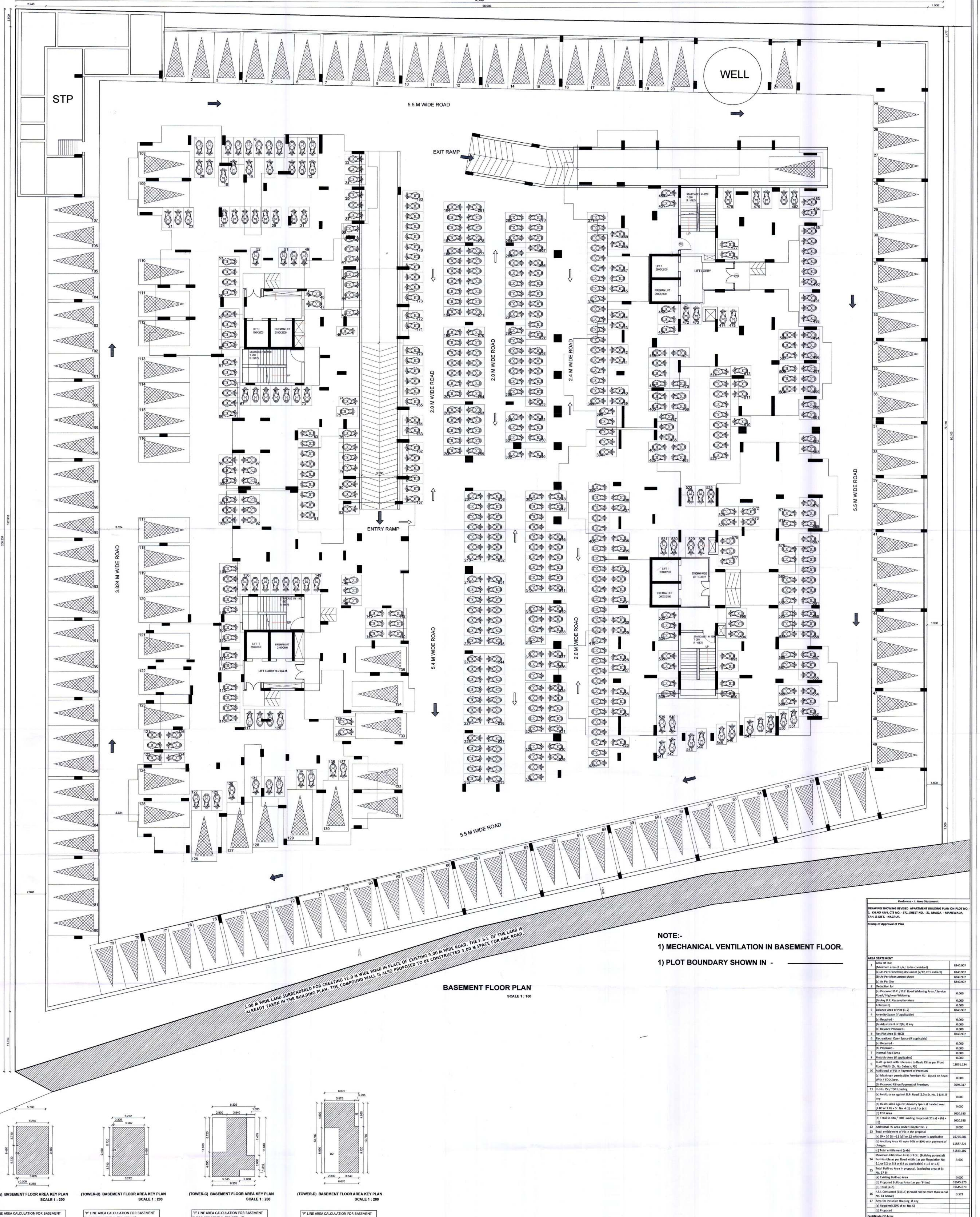


3.00 M WIDE LAND SURRENDERED FOR CREATING 12.0 M WIDE ROAD IN PLACE OF EXISTING 9.00 M WIDE ROAD. THE F.S.I. OF THE LAND IS ALREADY TAKEN IN THE BUILDING PLAN. THE COMPOUND WALL IS ALSO PROPOSED TO BE CONSTRUCTED 3.00 M SPACE FOR NMC ROAD.

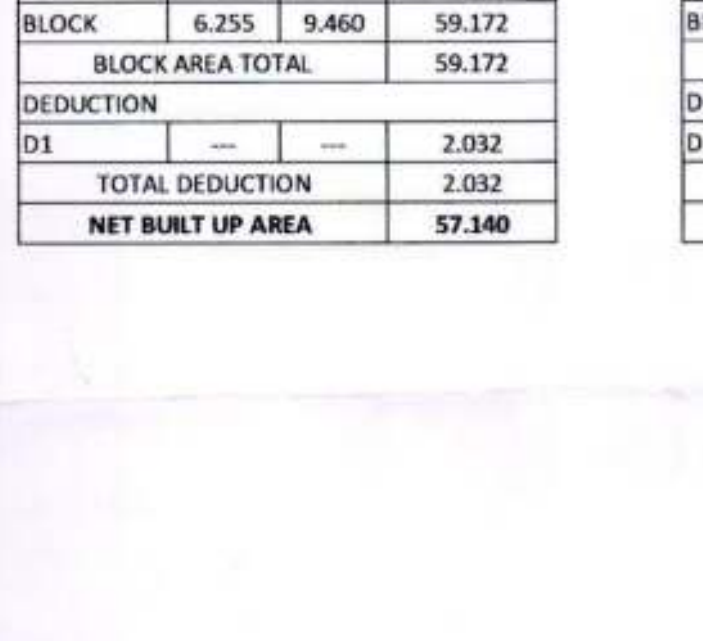
NOTE:-

1) MECHANICAL VENTILATION IN BASEMENT FLOOR.

1) PLOT BOUNDARY SHOWN IN -

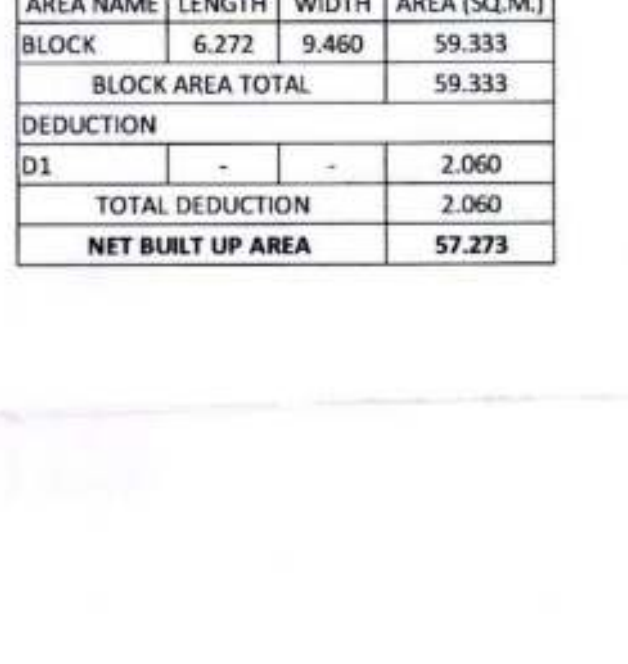
BASEMENT FLOOR PLAN

SCALE 1 : 100



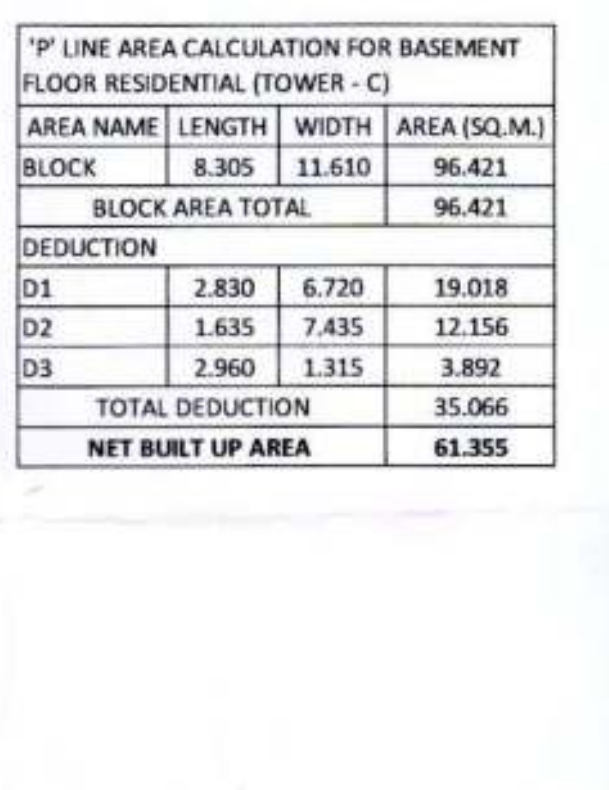
(TOWER-A) BASEMENT FLOOR AREA KEY PLAN
SCALE 1 : 200

'P' LINE AREA CALCULATION FOR BASEMENT FLOOR RESIDENTIAL (TOWER - A)			
AREA NAME	LENGTH	WIDTH	AREA (SQ.M.)
BLOCK	6.255	9.460	59.172
BLOCK AREA TOTAL			59.172
DEDUCTION			
D1	---	---	2.032
TOTAL DEDUCTION			2.032
NET BUILT UP AREA			**57.140**



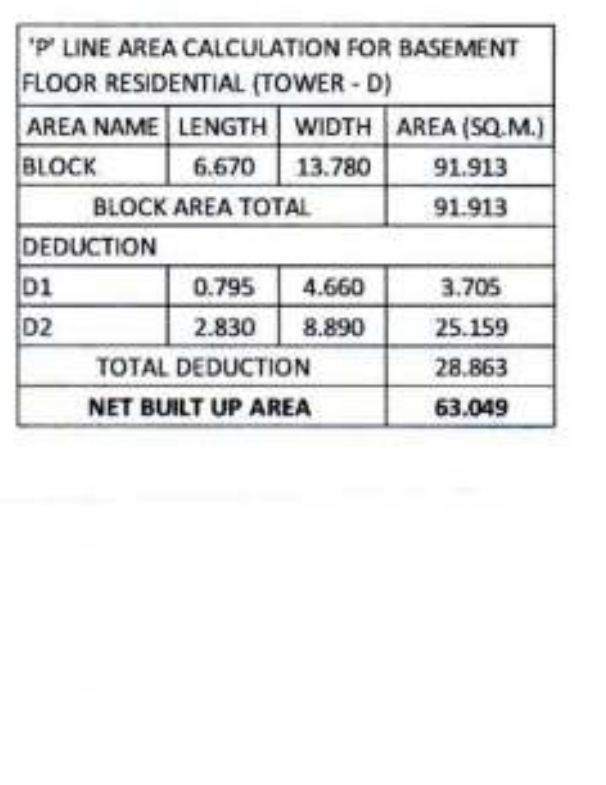
(TOWER-B) BASEMENT FLOOR AREA KEY PLAN
SCALE 1 : 200

'P' LINE AREA CALCULATION FOR BASEMENT FLOOR RESIDENTIAL (TOWER - B)			
AREA NAME	LENGTH	WIDTH	AREA (SQ.M.)
BLOCK	6.272	9.460	59.333
BLOCK AREA TOTAL			59.333
DEDUCTION			
D1	-	-	2.060
TOTAL DEDUCTION			2.060
NET BUILT UP AREA			**57.273**



(TOWER-C) BASEMENT FLOOR AREA KEY PLAN
SCALE 1 : 200

'P' LINE AREA CALCULATION FOR BASEMENT FLOOR RESIDENTIAL (TOWER - C)			
AREA NAME	LENGTH	WIDTH	AREA (SQ.M.)
BLOCK	8.305	11.610	96.421
BLOCK AREA TOTAL			96.421
DEDUCTION			
D1	2.830	6.720	19.018
D2	1.635	7.435	12.156
D3	2.960	1.315	3.892
TOTAL DEDUCTION			35.066
NET BUILT UP AREA			**61.355**



(TOWER-D) BASEMENT FLOOR AREA KEY PLAN
SCALE 1 : 200

'P' LINE AREA CALCULATION FOR BASEMENT FLOOR RESIDENTIAL (TOWER - D)			
AREA NAME	LENGTH	WIDTH	AREA (SQ.M.)
BLOCK	6.670	13.780	91.913
BLOCK AREA TOTAL			91.913
DEDUCTION			
D1	0.795	4.660	3.705
D2	2.830	8.890	25.159
TOTAL DEDUCTION			28.863
NET BUILT UP AREA			**63.049**

Pro[illegible] or Solar Water Heating Systems
So[illegible] system should be installed in [illegible] following uses at the per ca[illegible] mentioned as under.
Ty[illegible] Per Capita Capacity [illegible]
1) [illegible] / day / person,
2) [illegible] / day / person.
3) [illegible]
[illegible] Lits / day / person,
4) Resi[illegible] 25 Lits / day / person.
If th[illegible] not made, the occupancy [illegible] issued from NMC

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 208/BP/Manewada TP/NMC/2003 Date 17/8/22
SANCTIONED
Subject to conditions mentioned in the building Permit
Gawande 17/8/2022
Dy. Director
Town Planning
Nagpur Municipal Corporation

The Rain Water Harvesting is required to be provided as per Direction of Govt. of Maharashtra [illegible] March, 2005 as per [illegible] built-up area [illegible]
a) The authority may impose a levy of Rs. 1000/- per annum for every 100 sq.mts. of built-up area, for failure of the owner of the building.

Proforma - I : Area Statement		
DRAWING SHOWING REVISED APARTMENT BUILDING PLAN ON PLOT NO. - 1, KH.NO 45/4, CTS NO. - 571, SHEET NO. - 31, MAUZA - MANEWADA, TAH. & DIST. - NAGPUR.		
Stamp of Approval of Plan		
AREA STATEMENT		
1	Area Of Plot (Minimum area of a,b,c to be considerd)	8840.907
	(a) As Per Ownership document (7/12, CTS extract)	8840.907
	(b) As Per Measurment sheet	8840.907
	(c) As Per Site	8840.907
2	Deduction for	
	(a) Proposed D.P. / D.P. Road Widening Area / Service Road / Highway Widening	0.000
	(b) Any D.P. Reservation Area	0.000
	Total (a+b)	0.000
3	Balance Area of Plot (1-2)	8840.907
4	Amenity Space (if applicable)	
	(a) Required -	0.000
	(b) Adjustment of 2(b), if any	0.000
	(c) Balance Proposed -	0.000
5	Net Plot Area (3-4(C))	8840.907
6	Recreational Open Space (if applicable)	
	(a) Required -	0.000
	(b) Proposed -	0.000
7	Internal Road Area	0.000
8	Plotable Area (if applicable)	0.000
9	Built up area with reference to Basic FSI as per Front Road Width (Sr. No. 5xbasic FSI)	11051.134
10	Additional of FSI In Payment of Premium	
	(a) Maximum permissible Premium FSI - Based on Road With / TOD Zone.	0.000
	(b) Proposed FSI on Payment of Premium.	3094.317
11	In-situ FSI / TDR Loading	
	(a) In-situ area against D.P. Road [2.0 x Sr. No. 2 (a)], if any	0.000
	(b) In-situ Area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and / or (c)]	0.000
	(c) TDR Area	5620.530
	(d) Total In-situ / TDR Loading Proposed (11 (a) + (b) + (c))	5620.530
12	Additional FSI Area Under Chapter No. 7	0.000
13	Total entitlement of FSI in the proposal	
	(a) [9 + 10 (b) +11 (d)] or 12 whichever is applicable	19765.981
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges	11887.221
	(c) Total entitlement (a+b)	31653.202
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)	3.600
15	Total Built-up Area in proposal. (excluding area at Sr. No. 17 b)	
	(a) Existing Built-up Area	0.000
	(b) Proposed Built-up Area (as per 'P-line)	31645.870
	(C) Total (a+b)	31645.870
16	F.S.I. Consumed (15/13) (should not be more than serial No. 14 Above)	3.579
17	Area for Inclusive Housing, if any	
	(a) Required (20% of sr. No. 5)	
	(b) Proposed	

Certificate Of Area:

Certificate that the plot under reference was survey by me on ....and dimentions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership / T.P. Scheme Records / Land Record Department / City Survey Record.

Signature
(Sandeep R. Pandit)

Owner's Declaration-

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would excecute 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 safty at the work site.

Owner(s) Name and Signature

VISHWABHARTI CO-OPERATIVE HOUSING SOCIETY LIMITED NAGPUR.
THROUGH ITS CONSTITUTED ATTORNEY
M/s. SANSKRUTI DEVELOPERS
Through its Proprietor
SHRI BHAVESH DEORAO KUCHANWAR

Architects Name and Signature

Pandit

SANDEEP PANDIT
ARCHITECT
N.I.T.L.S. NO. 2388
N.M.C./R- 524

SANDEEP PANDIT ARCHITECTS
architects • interiors • landscape designers
PL.NO. 55B, SHOP NO.-1, JAIRAM APATMENT, TRIMURTI NAGAR
NEAR N.I.T. GARDEN, NAGPUR, Mob. 09975497212
E-Mail: sandeeppanditarchitects@gmail.com

C.O.A. REG. NO	N.I.T. REG. NO	N.M.C. REG. NO
CA / 2010 / 49230	2388	N.M.C. / R - 524
SCALE 1:100 & 1:200	N W E S	DEALT BY S.P.
DATE 29-03-2022		CHECKED BY S.P.
JOB NO. SPA-NGP-JA		ARCH. DWG. NO. A-01 REV. 0

Note - ALL DIMENSIONS ARE IN METERS.

BASEMENT FLOOR PLAN SCALE 1 : 100