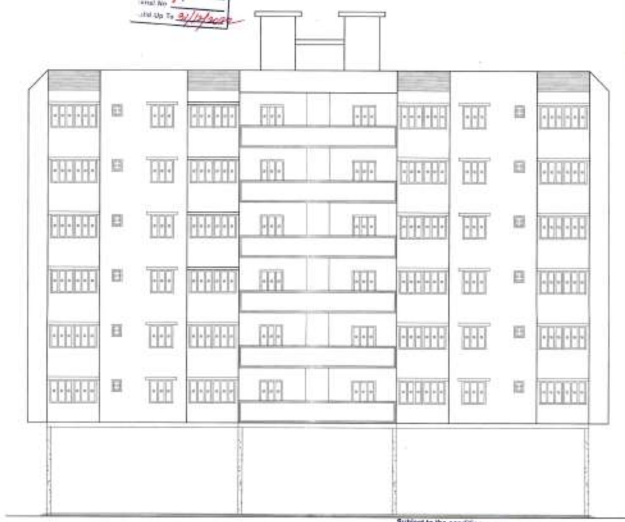
NIT
L.S. No. 990
Serial No.
Valid Up To 31/12/2022

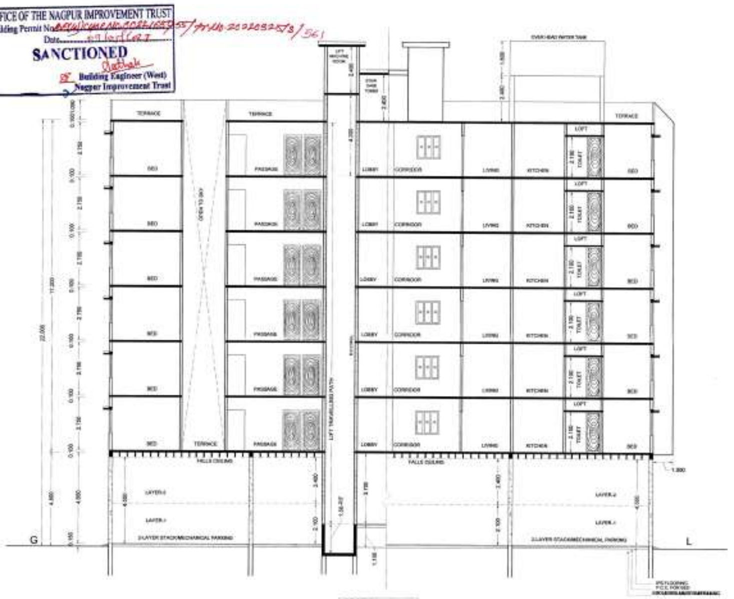
OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. [illegible]/361
Date [illegible]
SANCTIONED
Building Engineer (West)
Nagpur Improvement Trust



FRONT ELEVATION
SCALE-1:100

Subject to the condition as per Regularisation letter dt. 18/6/2015

ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA



SECTION AT - AB
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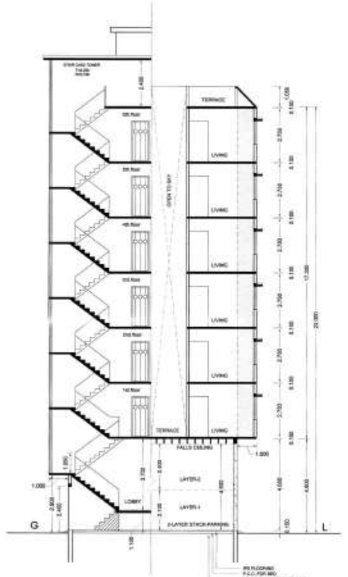
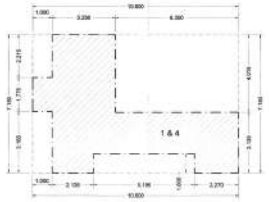
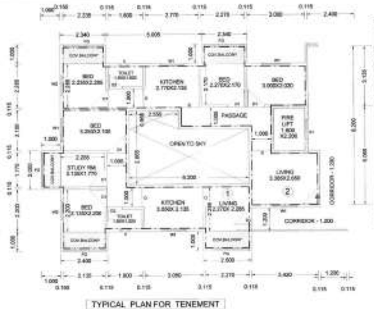


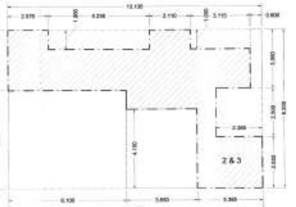
SECTION AT - CD
SCALE-1:100



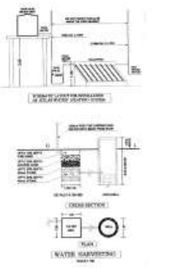
CARPET AREA FOR TENEMENT NO. 1 OR 4 = 39.720 SQ.M.
10.800 X 7.180 = 75.799
DEDUCT - (5.195 + 2.105 + 2.270) X 1.000 = 10.075
6.250 X 4.070 = 25.400] (-) 36.079

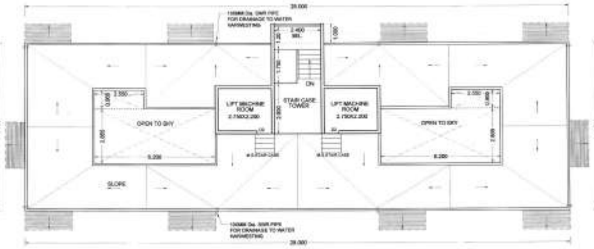


TYPICAL PLAN FOR TENEMENT
(FOR NO. 1, 2, 3 & 4)
SCALE-1:100

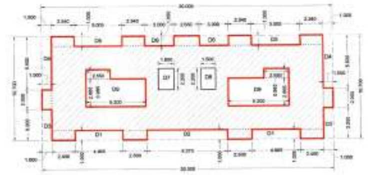


CARPET AREA FOR TENEMENT NO. 2 OR 3 = 45.704 SQ.M.
13.120 X 8.200 = 107.707
DEDUCT - 6.160 X 5.085 = 30.898
3.600 X 4.130 = 14.868
2.385 X 2.500 = 5.962
0.600 X 3.050 = 1.830
(3.115 + 6.255) X 1.000 = [illegible]] (-) 62.003



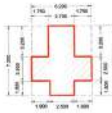


TERRACE FLOOR PLAN
SCALE-1:100



KEY PLAN FOR TYPICAL FLOOR
SCALE-1:200

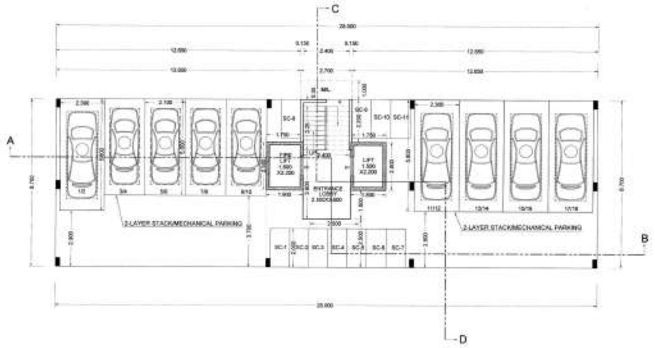
NET B/U. AREA (AS PER P-LINE) AT EACH FLOOR = 221.123 SQ.M.
30.000 X 10.700 = 321.000
DEDUCTION, (D1) - 2 X 4.900 X 1.000 = 9.800
(D2) - 1 X 6.270 X 1.000 = 6.270
(D3) - 2 X 3.200 X 1.000 = 6.400
(D4) - 2 X 5.500 X 1.000 = 11.000
(D5) - 2 X 5.005 X 1.000 = 10.010
(D6) - 2 X 3.000 X 1.000 = 6.000
(D7) - 1 X 1.800 X 2.200 = [illegible]
(D8) - 1 X 1.500 X 2.200 = 3.300
(D9) - 2 X 6.200 X 2.865 = 35.526
- 2 X [illegible] X 0.960 = 4.621 } (-) 99.877



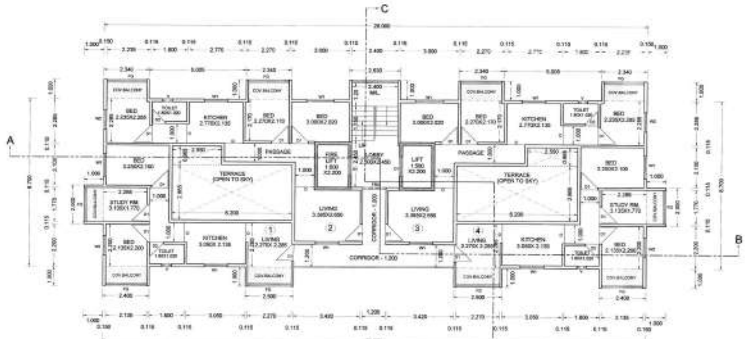
KEY PLAN FOR GROUND FLOOR
SCALE-1:200

NET B/U. AREA (AS PER P-LINE) AT GROUND FLOOR = 27.890 SQ.M.
6.200 X 7.200 = 44.640
DEDUCTION, - 2 X 1.750 X 3.200 = 11.200
1.900 X 1.500 = 2.850
1.800 X 1.500 = 2.700 } (-) 16.750

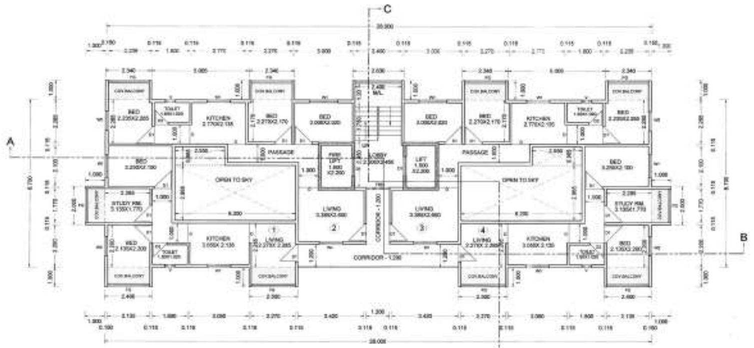
PROPOSED B/U. AREA (AS PER P-LINE)
AT GROUND FLOOR ——— 27.890 "
AT FIRST FLOOR ——— 221.123 "
AT SECOND FLOOR ——— 221.123 "
AT THIRD FLOOR ——— 221.123 "
AT FOURTH FLOOR ——— 221.123 "
AT FIFTH FLOOR ——— 221.123 "
AT SIXTH FLOOR ——— 221.123 "
TOTAL PROPOSED B/U. AREA ——— 1354.628 "



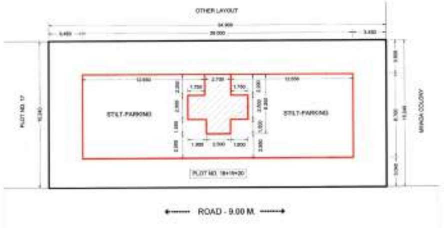
FIRST FLOOR PLAN
SCALE-1:100



FIRST FLOOR PLAN
SCALE-1:100



TYPICAL FLOOR PLAN



SITE PLAN
SCALE-1:200

4) FSI CALCULATION - AS PER PROFORMA - I OF UDCPR 2020 - BUILT-UP AREA CALCULATION

		PERMISSIBLE		PROPOSED	
a	NET PLOT AREA FOR FSI CALCULATION	531.876		531.876	
b1	RESIDENTIAL P-LINE BUILT UP AREA	1354.628			
b2	COMMERCIAL P-LINE BUILT UP AREA	0.000			
b	P-LINE BUILT UP AREA = (b1+b2)	1354.628			
c1	RESIDENTIAL DIVIDING FACTOR TO ARRIVE (P-LINE / 1.60)	846.642			
c2	COMMERCIAL DIVIDING FACTOR TO ARRIVE (P-LINE / 1.80)	0.000			
c	DIVIDING FACTOR TO ARRIVE = (c1 + c2)	846.642			
d	PERMISSIBLE ANCILLARY FSI ON PREMIUM = (b - c)	507.986		507.986	
e	PERMISSIBLE BASIC FSI / B/U. AREA	1.10	585.064	1.100	585.064
f	PERMISSIBLE ADDITIONAL FSI ON PREMIUM	0.50	265.938	0.492	261.578
g	PERMISSIBLE TDR ON ROAD WIDENING	N.A.			
h	PERMISSIBLE TDR	N.A.			
i	TOTAL ENTITLEMENT OF FSI = (d+e+f+g+h)	1358.988		1354.628	

PROPOSED PLAN FOR THE MULTY-FAMILY RESIDENTIAL UNIT ON PLOT NO. 18+19+20 IN KH. NO. 65/1 OF MAUZA - SOMALWADA IN *"SHREE SAI-KRUPA SWAGRUHA SUKHA NIRMAN SOCIETY"*, SITUATED AT - NARENDRA NAGAR, NEAR MHADA COLONY, NAGPUR
BELONGS TO
M/s. GLOBE BUILDERS & DEVELOPERS.

AREA STATEMENT

1. PLOT AREA
   - (a) - AS PER OWNERSHIP DOCUMENT ——— 597.320 SQ.M.
   - (b) - AS PER SITE ——— 531.876 "
   - # - AS PER RELEASE LETTER / R. L. (AMALGAMATION LETTER) ——— 597.320 "
2. DEDUCTION FOR
   - (a) PROPOSED D.P. / D.P. WIDENING AREA ——— 0.000 "
   - (b) ANY D.P. RESERVATION ——— 0.000 "
   - TOTAL (a + b) ——— 0.000 "
3. BALANCE AREA OF PLOT. (1-2) ——— 531.876 "
4. AMENITY SPACE (P.U.)
   - (a) REQUIRED ——— 0.000 "
   - (b) ADJUSTMENT OF 2(b) ——— 0.000 "
   - (c) BALANCE PROPOSED ——— 0.000 "
5. NET PLOT AREA. (3 - 4(c)) ——— 531.876 "
6. RECREATIONAL OPEN SPACE (OPEN) ——— N.A.
7. INTERNAL ROAD AREA ——— N.A.
8. PLOTABLE AREA ——— N.A.
9. BUILT UP AREA WITH REFERENCE TO BASIC FSI
   - # (Sr.NO. 5 X BASIC FSI) ——— 585.063 "
10. ADDITION OF FSI ON PAYMNET OF PREMIUM (PAID)
    - (a) MAXIMUM PERMISSIBLE PREMIUM FSI ——— 265.938 "
    - (b) PROPOSED FSI ON PAYMENT OF PREMIUM ——— 265.938 "
11. IN-SITU FSI / TDR LOADING
    - (a) IN-SITU AREA AGAINST D.P. ROAD ——— 0.000 "
    - (b) IN-SITU AREA AGAINST AMENITY SPACE ——— 0.000 "
    - (c) TDR AREA (DRC - CERTIFICATE) ——— 0.000 "
    - (d) TOTAL IN-SITU / TDR LOADING PROPOSED ——— 0.000 "
12. ADDITIONAL FSI AREA UNDER CHAPTER No. 7 - N.A.
13. TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL
    - (a) (Sr. No. 9 + 10(b) + 11(d) OR Sr. No. 12) ——— 851.001 "
    - (b) ANCILLARY AREA FSI UPTO (0.60) ——— 510.600 "
    - (c) TOTAL PERMISSIBLE AREA FSI (a + b) ——— 1361.601 "
14. —
15. TOTAL BUILT-UP AREA IN PROPOSAL
    - (a) EXISTING BUILT - UP AREA ——— 0.000 "
    - (b) PROPOSED BUILT-UP AREA (AS PER P-LINE) ——— 1354.628 "
    - (c) TOTAL (a + b) ——— 1354.628 "
16. FSI CONSUMED (Sr. No. 15 / 13) ——— 0.995

- # NET PROPOSED B/U. AREA ——— 851.001 "
- # NET PROPOSED ANCILLARY AREA ——— 503.627 "

PARKING AREA

# REQUIRED PARKING AREA	CAR	SCOOTER
# FOR 12 - TENEMENT (30.00 TO 40.00 SQ.M. OF CARPET AREA)	6	12
# FOR 12 - TENEMENT (40.00 TO 80.00 SQ.M. OF CARPET AREA)	6	30
TOTAL	12	42
# FOR VISITORS PARKING - 5%	(0.60) = 1	(2.10) = 2
TOTAL	13 NOS.	44 NOS.
# MULTIPLYING FACTOR (0.90)	0.90 X 13 = 11.70	0.90 X 44 = 39.60
TOTAL	= 12 NOS.	= 40 NOS.
COMPOSITE / CONVERTED PARKING # SCOOTER - 36 NOS. = CARS 6 NOS. (36/6 = 6 NOS.)	(12 + 6)	(40 - 36)
# TOTAL REQUIRED	18 NOS.	4 NOS.
# TOTAL PROPOSED (PROVIDED)	18 NOS.	11 NOS.

SCHEDULE FOR OPENING

D1 : 0.90 X 2.10 - T.W. PANNELLED DOOR
D2 : 0.75 X 2.10 - ——— " ———
W1 : 1.20 X 1.20 - M.S. GLAZED WINDOW
W2 : 1.00 X 1.20 - ——— " ———
V : 0.50 X 0.60 - M.S. VENTILATOR.

INDEX

PLOT BOUNDARY IS SHOWN IN ——— ▬
PROPOSED CONSTRUCTION IS SHOWN IN ——— 🟥

CERTIFICATE OF AREA -

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 12/03/2022 AND THE DIMENSIONS 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 RECORDS DEPARTMENT / CITY SURVEY RECORDS.

Er. SATISH RAMTEKE

OWNER'S DECLARATION -

I / We UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED 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 -
M/s. GLOBE BUILDERS & DEVELOPERS PARTNERS
SHRI - AMUL S/O. GAJANANRAO PATIL &
SHRI - SATISH S/O. SITARAMJI RAMTEKE.

Er. SATISH RAMTEKE
" CIVIL ENGINEER * ARCHITECT CONSULTANT "
OFF. - "SHREENIWAS APARTMENT", BULKAR MARG, MAHAL, NAGPUR - 440032.
PH. - [illegible]

Er. SATISH RAMTEKE
D.C.E.E.
CIVIL ENGINEER/ARCHITECT CONSULTANT
Shree-Niwas Apartment,
Bulkar Marg, Mahal, NAGPUR-02.