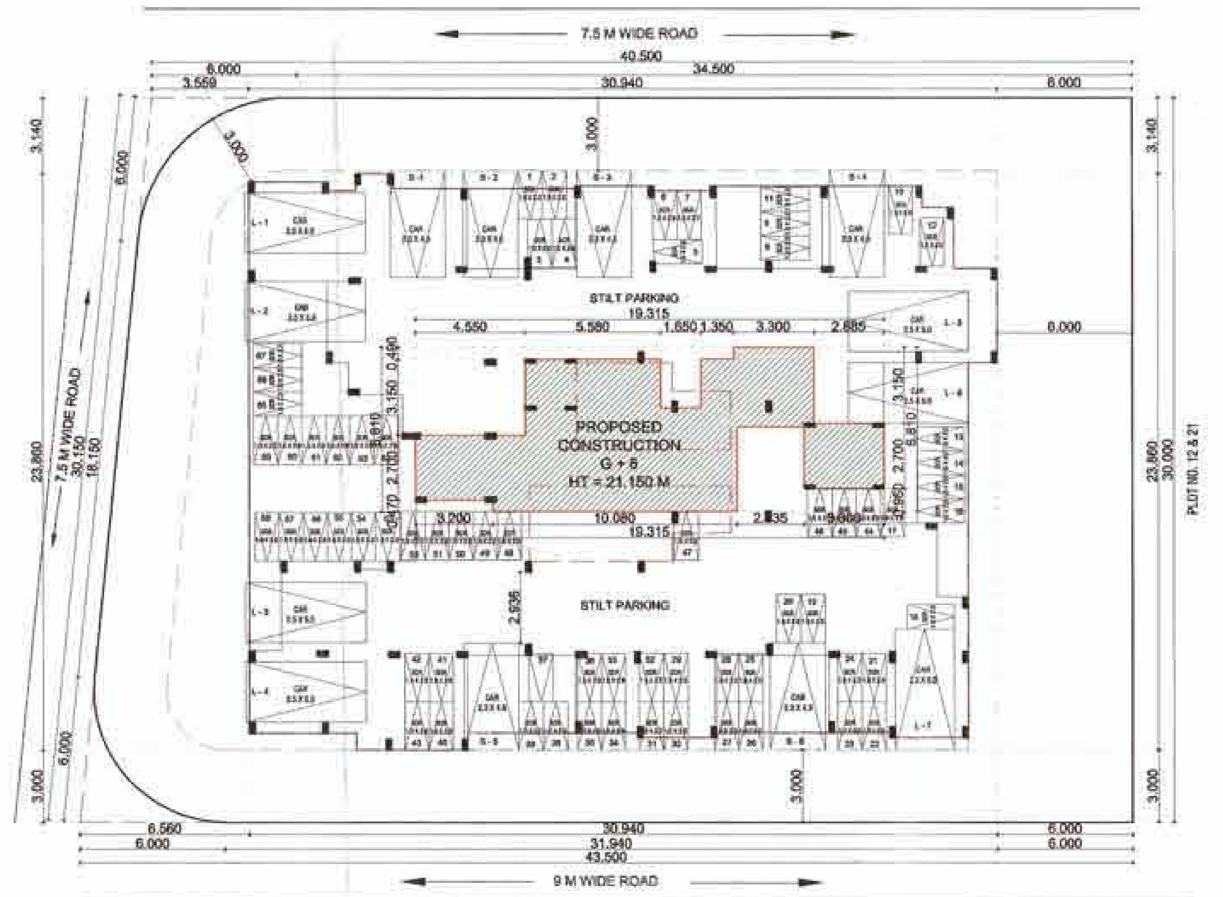
SHEET NO. - 01/02

PROPOSED MULTI- FAMILY RESIDENTIAL PLAN OF PLOT NO.13-14-15-16-17-18-19-20 ON KH.NO. - 32,MOUZA - BESA, TAH. - NAGPUR (GRAMIN) , DIST.-NAGPUR.

BELONGING TO :
1)MR. AMISH GOPAL PATEL
2)MR. VIJAY JAGANATHRAO KANTODE

kh. NO. 32 , Mouza:-BESA
F.S.I. Calculation As per Profarma - I of UDCPR - 2020 :- Built-up Area Calculation

	Permissible (Ratio/Area in sq. m.)	Exist./ Prop. (Ratio / Area in sq. mt.)
a) Net plot area for FSI Calculation (clause No.3.9 of UDCPR-2020):-	1243.28 sq.mt.	1243.28 sq.mt.
c) Net Proposed P- Line built up area :-		3367.370 sq.m.
e) Dividing Factor 1.6 to arrive Basic FSI+Premium FSI+ TDR:-Pline area/(1.6):- 3367.370 / 1.6 :-		2104.61 sq.m.
f) Permissible ancillary FSI :- (clause No.6.3, Table No.6-G, Note-(i) of UDCPR):- (c- e) =	1262.76 sq.m	1262.76 sq.m.
g) Permissible Basic F.S.I./B/u area :- (1.1xa)	= 1367.608 sq.m	1367.608 sq.m
h) Permissible Basic F.S.I. on premium (0.3x a) :-	= 372.984 sq.m	364.062 sq.m
i) Permissible In-situ FSI/TDR :- (Table No. 6-G & Proforma - I of UDCPR)		
i) In situ area against D.P. for Road Widening with compliance of Clause No. 7.2 & as per previous sanctioned dated:- 00/00/0000 :-	—	—
ii) TDR Area as per certificate No.---- (0.30 x a):-	372.984	372.940 SQ.M
iii) Total in-situ /TDR loading proposed (i+ii) :-		----
k) Total entitlement of FSI :- (f+g+h) :-	3376.336 sq.m	3367.370 sq.m
l) Maximum Building Potential on load :- (Excluding Ancillary FSI) 1243.28 X 1.7 =	2113.576 SQ.M.	(k-f) 2104.610 SQ.MT.



SITE PLAN
SCALE - 1:200

TOTAL BUILT UP AREA ON ALL FLOORS			
GROUND FLOOR	=	73.670	Sq.m.
FIRST FLOOR	=	548.950	Sq.m.
SECOND FLOOR	=	548.950	Sq.m.
THIRD FLOOR	=	548.950	Sq.m.
FOURTH FLOOR	=	548.950	Sq.m.
FIFTH FLOOR	=	548.950	Sq.m.
SIXTH FLOOR	=	548.950	Sq.m.
TOTAL B/UP AREA	=	3367.370	Sq.m.

SCHEDULE OF OPENING

SR.NO.	TYPE	SIZE	DESCRIPTION
01	D	1.00 X 2.10	T.W. PANELLED DOOR
02	D1	0.90 X 2.10	T.W. PANELLED DOOR
03	D2	0.75 X 2.10	T.W. PANELLED DOOR
04	W	1.50 X 1.50	T.W. GLAZED WINDOW
05	W1	1.50 X 1.20	T.W. GLAZED WINDOW
06	W2	1.20 X 1.20	T.W. GLAZED WINDOW
07	W3	1.00 X 1.20	T.W. GLAZED WINDOW
08	W4	0.85 X 1.20	T.W. GLAZED WINDOW
09	V	0.60 X 0.60	M.S. LOUVERED VENTILATION

LEGEND:
PLOT BOUNDRY SHOWN IN
PROPOSED CONSTRUCTION SHOWN IN

SUBMISSION DRAWING

ARCHITECT	Date		North
	Dwg. No.	SUB./01	
	Dealt by	CHANDU SIR	
	Scale	1:100	

OWNER
BELONGING TO:-
1)MR. AMISH GOPAL PATEL
2)MR. VIJAY JAGANATHRAO KANTODE

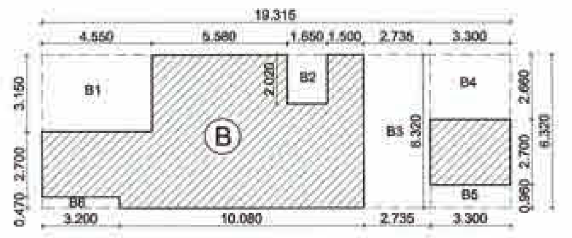
ARCHITECT
C. D. Giripunje
C. A. / 2001 / 27832
N.I.T. No.1321
N.M.C. No.R-109
M. No. 9422103220

V I S T A A R
ARCHITECT,INTERIOR DESIGNER, PLANNER FLAT NO. 106,GROUND FLOOR,SHRILA APARTMENT, BEHIND BATUKBHAI JEWELLERS,KHARE TOWN,DHARAMPETH,NAGPUR-440010. PH.NO.(0712)-2546183

N.M.R.D.A.
L.S. No.NMRDA/GA/2001/27832/324
L.S. Valid
Up to 31/12/2026

PARKING AREA STATEMENT

SR. NO.	BUILDING	REQUIRED UNIT\AREA	CAR	SCOOTER	UNIT\AREA		PROPOSED CAR LARGE	CAR SMALL	SCOOTER
1	RESIDENTIAL	FOR EVERY 2 TENEMENTS WITH EACH HAVING CARPET AREA EQUAL TO OR ABOVE 40SQ.M. BUT LESS THEN 80SQ.M.	1	5	36/2 18			18	90
				TOTAL	=			18	90
		5 % VISITORS PAKING						0.9	4.5
								1	5
				TOTAL	=			19	95
		MULTIPLYING FACTOR FOR NAGPUR REGION		0.7	=			13.3	66.5
		TOTAL REQUIRED PARKING			=			13	67
		TOTAL PROPOSED PARKING			=		7	6	67
					=		2.5X5X7	2.3X4.5X6	1X2X67
			TOTAL PARKING AREA				87.500	62.100	134.000	283.600

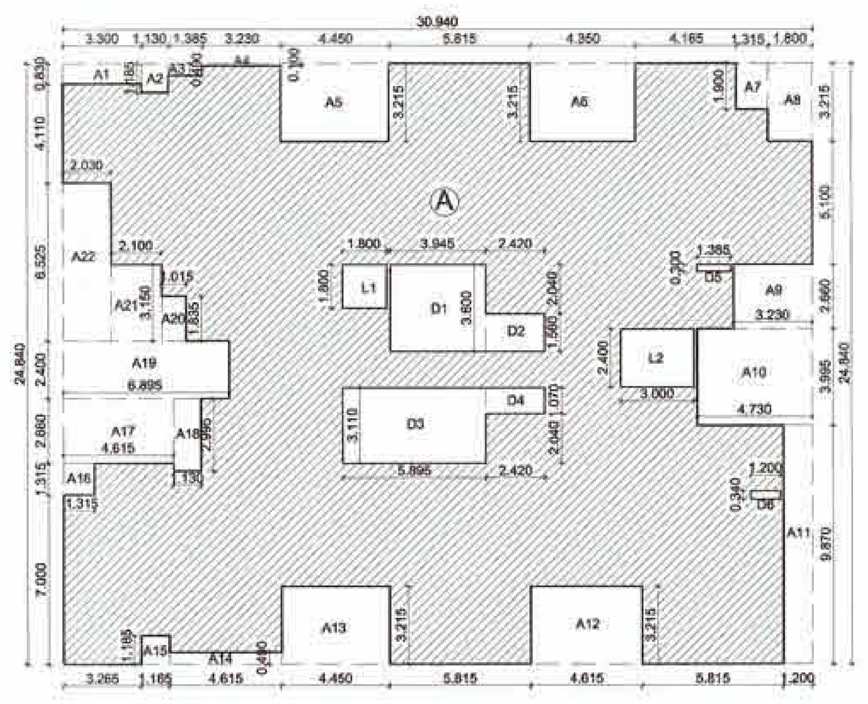


AREA KEY PLAN FOR GROUND FLOOR PLAN
SCALE - 1:200

AREA STATEMENT

PROPOSED B/UP AREA ON GROUND FLOOR

ADDITION							
AREA B	19.315	X	6.320	=	122.071		Sq.m
DEDUCTION							
B1	4.550	X	3.150	1	14.333		Sq.m
B2	1.650	X	2.020	1	3.333		Sq.m
B3	2.735	X	6.320	1	17.285		Sq.m
B4	3.300	X	2.660	1	8.778		Sq.m
B5	3.300	X	0.960	1	3.168		Sq.m
B6	3.200	X	0.470	1	1.504		Sq.m
			TOTAL		48.401		Sq.m
GROUND FLOOR B/UP AREA				=	73.670		Sq.m



AREA KEY PLAN FOR 1ST,2ND,3RD,4TH,5TH & 6TH FLOOR PLAN
SCALE - 1:200

FORM OF STATEMENT 2
[Sr.No. 9 (a)]
PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAT BUILT-UP AREA OF FLOOR,AS PER OUTER CONSTRUCTION LINE.
1	GROUND FLOOR	73.670
	FIRST FLOOR	548.950
	SECOND FLOOR	548.950
	THIRD FLOOR	548.950
	FOURTH FLOOR	548.950
	FIFTH FLOOR	548.950
	SIXTH FLOOR	548.950
TOTAL		3367.370

AREA STATEMENT

PROPOSED B/UP AREA ON 1ST FLOOR

ADDITION						
AREA A	30.940	X	24.840	=	768.550	Sq.m
DEDUCTION						
A1	0.830	X	3.300	1	2.739	Sq.m
A2	1.130	X	1.185	1	1.339	Sq.m
A3	1.385	X	0.490	1	0.679	Sq.m
A4	0.100	X	3.230	1	0.323	Sq.m
A5	4.450	X	3.215	1	14.307	Sq.m
A6	4.350	X	3.215	1	13.985	Sq.m
A7	1.315	X	1.900	1	2.499	Sq.m
A8	1.800	X	3.215	1	5.787	Sq.m
A9	3.230	X	2.660	1	8.592	Sq.m
A10	4.730	X	3.995	1	18.896	Sq.m
A11	1.200	X	9.870	1	11.844	Sq.m
A12	4.615	X	3.215	1	14.837	Sq.m
A13	4.450	X	3.215	1	14.307	Sq.m
A14	4.615	X	0.490	1	2.261	Sq.m
A15	1.165	X	1.185	1	1.381	Sq.m
A16	1.315	X	1.315	1	1.729	Sq.m
A17	4.615	X	2.660	1	12.276	Sq.m
A18	1.130	X	2.995	1	3.384	Sq.m
A19	6.895	X	2.400	1	16.548	Sq.m
A20	1.015	X	1.835	1	1.863	Sq.m
A21	2.100	X	3.150	1	6.615	Sq.m
A22	2.030	X	6.525	1	13.246	Sq.m
L1	1.800	X	1.800	1	3.240	Sq.m
L2	3.000	X	2.400	1	7.200	Sq.m
D1	3.945	X	3.600	1	14.202	Sq.m
D2	2.420	X	1.560	1	3.775	Sq.m
D3	5.895	X	3.110	1	18.333	Sq.m
D4	2.420	X	1.070	1	2.589	Sq.m
D5	1.385	X	0.300	1	0.416	Sq.m
D6	1.200	X	0.340	1	0.408	Sq.m
			TOTAL	1	219.600	Sq.m
1ST FLOOR B/UP AREA						
2ND, 3RD, 4TH, 5TH & 6TH FLOOR AREA ARE SAME AS 1ST FLOOR AREA				=	548.950	Sq.m

FORM OF STATEMENT 3
[Sr.No. 9 (g)]
AREA DETAILS OF APARTMENT

BUILDING NO.	APARTMENT NO.	FLOOR NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO
1	101	FIRST FLOOR	76.440	13.229	0
	102		76.044	12.382	0
	103		61.356	11.305	0
	104		60.775	12.475	0
	105		61.309	12.816	0
	106		52.292	11.305	0
	201	SECOND FLOOR	76.440	13.229	0
	202		76.044	12.382	0
	203		61.356	11.305	0
	204		60.775	12.475	0
	205		61.309	12.816	0
	206		52.292	11.305	0
	301	THIRD FLOOR	76.440	13.229	0
	302		76.044	12.382	0
	303		61.356	11.305	0
	304		60.775	12.475	0
	305		61.309	12.816	0
	306		52.292	11.305	0
	401	FOURTH FLOOR	76.440	13.229	0
	402		76.044	12.382	0
	403		61.356	11.305	0
	404		60.775	12.475	0
	405		61.309	12.816	0
	406		52.292	11.305	0
	501	FIFTH FLOOR	76.440	13.229	0
	502		76.044	12.382	0
	503		61.356	11.305	0
	504		60.775	12.475	0
	505		61.309	12.816	0
	506		52.292	11.305	0
	601	SIXTH FLOOR	76.440	13.229	0
	602		76.044	12.382	0
	603		61.356	11.305	0
	604		60.775	12.475	0
	605		61.309	12.816	0
	606		52.292	11.305	0

This sanction is subject to conditions of NA order No. 2/6/2005
"A.T.P. order Of........
SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 22/01/20 22 OF STRUCTURAL DESIGNER AND APPLICANT
This Sanction is Subject To Conditions Mentioned In Release Letter Of N.M.R.D.A. Dt. 8/5/2016

This Sanction is Subject To Conditions Mentioned In Release Amalgamation Letter Of N.M.R.D.A. Dt. 5/3/2017

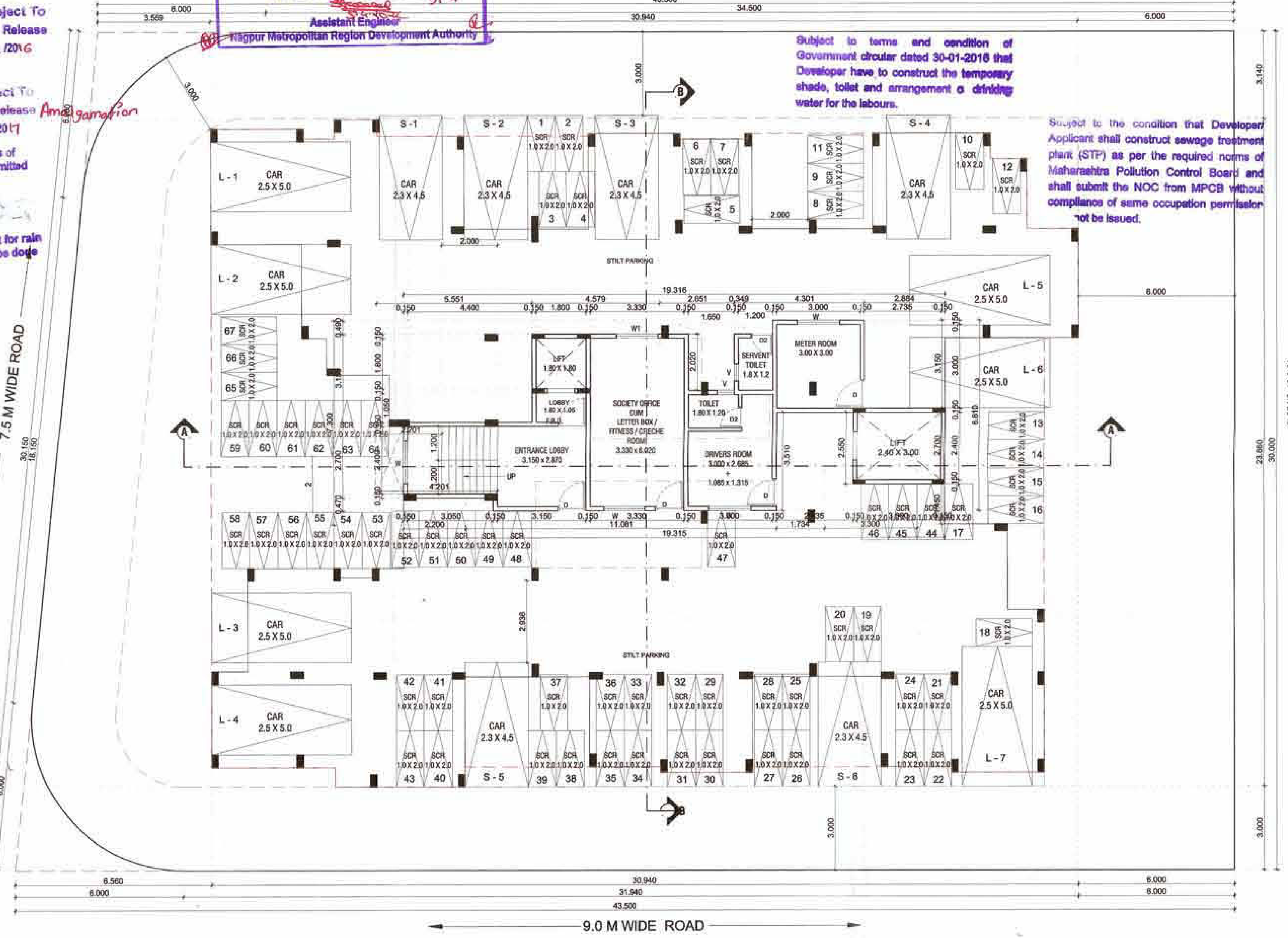
Subject to the provisions of structural drawings submitted by applicant.

Necessary arrangement for rain water harvesting shall be done

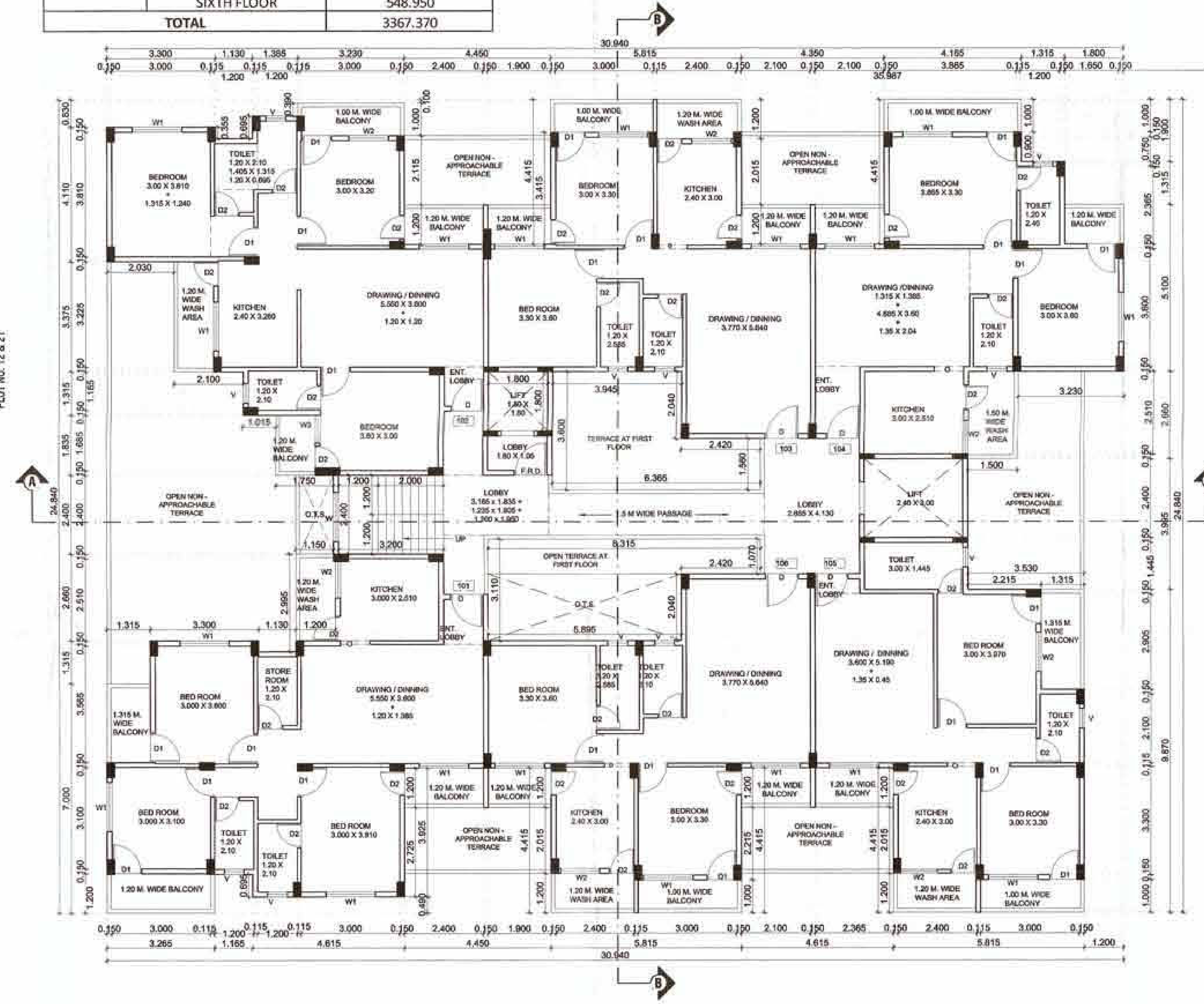
OFFICE OF THE NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
Building Permit No BP(NMRDA)/South/Ngp(2)/No-03112021/202111026/265
SANCTIONED 3/1/2022
Assistant Engineer
Nagpur Metropolitan Region Development Authority

Subject to terms and condition of Government circular dated 30-01-2016 that Developer have to construct the temporary shade, toilet and arrangement a drinking water for the labours.

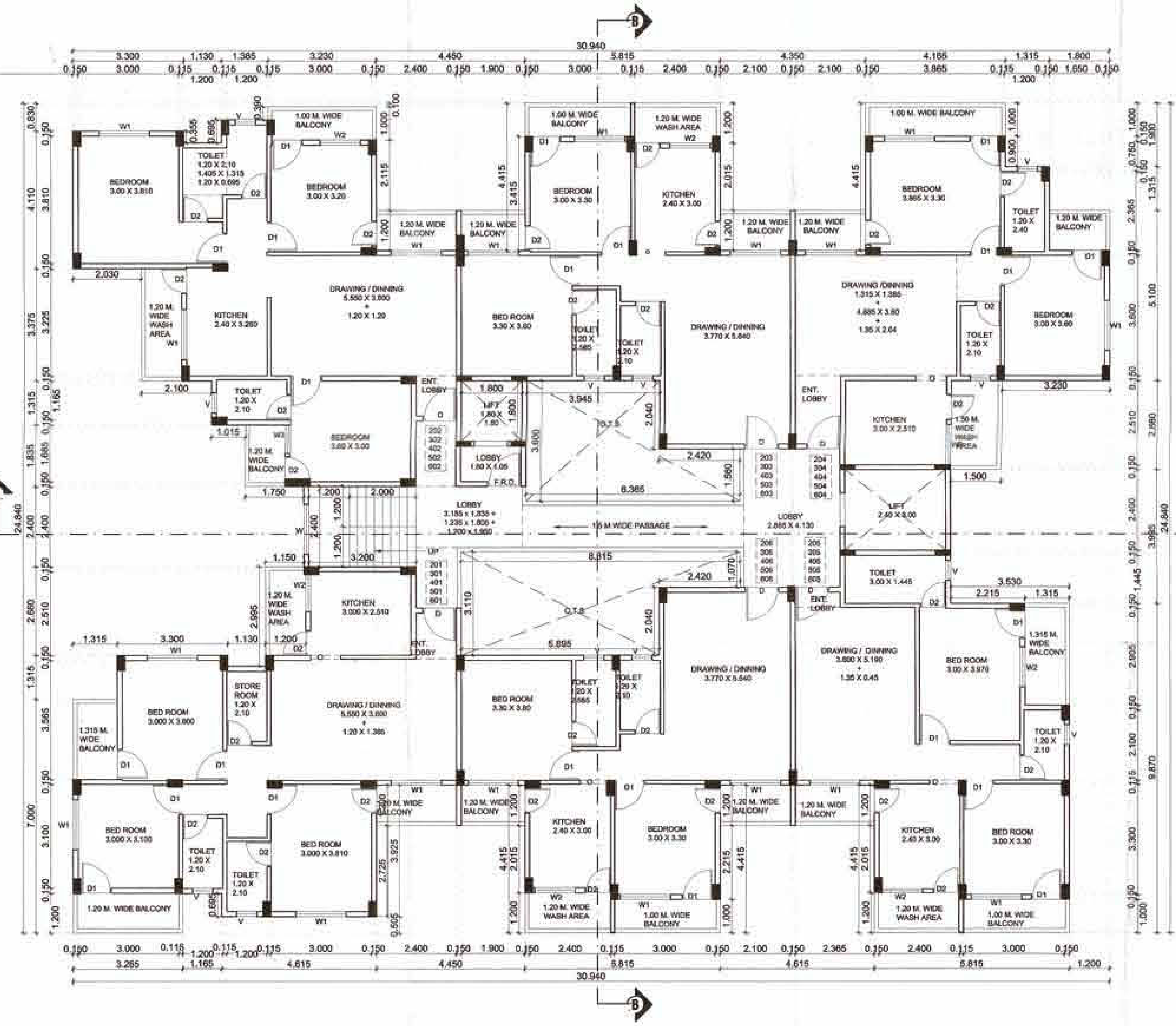
Subject to the condition that Developer/ Applicant shall construct sewage treatment plant (STP) as per the required norms of Maharashtra Pollution Control Board and shall submit the NOC from MPCB without compliance of same occupation permission not be issued.



GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



2ND, 3RD, 4TH, 5TH & 6TH FLOOR PLAN
SCALE 1:100