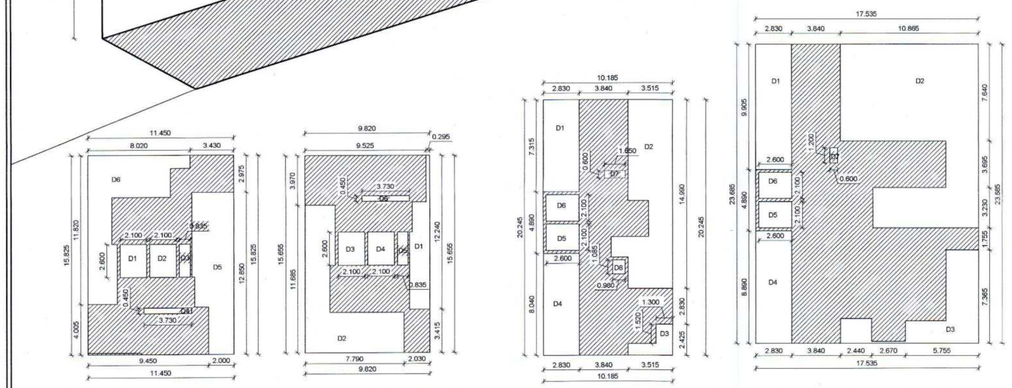
3.00 M WIDE LAND SURRENDERED FOR CREATING 12.0 M WIDE ROAD IN PLACE OF EXISTING 9.00 M WIDE ROAD. THE F.S.I. OF THE LAND IS ALREADY TAKEN IN THE BUILDING PLAN. THE COMPOUND WALL IS ALSO PROPOSED TO BE CONSTRUCTED 3.00 M SPACE FOR NMC ROAD.

GROUND / STILT FLOOR PLAN

SCALE 1 : 100



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

P' LINE AREA CALCULATION FOR GROUND FLOOR RESIDENTIAL (TOWER - A)			
AREA NAME	LENGTH	WIDTH	AREA (SQ.M.)
BLOCK	11.450	15.825	181.196
BLOCK AREA TOTAL			181.196
DEDUCTION			
D1	2.100	2.600	5.460
D2	2.100	2.600	5.460
D3	0.835	2.600	2.171
D4	3.730	0.450	1.679
D5	-	-	37.142
D6	-	-	41.245
TOTAL DEDUCTION			93.157
NET BUILT UP AREA			88.040

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

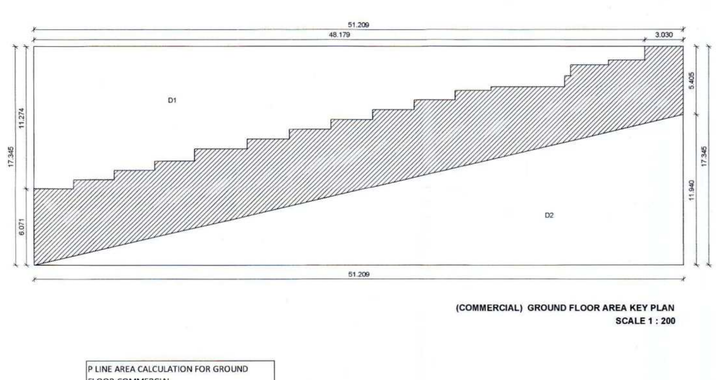
P' LINE AREA CALCULATION FOR GROUND FLOOR RESIDENTIAL (TOWER - B)			
AREA NAME	LENGTH	WIDTH	AREA (SQ.M.)
BLOCK	9.820	15.655	153.732
BLOCK AREA TOTAL			153.732
DEDUCTION			
D1	-	-	14.273
D2	-	-	43.342
D3	2.100	2.600	5.460
D4	2.100	2.600	5.460
D5	0.835	2.600	2.171
D6	3.730	0.450	1.679
TOTAL DEDUCTION			72.385
NET BUILT UP AREA			81.348

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

P' LINE AREA CALCULATION FOR GROUND FLOOR RESIDENTIAL (TOWER - C)			
AREA NAME	LENGTH	WIDTH	AREA (SQ.M.)
BLOCK	10.185	20.245	206.195
BLOCK AREA TOTAL			206.195
DEDUCTION			
D1	2.830	7.315	20.701
D2	-	-	50.153
D3	-	-	5.158
D4	2.830	8.040	22.753
D5	2.600	2.100	5.460
D6	2.600	2.100	5.460
D7	1.650	0.600	0.990
D8	0.980	1.085	1.063
TOTAL DEDUCTION			111.739
NET BUILT UP AREA			94.456

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

P' LINE AREA CALCULATION FOR GROUND FLOOR RESIDENTIAL (TOWER - D)			
AREA NAME	LENGTH	WIDTH	AREA (SQ.M.)
BLOCK	17.535	23.685	415.316
BLOCK AREA TOTAL			415.316
DEDUCTION			
D1	2.830	9.905	28.031
D2	-	-	119.292
D3	-	-	29.672
D4	2.830	8.890	25.159
D5	2.600	2.100	5.460
D6	2.600	2.100	5.460
D7	0.600	1.200	0.720
TOTAL DEDUCTION			213.794
NET BUILT UP AREA			201.523



(COMMERCIAL) GROUND FLOOR AREA KEY PLAN
SCALE 1 : 200

P LINE AREA CALCULATION FOR GROUND FLOOR COMMERCIAL			
AREA NAME	LENGTH	WIDTH	AREA (SQ.M.)
BLOCK	51.209	17.345	888.220
BLOCK AREA TOTAL			888.220
DEDUCTION			
D1	-	-	294.228
D2	-	-	305.708
TOTAL			599.936
P' LINE AREA [AS PER OUTER CONSTRUCTION LINE (P LINE)]			288.284

Provisions For Solara Water Heating Systems
Solar Water Heating System should be installed in the building for the following uses at the per capita capacity mentioned as under.

Type of Buildings	Per Capita Capacity Accumulated
1) Hospitals	-100 Ltrs./day/person.
2) Hotels	-150 Ltrs./day/person.
3) Hostel & other such buildings	--25 Ltrs./day/ person.
4) Resident	--25 Ltrs./day/person.

If the provisions as above is not made, the occupancy certificate will not be issued from NMC.

The Rain Water Harvesting is required to be provided as per Directon of Govt. of Maharashtra No. TPB 432001/2133 CR - 230/01/UD-11, dated 10th March, 2005 as per schedule for every 300 sq.mtrs. built-up area the system may be by open well 1 mtr. dia x mtrs. deep will filter/rain chamber for every 300 sq.mtr. built-up area. Other options mentioned in the schedule may be adopted
a) The authority may impose a levy of Rs. 1000/- per anoum for every 100 sqmts. of built-up area, for failure of the owner of the building

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No: 2081/CR/Mod/Resi/NR/2003 Date: 17/8/22
SANCTIONED
Subject to conditions mentioned in the building Permit
By Director/Deputy Director
Town Planning
Nagpur Municipal Corporation

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 considered)	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. 5sbasic 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

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

SANDEEP PANDIT ARCHITECTS
architect. interior. landscape designers

SANDEEP PANDIT ARCHITECTS
architects • interiors • landscape designers
PLNO. SSR, SHOP NO. -1, JARIAM APARTMENT, 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 / 49238	2388	N.M.C. / R - 524
SCALE		DEALT BY
1:100 & 1:200	N W E S	S.P.
DATE		CHECKED BY
29-03-2022		S.P.
JOB NO.	ARCH. DWG. NO.	REV.
SPA-NGP-JA	A-01-0	

Note - ALL DIMENSIONS ARE IN METERS.

GROUND / STILT FLOOR PLAN SCALE 1 : 100