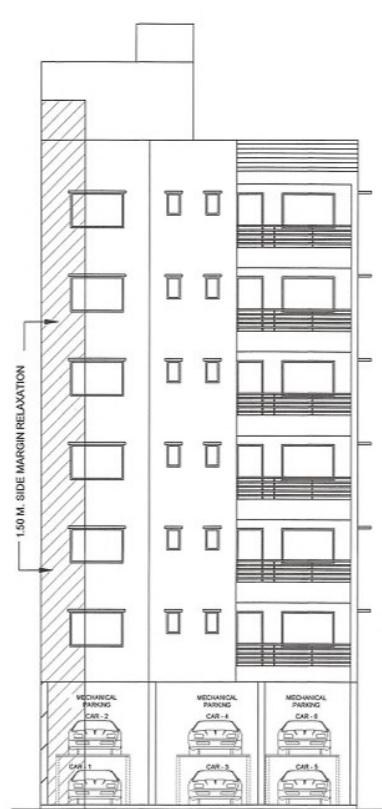
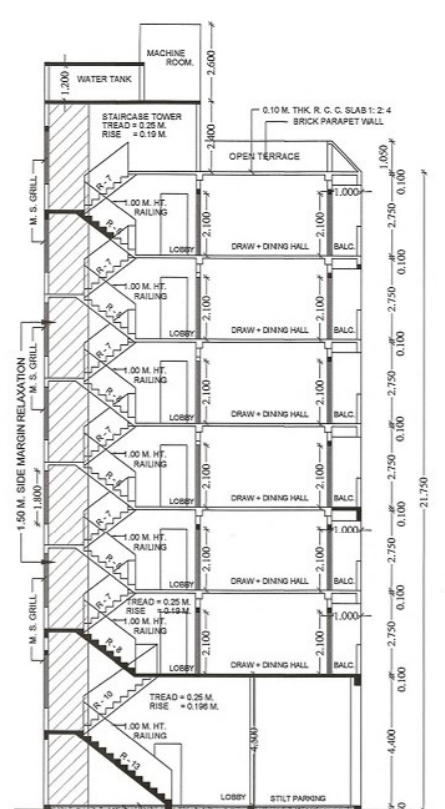
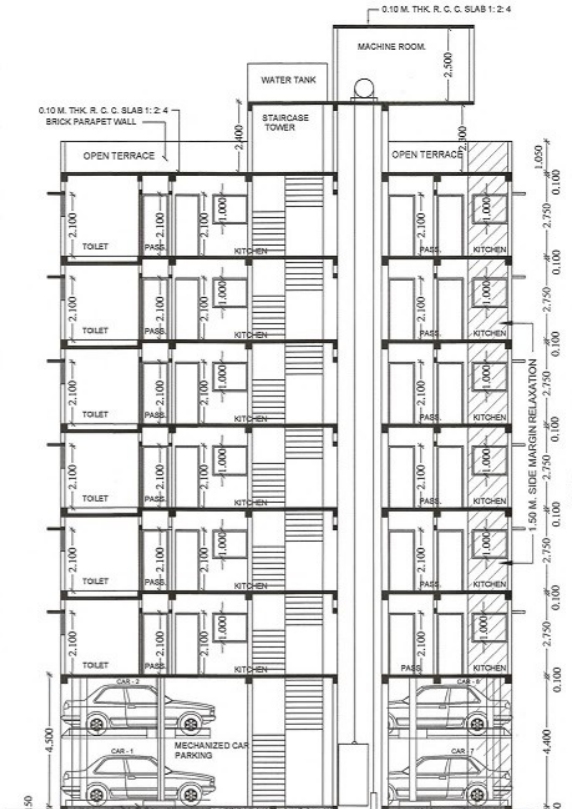




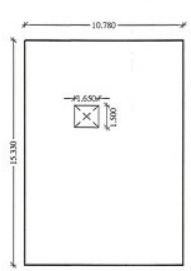
FRONT ELEVATION
SCALE 1:100



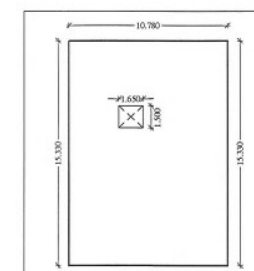
SECTION AT A-A
SCALE 1:100



SECTION AT B-B
SCALE 1:100



FLOOR WISE P - LINE
FIRST TO SIXTH FLOOR PLAN
SCALE 1:200



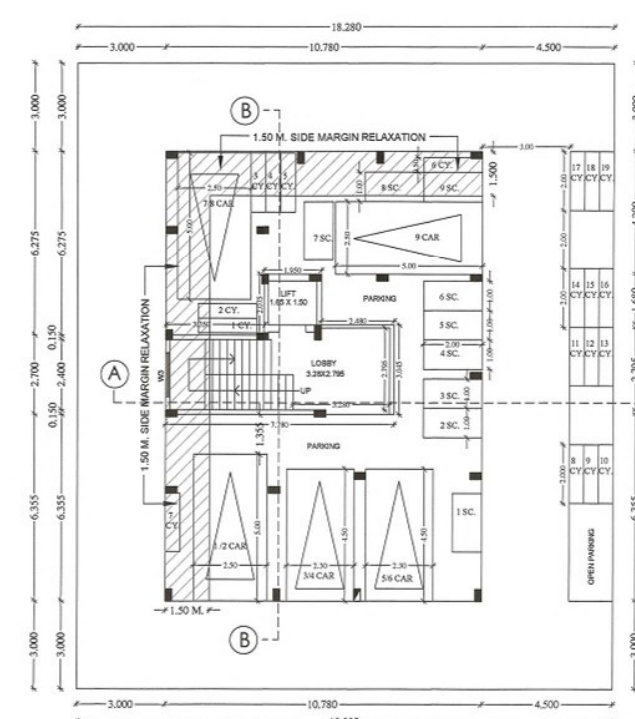
FLOOR WISE P - LINE
FIRST TO SIXTH FLOOR PLAN
SCALE 1:200

FIRST TO FIFTH FLOOR P - LINE BUA AREA

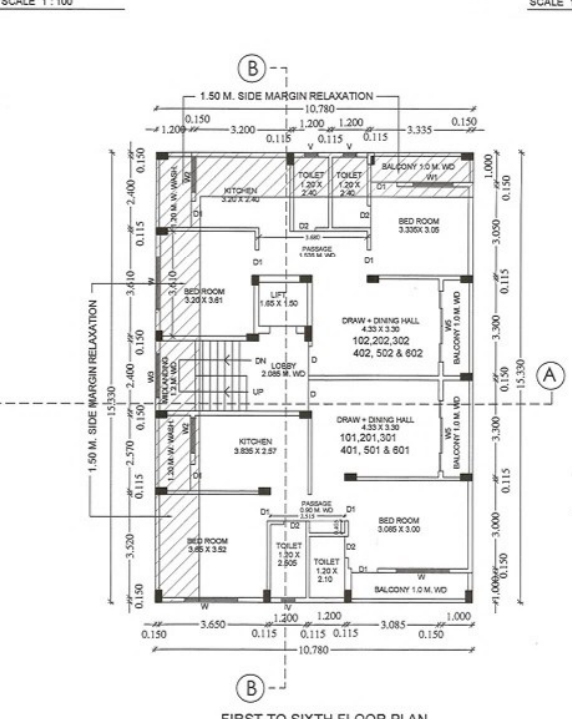
1) = 10.780 X 15.330 M. = 165.267 Sqm.
2) = 1.500 X 1.500 M. = 2.250 Sqm.
TOTAL AREA = 167.517 Sqm.

NET BUA P - LINE AREA ON FIRST TO FOURTH FLOOR

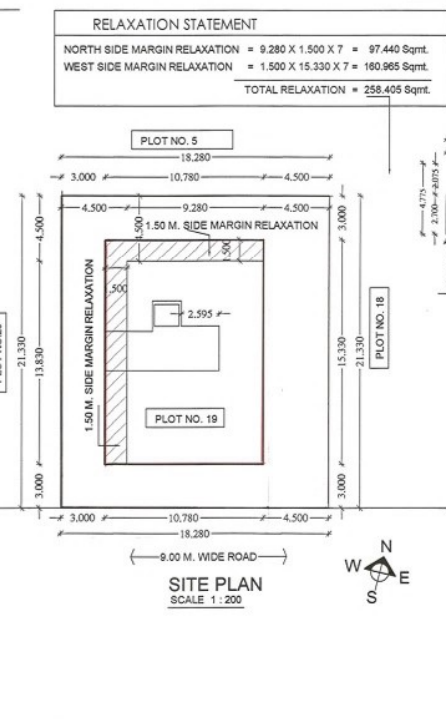
= 162.762 Sqm.



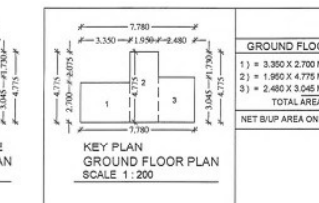
GROUND FLOOR PLAN
SCALE 1:100



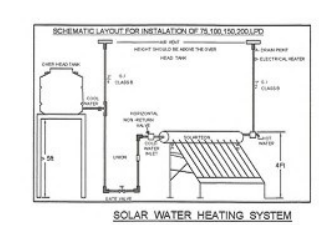
FIRST TO SIXTH FLOOR PLAN
SCALE 1:100



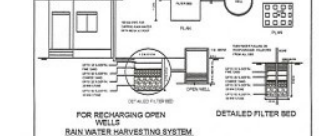
SITE PLAN
SCALE 1:200



GROUND FLOOR P - LINE BUA AREA
SCALE 1:200



SOLAR WATER HEATING SYSTEM
SCALE 1:200



FOR RECHARGING OPEN
WELLS
RAIN WATER HARVESTING SYSTEM
SCALE 1:200



OFFICE OF THE CORPORATION OF
THE CITY NAGPUR
Building Permit No. 244/167/2024
Date: 16.12.2024
SANCTIONED
subject to conditions mentioned in the building permit

STAMP OF APPROVAL PLAN	
PLAN FOR THE PROPOSED CONSTRUCTION OF MULTY FAMILY RESIDENCE UNIT ON PLOT NO. 19, KH. No. - 14/2, BANOBAST No.168, C.S.No.-19, C.S.SHEET No.-188-C, P.H.No.-44, MOUZA - JAITALA IN THE LAYOUT JANHIT GRUH NIRMAN SAHAKARI SANSTHA, RAJENDRA NAGAR LAY OUT, NAGPUR. BELONGING TO, Ssu. JAYASHRI DHANANJAY SAKHARKAR.	
AREA STATEMENT	
1. Area of plot (Minimum area of a, b, c to be considered)	389.912
(a) As per ownership document (7/12, CTS extract)	389.912
(b) as per measurement sheet	389.912
(c) as per site	389.912
2. Deductions for	
(a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
3. Balance area of plot (1-2)	389.912
4. Amenity Space (if applicable)	
(a) Required -	0.00
(b) Adjustment of 2(b), if any -	0.00
(c) Balance Proposed -	0.00
5. Net Plot Area (3-4 (c))	389.912
6. Recreational Open space (if applicable)	
(a) Required -	0.00
(b) Proposed -	0.00
7. Internal Road area	0.00
8. Plottable area (if applicable)	389.912
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5, basic FSI)	779.824
10. Addition of FSI on payment of premium	
(a) Maximum permissible premium FSI based on road width / TDR Zone	2.00
(b) Proposed FSI on payment of premium	0.000
11. In-situ FSI / TDR loading	
(a) In-situ area against D.P. road (2.0 x Sr. No. 2 (a)) if any	0.00
(b) In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and (c))	0.00
(c) TDR area	0.00
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00
12. Additional FSI area under Chapter No. 7	
13. Total entitlement of FSI in the proposal	779.824
(a) 9 + 10(b)+(11(d)) or 12 whichever is applicable	467.894
(b) Permissible Ancillary Area 779.824 x 60% with payment of charges	222.775
(c) Ancillary Area FSI upto 60% or 80% with payment of charges	1002.599
(d) Total entitlement (a+b)	1002.599
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 1.8 or 1.8	0.00
15. Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
(a) Existing Built-up Area	0.00
(b) Proposed Built-up Area (as per P-Line)	1002.599
(c) Total (a+b)	1002.599
16 F.S.I. Consumed (15/13) (should not be more than serial No. 14 above)	1.00
17. Area for Inclusive Housing, if any	
(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 16.12.2024 and the dimensions of the site etc. of plot stated on plan are as measured on ground and the area so worked out tallies with the area stated in document of Ownership/T.P. Scheme Record/ Land Records Department/City Survey records.	
N.V. RADKE OWNER'S DECLARATION I, the undersigned hereby certify that I/We would abide by the plan approved by the Authority/Collector. I/We would execute the structure as per approved plan. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work etc. Owner's name and signature as per the plan Ssu. JAYASHRI DHANANJAY SAKHARKAR SHRI VINAY P. SAKHRE (P.O.)	
M/s SHREE INFRA TECH Partner	
LEGEND PLOT BOUNDARY SHOWN WATER SHADEN PROPOSED WORK SHOWN RED	
JOB NO. DRAWING NO. SCALE DRAWN BY CHECKED BY 4 1 1:200 PRAMOD NITHIN RAMJI	
ARCHITECT/ENGINEER N.V. RADKE & ASSOCIATES REGISTERED ARCHITECT & STRUCTURAL ENGINEER 15, Dattatraya Nagar, 2nd Floor, Shivajinagar, Nagpur-462002 Mob: 91-9820181818, 91-9820181818 E-mail: nvr@nvrindia.com	

CARPET AREA CALCULATION			
Sr.No.	FLAT NO.	NAME OF CARPET	AREA (SQ.M.)
1	101, 201, 301, 401 & 501	DRAWING + DINING HALL	5.330 X 3.780 = 20.147
		BEDROOM	3.085 X 3.520 = 10.859
		TOILET	1.200 X 2.100 = 2.520
		KITCHEN	3.850 X 3.520 = 13.552
		PASSAGE	2.515 X 0.900 = 2.263
		TOTAL	61.889
		DRAWING + DINING HALL	5.330 X 3.300 = 17.589
		BED ROOM	3.335 X 3.050 = 10.171
		TOILET	1.200 X 2.400 = 2.880
		PASSAGE	3.680 X 1.535 = 5.648
2	102, 202, 302, 402 & 502	DRAWING + DINING HALL	5.330 X 3.050 = 16.157
		BED ROOM	3.335 X 3.050 = 10.171
		TOILET	1.200 X 2.400 = 2.880
		KITCHEN	3.200 X 2.400 = 7.680
		PASSAGE	3.680 X 1.535 = 5.648
		TOTAL	58.402
		DRAWING + DINING HALL	5.330 X 3.050 = 16.157
		BED ROOM	3.335 X 3.050 = 10.171
		TOILET	1.200 X 2.400 = 2.880
		PASSAGE	3.680 X 1.535 = 5.648

AREA DETAIL OF PROPOSED BUILDING			
BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE	
(1)	GROUND FLOOR	35.907	
	FIRST FLOOR	162.782	
	SECOND FLOOR	162.782	
	THIRD FLOOR	162.782	
	FOURTH FLOOR	162.782	
	FIFTH FLOOR	162.782	
(2)	SIXTH FLOOR	162.782	
	TOTAL	1002.599	

FSI CALCULATION			
NAME	LENGTH	HEIGHT	NOS.
D	1.000	2.100	12
D1	0.900	2.100	54
D2	0.750	2.100	24
SCHEDULE OF OPENING			
NAME	LENGTH	HEIGHT	NOS.
V	0.450	0.750	24
W	1.800	1.200	16
W1	1.350	1.200	6
W2	1.200	1.000	12
W4	1.500	1.800	7
W5	2.400	2.100	14

PARKING CALCULATION			
TYPE	CARPET AREA/FSI(M2)	TENANT (NOS.)	CAR (NOS.)
Residential	60 TO 80	1	1
	40 TO 60	2	1
	55 VISITORS PARKING		
TOTAL		9	9
0.9 MULTIPLYING FACTOR FOR NAGPUR MUNICIPAL CORPORATION AREA			

SCHEDULE OF OPENING			
NAME	LENGTH	HEIGHT	NOS.
D	1.000	2.100	12
D1	0.900	2.100	54
D2	0.750	2.100	24
SCHEDULE OF OPENING			
NAME	LENGTH	HEIGHT	NOS.
V	0.450	0.750	24
W	1.800	1.200	16
W1	1.350	1.200	6
W2	1.200	1.000	12
W4	1.500	1.800	7
W5	2.400	2.100	14

SCHEDULE OF OPENING			
NAME	LENGTH	HEIGHT	NOS.
D	1.000	2.100	12
D1	0.900	2.100	54
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W1	1.350	1.200	6
W2	1.200	1.000	12
W4	1.500	1.800	7
W5	2.400	2.100	14



The Rain Water Harvesting is required to be provided as per Direction of Govt. of Maharashtra No. TPB 432001/2133 CR-230/J1/UD-II, dated 10th March, 2005 as per schedule for every 360 sq.m. built-up area. The provision may be by open well 1 mtr. dia or by covered Rain Water Harvesting chamber for every 360 sq.m. built-up area. The options mentioned in the schedule are adopted. The authority may impose a levy of Rs. 1000/- per annum for every 100 sq.m. of built-up area, for failure of the owner to provide the Rain Water Harvesting System. The Rain Water Harvesting System should be installed in the building by the following uses at the per capita capacity of 100 litres per day. The Rain Water Harvesting System should be installed in the building by the following uses at the per capita capacity of 100 litres per day. The Rain Water Harvesting System should be installed in the building by the following uses at the per capita capacity of 100 litres per day.