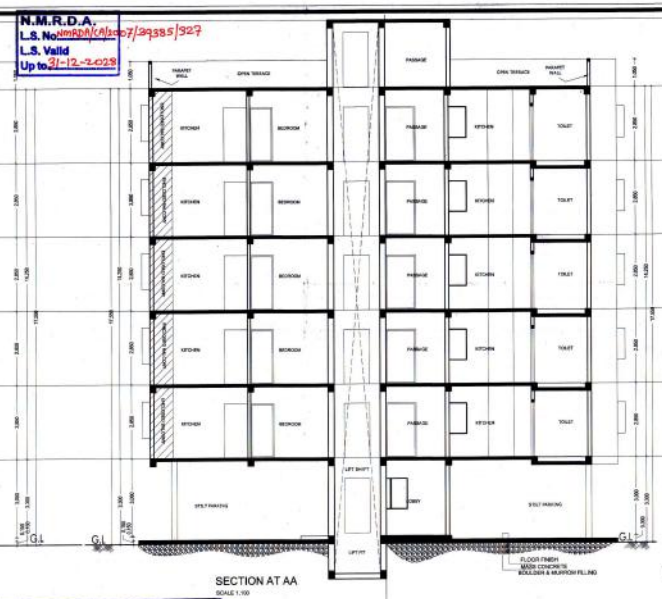
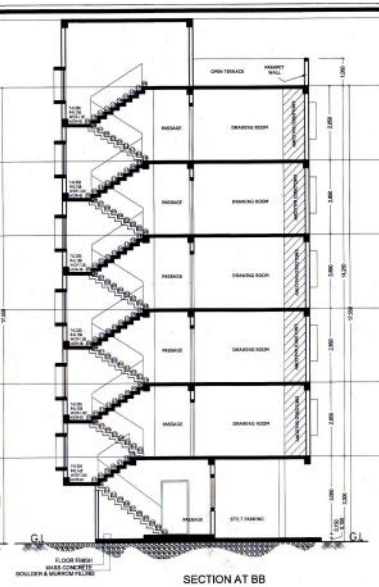
N.M.R.D.A.
L.S. No NMRDA/CA/2007/39385/927
L.S. Valid
Up to 31-12-2023



FRONT ELEVATION
SCALE 1:100



SECTION AT AA
SCALE 1:100



SECTION AT BB
SCALE 1:100

This sanction is subject to conditions of
NA Letter Dt. 8-4-2015
NOC/T.P. order Dt. —

This Sanction is Subject to Conditions Mentioned in Development Agreement Dt. 29/6/2015

This Sanction Is Subject To Conditions Mentioned In Release Letter Of N.M.R.D.A. Dt. 30/11/2015

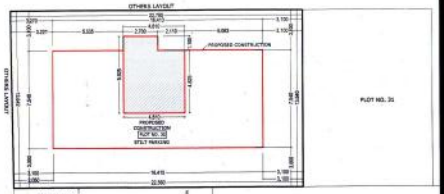
SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 10/01/22 OF STRUCTURAL DESIGNER AND ADVICANT

subject to the Condition laid down by Fire Brigade Deptt. Nagpur Mpl. Corperation Vide Letter No. FB/NMC/2022 dt.- 4/4/2022

Subject to the provisions of structural drawings submitted by applicant.

Necessary arrangement for rain water harvesting shall be done

OFFICE OF THE
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
Building Permit No RE(NMRDA)/South Nagpur/NO-1811/2021/2021/1/2428/2565 /282
SANCTIONED
Assistant Engineer
Nagpur Metropolitan Region Development Authority
22/1/22



SITE PLAN
SCALE 1:200

CARPET & NATURAL LIGHT CALCULATION

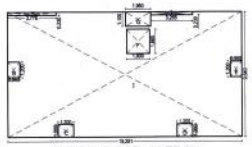
SPACE NO	SAPCE NAME	SIZE (L X B) IN M	CARPET AREA IN SQMT	VENTILATION REQUIRED (10%)	OPENING SIZES(L X B) IN M	AREA IN SQMT	TOTAL AREA IN SQMT	VENTILATION ACHIVED
FOR GROUND FLOOR								
	1 LOBBY	3.850 2.500	9.625	0.963	1.500 1.200	1.800	1.800	19%
FOR TYPICAL 1ST FLOOR TO 6TH FLOOR								
1	DRAWING ROOM	3.853 4.350	16.761	1.676	1.800 1.500	2.700	2.700	16%
2	KITCHEN & DINING	2.585 5.025	12.990	1.299	1.500 1.200	1.800	1.800	14%
3	BEDROOM 1	3.626 3.330	12.075	1.207	1.500 1.200	1.800	1.800	15%
4	BEDROOM 2	3.626 3.330	12.075	1.207	1.500 1.200	1.800	1.800	15%
5	TOILET	1.200 2.100	2.520	0.252	0.600 0.600	0.360	0.360	14%
6	STAIR BLOCK	4.840 2.400	11.616	1.162	1.500 1.200	1.800	1.800	15%
1	DRAWING & DINING	3.853 6.775	22.251	2.225	1.800 1.500	2.700	2.700	12%
2	KITCHEN	3.700 2.460	9.102	0.910	1.500 1.200	1.800	1.800	20%
3	BEDROOM 1	3.000 3.330	9.990	0.999	1.500 1.200	1.800	1.800	18%
4	BEDROOM 2	3.610 3.350	12.094	1.209	1.500 1.200	1.800	1.800	15%
5	TOILET	1.200 2.100	2.520	0.252	0.600 0.600	0.360	0.360	14%
6	STAIR BLOCK	4.840 2.400	11.616	1.162	1.500 1.200	1.800	1.800	15%

AREA STATEMENT :-

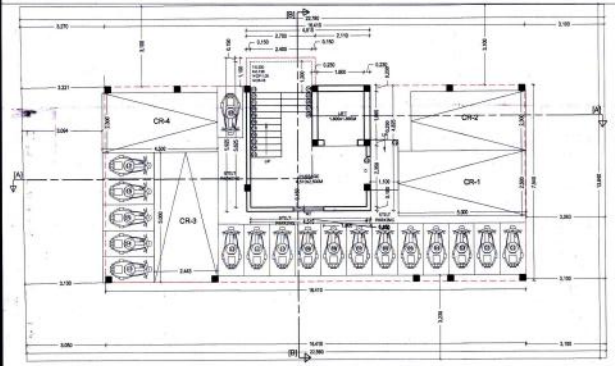
PLOT AREA =			389.220
1) PERMISSIBLE FSI AS PER LAYOUT =(1.562 X 389.220) i.e.		1.562 X	489.186
2) PERMISSIBLE FSI = 1.300 i.e.		1.3 X	489.186 506.1393 SQ.M.
PROPOSED B/U AREA ON GROUND FLOOR	A)	4.830 X 4.50	21.735
	B)	2.700 X 1.033	2.789
3) TOTAL PROP. B/U AREA ON GROUND FLOOR			25.906 SQ.M.
PROPOSED B/U AREA ON TYPICAL FLOOR	C)	14.251 X 9.468	135.94
	D)	0.500 X 1.200	1.170
	E)	1.800 X 1.000	1.80
	F)	1.800 X 1.000	1.80
	G)	1.500 X 1.200	1.800
LIFT DEDUCTION AREA	H)	1.800 X 1.800	-3.240
	I)	1.500 X 1.200	-1.800
	J)	2.775 X 10.230	-28.400
	K)	1.800 X 10.230	-18.414
4) TOTAL PROP. B/U AREA ON TYPICAL FIRST FLOOR TO FIFTH FLOOR			-6.751 104.300 SQ.M.
PROPOSED B/U AREA ON GROUND FLOOR			25.906
5) PROPOSED B/U AREA ON TYPICAL FLOOR	104.300 X 5		521.500
6) TOTAL PROP. B/U AREA ON GROUND TO FIFTH FLOOR (3 + 5)			546.907 SQ.M.



GROUND FLOOR KEY PLAN
SCALE 1:200

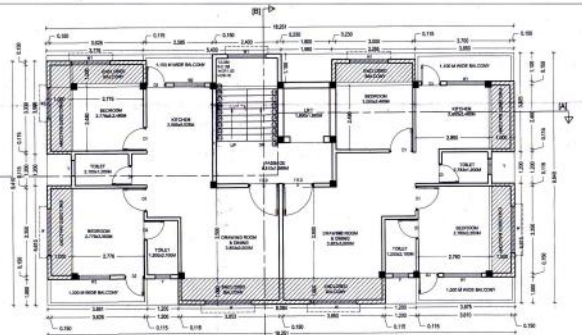


TYPICAL FLOOR - 1st TO 5th KEY PLAN
SCALE 1:200



GROUND FLOOR PLAN -STILT PARKING
SCALE 1:100

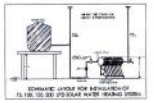
9.0 mt. wd. ROAD



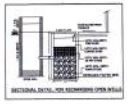
TYPICAL PLAN -1ST TO 5TH FLOOR
SCALE 1:100

OFF STREET PARKING SCHEDULE
AS PER TABLE NO. 8 B, & 8C-2

SR. NO	OCCUPANCY	SIZE OF TENAMENT	PARKING SPACE REQUIRED FOR NON CONGESTED AREA		REMARK	PARKING SPACE REQUIRED FOR PROPOSAL	
			CAR	SCOOTER		CAR	SCOOTER
1	RESIDENTIAL 1) MULTI-FAMILY RESIDENTIAL	FOR EVERY TWO TENAMENTS HAVING CARPET ATRA ABTO 80 sq.m	1.00	5.00	ADD 5% VISITORS PARKING	5.00	25.00
	ADD 5% FOR VISITORS PARKING					0.25	1.25
	PARKING REQUIRED FOR RESIDENTIAL					5.25	26.25
	MULTIFICATION FACTOR 0.7					3.68	18.38
	HENCE TOTAL PARKING PROVIDED FOR PROPOSAL					4.00	18.00



SCHEMATIC LAYOUT FOR INSTALLATION OF 70,100,150,200,250 LITER SOLAR WATER HEATING SYSTEM



SECTIONAL DETAIL FOR RECIRCULATION OPEN LOOP

SCHEDULE OF OPENING :-

TYPE	SIZE	DESCRIPTION	TYPE	SIZE	DESCRIPTION
D	1.20 X 2.10	F.R.D PANELED DOOR	W	1.80 X 1.20	M.S. WINDOW
D1	1.00 X 2.10	T.W. PANELED DOOR	W1	1.50 X 1.20	M.S. WINDOW
D2	0.90 X 2.10	T.W. PANELED DOOR	W2	1.20 X 1.20	M.S. WINDOW
D3	0.75 X 2.10	PLUSH DOOR	V	0.60 X 0.60	M.S. VENTILATOR

Proforma – I Area Statement

PROPOSED CONSTRUCTION OF MULTI FAMILY DWELLING UNIT ON PLOT NO.- 32, MOUZA.- PIPLA, KH.NO.- 8, SITUATED AT VILLAGE PIPLA IN THA.- NAGPUR (RURAL) AND DIST.- NAGPUR.

BELONGING TO:-

RYKA INFRACON THROUGH 1)MR. NITIN PANDURANGJI KALASKAR, 2)MR. GAURAV PRAKASHRAO CHOUDHARI, 3]MR. HEMANT MANOHARRAO MANIKPURE, 4)MR. ROSHAN ONKARRAO RAHATE.

Stamps of Approval of Plans:

F.S.I Calculation As Per Proforma - I of UDCPR - 2020 :- Built -up Area Calculation

	(Ratio / Area in sq.mt.)	Exisiting / Proposed	(Ratio / Area in sq.mt.)
a)	Net Plot area for F.S.I Calculation (Clause No.3.9 of UDCPR - 2020) or as per layout plan :-	489.186 sq.mt	489.186 sq.mt
b)	Net P-Line built-up area (Clause No.6.6. of UDCPR - 2020) :-		846.907 sq.mt
c)	Dividing Factor 1.6/1.8 to arrive Basic FSI + Premium FSI+TDR :- P-Line built-up area / (1.6) :-	846.907/1.6	529.317 sq.mt
d)	Permissible Ancillary FSI :-	Permissible	Proposed
	(Clause No.6.3. Table No 6-G , Note -(i) of UDCPR) :- (b-c)	317.590 sq.mt	
e)	Permissible basic F.s.I./Bu area :-(1.1 x a) (Clause No.6.3. Table No 6-G , Note -(i) of UDCPR)	1.1 / 538.105 sq.mt	1.1 / 538.105 sq.mt
f)	Permissible Addition FSI on premium :- (0.30 x a) (Clause No.6.3. Table No 6-G , Note -(i) of UDCPR)	0.30/146.755 sq.mt	NIL
g)	Permissible TDR :- (a x permissible TDR) (Clause No.6.3. Table No 6-G , Note -(i) of UDCPR)		NIL
h)	Permissible TDR for rod widening with compliance of of Clause No. 7.2 & Proforma - I of UDCPR - 2020 (2.00 x ..... sq.m.)		NIL
i)	Total entitlement of FSI :-	1002.45 sq.mt	846.907 sq.mt
j)	Maximum Building Potential On Plot / Land :-	1002.45 sq.mt	846.907 sq.mt

INDEX

PLOT BOUNDARY SHOWN IN

PROPOSED CONSTRUCTION SHOWN IN

EXISTING CONSTRUCTION SHOWN IN

Signature of Owner / Applicant -

RYKA INFRACON THROUGH MR. NITIN PANDURANGJI KALASKAR AND PARTNERS.

RYKA INFRACON Partners

STUDIO ELEVEN Architects & Interior

10, ALPS Residency, Central exise Colony, Chatrapati square, Ring Road, Nagpur 440015. Tel & Fax : 0712 2227644 Mob. - 9922053099 onlinestudioeleven@gmail.com, www.studioeleven.co.in

ARCHITECT

Ar. Sachin K. Kukade
Regd. Architect
CA/2007/39385
NIT-2307
NMC/R-483

Mr. SACHIN K. KUKADE

COA NO.- CA/2007/39385 | N.I.T. Regd. No.- 2307 | N.M.C. L.S. NO. : R/483

TITLE : **SUBMISSION DRAWING OF MULTI FAMILY RESIDENCE AT PIPLA, NAGPUR.**

DEALT BY :HAB/SKK | PREVIOUS SANCTION NO. :

DATE : | SCALE - 1:100 ; 1:200 | DRG NO. :

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