLINE SHOWN BLUE DOTTED

EXISTING TO BE RETAINED HATCHED

DEMOLISHION SHOWN HATCHED YELLOW

Certificate of Area

Certified that the plot under reference was surveyed by me on_____ and the dimensions of sides etc. of plot shown 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.

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.

PARKING CALCULATION

TYPE	CARPET AREA(Sq.M.)	TENEMENT (NOS) UNIT	PROP.	CAR (NOS) BY RULE	REQD.	SCOOTER (NOS) BY RULE	REQD.
COMMERCIAL	Apts	100	0	0	0	66	0
RESIDENTIAL 0 - 30		0	0	40	0	44	0
RESIDENTIAL 30 - 40		0	0	11	0	5	0
RESIDENTIAL 40 - 60		0	0	11	0	5	0
RESIDENTIAL 60 - 100		11	15	11	15	3	45
RESIDENTIAL > 150		0	0	21	0	5	0
VISITOR 5%					1		3
TOTAL	REQUIRED				16		47
TOTAL	PROPOSED				16		47

SCHEDULE OF OPENING

D	1.00 X 2.10 T.W. FRAMED DOOR
D1	0.90 X 2.10 T.W. FRAMED DOOR
D2	0.75 X 2.10 T.W. FRAMED DOOR
W	1.50 X 1.20 M.S. FRAMED WINDOW
W1	0.90 X 1.20 M.S. FRAMED WINDOW
V	0.60 X 0.45 M.S. FRAMED VENTILATOR

ARCHITECT :

AR. ANKIT BETAWAR

ARCHITECT'S SIGN :

AR. ANKIT BETAWAR
NMC/R - 497
NIT : 2341

OFFICE OF THE CORPORATION OF THE CITY NAGPUR

Building Permit No.: NP/21/01/2534/RH/NZ/1151 Date: 21/01/21

SANCTIONED

subject to certain terms and conditions mentioned in the building permit

Assistant Director
Town Planning Unit
Nagpur Municipal Corporation

Provision For Solar Water Heating Systems

Solar Water Heating System should be installed on the building as per the following capacity and in the manner as under.

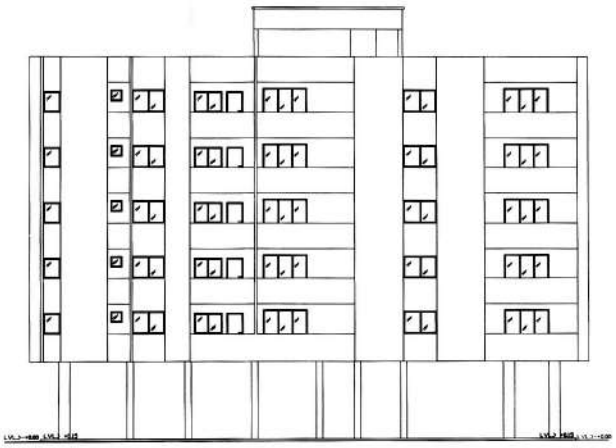
Type of the Building	Capacity
1) Hospitals	
2) Hotels	
3) Hotels (2 to 3 Star)	
Staff Building	
4) Residential	

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

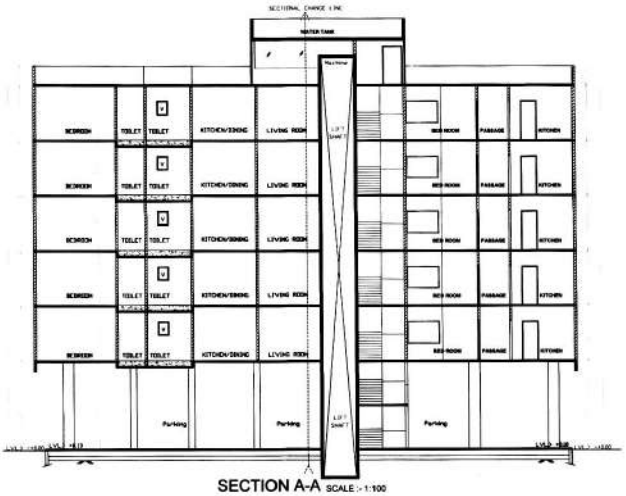
Rain Water Harvesting is required to be provided as per Direction of Govt. of Maharashtra No. UD-12/2001/2133/CR-230/01/UD-11, dated 27 March, 2005 as per schedule [illegible] conditions, built-up area [illegible] The system will be open well 1 mtr. diameter and 30 mtr. deep or bore well 300 mm. diameter and 30 mtr. deep as mentioned in the schedule may be adopted.

a) The authority may impose a levy of Rs. 100/- per annum for every 100 sq.mts. of built-up area, for failure of the owner of the building.

Scanned with CamScanner



FRONT ELEVATION SCALE :- 1:100



SECTION A-A SCALE :- 1:100

PROPOSED RESIDENCIAL APARTMENT SCHEME ON CITY SURVEY NO.3993, WARD NO 66, MAUZA–JAMPATRA, TAH. & DIST. NAGPUR.

Drawing Sheet No.-01

STAMP OF APPROVAL OF PLANS

BELONGING TO

M/S ASSOCIATE BUILDER PROP. SANTOSH CHAVLA

SIGN

A) AREA STATEMENT	SQ.M
1. AREA OF PLOT	712.998
(Deduct area of a, b, c as per concerned)	
(a) As per ownership document (7/12, CTS extract)	0.000
(b) as per measurement sheet	0.000
(c) as per site	0.000
2. DEDUCTIONS FOR	
(a) Proposed D.P. / D.P. Road widening line/Service Road / Highway widening	0.000
(b) Any D.P. Reservation zone	0.000
(Total a+b)	712.998
3 Balance area of plot (1-2)	712.998
4. Permissible Density of dwelling units:	
(a) Basic FSI	3.000
(b) Adjustment of 20(), if any	0.000
(c) Balance Proposed	0.000
5. Net Plot Area (3+3.a.2)	712.998
6. Recreational Open space (if applicable)	
(a) Required	0.000
(b) Proposed	0.000
7. Internal Road area	0.000
8. Parking area (if applicable)	0.000
9. Built up area with reference to Basic F.S.I. as per front road width	1.500
(a) No. Storeys (G)	No.-04
10. Addition of FSI on payment of premium	0.000
(a) Premium FSI on payment of premium (Area of road width - 1500 Zone	0.000
(b) Permissible FSI on payment of premium	356.499
11. (i) area, FSI / TDR loading	
(ii) area, FSI / TDR loading against Amenity Space if handed over	0.000
(a) 50 or (40 i.e. No. 4 Zone) (v)(vi)	0.000
(c) Fungible area	0.000
(d) Total (built) / TDR loading proposed (11 (a)+(b)+(c))	356.499
12. Additional FSI area under Chapter No.7	0.000
13. Total entitlement of FSI in the proposal	1.500
(a) [9 + 10(iv) + (v)] or 12 whichever is applicable	1068.972
(b) Amenity Area FSI upto 35% or 40% as per area of charges	854.147
14. Total entitlement (a) + (b)	1281.456
15. Total Built-up Area of F.S.I. (building potential) Permissible as per Road width (use per Regulation No. 6) = 4.5 x 6.3 x 6.3 x 6 as applicable) = 1.8 or 1.5)	0.000
16. Total Built-up Area in proposed (excluding area at (i) to No. 17 a)	
(a) Existing Built-up Area	0.000
(b) Proposed Built-up Area (as per 7-line)	2279.752
(c) Total (a+b)	2279.752
17. F.S.I. Component (30 % (private) not to form their owned No. 14 above)	0.000
(a) Area for Inclusive Housing, if any	
(b) Required (20% of 16 No. 6)	0.000
(c) Proposed	0.000

LEGENDS

PLOT BOUNDARY SHOWN THICK BLACK
PROPOSED WORK SHOWN RED FILLED CH
DRAINAGE LINE SHOWN RED DOTTED
WATER LINE SHOWN BLUE DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISH/CHB SHOWN HATCHED YELLOW

Co-Ordinate of Area

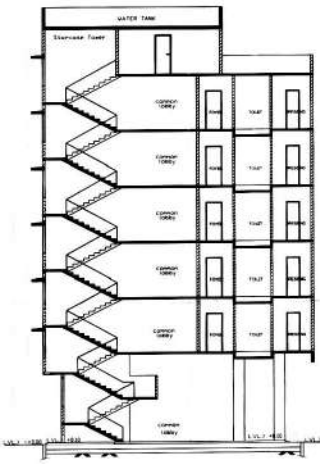
I Certified that the plot under reference was surveyed by me on ____ and the dimensions of area, viz., of plot abutted on plan are as measured on site and the area so worked out tallies with the area shown in the enclosed plan/sketch. Plan prepared by T.P. Scheme Records Land Records Department/City Survey records.

Owner's Declaration

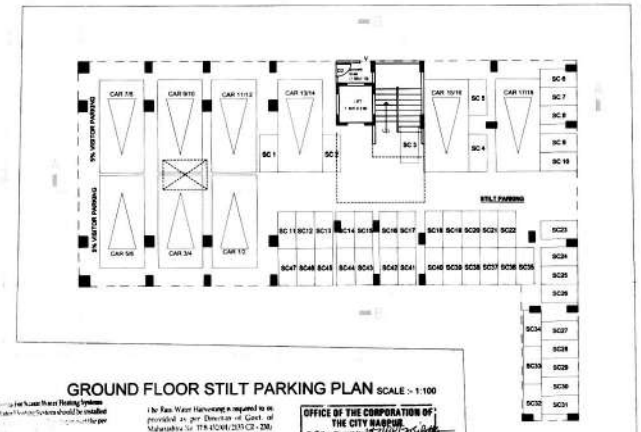
I/We undersigned hereby confirm that I/We am/ are desirous to develop my/our property. I/We undertake that I/We would execute the structure as per approved plans. I/We I/We would execute the work under supervision of proper technical person so as to ensure it's quality and safety of the work site.

PARKING CALCULATION

TYPE	CARPET AREA(Sq.M)	TENEMENT (NOS) UNIT	TENEMENT (NOS) FLOOR	CAR (NOS) BY RULE	CAR (NOS) REQD.	SCOOTER (NOS) BY RULE	SCOOTER (NOS) REQD.
COMMERCIAL	Nil	1(N)		0	0	0	0
RESIDENTIAL 70 - 90		0	0	0	0	0	0
RESIDENTIAL 90 - 40		0	0	0	0	0	0
RESIDENTIAL 40 - 60		0	0	1	0	0	0
RESIDENTIAL 60 - 150		16	4	1	16	0	0
RESIDENTIAL > 150		1	16	2	2	2	2
VISITOR 5%					2		2
TOTAL					18		4
TOTAL	REQUIRED				18		4
TOTAL	PROPOSED				18		4

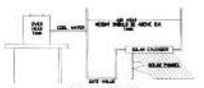


SECTION B-B SCALE :- 1:100



GROUND FLOOR STILT PARKING PLAN SCALE :- 1:100

FOR RECHARGING OPEN WELLS
SECTION THROUGH FILTER BED & WELL
(RAIN WATER HARWESTING SYSTEM)



SOLAR HEATER

D.P. SHEET NO. 12

SCHEDULE OF OPENING		
D	1.80 X 2.10	1 NO. FRAMED DOOR
D1	0.90 X 2.10	1 NO. FRAMED DOOR
D2	0.75 X 2.10	1 NO. FRAMED DOOR
W	1.50 X 1.20	M.S. FRAMED WINDOW
W1	0.60 X 1.20	M.S. FRAMED WINDOW
V	0.60 X 0.45	M.S. FRAMED VENTILATOR

ARCHITECT : AR. ANKIT BETAWAR

ARCHITECT'S SIGN :

AR. ANKIT BETAWAR
NM/ :78
MIT : : 41

RESIDENTIAL	
GROUND FLOOR	52.194
1ST FLOOR BUILTUP	445.511
2ND FLOOR BUILTUP	445.511
3rd FLOOR BUILTUP	445.511
4th FLOOR BUILTUP	445.511
5th FLOOR BUILTUP	445.511
NET BUILTUP AREA ON ALL FLOOR	2279.752

NORTH DIRECTION | JOB NO. | DRG NO. | SCALE 1:100 1:200 | DRAWN BY MOHAN | CHECKED BY

DRAWING NO. | DATE 24-12-2020

KEY NO. | SHEET NO. 01

OFFICE OF THE CORPORATION OF THE CITY NAGPUR
Building Permit No.: 1210/Dev/Amb/12
TP/NOC/ASS Date: 21/6/12
SANCTIONED
subject to conditions mentioned in the Building Letter
Assistant Director
City Town Planning
Nagpur Municipal Corporation

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