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NIT
L.S No. 1714
Valid Up To 31-12-2022

REVISED PROPOSED RESIDENTIAL MULTYFAMILY BUILDING PLAN ON PLOT NO-9 & 10, KH.NO-71/1,K,C.T.S. NO-526, WARD NO-15, HOUSE NO-3490/9,10, MOUZA-SOMALWADA, SHILPA CO-OP HOUSING SOCIETY, NAGPUR

BELONGING TO-
GANESH BUILDERS
THROUGH ITS PROPRIETOR
SHRI-ANOOP GYANPRAKASH SHUKLA

TYPICAL SECOND,THIRD,FOURTH&FIFTH FLOOR PLAN
(SCALE-1:100)

SIXTH FLOOR PLAN
(SCALE-1:100)

TYPICAL FLOOR CARPET AREA KEY PLAN
(SCALE-1:200)

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

CARPET AREA STATEMENT
101,201,301,401
01) 5.000 X 3.665 = 18.325
02) 2.820 X 1.200 = 3.384
03) 3.665 X 1.420 = 5.205
04) 2.477 X 1.500 = 3.715
= 48.473 SQ.M.
BALCONY AREA STATEMENT
05) 4.158 X 1.500 = 6.237
06) 2.230 X 1.500 = 3.345
07) 2.750 X 1.500 = 4.125
= 13.707 SQ.M.

CARPET AREA STATEMENT
201,202,203,204
08) 4.990 X 3.690 = 18.416
09) 1.730 X 1.812 = 3.080
10) 1.200 X 3.033 = 3.639
11) 4.080 X 1.533 = 6.662
12) 5.280 X 4.472 = 23.612
13) 1.500 X 4.189 = 6.283
14) 3.110 X 1.200 = 3.732
= 65.464 SQ.M.
BALCONY AREA STATEMENT
14) 7.240 X 1.500 = 10.860
15) 1.500 X 1.518 = 2.277
16) 1.500 X 1.518 = 2.277
= 15.414 SQ.M.

CARPET AREA STATEMENT
103,203,303,403
17) 4.990 X 3.663 = 18.446
18) 5.280 X 6.105 = 32.234
19) 3.110 X 1.200 = 3.732
20) 1.500 X 4.189 = 6.283
21) 1.200 X 1.400 = 1.680
= 62.375 SQ.M.
BALCONY AREA STATEMENT
22) 7.240 X 1.500 = 10.860
23) 1.500 X 1.518 = 2.277
24) 1.500 X 1.518 = 2.277
= 15.414 SQ.M.

CARPET AREA STATEMENT
104,204,304,404
25) 5.035 X 3.965 = 19.963
26) 5.465 X 2.477 = 13.536
27) 3.965 X 2.823 = 11.589
28) 2.820 X 1.200 = 3.384
= 48.472 SQ.M.
BALCONY AREA STATEMENT
29) 4.158 X 1.500 = 6.237
30) 2.230 X 1.500 = 3.345
31) 2.750 X 1.500 = 4.125
= 13.707 SQ.M.

SIXTH FLOOR P-LINE PLAN
(SCALE-1:200)

TYPICAL FLOOR P-LINE PLAN (first to fifth)
(SCALE-1:200)

GROUND FLOOR P-LINE PLAN
(SCALE-1:200)

FIRST FLOOR B/UP AREA
24.000 X 14.920 = 358.080 SQ.M.
DEDUCTION-
[A] 4.470 X 0.300 = 1.341
[B] 1.200 X 1.500 = 1.800
[C] 1.200 X 1.500 = 1.800
[C] 4.470 X 0.300 = 1.341
[A] 4.780 X 0.300 = 1.435
[F] 4.780 X 0.300 = 1.435
[D] 1.730 X 3.662 = 6.336
[D] 1.730 X 1.850 = 3.145
[I] 1.700 X 1.850 = 3.145
[J] 1.730 X 3.662 = 6.336
= 28.004 SQ.M.
NET FIRST FLOOR B/UP AREA
(358.080-28.004) = 330.056 SQ.M.
SECOND FLOOR B/UP AREA = 330.056 SQ.M.
(SAME AS FIRST FLOOR)
THIRD FLOOR B/UP AREA = 330.056 SQ.M.
(SAME AS FIRST FLOOR)
FOURTH FLOOR B/UP AREA = 330.056 SQ.M.
(SAME AS FIRST FLOOR)
FIFTH FLOOR B/UP AREA = 330.056 SQ.M.
(SAME AS FIRST FLOOR)
SIXTH FLOOR B/UP AREA
24.000 X 14.920 = 358.080 SQ.M.
DEDUCTION-
[A] 1.500 X 4.458 = 6.687
[B] 5.150 X 1.500 = 13.725
[B] 5.150 X 1.500 = 13.725
[D] 1.500 X 4.458 = 6.687
[E] 4.780 X 0.300 = 1.435
[F] 4.780 X 0.300 = 1.432
[D] 1.730 X 3.662 = 6.296
[H] 1.700 X 1.850 = 3.145
[I] 1.700 X 1.850 = 3.145
[J] 1.730 X 3.662 = 6.296
[K] 1.50 X 1.50 x 4= 9.000
= 71.566 SQ.M.
NET SIXTH FLOOR B/UP AREA
(358.080-71.566) = 286.514 SQ.M.

PARKING AREA STATEMENT

For Residential Building :-

For Every Two tenement having carpet area having equal to above 40.00 sq.m. but less than 80.00 sq.m.	1 car + 5 sc + 5 % v.p.
For 24 tenament 40-80 sq.m. carpet area	12 car + 60 sc
5 % visitor Parking = 1 car + 3 sc parking required = 13 car + 63 sc Multiplying factor as per table No-8-C Sr.No.02 of UDCPR-2020 = 0.9 = 0.9 X 13 CAR =63 SC) Total Paving area/req.= 12 car + 57 sc	

For commercial :-

For every 100 sq.m. carpet area of trancho there of for 117.09 sq.m.	2 car + 4 sc, 2 car + 7 sc
Total Required Parking	14 car + 64 sc
Proposed Parking :-	9 car + 64 sc

PLOT AREA AS PER AMALGAMATION	= 633.975 SQ.M.
PERMISSIBLE F.S.I. 1.1	= 697.372 SQ.M.
PERMISSIBLE PREMIUM F.S.I. 50 %	= 316.987 SQ.M.
T.D.R. 40 %	= 255.288 SQ.M.
ANCILLARY F.S.I. 60 %	= 1259.647 SQ.M.
COMMERCIAL 80 %	= 735.312 SQ.M.
	= 971.557 SQ.M.
NET PERMISSIBLE F.S.I.	= 2176.992 SQ.M.

GROUND FLOOR B/UP AREA
[A] 21.000 X 5.807 = 121.947
[B] 5.400 X 2.000 = 12.800
[C] 1.500 X 2.00x2 = 6.000
[C] 2.780 X 5.715 = 15.430
= 156.177 SQ.M.

PROFORMA-1 AREA STATEMENT

PROPOSED COMPLEX ON C.T.S. NO. / PLOT NO-9,10 S. NO. GAT NO.P.P. NO. OF VILLAGE MAUJE	DRAWING SHEET NO.01/Y
STAMP OF APPROVAL OF PLANS:	

AREA STATEMENT
(MINIMUM AREA OF A,B,C TO BE CONSIDERED)

1.- AREA OF PLOT	630.075 SQ.M.
(a) AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)	0.00
(b) AS PER MEASUREMENT SHEET	0.00
(c) AS PER SITE	633.975 SQ.M.
2.- DEDUCTIONS FOR	0.00
(a) PROPOSED D.P./ D.P. ROAD WIDENING AREA/ SERVICE ROAD/HIGHWAY WIDENING	0.00

F.S.I./Built-up Area Calculation

a	Net Plot area for F.S.I. Calculation (As per clause No. 3.9 of UDCPR-2020) as per Release Letter	633.975 sq.m.
b	Net Plinth Built up Area (As per clause No-4.6 of UDCPR-2020)	2092.971 sq.m.
c	For Residential Use Dividing Factor 1.2 to arrive (Basic F.S.I.=premium FSI+TDR+Fine area/1.4)	1936.794/1.4= 1210.496 sq.m. (1936.794-1210.496)=726.298
d	For Non-Residential use Dividing Factor 1.8 to arrive (Basic F.S.I.=premium FSI+TDR+Fine area/1.8)	156.177/1.8= 86.765 sq.m. (156.177-86.765) = 69.412 sq.m.
e	Permissible Ancillary F.S.I.(As perclause No-6.3 Table No-A-G, Note-(i) of UDCPR-2020-b-c-d)	726.298+69.412 = 795.710 sq.m.

		Permissible	Proposed
f	Permissible Basic F.S.I./Built-up Area :- (1.10 X a)	Basic FSI = 1.10 697.372 sq.m.	Basic FSI = 1.10 697.372 sq.m.
g	Permissible Additional F.S.I. On Premium :- (0.40 x a) (As per clause No-6.3 Table No.-A-G of UDCPR-2020)	Premium FSI = 0.50 316.987 sq.m.	Premium FSI = 0.50 316.978 sq.m.
h	Permissible T.D.R. :- (b x premissible TDR) (As pre clause no.-6.3 Table No-A-G of UDCPR-2020)	0.40/255.288	0.44/282.902
i	Total Entitlement of FSI (e+f+g+h)	2093.357 sq.m.	2092.97 sq.m.
j	Maximum Building potential on plot (Excluding ANCILLARY FSI	Total FSI = 1.60 1014.359 SQ.M.	Total FSI = 1.60 1014.359 SQ.M.
K	Permissible Ancillary FSI (As per clause No-6.3, Table No-A-G, Note-(i) of UDCPR	795.710 SQ.M.	795.710 SQ.M.

FROM OF STATEMENT 2
PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
(1)	(2)	(3)
	GROUND:	156.177 SQ.m.
	FIRST:	330.056 SQ.M.
	SECOND:	330.056 SQ.M.
	THIRD:	330.056 SQ.M.
	FOURTH:	330.056 SQ.M.
	FIFTH:	330.056 SQ.M.
	SIXTH:	286.514 SQ.M.
	TOTAL:	2092.971 SQ.M.

FROM OF STATEMENT 2
AREA DETAILS OF APARTMENT

BUILDING NO.	FLOOR NO.	APART. NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT
(1)	(2)	(3)	(4)	(5)
	GROUND	G01	19.194 SQ.M.	
		G02	18.866 SQ.M.	
		G03	18.866 SQ.M.	
		G04	18.866 SQ.M.	
		G05	18.866 SQ.M.	
		G06	19.194 SQ.M.	
	FIRST	101,201,301,401 to 104,204,304,404	48.473 SQ.M.	13.707 SQ.M.
	TO SIXTH	102,202,302,402, 103,203, 303,403 to 104,204,304,404	71.673 SQ.M.	15.414 SQ.M.
			62.375 SQ.M.	15.414 SQ.M.
			48.472 SQ.M.	13.707 SQ.M.

SCHEDULE OF OPENING

NO.	SIZE	REMARK
D	1.000 X 2.100	T.W. PANNEL DOOR
D1	1.000 X 2.100	T.W. PANNEL DOOR
D2	0.750 X 2.100	T.W. PANNEL DOOR
W	1.500 X 1.200	T.W. GLAZED WINDOW
W1	1.200 X 1.200	T.W. GLAZED WINDOW
V	0.600 X 0.600	M.S. VENTILATOR

INDEX

PLOT BOUNDARY SHOWN IN
PROPOSED CONST. SHOWN IN
EXISTING CONST. SHOWN IN
EXISTING CONST. TO BE DEMOLISH SHOWN IN

(b) PROPOSED

CERTIFICATE OF AREA:-
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF BOSS 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 /7/12/CIDNE RECORDS/LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

JITENDRA INGULKAR
(D.C.R.E.)
NIT Reg. No.: 1714
NMC Reg. No.: 557
SIGNATURE OF ARCHITECT/LICENSED ENGINEER/ SUPERVISOR

OWNER'S DECLARATION:-
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY AUTHORITY/ COLLECTOR, I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER (s) NAME AND SIGNATURE

ARCHITECT/LICENSED ENGINEER/SUPERVISOR NAME AND SIGNATURE

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. OF ARCHITECT/LICENCE NO. OF LICENCED ENGINEER/ SUPERVISOR
SUB	01	1:100 1:200	MANOSH	PRAKASH	

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. NIT/E(EST)/Corr No. 225533/Tracking No-2022060348/SP2
Date 21/10/2022
SANCTIONED
Assistant Engineer
Building Engineer (West)
Nagpur Improvement Trust

Subject to the condition as per Regularisation letter dt. 15-03-21

ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA

SITE PLAN
(SCALE-1:200)

BASEMENT FLOOR PLAN
(SCALE-1:100)

GROUND FLOOR PLAN
(SCALE-1:100)

FIRST FLOOR PLAN
(SCALE-1:100)

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT