NIT
L.S No. 6211
Zone
Valid Up To 31/12/2024



FRONT ELEVATION
SCALE 1:100

SECTION A-A
SCALE 1:100

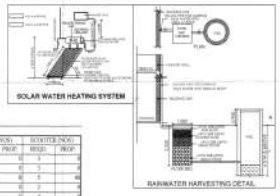
SECTION B-B
SCALE 1:100

Subject to the condition as per
Regularisation letter at 24/01 dated
enclosed here with.

ROOF RAINWATER HARVESTING SYSTEM
SHOULD BE PROVIDED WITHIN PLOT AREA

FORM OF STATEMENT 2 [SR NO. 9 (a)]

BUILDING NO	FLOOR NO	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION
A	B	C
	1)GROUND FLOOR	96.58 SQ.M.
	2) FIRST FLOOR	336.876 SQ.M.
	3)SECOND FLOOR	336.876 SQ.M.
	4)THIRD FLOOR	336.876 SQ.M.
	5)FOURTH FLOOR	336.876 SQ.M.
	6)FIFTH FLOOR	336.876 SQ.M.
	7)SIXTH FLOOR	127.666 SQ.M.
	TOTAL	1809.581 SQ.M.



PARKING CALCULATION :-

TYPE	CARPET AREA / TENEMENT (SQ.M.)	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS)	
		UNIT	PROP.	REQD.	PROP.	REQD.	PROP.
RESIDENTIAL	ABOVE 180 SQ.M.	1	1	1	1	1	1
	80 TO 180 SQ.M.	1	1	1	1	1	1
	40 TO 80 SQ.M.	2	14	1	14	1	14
	30 TO 40 SQ.M.	2	2	1	2	2	4
	LESS THAN 30 SQ.M.	2	4	0	4	1	4
	TOTAL				21		24
	ADD 5 % VISITOR PARKING				1		1
TOTAL					22		25
COMMERCIAL	EVERY 100 SQ.M. OR MORE	1		2	2	5	5
	TOTAL				24		30
	REQUIRED 90 % PARKING				21.60		27.00
TOTAL REQUIRED PARKING					46		57

OFFICE OF THE NAGPUR IMPROVEMENT TRU
Building Permit No. NIT/BP-0211/TP-1/R/20-21/0150/16-06-2021/16916/Pf/844
Date 17/06/2021
SANCTIONED
Building Engineer (West)
Nagpur Improvement Trust



PROPOSED SITE
DP SHEET NO:-7 (N.T.S.)

OTHER LAYOUT



SITE PLAN
SCALE 1:100

DRG SHEET NO: 2/2

DRG TITLE:- FLOOR PLAN, SITE PLAN, AREA STATEMENT

PROPOSED COMMERCIAL CUM MULTI-FAMILY BUILDING PLAN ON PLOT NO:- LAND, KH.NO:-83/6, CTS. NO:- SHEET NO:- , MOUZA:-BORGAON, HOUSE NO:-588 D/A, WARD NO:-88, NAGPUR
BELONGING TO
M/S METRO CITY PROJECTS
THROUGH ITS PARTNER
SHRI PRASHANT MANOHARRAO BONGIRWAR
MRS. VRUSHALI PRASHANT BONGIRWAR

AREA STATEMENT	SQ.M.
AREA OF PLOT	
1)Minimum area of s.b.u. in the case thereof	
(a) As per ownership document (7/12, CTS extract)	743.220
(b) As per measurement sheet (VILLAGE LETTER)	704.220
(c) as per MAHA NAGAR	
2)Deductions for	
(a) Proposed D.P./D.P. Road widening Area/ Service Road/ Highway widening	
(b) Any D.P. Reservation area	
3)Total a+b	
4)Balance area of plot (1-3)	704.220
5)Amenity Space (if applicable)	
(a) Required	
(b) Adjustment of 7(a), if any	
(c) Balance Required	
6)Net Plot Area (4-5 if any)	704.220
7)Permissible Open space (if applicable)	
(a) Required	
(b) Proposed	
7)Internal Road area	
8)Permissible area (if applicable)	
9)Built up area with reference to Basic F.S.I. as per front road width	
(a) No. 5 (Note) (FS.I. 2.50)	776.00
10)Additions of FSI on payment of premium (a) %	552.220
(a) Maximum permissible premium FSI based on road width(Note)	
(b) Proposed FSI On PAYMENT PREMIUM	
11)Gross PLOTTED Hardship	552.440
(a) 25 % of the area against A.R.P. road (3.00 & its No.3 (a) if any	
(b) 10 % of the area against Amenity Space if handed over (3.00 or 3.00 & its No.6 (a) whichever is)	
(c) TDR area	
(d) Total Architectural Hardship proposed (11 (a)+(b)+(c))	
12)Additional FSI area under Chapter No.	
13)Total Settlement of FSI in the proposal	
(a) 1+2(d)+3+4(d)+5+6+7(b)+8+9+10(a)+11+12 settlements applicable	1480.220
(b) Ancillary Area FSI upto 60% or 80% with payment of charges	672.220
(c) TDR/ Additional FSI (d)	2233.330
14)Maximum permissible FSI of B.U. (Building potential's Permissible as per fixed under (as per Regulations No. 6.1 to 6.2 & 6.3 as applicable) 1.5 & (c) 3.00	2233.330
15)Total Building Area (i) proposed (including area in 3(7b), 7(b)	
(a) Existing Built-up Area	
(b) Proposed Built-up Area (as per 7 (c)(e))	2808.990
(c) Total (a+b)	2808.990
16)F.S.I. consumed (15/13) (should not be more than ratio no. 14 above)	0.7899
17)Area for exclusive Housing, if any	
(a) Required (20% of 9+No.7)	700
(b) Proposed	
REMARKS:-	
1. PLOT BOUNDARY SHOWN IN	
2. PROPOSED CONSTRUCTION SHOWN IN	
3. EXISTING CONSTRUCTION SHOWN IN	
4. TEMPORARY CONSTRUCTION TO BE SHOWN SHADED IN	

Owner's Declaration

I/We undersigned hereby confirm that I/We would abide by plans approved by Auth/any Corporation. I/We assure/ensure that the structural drawings/plans/details, if any has/have been/would be executed under supervision of proper technical person so as to ensure the quality and safety in the work/site.

1. M/S METRO CITY PROJECT
2. THROUGH ITS PARTNER
3. SHRI. PRASHANT MANOHARRAO BONGIRWAR
4. SMT. VRUSHALI PRASHANT BONGIRWAR

Certificate of Area

I certify that the plot under reference was surveyed by me on _____ and the dimensions of sides viz. all plot details on plans are as measured on site and the entered/recorded sides with the area stated in document of Ownership/T.P. Scheme/Record/Land Records Department/City Survey records.

Signature
Stamp of architect/Licensed Engineer/Supervisor

PRASHANT SATPUTE
B.ARCH (HONS) (PGW), M.C.A.
REG. No. CA/1997/12318
AITI I.D. No. 481
N.M.C. L.S No. R-222
I.D No. MAHSAKA/2019/13018

SCALE	DATE	DRAWN BY	REVISION
1:100			
SITE PLAN 1:200	09/01/2020	AJAY	R2

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