

OFFICE OF THE CORPORATION OF
THE CITY NAGPUR
Building Permit No. 850164/NAGP/2021
T.P. No. 419-B Date: 11/3/22
SANCTIONED
subject to conditions mentioned in the building permit
Assistant Director
Town Planning
Nagpur Municipal Corporation

PROPOSED MULTI RESIDENTIAL UNIT, ON PLOT NO:- 419 - B,
N.I.T. KHASRA NO - 513 & 514, MOUZA - NAGPUR,
SHEET NO. 319, CITY SURVEY NO. 273, WARD NO. 10,
DIVISION SOUTH, TAHSIL & DISTRICT NAGPUR

BELONGS TO -
1. Smt. Sanjivani Moreshwar Dalal.
2. Smt. Manjushree Raju Jasulkar.
3. Shri. Pushkardatta Gulabrao Rajankar.
4. Shri. Chandrasah Gulabrao Rajankar.
through P.O.A holder M/S Narayani Enterprises
Owner Devandra Wasnik

A - AREA STATEMENT -			
SR. NO	DETAIL	PLOT AREA	SQ.M
1	Area of plot (minimum area of a,b,c to be considered)	309.360	SQ.M
	(a) as per ownership document (aakiv patrika)	309.360	SQ.M
	(b) as per measurement sheet	309.360	SQ.M
	(c) as per site	309.360	SQ.M
2	Deductions for		
	(a) proposed D.P. / 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)	309.360	SQ.M
4	Amenity Space (if applicable)		
	(a) Required		
	(b) Adjustment of 2 (b), if any		
	(c) Balance Proposed		
5	Net Plot Area (3-4(c))	309.360	SQ.M
6	Recreational Open space (if applicable)		
	(a) Required -		
	(b) Proposed -		
7	Internal Road Area		
	(a) Platable area (if applicable)		
9	Built up area with reference to Basic F.S.I. as per front road width (Sr.No. 5x basic FSI)	340.296	SQ.M
10	Addition of FSI on payment of premium	124.372	SQ.M
	(a) Maximum permissible premium FSI - based on road width / TOD Zone.		
	(b) Proposed FSI on payment of premium.	124.372	SQ.M
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	103.00	SQ.M
	(d) Total in situ / TDR loading proposed (1) (a) + (b) + (c)		
12	Additional FSI area under chapter No.7		
13	Total entitlement of FSI in the proposal		
	(a) [9 + 10(b) + 11(d)] or 12 whichever is applicable	567.668	SQ.M
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	340.600	SQ.M
	(c) Total entitlement (a + b)	908.268	SQ.M
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 or 1.8)		
15	Total Built - up Area in proposal. (excluding area at Sr.No.17 b)	908.268	SQ.M
	(a) Existing Built - up Area.		
	(b) Proposed Built-up Area (as per 'P-line')	908.268	SQ.M
	(c) Total (a + b)	908.268	SQ.M
16	F.S.I Consumed (15) (should not be more than serial No.14 above)		
17	Area for Inclusive Housing, if any		
	(a) Required (20% of Sr.No.5)		
	(b) Proposed		

Certificate of area :
I certify that the plot under reference was surveyed by me on 22-2-2021 and the dimensions of sides etc. Of plot stated on plan area as measured on site and 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 undersigned hereby confirm that I would abide by plans approved by Authority. I would execute the structure as per approved plans. Also I would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

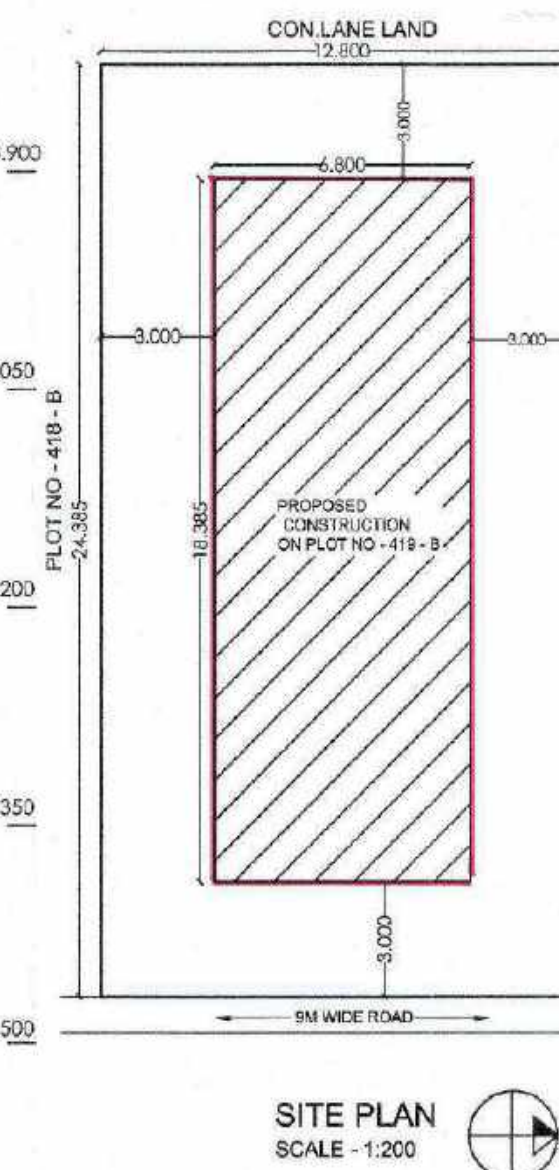
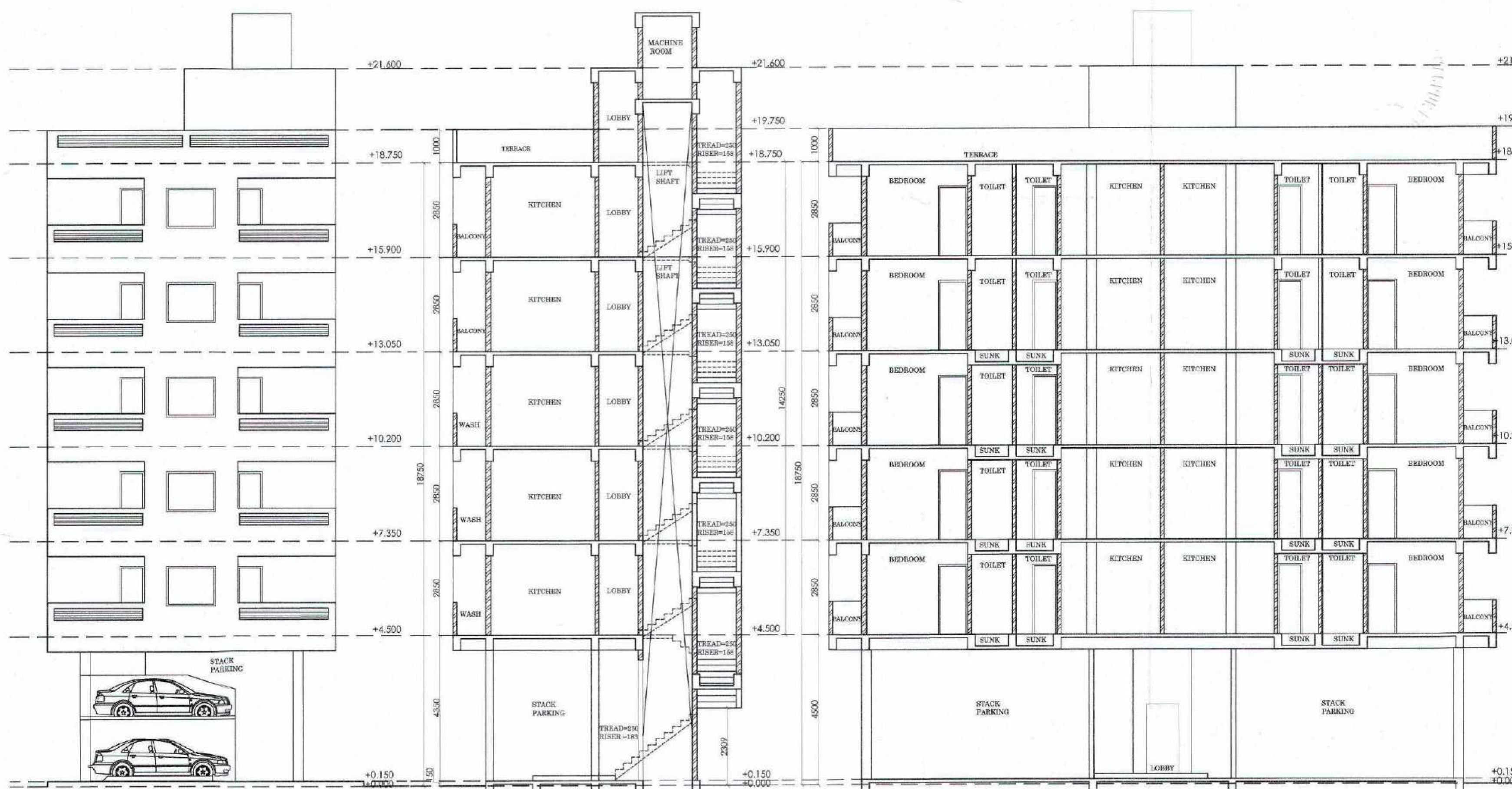
Owner (s) name and signature

B - REFERENCE
LAND USE AS PER SANCTIONS DEVELOPMENT PLAN
LOCATION OF PLOT
ZONE
PROP. BUILD USE SUBMITTED AS PER PLAN
PLOT BOUNDARY SHOWN IN THIS
PROPOSED CONSTRUCTION SHOWN IN THIS
EXISTING CONST. TO BE RETAINED IN THIS
EXISTING CONSTRUCTION DEMOLISHED SHOWN IN THIS

Note - ALL DIMENSIONS ARE IN MM.



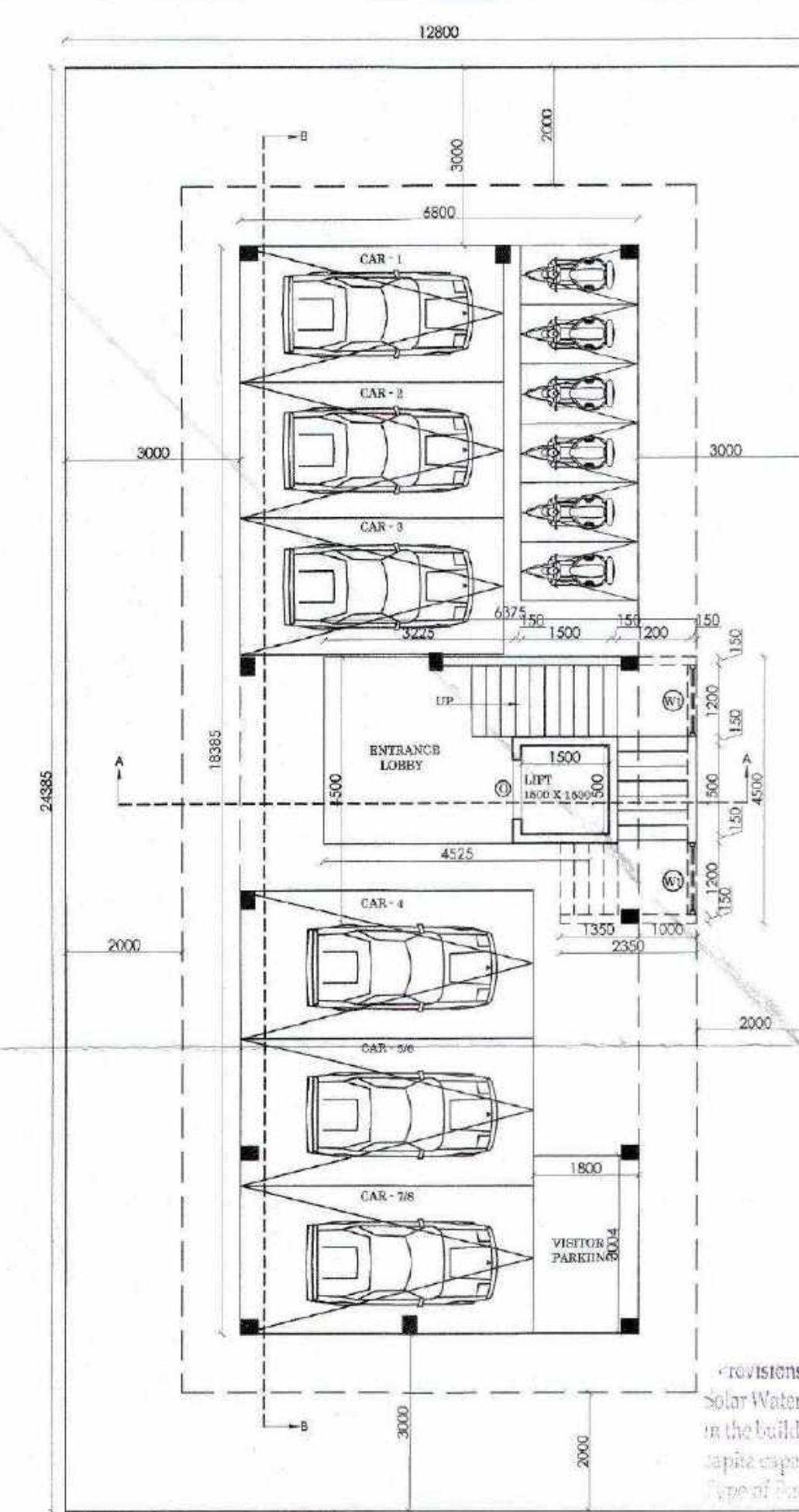
AR. VIVEK PATEL
ADDRESS - UG3, "YOGIKRUPA
APP. "AVG LAYOUT, LAKADGANJ
, NAGPUR - 440008
CONTACT - 9766963495



EAST ELEVATION
SCALE - 1:100

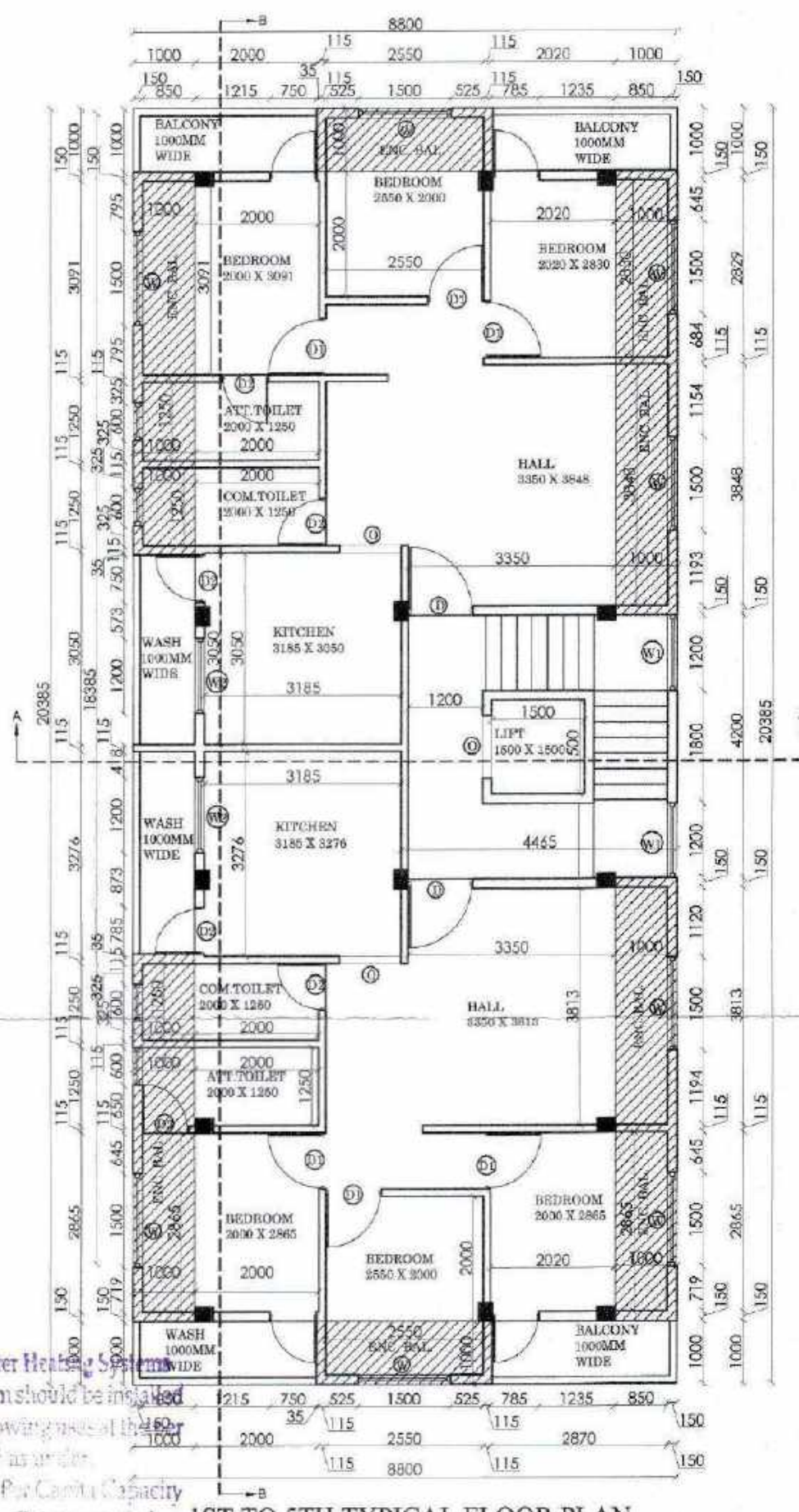
SECTION A-A
SCALE - 1:100

SECTION B-B
SCALE - 1:100

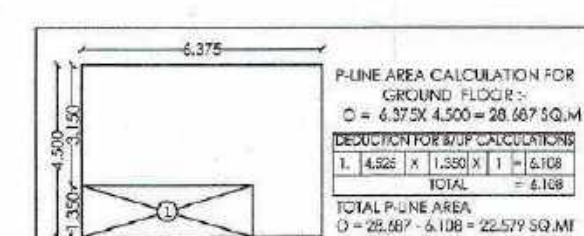
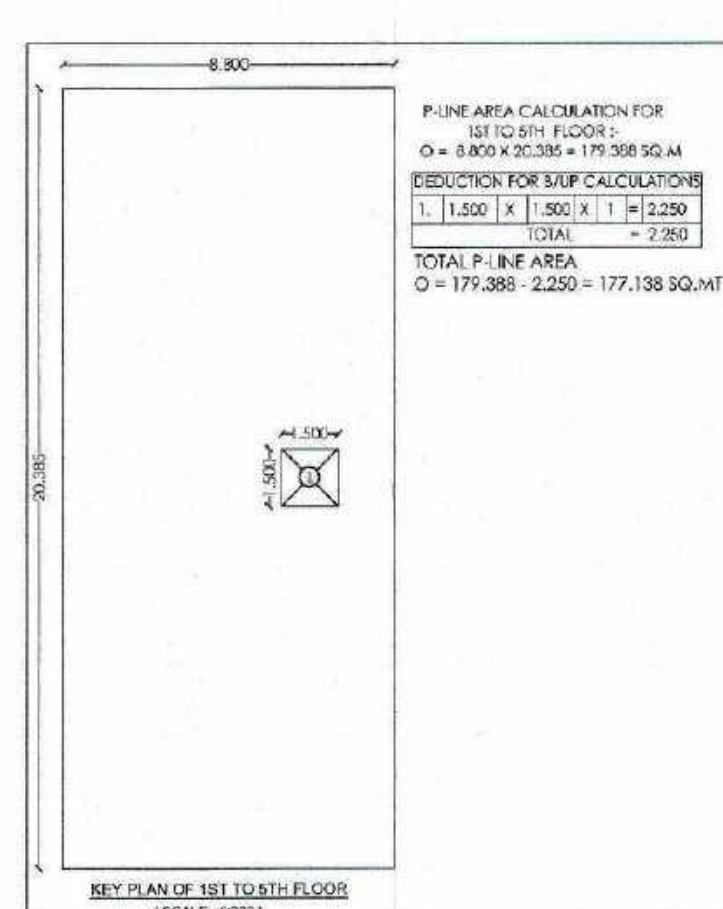


GROUND FLOOR PLAN
(SCALE - 1:100)

9.00 M WIDE ROAD



1ST TO 5TH TYPICAL FLOOR PLAN
(SCALE - 1:100)



SCHEDULE OF DOORS & WINDOWS

S.NO.	TYPE	SIZE	DESCRIPTION
01	D	1.05 x 2.10	T.W. SINGLE SHUTTER DOOR
02	D1	0.90 x 2.10	T.W. SINGLE SHUTTER DOOR
03	D2	0.75 x 2.10	FLUSH DOOR
04	W	1.50 x 1.20	AL SLIDING WINDOW
05	W1	1.20 x 1.20	AL SLIDING WINDOW
06	W2	1.20 x 0.90	AL SLIDING KITCHEN WINDOW
07	V	0.60 x 0.60	VENTILATOR

P-LINE AREA CALCULATION :-

FLOOR	P-LINE AREA	PROPOSED TENEMENTS	TOTAL BUILT UP AREA
GROUND FLOOR	22,579	10	908.268
1ST FLOOR	177.138	2	
2ND FLOOR	177.138	2	
3RD FLOOR	177.138	2	
4TH FLOOR	177.138	2	
5TH FLOOR	177.138	2	
TOTAL	908.268	10	908.268

CARPET DETAILS :-

FLOOR NAME	CARPET NAME	CARPET AREA (SQ.M)	ENC. BAL. AREA (DEDUCTING WALL)	TOTAL AREA (CARPET AREA + ENC. BAL. AREA)
GROUND FLOOR				
FIRST FLOOR	FLAT NO 101	51.502 SQ.M	22.300 SQ.M	73.802 SQ.M
	102	51.502 SQ.M	22.300 SQ.M	73.802 SQ.M
2ND FLOOR	FLAT NO 201	51.502 SQ.M	22.300 SQ.M	73.802 SQ.M
	202	51.502 SQ.M	22.300 SQ.M	73.802 SQ.M
3RD FLOOR	FLAT NO 301	51.502 SQ.M	22.300 SQ.M	73.802 SQ.M
	302	51.502 SQ.M	22.300 SQ.M	73.802 SQ.M
4TH FLOOR	FLAT NO 401	51.502 SQ.M	22.300 SQ.M	73.802 SQ.M
	402	51.502 SQ.M	22.300 SQ.M	73.802 SQ.M
5TH FLOOR	FLAT NO 501	51.502 SQ.M	22.300 SQ.M	73.802 SQ.M
	502	51.502 SQ.M	22.300 SQ.M	73.802 SQ.M

IN COMPOSITE PARKING WE CAN PROVIDE ONE CAR FOR 6 TWO WHEELER
SO WE HAVE PROVIDED 3 EXTRA CAR FOR 18 TWO WHEELER

PARKING CALCULATION :-

TYPE	CARPET AREA / FSI (M2)	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS)
For every two tenements with each tenement having carpet area equal to or above 40 sq.m.	40 - 80	10	10	5
TOTAL		10	10	5

ACCORDING TO TABLE BC Sr. No. 2
MULTIPLYING FACTOR = 0.90
SO THAT, REQ. PARKING
= 5 X 0.90 = 4.5 SAY = 5 CAR
= 25 X 0.90 = 22.5 SAY = 23 SCOOTER
TOTAL REQ. PARKING = 5 CAR + 23 SC.
1) CAR = 2.50 X 5.0 = 12.50 SQ.M
2) CAR = 2.30 X 4.50 = 10.35 SQ.M
3) SC = 1.00 X 2.00 = 2.00 SQ.M
= 109.55 SQ.M
REQ. 5% VP = 5.477 SQ.M



SHEET NO.019