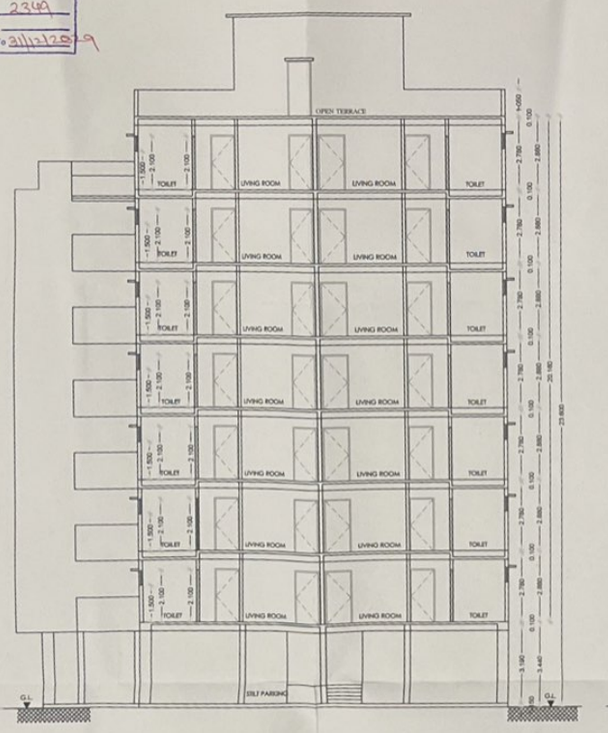
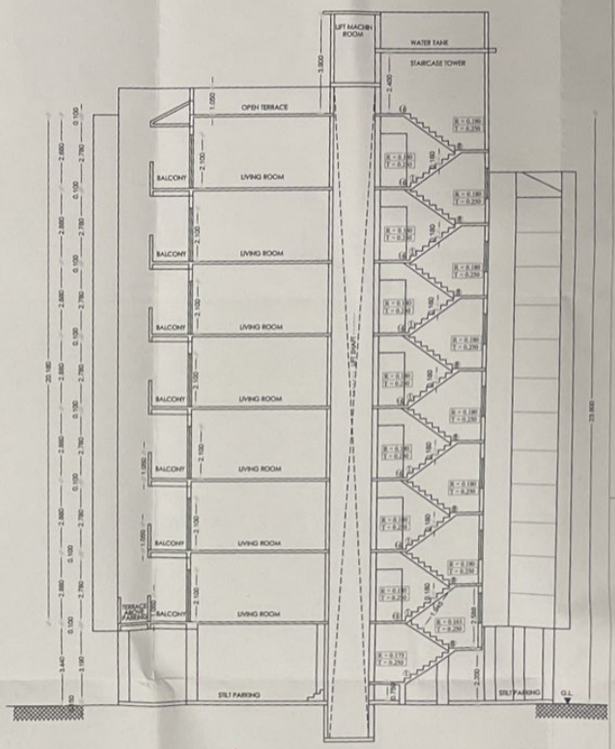
NIT
L.S. No. 2349
Serial No.
Valid Up To 31/12/2029

FRONT ELEVATION
(SCALE - 1:100)



SECTION - [A][A]
(SCALE - 1:100)

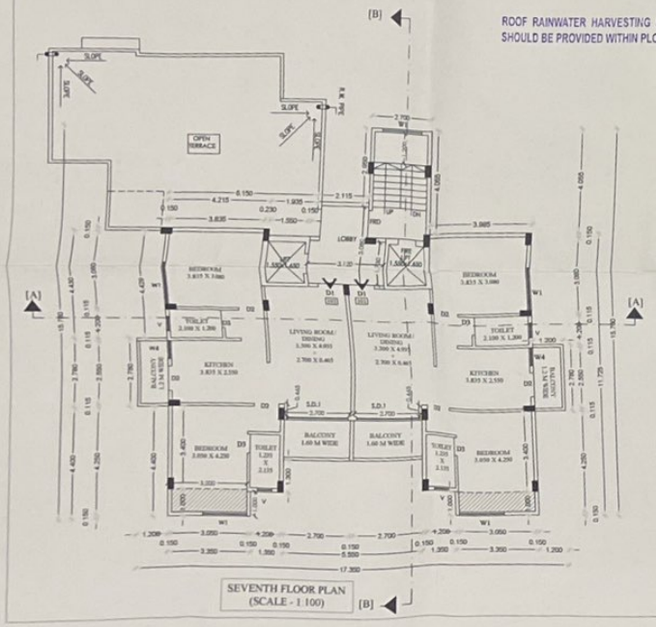


SECTION - [B][B]
(SCALE - 1:100)

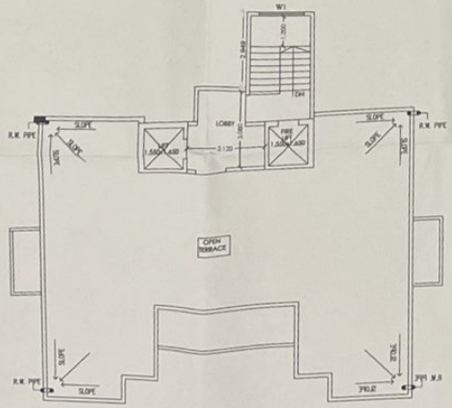
Subject to the condition as per Regularisation letter dt. 12/8/2024

ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA

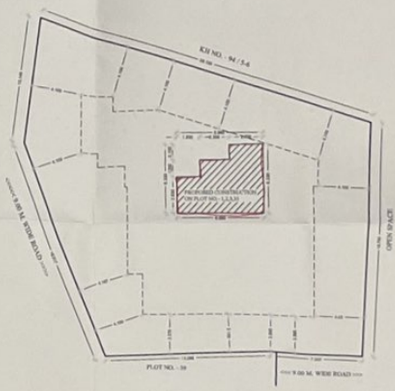
OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BP(N)/F.03 NO - SLLP-F-7455/72-NO-20220106497/590
Date 20/05/2022
SANCTIONED
Building Engineer (West)
Nagpur Improvement Trust



SEVENTH FLOOR PLAN
(SCALE - 1:100)



TERRACE FLOOR PLAN
(SCALE - 1:100)



SITE PLAN (SCALE - 1:200)

PROPOSED MULTI RESIDENCE BUILDING PLAN ON PLOT NO. - 1,2,3,31, KH. NO - 94/2 , MOUZA-SOMALWADA , TAH & DIST. - NAGPUR

BELONGING TO :-
DESIGN DEVELOPERS PVT. LTD.
THROUGH ITS DIRECTORS -
1) ELVIS OMPRAKASH BORIKAR

A)	AREA STATMENT	SQ.M.
1	AREA OF PLOT	579.391
(a)	As per Ownership Document (7/12, CTS extract)	579.391
(b)	As per measurement sheet	579.391
(c)	As per Site	579.391
2	Deduction for	
(a)	Proposed D.P/D.P Road widening Area / Service Road /	0
(b)	Any D.P. Reservation area	0
	(Total a + b)	0
3	BALANCE AREA OF PLOT (1-2)	579.391
4	Amenity Space (if applicable)	
(a)	Required	0
(b)	Adjustment of 2 (b), if any	0
(c)	Balance Proposed	0
5	NET BALANCE PLOT AREA OF PLOT(3-4 (a))	579.391
6	Recreational Open Space (if applicable)	
(a)	Required	0
(b)	Proposed	0
7	Internal Road area	0
8	Potable area (if applicable)	0
9	Built up area with reference to Basic F.S.I as per front road	837.330
10	Addition of FSI on payment of premium 50% OF PLOT AREA	289.696
(a)	Maximum Permissible Premium FSI based on road width /	0
(b)	Proposed FSI on payment of Premium	295.641
11	In-Situ FSI / TDR loading	0.000
(a)	In-situ area against D.P.road [2.0(B)/ No.3(a)] if any	0
(b)	In-situ area against Amenity Space if handed Over [2.0(I) or	0
(c)	TDR area	100
(d)	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	100.000
12	Additional FSI area under Chapter No. 7	1.0
13	Total Entitlement of FSI in the proposal	
(a)	(9+10(b)+11(d)) or 12 whichever is applicable	1023.971
(b)	Ancillary Area FSI upto 60% or 80% with Payment of Charges	614.383
(c)	Total Entitlement (a + b)	1638.354
14	Maximum utilization limit of F.S.I (building potential)	3.000
15	Total Built - up Area in Proposal (excluding area at Sr. No. 17)	1638.351
(a)	Existing Built-Up area	0
(b)	Proposed Built Up area (as per P-Line)	1638.351
(c)	Total (a+b)	1638.351
16	F.S.I Consumed (15/13) (should not be more than serial	1.000
17	Area For Inclusive Housing , if any	0
(a)	Required (20% of Sr. No. 6)	N.A.
(b)	Proposed	N.A.

OPENING SCHEDULE		
D1	1.050 X 2.10	R.C.C FRAME FLUSH DOOR PANEL
D2	1.00 X 2.10	R.C.C FRAME FLUSH DOOR PANEL
D3	0.75 X 2.10	R.C.C FRAME FLUSH DOOR PANEL
S.D1	1.40 X 2.10	SLIDING DOOR
S.D2	2.50 X 2.10	SLIDING DOOR
W1	1.80 x 1.45	ALUMINIUM SLIDING WINDOW
W2	2.40 X 1.85	ALUMINIUM SLIDING WINDOW
W3	1.25 X 1.85	ALUMINIUM SLIDING WINDOW
W4	0.75 X 1.20	ALUMINIUM SLIDING WINDOW
V	0.60 X 0.60	FULLY GLAZED VENTILATOR

INDEX :-
PLOT BOUNDRY SHOWN IN
PROPOSED CONSTRUCTION SHOWN IN

ARCHITECT/L.S. :-

MAHARASHTRA CHAMBER OF ARCHITECTS & PLANNERS, NAGPUR
Architects ANJALI N. KADAM B.Arch.
C.O.A./ 42433
N.L.T./ 12545
M.M.C./ 55-1006
NAGPUR(M.S.)

OWNER :-
DESIGN DEVELOPERS PVT.LTD.
THROUGH ITS DIRECTORS

1) ELVIS OMPRAKASH BORIKAR

SCALE :- 1:100, 1:200

SHEET NO :- 2/2

WAVE
DESIGNER & PLANNERS
Flat no. G-6, Chaitanya Apt. Chinmaibhatti Road, Near Ajni Sq. Nagpur-440023