PROPOSED RESIDENTIAL & COMMERCIAL MULTI FAMILY BUILDING PLAN SHOWING ON N.M.C. HOUSE NO-935, PLOT NO - 4 , KH.NO - , WARD NO - 38, SHEET NO - 157, CTS. NO - 492. MOUZA - NAGPUR. CENTRAL ROAD SECTION III SCHEME N.I.T. LAKADGANJ LAY-OUT,PRECINT . TAH & DIST NAGPUR.

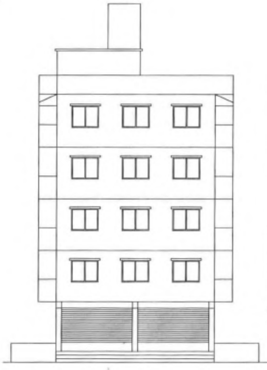
BELONGING TO:

1) SHRI. ALI ASGAR SAIFUDDIN KOTAWALA.

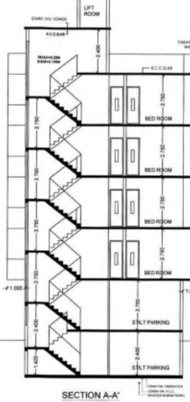
2) SHRI. YAKUB HATIMBHAI MACCAWALA.

3) SHRI. AZIZ ASGHERALI FIDVI.

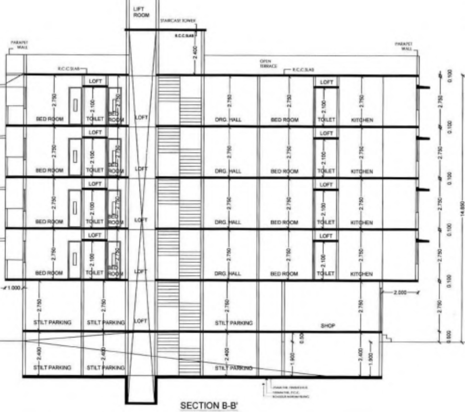
2) SHRI. AHMAD GHULAMABBAS THEKAWALA.



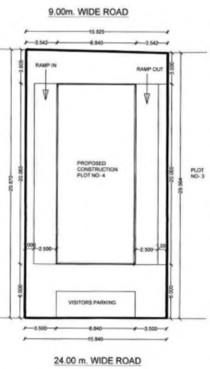
FRONT ELEVATION
SCALE= 1 : 100



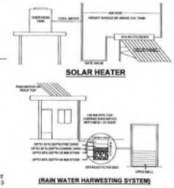
SECTION A-A'
SCALE= 1 : 100



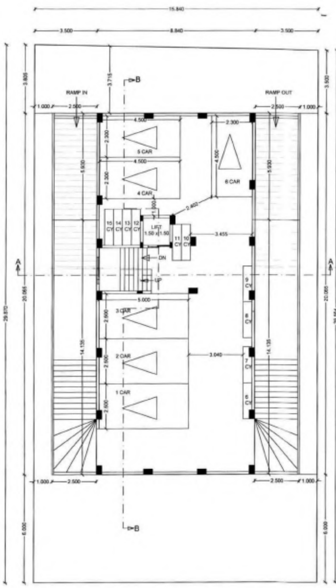
SECTION B-B'
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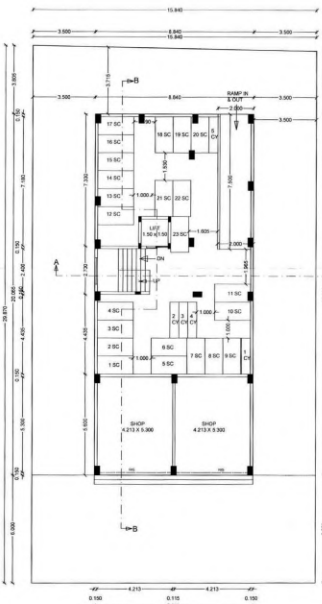
SITE PLAN
SCALE= 1 : 200



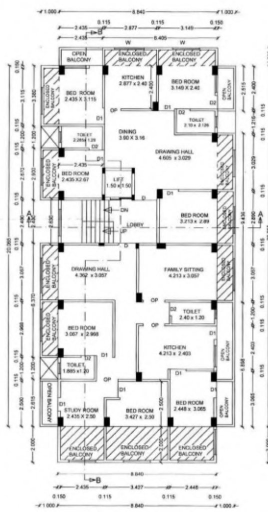




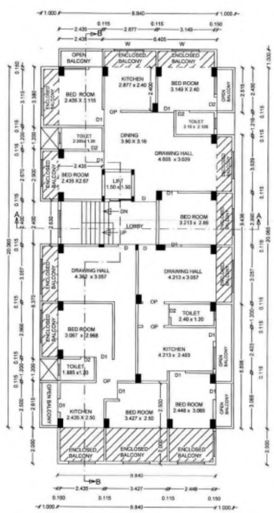
BASEMENT FLOOR PLAN



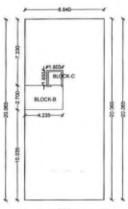
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL 2ND,3RD & 4TH FLOOR PLAN

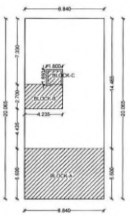


PREMIUM AREA CALCULATIONS

AREA CALCULATIONS - BASEMENT FLOOR

ADDITIONS: BLOCK-A = = NIL.
BLOCK-B = 4.235 X 2.700 = 11.434 SQ.M.
BLOCK-C = 1.800 X 1.650 = 2.970 SQ.M.
TOTAL = 14.404 SQ.M.

TOTAL PREMIUM OF BASEMENT FLOOR = 14.404 SQ.M.



BUILT-UP AREA CALCULATIONS

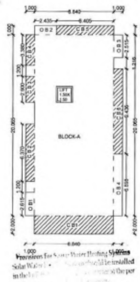
AREA CALCULATIONS - GROUND FLOOR

ADDITIONS: BLOCK-A = 8.840 X 5.600 = 49.504 SQ.M.
BLOCK-B = 4.235 X 2.700 = 11.434 SQ.M.
BLOCK-C = 1.800 X 1.650 = 2.970 SQ.M.
TOTAL = 63.908 SQ.M.

DEDUCTION OF LIFT SHAFT

NAME	NO.	DIMENSIONS	AREA
L-1	1	1.500 X 1.500	2.250
		TOTAL	2.250

TOTAL BUILT-UP OF GROUND FLOOR = 63.908 - 2.250 = 61.658 SQ.M.



BUILT-UP AREA CALCULATIONS

AREA CALCULATIONS - 1ST FLOOR

ADDITIONS: BLOCK-A = 8.840 X 20.065 = 177.374 SQ.M.

DEDUCTION OF STAIR & LIFT SHAFT

SR.NO	NAME	NO.	DIMENSIONS	AREA
2	L-1	1	1.500 X 1.500	2.250
			TOTAL	2.250

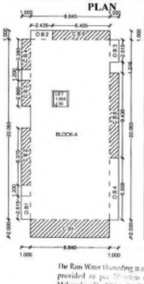
TOTAL BUILT-UP OF 1 ST FLOOR = 177.374-2.250 = 175.124 SQ.M.
TOTAL BUILT-UP OF 1 ST FLOOR = 175.124+34.366 = 209.49 SQ.M.

BALCONY AREA CALCULATIONS

BALCONY AREA CALCULATIONS - 1ST FLOOR
BALCONY AREA 15% OF 175.124 SQ.M. = 26.268 SQ.M.

NAME	NO.	DIMENSIONS	AREA
C B1	1	8.840 X 2.000	17.680
C B2	1	1.000 X 6.370	6.370
C B3	1	1.000 X 2.900	2.900
C B4	1	1.000 X 3.380	3.380
C B5	1	6.405 X 1.000	6.405
C B6	1	1.000 X 9.436	9.436
O B1	1	1.000 X 2.615	2.615
O B2	1	2.435 X 1.000	2.435
O B3	1	1.000 X 2.515	2.515
O B4	1	1.000 X 6.898	6.898
		TOTAL ADDITIONS	60.634

EXCESS BALCONY AREA = 60.634 - 26.268 = 34.366 SQ.M.



BUILT-UP AREA CALCULATIONS

AREA CALCULATIONS - 2ND , 3 RD & 4 TH FLOOR

ADDITIONS: BLOCK-A = 8.840 X 20.065 = 177.374 SQ.M.

DEDUCTION OF STAIR & LIFT SHAFT

SR.NO	NAME	NO.	DIMENSIONS	AREA
2	L-1	1	1.500 X 1.500	2.250
			TOTAL	2.250

TOTAL BUILT-UP OF TYPICAL FLOOR = 177.374-2.250 = 175.124 SQ.M.
TOTAL BUILT-UP OF TYPICAL FLOOR = 175.124+34.366 = 209.49 SQ.M.

BALCONY AREA CALCULATIONS

BALCONY AREA CALCULATIONS - 2ND , 3 RD & 4 TH FLOOR
BALCONY AREA 15% OF 175.124 SQ.M. = 26.268 SQ.M.

NAME	NO.	DIMENSIONS	AREA
C B1	1	8.840 X 2.000	17.680
C B2	1	1.000 X 6.370	6.370
C B3	1	1.000 X 2.900	2.900
C B4	1	1.000 X 3.380	3.380
C B5	1	6.405 X 1.000	6.405
C B6	1	1.000 X 9.436	9.436
O B1	1	1.000 X 2.615	2.615
O B2	1	2.435 X 1.000	2.435
O B3	1	1.000 X 2.515	2.515
O B4	1	1.000 X 6.898	6.898
		TOTAL ADDITIONS	60.634

EXCESS BALCONY AREA = 60.634 - 26.268 = 34.366 SQ.M.

AREA STATEMENT

PERMISSIBLE F.S.I. IN CONGESTED AREA = 2.00
PLOT AREA LEASE DEED = 15.84 X (29.87 + 29.564) / 2 = 470.71 SQ
PLOT AREA AS PER AKHIV PATRIKA = 450.00 SQ.M.
PERMISSIBLE B/UP AREA = 450.00 X 2.00 = 900.00 SQ.M.
AS PER SITE AREA = = 471.01 SQ.M.

BUILT-UP AREA CALCULATIONS

AREA CALCULATIONS - BASEMENT FLOOR

ADDITIONS: BLOCK-A = = NIL.

TOTAL BUILT-UP OF BASEMENT FLOOR = NIL SQ.M.

AREA CALCULATIONS - GROUND FLOOR

ADDITIONS: BLOCK-A = 8.840 X 5.600 = 49.504 SQ.M.
BLOCK-B = 4.235 X 2.700 = 11.434 SQ.M.
BLOCK-C = 1.800 X 1.650 = 2.970 SQ.M.
TOTAL = 63.908 SQ.M.

DEDUCTION OF LIFT SHAFT

NAME	NO.	DIMENSIONS	AREA
L-1	1	1.500 X 1.500	2.250
		TOTAL	2.250

TOTAL BUILT-UP OF GROUND FLOOR = 63.908 - 2.250 = 61.658 SQ.M.

AREA CALCULATIONS - 1ST FLOOR

ADDITIONS: BLOCK-A = 8.840 X 20.065 = 177.374 SQ.M.

DEDUCTION OF STAIR & LIFT SHAFT

SR.NO	NAME	NO.	DIMENSIONS	AREA
2	L-1	1	1.500 X 1.500	2.250
			TOTAL	2.250

TOTAL BUILT-UP OF 1 ST FLOOR = 177.374-2.250 = 175.124 SQ.M.

BUILT UP AREA OF 2nd FLOOR = 175.124 SQ.M.
BUILT UP AREA OF 3rd FLOOR = 175.124 SQ.M.
BUILT UP AREA OF 4th FLOOR = 175.124 SQ.M.
TOTAL BUILT UP AREA B.F.+ G.F.+1 ST + 2 ND + 3 RD + 4 th FLOOR =
= NIL + 61.658 + 175.124 + 175.124 + 175.124 + 175.124 =
= 762.154 SQ.M.

BUILT-UP AREA OF ALL FLOORS = 570.225 SQ.M.
ADD EXCESS BALCONY AREA = 121.75 SQ.M.
TOTAL BUILT-UP AREA = 691.975 SQ.M.

TOTAL B/UP AREA = COMM. + RESI. + EX. BAL =
= 49.504 + 712.65 + 137.464 = 899.618 SQ.M.

BALCONY CALCULATIONS

BALCONY AREA STATEMENT

FLOOR	B/U AREA	PERMISSIBL BALCONY AREA (15%)	ENCLOSE BAL	OPEN BAL	EXCESS BALC AREA
FIRST	175.124	26.268	46.171	14.463	34.366
SECOND	175.124	26.268	46.171	14.463	34.366
THIRD	175.124	26.268	46.171	14.463	34.366
FORTH	175.124	26.268	46.171	14.463	34.366
	700.496	105.072	184.684	57.852	137.464

EXCESS BALCONY AREA = 137.464 SQ.M.

PREMIUM AREA CALCULATIONS

PERMISSIBLE PREMIUM AREA IS 30%
IE 30% OF 762.154 SQ.M. = 228.646 SQ.M.

AREA CALCULATIONS - BASEMENT FLOOR

ADDITIONS: BLOCK-A = = NIL.
BLOCK-B = 4.235 X 2.700 = 11.434 SQ.M.
BLOCK-C = 1.800 X 1.650 = 2.970 SQ.M.
TOTAL = 14.404 SQ.M.

TOTAL PREMIUM OF BASEMENT FLOOR = 14.404 SQ.M.

SCHEDULE OF OPENINGS

S.NO	TYPE	SIZE	DESCRIPTION
1	RS	4.20 X 2.40	ROLLING SHUTTER
2	D	1.20 X 2.10	T .W. FRAMED PANELLED
3	D1	0.90 X 2.10	T .W. FRAMED FLUSHED
4	D2	0.75 X 2.10	T .W. FRAMED PANELLED
4	W	1.80 X 1.35	T .W. FRAMED WINDOW
5	W	1.50 X 1.20	T .W. FRAMED WINDOW
6	W1	1.20 X 1.20	T .W. FRAMED WINDOW
7	W2	1.05 X 0.90	T .W. FRAMED WINDOW
8	V	0.60 X 0.60	LOUVERED VENTILATOR

INDEX

PLOT BOUNDARY SHOWN IN — BLACK
PROPOSED CONSTRUCTION SHOWN IN — RED
EXISTING CONSTRUCTION TO BE DEMOLISHED SHOWN IN — YELLOW

OWNER'S SIGN

1) SHRI. ALI ASGAR SAIFUDDIN KOTAWALA.

2) SHRI. YAKUB HATIMBHAI MAKKAWALA.

3) SHRI. AZIZ ALIASGAR FIDVI.

2) SHRI. AHMAD GULAM ABBAS THEKAWALA.

DRAWING TITLE : SUBMISSION DRAWING

Date	
Dwg. No.	
Dealt by	PRAVEEN
Checked by	AZIZ A. FIDVI
Scale	1:100,200

N

ARCHITECTS :

PARKING STATEMENT.

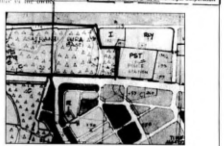
OCCUPANCY	OPEN PARKING SPACE FOR EVERY	UNIT / AREA	REQUIRED PARKING			PROPOSED PARKING		
				SC	CY	CAR	SC	CY
RESIDENTIAL	FOR EVERY 2(TWO) TANEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 100.00 SQ.M. (1+4+2)	8	4	16	8	4	16	8
	FOR EVERY 4 TANEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 00 SQ.M. BUT LESS THAN 40.00 SQ.M. (1+4+4)	3	1	4	4	1	4	4
SHOP 100.00 SQ.M. CARPET AREA	100.00 SQ.M. CARPET AREA OR FRACTION THEREOF (2+4+3)	42.0784 SQ.M.	1	2	2	1	2	2
VISITORS PARKING 5%			0	1	1	0	1	1
TOTAL			6	23	15	6	23	15

The Rain Water Harvesting is ... provided as per ... of ... Maharashtra No. ... 31/UD-II ... 300 sq.mtr. built-up ... mentioned in the ... a) The authority ... Rs. 1000/- per annum ... built-up area, for failure of ... of the building.

Provisions for Solar Water Heating Systems ... Solar Water ... should be installed ...

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 323/BP/NMC/... Date 14/01/21
SANCTIONED
subject to conditions mentioned in the building permit
Assistant Director Town Planning Nagpur Municipal Corporation

PROPOSED SITE D.P. SHEET NO. 10



FLOOR WISE FSI STATEMENT:A (BLDG)

FLOORS	PROPOSED BUILT UP AREA COMM.	RESI.	IND.	SPEC.	EXISTING BUILT UP AREA COMM.	RESI.	IND.	SPEC.	BALCONY AREA PERM.(A)	PROP(B+C)	OPEN(B)	ENCLO(C)	EXCESS(D) D=(B+C)-A	EXCESS TERRACE	PROP PREMIUM AREA STAIR CASE	PASSAGE	LIFT/WALL	PROPOSED TENEMENTS	TOTAL BUILT UP AREA
BASEMENT FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.404	0.00	0.00	0	0.00
GROUND FLOOR	49.504	12.154	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	61.658
FIRST FLOOR	0.00	175.124	0.00	0.00	0.00	0.00	0.00	0.00	26.268	60.634	14.463	46.171	34.366	0.00	0.00	0.00	0.00	2	175.124
SECOND FLOOR	0.00	175.124	0.00	0.00	0.00	0.00	0.00	0.00	26.268	60.634	14.463	46.171	34.366	0.00	0.00	0.00	0.00	3	175.124
THIRD FLOOR	0.00	175.124	0.00	0.00	0.00	0.00	0.00	0.00	26.268	60.634	14.463	46.171	34.366	0.00	0.00	0.00	0.00	3	175.124
FORTH FLOOR	0.00	175.124	0.00	0.00	0.00	0.00	0.00	0.00	26.268	60.634	14.463	46.171	34.366	0.00	0.00	0.00	0.00	3	175.124
Total	49.504	712.65	0.00	0.00	0.00	0.00	0.00	0.00	105.072	242.536	57.852	184.684	137.464	0.00	14.404	0.00	0.00	11	762.154 + 137.464 = 899.618 SQ.M.

BUILDING WISE FSI STATEMENT

BUILDING	PROPOSED BUILT UP AREA COMM.	RESI.	IND.	SPEC.	EXISTING BUILT UP AREA COMM.	RESI.	IND.	SPEC.	BALCONY AREA PERM.(A)	PROP(B+C)	OPEN(B)	ENCLO(C)	EXCESS(D) D=(B+C)-A	EXCESS TERRACE	PERM. PREMIUM AREA	PROP PREMIUM AREA STAIR CASE	PASSAGE	LIFT/WALL	PROPOSED TENEMENTS	TOTAL BUILT UP AREA
A-1 (BLDG)	49.504	712.65	0.00	0.00	0.00	0.00	0.00	0.00	105.072	242.536	57.852	184.684	137.464	0.00	-	14.404	0.00	0.00	11	762.154 + 137.464 = 899.618 SQ.M.
Total	49.504	712.65	0.00	0.00	0.00	0.00	0.00	0.00	105.072	242.536	57.852	184.684	137.464	0.00	171.067	14.404	0.00	0.00	11	762.154 + 137.464 = 899.618 SQ.M.

B.J. Gupta & Associates