

1.	MINIMUM AREA (A, B, C, D TO BE CONSIDERED) (A) AS PER OWNERSHIP DOCUMENT (71/2 CTS EXTRACT) (B) AS PER LEASE DEED (C) AS PER SITE	557.52 557.52 557.52	PROPOSED MULTI FAMILY RESIDENTIAL DWELLING UNIT ON PART & PARCEL OF LAND BEARING PLOT NO. 392, KH. NO. 509, MOLLA- NAGPUR, CORPORATION HOUSE NO. 783, WARD NO. 10, ZONE NO. 03, CITY SURVEY NO. 172, SHEET NO. 336, SITUATED IN J.A.L.B. SCHEME, TAHASIL & DISTRICT-NAGPUR.
2.	DEDUCTIONS FOR (A) PROPOSED D.P./ R.O.P. ROAD WIDENING AREA /SERVICE ROAD/ HIGHWAY WIDENING (B) ROAD/ HIGHWAY WIDENING (C) TOTAL AREA	0.00	

1.	BALANCE AREA OF PLOT (A-2)	557.42
2.	AMOUNTY SPACE (IF APPLICABLE)	0.00
3.	ADJUSTMENT OF 2 (B), IF ANY:	0.00
4.	(A) BALANCE PROPOSED:	557.42
5.	NET PLOT AREA (A-4 C-1)	557.42
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	0.00
7.	(A) REQUIRED	0.00

BELONGS TO:
 1) SHRI. VISUAL SHIRKAMJI VADYA,
 2) SHRI. PRAKASH SHIRKAMJI VADYA,
 3) SHRI. ASHISH MADHUKAR KANER.

PREVIOUS BUILDING PERMIT NO. 11A17458/5735 DATED: 02/09/1986.

		PILOT AREA		AREA IN SQ. M.	
		AS PER LEASE DEED	=	557,420	=
		AS PER C.T.S.	=	557,520	=
		CONSIDERING THE LEAST AREA	=	557,420	=
		FSI	=	1.100	=
7.	INTERNAL ROAD AREA:	0.00			
8.	PLOTTABLE AREA (IF APPLICABLE):	0.00			
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 5 & BASIC F.S.I.)	557.42			
10.	ADDITIONAL FSI ON PAYMENT OF PREMIUM (A) MAX. PERMISSIBLE PREMIUM FSI (BASED ON ROAD	613.62			

	0.00	1.00	557,420	613.35
11. PROPOSED SUB AREA				
(A) IN-SITU / TDR LOADING				
(B) PROPOSED SUB AREA IN PAYMENT OF PREMIUM				
(A) IN-SITU / TDR LOADING				
(B) IN-SITU / TDR LOADING				
(C) TDR AREA				
(D) TDR AREA				
(E) TDR AREA				
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(CB) TDR AREA				
(CC) TDR AREA				
(CD) TDR AREA				
(CE) TDR AREA				
(CF) TDR AREA				
(CG) TDR AREA				
(CH) TDR AREA				
(CI) TDR AREA				
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(CL) TDR AREA				
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(CN) TDR AREA				
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(CP) TDR AREA				
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(CR) TDR AREA				
(CS) TDR AREA				
(CT) TDR AREA				
(CU) TDR AREA				
(CV) TDR AREA				
(CW) TDR AREA				
(CX) TDR AREA				

12.	TOTAL ENTITLED FSI AREA UNDER CHAPTER NO. 7	0.00	ON 3RD FLOOR	103.134
13.	TOTAL ENTITLED FSI AREA IN THE PROPOSAL (A) (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) (AA) (AB) (AC) (AD) (AE) (AF) (AG) (AH) (AI) (AJ) (AK) (AL) (AM) (AN) (AO) (AP) (AQ) (AR) (AS) (AT) (AU) (AV) (AW) (AX) (AY) (AZ) (BA) (BB) (BC) (BD) (BE) (BF) (BG) (BH) (BI) (BJ) (BK) (BL) (BM) (BN) (BO) (BP) (BQ) (BR) (BS) (BT) (BU) (BV) (BW) (BX) (BY) (BZ) (CA) (CB) (CC) (CD) (CE) (CF) (CG) (CH) (CI) (CJ) (CK) (CL) (CM) (CN) (CO) (CP) (CQ) (CR) (CS) (CT) (CU) (CV) (CW) (CX) (CY) (CZ) (DA) (DB) (DC) (DD) (DE) (DF) (DG) (DH) (DI) (DJ) (DK) (DL) (DM) (DN) (DO) (DP) (DQ) (DR) (DS) (DT) (DU) (DV) (DW) (DX) (DY) (DZ) (EA) (EB) (EC) (ED) (EE) (EF) (EG) (EH) (EI) (EJ) (EK) (EL) (EM) (EN) (EO) (EP) (EQ) (ER) (ES) (ET) (EU) (EV) (EW) (EX) (EY) (EZ) (FA) (FB) (FC) (FD) (FE) (FF) (FG) (FH) (FI) (FJ) (FK) (FL) (FM) (FN) (FO) (FP) (FQ) (FR) (FS) (FT) (FU) (FV) (FW) (FX) (FY) (FZ) (GA) (GB) (GC) (GD) (GE) (GF) (GG) (GH) (GI) (GJ) (GK) (GL) (GM) (GN) (GO) (GP) (GQ) (GR) (GS) (GT) (GU) (GV) (GW) (GX) (GY) (GZ) (HA) (HB) (HC) (HD) (HE) (HF) (HG) (HH) (HI) (HJ) (HK) (HL) (HM) (HN) (HO) (HP) (HQ) (HR) (HS) (HT) (HU) (HV) (HW) (HX) (HY) (HZ) (IA) (IB) (IC) (ID) (IE) (IF) (IG) (IH) (II) (IJ) (IK) (IL) (IM) (IN) (IO) (IP) (IQ) (IR) (IS) (IT) (IU) (IV) (IW) (IX) (IY) (IZ) (JA) (JB) (JC) (JD) (JE) (JF) (JG) (JH) (JI) (JJ) (JK) (JL) (JM) (JN) (JO) (JP) (JQ) (JR) (JS) (JT) (JU) (JV) (JW) (JX) (JY) (JZ) (KA) (KB) (KC) (KD) (KE) (KF) (KG) (KH) (KI) (KJ) (KK) (KL) (KM) (KN) (KO) (KP) (KQ) (KR) (KS) (KT) (KU) (KV) (KW) (KX) (KY) (KZ) (LA) (LB) (LC) (LD) (LE) (LF) (LG) (LH) (LI) (LJ) (LK) (LL) (LM) (LN) (LO) (LP) (LQ) (LR) (LS) (LT) (LU) (LV) (LW) (LX) (LY) (LZ) (MA) (MB) (MC) (MD) (ME) (MF) (MG) (MH) (MI) (MJ) (MK) (ML) (MM) (MN) (MO) (MP) (MQ) (MR) (MS) (MT) (MU) (MV) (MW) (MX) (MY) (MZ) (NA) (NB) (NC) (ND) (NE) (NF) (NG) (NH) (NI) (NJ) (NK) (NL) (NM) (NN) (NO) (NP) (NQ) (NR) (NS) (NT) (NU) (NV) (NW) (NX) (NY) (NZ) (OA) (OB) (OC) (OD) (OE) (OF) (OG) (OH) (OI) (OJ) (OK) (OL) (OM) (ON) (OO) (OP) (OQ) (OR) (OS) (OT) (OU) (OV) (OW) (OX) (OY) (OZ) (PA) (PB) (PC) (PD) (PE) (PF) (PG) (PH) (PI) (PJ) (PK) (PL) (PM) (PN) (PO) (PP) (PQ) (PR) (PS) (PT) (PU) (PV) (PW) (PX) (PY) (PZ) (QA) (QB) (QC) (QD) (QE) (QF) (QG) (QH) (QI) (QJ) (QK) (QL) (QM) (QN) (QO) (QP) (QQ) (QR) (QS) (QT) (QU) (QV) (QW) (QX) (QY) (QZ) (RA) (RB) (RC) (RD) (RE) (RF) (RG) (RH) (RI) (RJ) (RK) (RL) (RM) (RN) (RO) (RP) (RQ) (RR) (RS) (RT) (RU) (RV) (RW) (RX) (RY) (RZ) (SA) (SB) (SC) (SD) (SE) (SF) (SG) (SH) (SI) (SJ) (SK) (SL) (SM) (SN) (SO) (SP) (SQ) (SR) (SS) (ST) (SU) (SV) (SW) (SX) (SY) (SZ) (TA) (TB) (TC) (TD) (TE) (TF) (TG) (TH) (TI) (TJ) (TK) (TL) (TM) (TN) (TO) (TP) (TQ) (TR) (TS) (TT) (TU) (TV) (TW) (TX) (TY) (TZ) (UA) (UB) (UC) (UD) (UE) (UF) (UG) (UH) (UI) (UJ) (UK) (UL) (UM) (UN) (UO) (UP) (UQ) (UR) (US) (UT) (UU) (UV) (UW) (UX) (UY) (UZ) (VA) (VB) (VC) (VD) (VE) (VF) (VG) (VH) (VI) (VJ) (VK) (VL) (VM) (VN) (VO) (VP) (VQ) (VR) (VS) (VT) (VU) (VV) (VW) (VX) (VY) (VZ) (WA) (WB) (WC) (WD) (WE) (WF) (WG) (WH) (WI) (WJ) (WK) (WL) (WM) (WN) (WO) (WP) (WQ) (WR) (WS) (WT) (WU) (WV) (WW) (WX) (WY) (WZ) (XA) (XB) (XC) (XD) (XE) (XF) (XG) (XH) (XI) (XJ) (XK) (XL) (XM) (XN) (XO) (XP) (XQ) (XR) (XS) (XT) (XU) (XV) (XW) (XX) (XY) (XZ) (YA) (YB) (YC) (YD) (YE) (YF) (YG) (YH) (YI) (YJ) (YK) (YL) (YM) (YN) (YO) (YP) (YQ) (YR) (YS) (YT) (YU) (YV) (YW) (YX) (YY) (YZ) (ZA) (ZB) (ZC) (ZD) (ZE) (ZF) (ZG) (ZH) (ZI) (ZJ) (ZK) (ZL) (ZM) (ZN) (ZO) (ZP) (ZQ) (ZR) (ZS) (ZT) (ZU) (ZV) (ZW) (ZX) (ZY) (ZZ)	613.62	PROPOSED FLOOR	103.134
	(B) ANNUAL FSI AREA UP TO 60% OR 80% WITH PAYMENT OF CHARGES.	236.60	ON 4TH FLOOR	848.768
	(C) TOTAL ENTITLED FSI AREA (A+B)	847.562	TOTAL BU AREA	
14.	MAXIMUM UTILIZATION LIMIT OF FSI BUILDING AS PER SECTION 22(1) OF THE ACT AND AS PER RULES 120(N) NO. 61, 62 OR 63 OR 64 AS APPLICABLE.			

15.	81.1.08.1.8) TOTAL BUILT UP AREA IN PROPOSAL, (EXCLUDING AREA AT SR. NO. 17 B) (A) EXISTING BUILT UP AREA, (B) PROPOSED BUILT UP AREA (AS PER PLANS) (C) TOTAL (A+B)	2.75 0.00 0.00 0.00 0.00
16.	FSI CONSUMED (135) (SHOULD NOT BE MORE THAN SR. NO. 14 ABOVE)	1.1

ITEM	QTY	UNIT	IBU AREA		F.S.I.	
			PERMISSIBLE	PROPOSED	PERMISSIBLE	PROPOSED
17. AREA TO BE COVERED BY ROOF (CALCULATED, 20% OF SH. NO. 5)	0.00	SQ. M.				0.00
(B) PROPOSED	0.00	SQ. M.				0.00

STATEMENT 3				SCHEDULE OF OPENINGS:	
		WT	12 X 09	TW FRAMED WINDOW	
EA	881.054	—	—	—	—
	367.892	236.603	60%	38.50 %	
892.80 M					
	013.102	013.102	1.1	1.1	
	013.102	013.102	1.1	1.1	

[illegible]

	ALUMINUM SLIDING DOOR WINDOW	ALUMINUM SLIDING DOOR WINDOW	ALUMINUM SLIDING DOOR WINDOW	PARKING STATEMENT: IF FOR EVERY 2 TREATMENTS WITH EACH TREATMENT HAVING CARPET AREA 40 TO 80 SQ.M., THE REQUIRED PARKING IS 1C, SSC + 5G VISITORS PARKING.	CAR	SCOOTER	VISITOR'S PARKING
S.D.W.2	1 X 5 X 2.1	1 X 5 X 2.1	1 X 5 X 2.1	N/A			
S.D.W.3	1 X 1 X 2.1	1 X 1 X 2.1	1 X 1 X 2.1	N/A			
S.D.W.4	1 X 8 X 2.1	1 X 8 X 2.1	1 X 8 X 2.1	N/A			
2ND FLOOR	201	57,788	38,363	20,453			
202		46,394	27,853	42,169			
3RD FLOOR	302		46,394	27,853			
303		42,169	20,155				

4TH FLOOR	402	46,594	27,853	N/A.	5%
	403	42,169	20,155	N/A.	5%

PROVIDED	4	22	5%
INDEX: EXIST BOUNDARY SHOWN THIS PLATTING CONSTRUCTION SHOWN THIS; PROPOSED CONSTRUCTION SHOWN THIS; TO BE DEMOLISHED SHOWN THIS			

Owner's Sign:

I, WE UNDERSIGNED HEREBY CERTIFY THAT I / WE WOULD AGREE BY PLANS APPROVED BY AUTHORITY AS REQUIRED BY THE CITY OF LOS ANGELES FOR APPROVAL PLANS. ALSO, I / WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER LICENSED PERSON(S) SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

CAMPT AREA
42.189 SQ.M

CAMPT AREA
40.194 SQ.M

CAMPT AREA
42.189 SQ.M

CAMPT AREA
40.194 SQ.M



 CARPET AREA
 (AS PER PLINE)
 30.41H FLOOR
 SCALE 1:200

CARPET AREA
(AS PER PLAIN)
1ST AND 2ND FLOOR
SCALE 1:200

1) SHRI. VISHAL SHERRAOJI VADIVA,
2) SHRI. PRAKASH SHERRAOJI VADIVA,
3) SHRI. ASHISH NAHICHARI KADOK.

Architect's Sign.

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS

MEASUREMENTS OF SITES ETC. OF PLOT STATED IN PLAN ARE BASED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF CONVEYANCE. THE PLANS AND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

Anurag
19/01/2022



AR. AKSHAY GURMULE
B.ARCH. CA201571907
NIT/287/COA
NNC/R-737

AR. AKSHAY GURMULE
COA. CA201571907

PROPOSED SITE
D1-D2 STREET (25' x 75')

SCALE: _____

DEALT BY: _____

OM SHIRI ARCHITECT,
PLOT NO. 192, NANDANWAN CEMENT ROAD,
NAGPUR (M.S.) 440 024,
CONTACT NO. - 91 9657986577,
e-mail: ashirib@gmail.com

NMC 12/17
INT. 20/04/08

109941200		AP ASHAY GEMALLE
DATE		CHECKED BY: AP ASHAY GEMALLE
23.12.2020		

NOTE: 1) ALL DIMENSIONS ARE IN METERS UNLESS MENTIONED.
2) THE DRAWING IS ONLY FOR THE SUBMISSION PURPOSE.
3) THE ARCHITECT HAD RESPONSIBILITY ONLY FOR THE PREPARATION OF THE SUBMISSION DRAWING.

OFFICE OF THE CORPORATION OF:
THE CITY NAGPUR
Building Permit No. 58/131/194/PLS
11/11/2012 Date 28.11.12
SANCTIONED
subject to conditions mentioned in the building permit
Approved by
Assistant Engineer
Town Planning
Nagpur Municipal Corporation

The Rain Water Harvesting is required to be provided as per Direction of Govt. of Maharashtra No. TPB-433001/2133 CR - 239/ JUD-II, dated 10th March, 2005 as per schedule for every 30 sq.mtrs. built-up area for one room may be by open well 1 mtr. dia & 1 m deep with filtration chamber for every 60 sq.mtr. built-up area Other options mentioned in the schedule may be adopted.

a) The authority may impose a levy of Rs. 100/- per annum for every 10 sq.mtrs. of built-up area for "storage of the own"

Systems for Safe, Water Heating Systems
Water Heating System should be installed in building for the following uses at the per capita capacity mentioned as under.

Use of Buildings	Per Capita Capacity Recommended
Hotels	~100 ltrs./day/person
to schools	~150 ltrs./day/person
colled & other	~25 ltrs./day/person
colled buildings	~25 ltrs./day/person
student	

Sr. No.	DESCRIPTION
1	BASIC PSI 59742 X 11 = 613.16
2	TOTAL
	ANCILLARY AREA 613.162 X 60 % = 367
	TOTAL NET BU AREA

PLOT NO. 391

30.48

17.48

100

SR NO	ITEM	DIMENSION	PROPOSED BU AREA ON 1ST & 2ND FLOOR		AREA 1st & 2nd FLOOR
			QTY	UNIT PRICE	
1	REDUCTION	14.288	X	21.46	306.906
2	1	1.628	X	3.115	5.088
3	2	1.968	X	1.86	3.618
4	3	3.750	X	3.15	2.813
5	4	1.000	X	5.786	6.093
6	5	1.000	X	5.786	6.093
7	6	6.015	X	2.84	2.544
8	7	1.500	X	5.78	6.900
9	8	27	X	5.78	1.658
10	9	1.000	X	3.11	2.100
11	10	1.000	X	3.11	2.100
12	11	5.775	X	1.815	5.693
13	12	3.588	X	0.25	0.897
TOTAL					261.148
TOTAL BU AREA ON 1ST & 2ND FLOOR (EACH)			=		261.148

SR NO	ITEM	DIMENSION	PROPOSED BU AREA ON 3RD & 4TH FLOOR		AREA 3rd & 4th FLOOR
			QTY	UNIT PRICE	
1	REDUCTION	14.288	X	14.865	212.391
2	1	2.623	X	3.115	5.548
3	2	1.968	X	1.96	3.818
4	3	3.773	X	1.835	6.923
5	4	4.500	X	2.07	3.315
6	5	1.000	X	6.78	6.784
7	6	3.098	X	0.763	2.364
8	7	6.015	X	0.949	2.947
9	8	1.200	X	6.75	6.900
10	9	0.900	X	3.315	1.650
11	10	1.000	X	3.11	3.100
TOTAL					163.724
TOTAL BU AREA ON 3RD & 4TH FLOOR (EACH)			=		163.724

PROPOSED BIU AREA ON 3RD & 4TH FLOOR (AS PER P-LINE)	DIMENSION		AREA IN SQ. FT.
	W	D	
1	14.288	X 14.865	212.391
2	14.288	X 14.865	212.391
3	14.288	X 14.865	212.391
4	14.288	X 14.865	212.391
5	14.288	X 14.865	212.391
6	14.288	X 14.865	212.391
7	14.288	X 14.865	212.391
8	14.288	X 14.865	212.391
9	14.288	X 14.865	212.391
10	14.288	X 14.865	212.391
11	14.288	X 14.865	212.391
12	14.288	X 14.865	212.391
13	14.288	X 14.865	212.391
14	14.288	X 14.865	212.391
15	14.288	X 14.865	212.391
16	14.288	X 14.865	212.391
17	14.288	X 14.865	212.391
18	14.288	X 14.865	212.391
19	14.288	X 14.865	212.391
20	14.288	X 14.865	212.391
21	14.288	X 14.865	212.391
22	14.288	X 14.865	212.391
23	14.288	X 14.865	212.391
24	14.288	X 14.865	212.391
25	14.288	X 14.865	212.391
26	14.288	X 14.865	212.391
27	14.288	X 14.865	212.391
28	14.288	X 14.865	212.391
29	14.288	X 14.865	212.391
30	14.288	X 14.865	212.391
31	14.288	X 14.865	212.391
32	14.288	X 14.865	212.391
33	14.288	X 14.865	212.391
34	14.288	X 14.865	212.391
35	14.288	X 14.865	212.391
36	14.288	X 14.865	212.391
37	14.288	X 14.865	212.391
38	14.288	X 14.865	212.391
39	14.288	X 14.865	212.391
40	14.288	X 14.865	212.391
41	14.288	X 14.865	212.391
42	14.288	X 14.865	212.391
43	14.288	X 14.865	212.391
44	14.288	X 14.865	212.391
45	14.288	X 14.865	212.391
46	14.288	X 14.865	212.391
47	14.288	X 14.865	212.391
48	14.288	X 14.865	212.391
49	14.288	X 14.865	212.391
50	14.288	X 14.865	212.391
51	14.288	X 14.865	212.391
52	14.288	X 14.865	212.391
53	14.288	X 14.865	212.391
54	14.288	X 14.865	212.391
55	14.288	X 14.865	212.391
56	14.288	X 14.865	212.391
57	14.288	X 14.865	212.391
58	14.288	X 14.865	212.391
59	14.288	X 14.865	212.391
60	14.288	X 14.865	212.391
61	14.288	X 14.865	212.391
62	14.288	X 14.865	212.391
63	14.288	X 14.865	212.391
64	14.288	X 14.865	212.391
65	14.288	X 14.865	212.391
66	14.288	X 14.865	212.391
67	14.288	X 14.865	212.391
68	14.288	X 14.865	212.391
69	14.288	X 14.865	212.391
70	14.288	X 14.865	212.391
71	14.288	X 14.865	212.391
72	14.288	X 14.865	212.391
73	14.288	X 14.865	212.391
74	14.288	X 14.865	212.391
75	14.288	X 14.865	212.391
76	14.288	X 14.865	212.391
77	14.288	X 14.865	212.391
78	14.288	X 14.865	212.391
79	14.288	X 14.865	212.391
80	14.288	X 14.865	212.391
81	14.288	X 14.865	212.391
82	14.288	X 14.865	212.391
83	14.288	X 14.865	212.391
84	14.288	X 14.865	212.391
85	14.288	X 14.865	212.391
86	14.288	X 14.865	212.391
87	14.288	X 14.865	212.391
88	14.288	X 14.865	212.391
89	14.288	X 14.865	212.391
90	14.288	X 14.865	212.391
91	14.288	X 14.865	212.391
92	14.288	X 14.865	212.391
93	14.288	X 14.865	212.391
94	14.288	X 14.865	212.391
95	14.288	X 14.865	212.391
96	14.288	X 14.865	212.391
97	14.288	X 14.865	212.391
98	14.288	X 14.865	212.391
99	14.288	X 14.865	212.391
100	14.288	X 14.865	212.391
TOTAL			163,756
PROPOSED BIU AREA ON 3RD & 4TH FLOOR (EACH)			163,756

