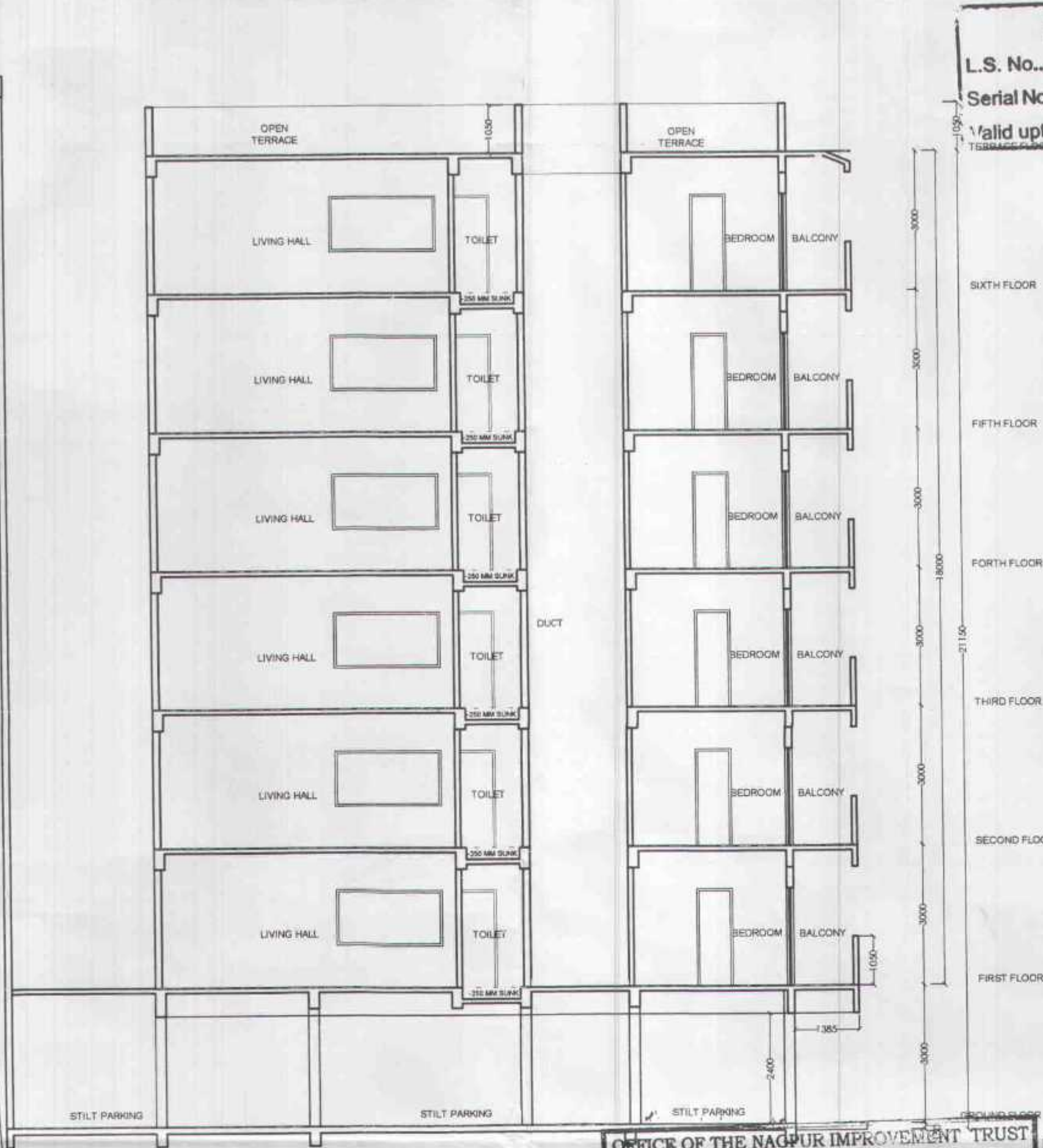
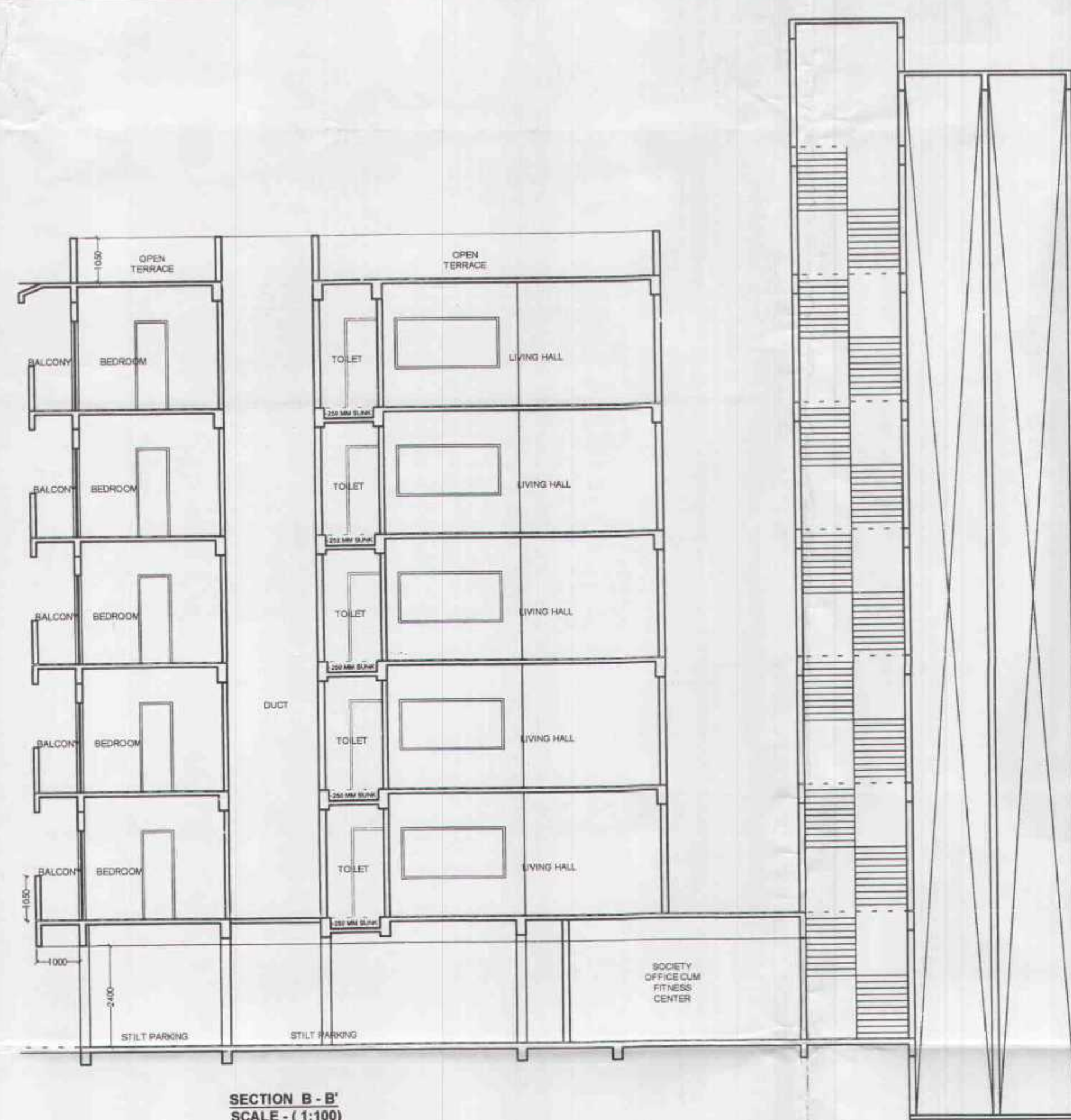
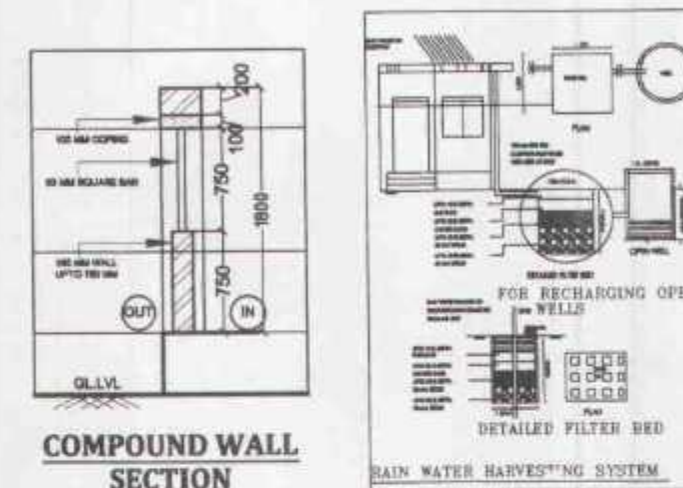




NIT
L.S. No. 2149
Serial No. 31/1-2-2028
Valid upto 31/12/2028

PARKING AREA STATEMENT Table No. 88(UDCPR)			
NORMS FOR RESIDENTIAL	CAR (NOS.)	SCOOTERS (NOS.)	
For every tenement with each tenement having carpet area above 80sq.mt. BUT LESS THAN 150 SQ.MT.	1	3	5% Visitors Parking
For every two tenement with each tenement having carpet area equal to or above 40sq.mt. but less than 80 sq.mt.	1	5	5% Visitors Parking
REQUIRED PARKING			
REQUIRED FOR 22 TENEMENTS ABOVE 80 SQ.MT. BUT LESS THAN 150 SQ.MT.	22	66	
REQUIRED FOR 5 TENEMENTS BETWEEN 40 TO 80 SQ.MT.	5	15	
TOTAL PARKING (A)	27	81	
5% VP (B)	1	4	
TOTAL REQUIRED (A+B)	28	85	
As per table no. 88 Multiplying Factor = (0.90)	25.15	75.00	
TOTAL PROPOSED PARKING	23	75	
VEHICLE	VEHICLE NOS.	AREA (SQ. M)	
CAR BIG 2.5 x 5m	12	143.750	
CAR SMALL 2.3 x 4.5m	11	113.850	
SCOOTER 1.8 x 2m	57	114.000	
TOTAL STILL PARKING AREA PROVIDED		371.600	
COMPOSITE PARKING :- 1 CAR + 6 SCOOTER			

FOR 18 SCOOTER
03 CARS ARE PROPOSED
PROPOSED PARKING
26 CARS, 57 SCOOTER



COMPOUND WALL ELEVATION (N.T.S.)

JOB TITLE

PLAN SHOWING PROPOSED CONSTRUCTION FOR MULTI FAMILY RESIDENTIAL DWELLING UNIT ON PLOT NO.03, 04 MALIK MAKBUJA LAYOUT KH NO.145, MOUZA -NARA, TAH-DIST- NAGPUR.

BELONGS TO

MR. RAM GOVINDRAM WADHWANI

MRS. MANJU RAM WADHWANI

SCHEDULE OF OPENINGS :

CODE	SIZE	SILL LVL	LTL LVL	REMARKS
W	1800 x 1200	900	2100	TW.GLAZED WINDOW
W1	1500 x 1200	900	2100	TW.GLAZED WINDOW
W2	1200 x 1050	1050	2100	TW.GLAZED WINDOW
W3	1000 x 900	1050	2100	TW.GLAZED WINDOW
V1	600x 750	-----	2100	LOVERED VENTILATOR
D1	1000 x 2100	-----	2100	T.W. DOOR
D2	900 x 2100	-----	2100	T.W. DOOR
D3	750 x 2100	-----	2100	T.W. DOOR

NO. AREA STATEMENT

A - AREA STATEMENT

NO.	Area Of Plot	Sq.Mt.
1	Area Of Plot	1059.131
2	Deductions For Tangent	0.000
3	Deductions For Road Widening	0.000
4	Deductions For Amenities Space	0.000
5	Deductions For Recreational Ground	0.000
6	Deductions For Internal Roads	0.000
7	Net Balance Plot Area (1-2-3)	1059.131
8	Addition For Net Plot Area (2)	0.000
9	Net Plot Area (4+5)	1059.131
10	Permissible (Basic FSI)	1.250
11	Permissible Built up Area (6 x 7)	1323.914
12	FSI on payment of Premium 50% of plot area	529.566
13	Permissible T.D.R. 20%	0.000
14	Proposed T.D.R. (0%)	0.000
15	Total Proposed F.S.I. (8+9+11) (1.75)	1853.479
16	Permissible Ancillary area 60% of proposed fsi	1112.088
17	Proposed Ancillary area 60% of proposed fsi	1112.088
18	Total Permissible Built up Area (12+14)	2965.567
19	Proposed B/U Area	2931.161
20	a). Resi.	2931.161
21	b). Comm.	0.000
22	c). Industrial	0.000
23	d). Special	0.000
24	Total	2931.161
25	Existing B/U Area	0.000
26	Total Built Up Area (16+17)	2931.161

PLOT AREA AS PER AMALGAMATION LETTER = 1059.131 SQM.

P-LINE B/UP AREA ON ALL FLOORS = 2931.161 SQM
DIVIDING FACTOR = 1.6 = 2931.161 / 1.6 = 1831.975 SQM

PERMISSIBLE ANCILLARY AREA = 2931.161-1831.97 = 1099.186 SQM
PERMISSIBLE BASIC F.S.I = 1.25 = 1323.914 SQM
PERMISSIBLE ADD. F.S.I = 0.5 = 529.566 SQM
PROPOSED ADD. F.S.I = 508.061 SQM
TOTAL PROPOSED F.S.I = 2.77

C.O.A. REG. NO. CA / 2007 / 39381	N.I.T. REG. NO. 2140	N.M.C. REG. NO. R-402
SCALE 1 : 100 & 1 : 200	DEALT BY JYOTI SHARMA	CHECKED BY
DATE 25-12-2021		

Note - ALL DIMENSIONS ARE IN MM.

ARCHITECTURE, PLANNING, INTERIORS

Architect's Sign. Client's Sign.

Ar. LOKESH KADU
CA / 2007 / 39381
NMC R-402, NIT-2140
Ar. LOKESH W. KADU
C.O.A. No : CA / 2007 / 39381

MR. RAM GOVINDRAM WADHWANI
MRS. MANJU RAM WADHWANI

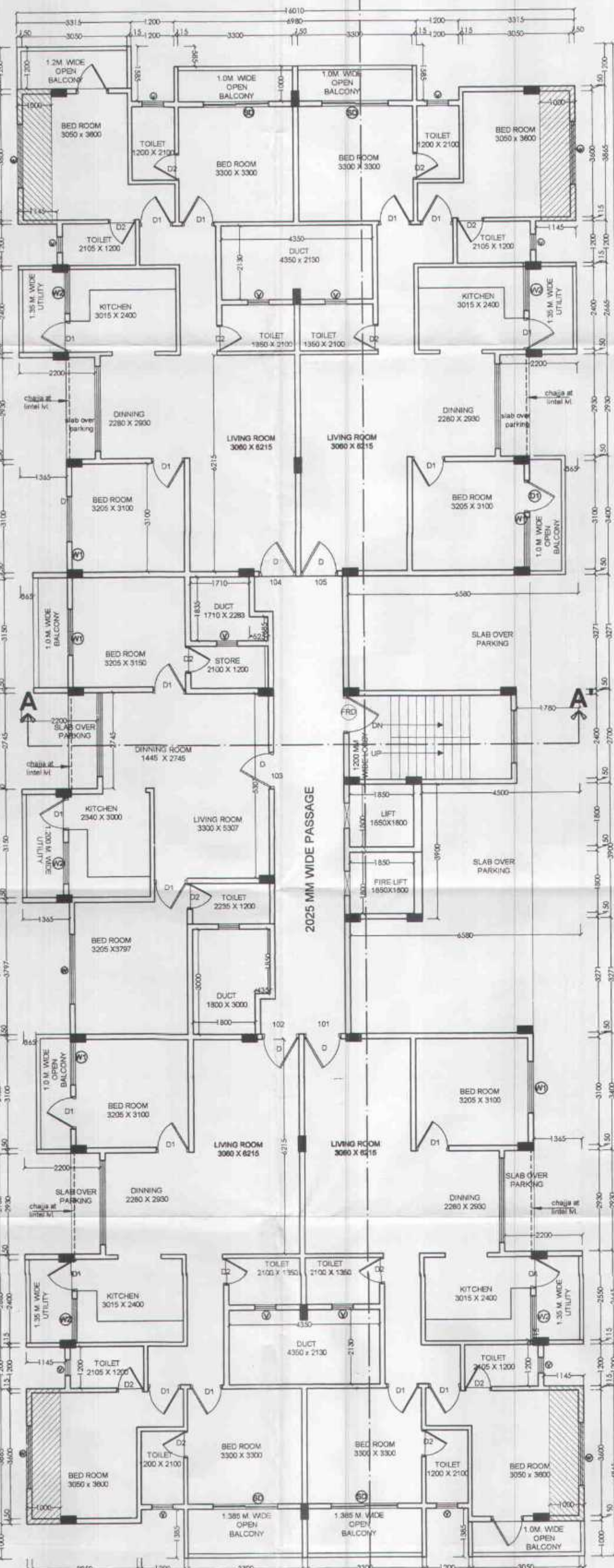
Ar. LOKESH W. KADU
Architecture, Planning, Interiors
Block No. 11, 11A, 12, A-Wing (J.B. Wing), Mangalwadi Complex,
Sadar, Nagpur - 440010, (M.S.), India.
Call - 91 960972284 + 91 7705846208.
mail id: emanatedesign@gmail.com, web: www.emanatedesign.in

BUILT UP AREA P-LINE KEY PLAN FOR GROUND FLOOR PLAN
SCALE 1:200

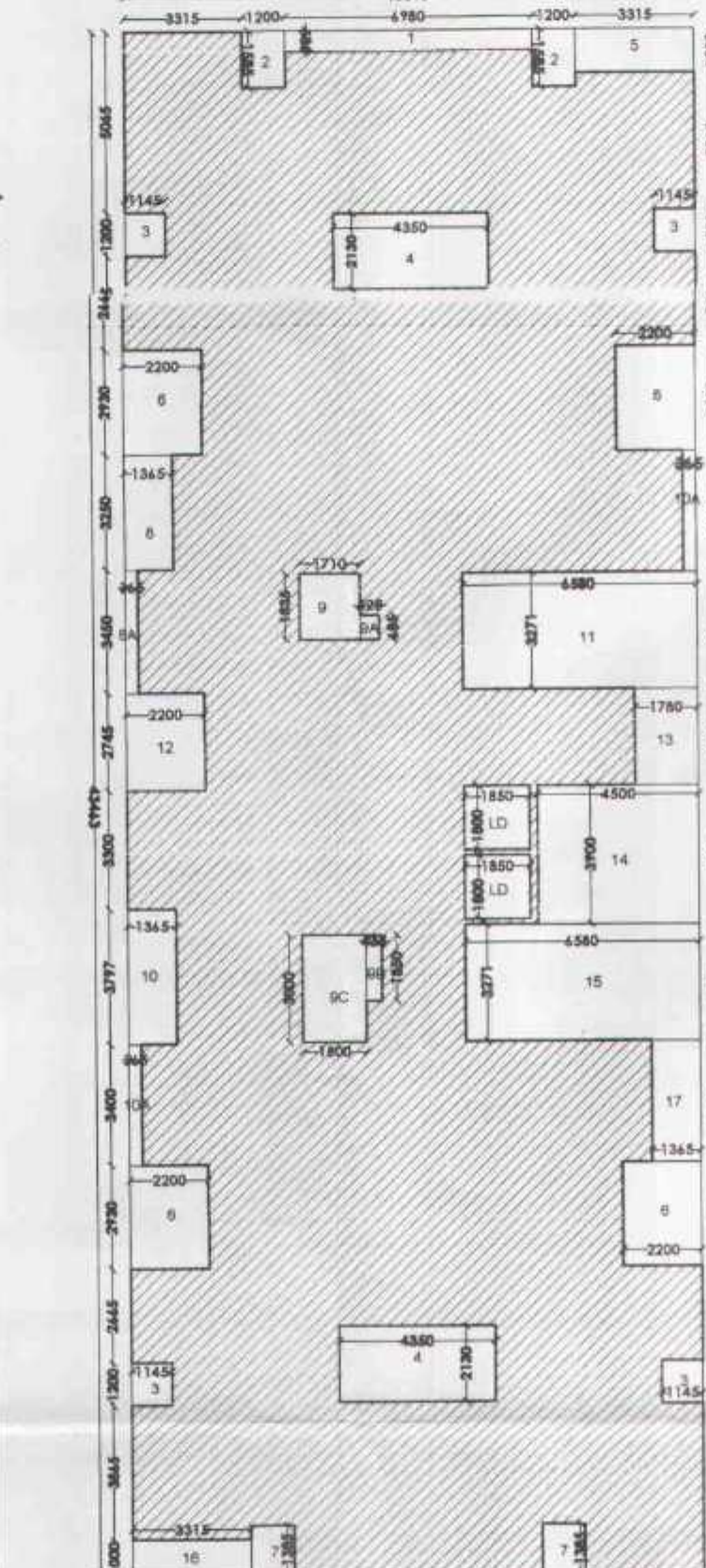
Sr. No.	Area
A	7.360 X 5.735 = 42.210
B	4.480 X 2.400 = 10.752
C	2.450 X 2.500 = 6.125
D	4.480 X 1.350 = 6.048
E	0.470 X 2.550 = 1.199
F	5.365 X 2.700 = 14.486
G	3.285 X 1.165 = 3.827
TOTAL	84.646
DEDUCTION	
1	3.480 X 1.075 = 3.741
TOTAL	80.905

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. 40-6-22
Date No. 20/11/2024
Sanctioned No. 305
Building Engineer
Nagpur Improvement Trust

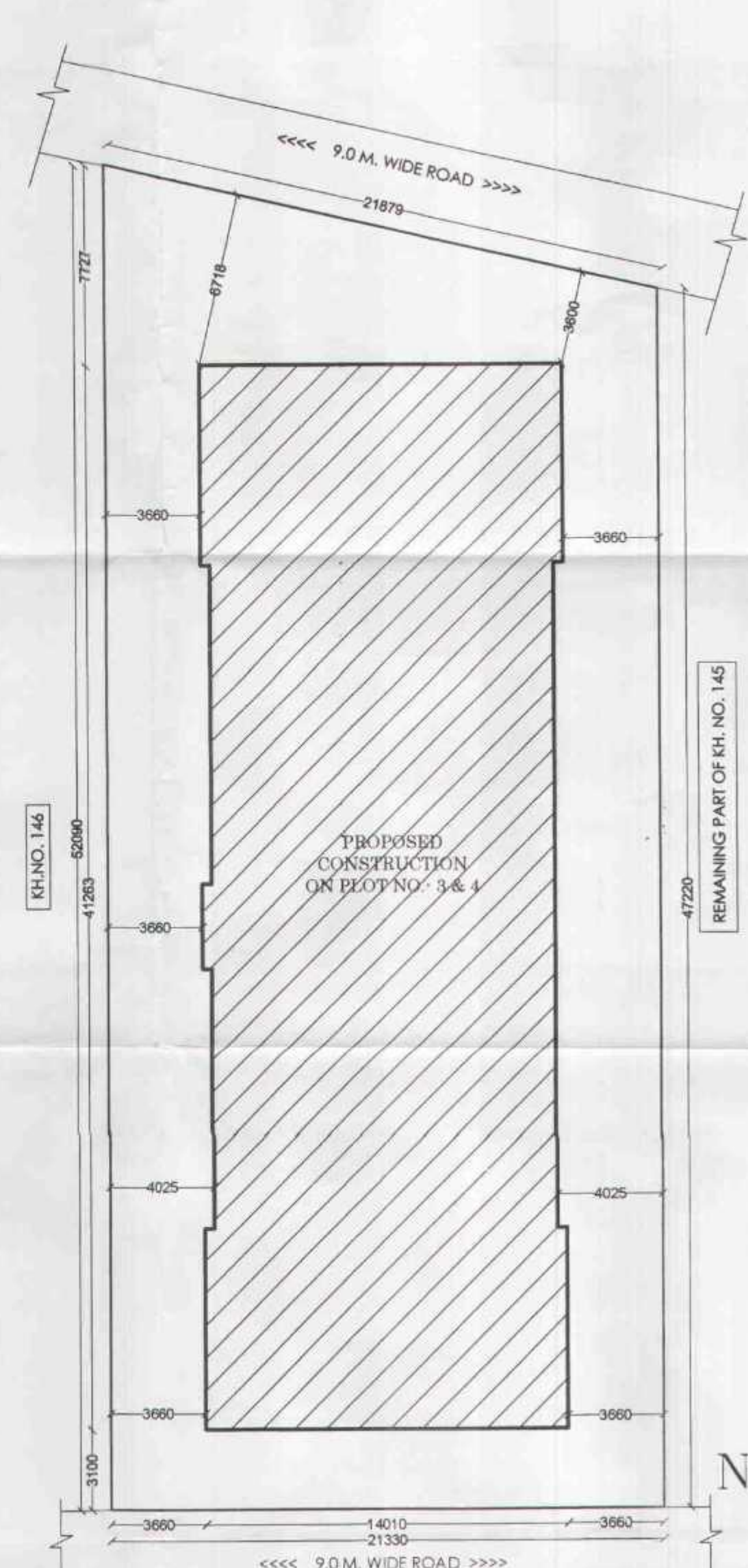
ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA



BUILT UP AREA P-LINE KEY PLAN FOR FIRST FLOOR PLAN
SCALE 1:200



Sr. No.	No.	Dimensions	Area
BLOCK	1X	16.010 X 43.463	695.843
TOTAL			695.843
DEDUCTIONS			
LD	2X	1.850 X 1.800	6.660
1	1X	6.980 X 0.585	4.083
2	2X	1.200 X 1.585	3.804
3	4X	1.145 X 1.200	5.496
4	2X	4.350 X 2.130	18.531
5	1X	3.315 X 1.200	3.978
6	4X	2.200 X 2.930	25.784
7	2X	1.200 X 1.385	3.324
8	1X	1.365 X 3.250	4.436
8A	1X	0.365 X 3.450	1.259
9	1X	1.710 X 1.835	3.138
9A	1X	0.525 X 0.685	0.360
9B	1X	0.435 X 1.850	0.805
9C	1X	1.800 X 3.000	5.400
10	1X	1.365 X 3.797	5.183
10A	2X	0.365 X 3.400	2.482
11	1X	6.580 X 3.271	21.523
12	1X	2.200 X 2.745	6.039
13	1X	1.780 X 2.700	4.806
14	1X	4.500 X 3.900	17.550
15	1X	6.580 X 3.271	21.523
16	1X	3.315 X 1.000	3.315
17	1X	1.365 X 3.400	4.641
TOTAL			174.120
TOTAL B/UP AREA ON 1ST FLOOR			521.723



PROPOSED GROUND FLOOR PLAN (STILT FLOOR PLAN)
SCALE - (1:100)

PROPOSED 1ST FLOOR PLAN
SCALE - (1:100)