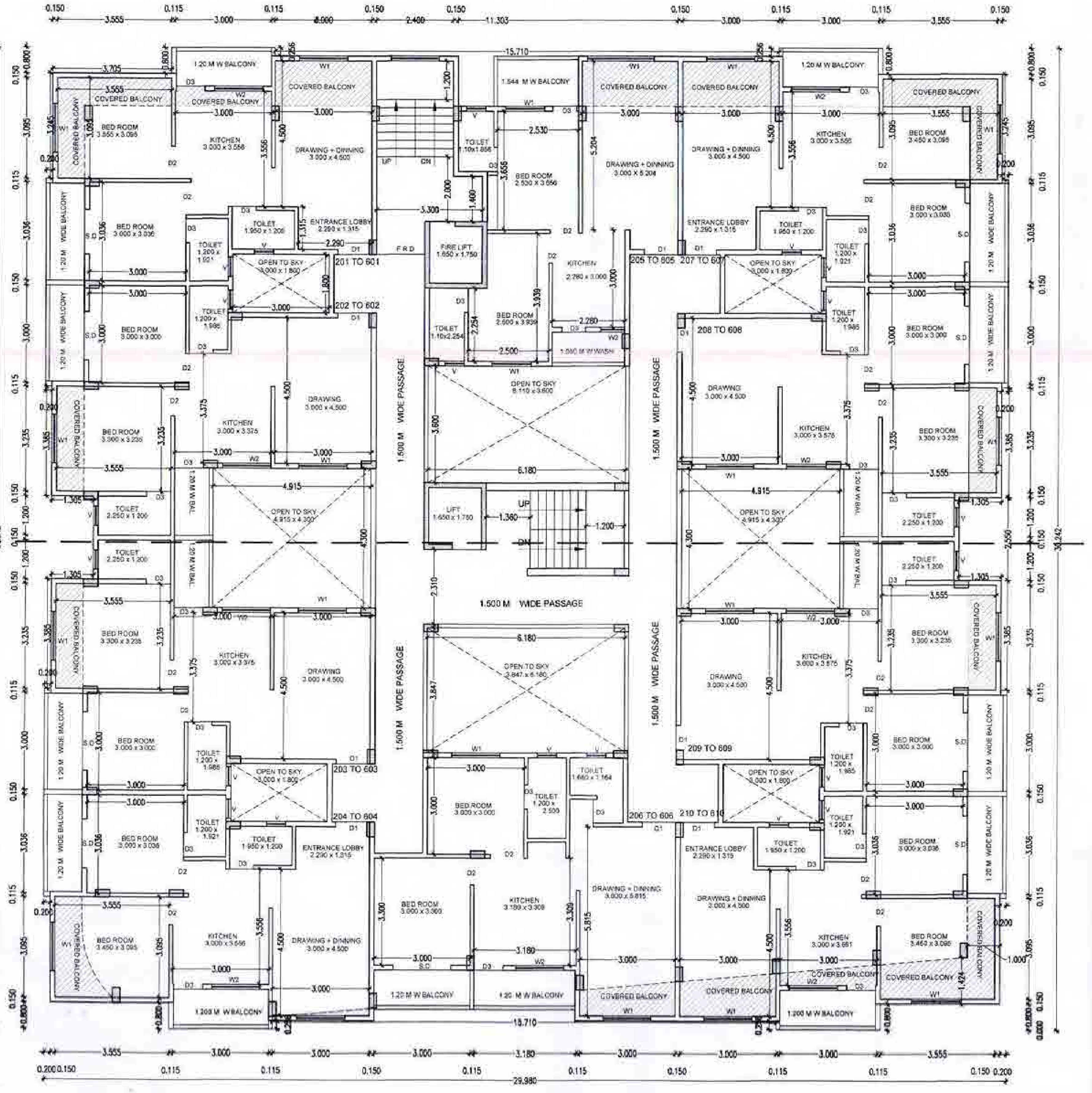
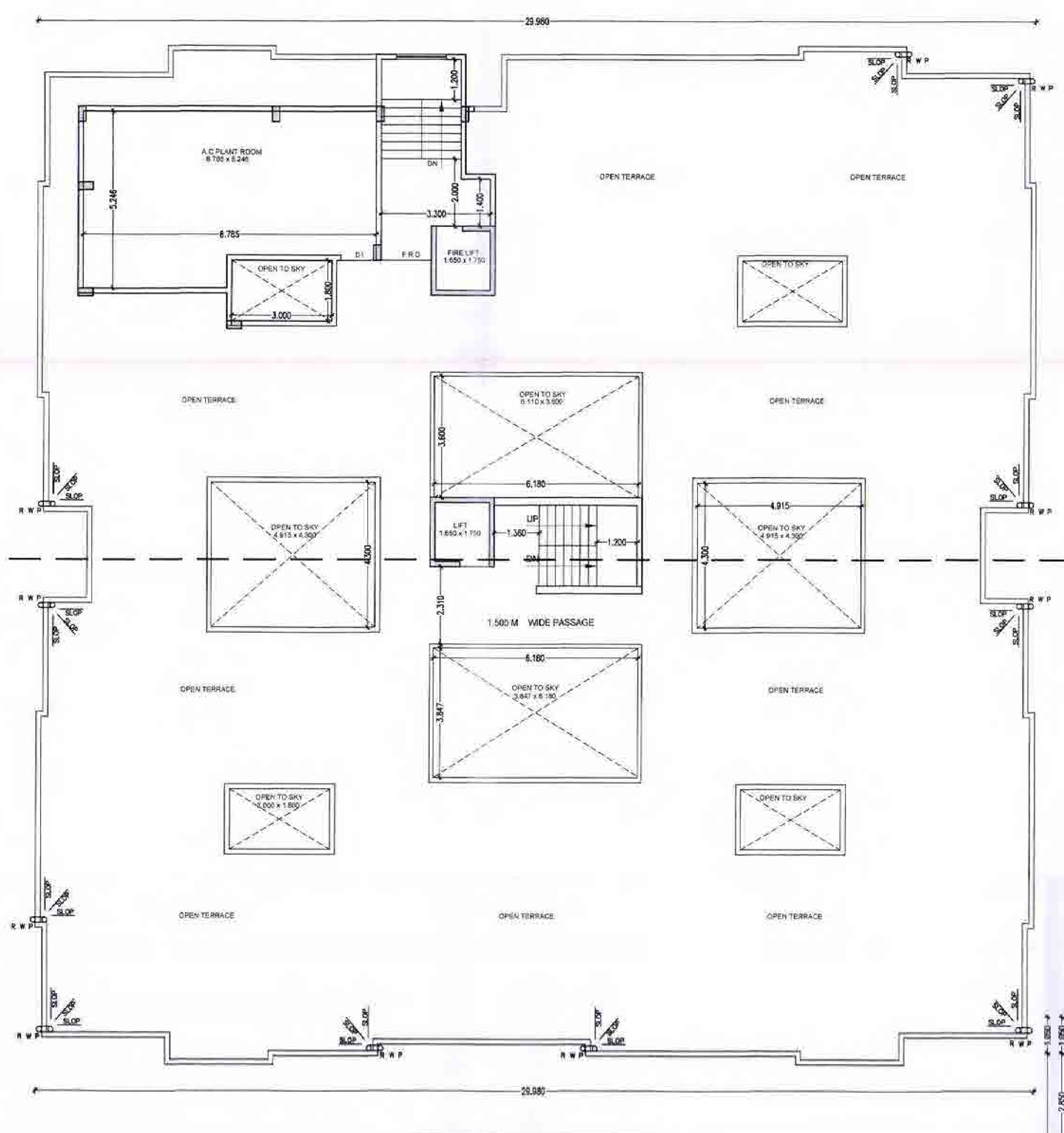
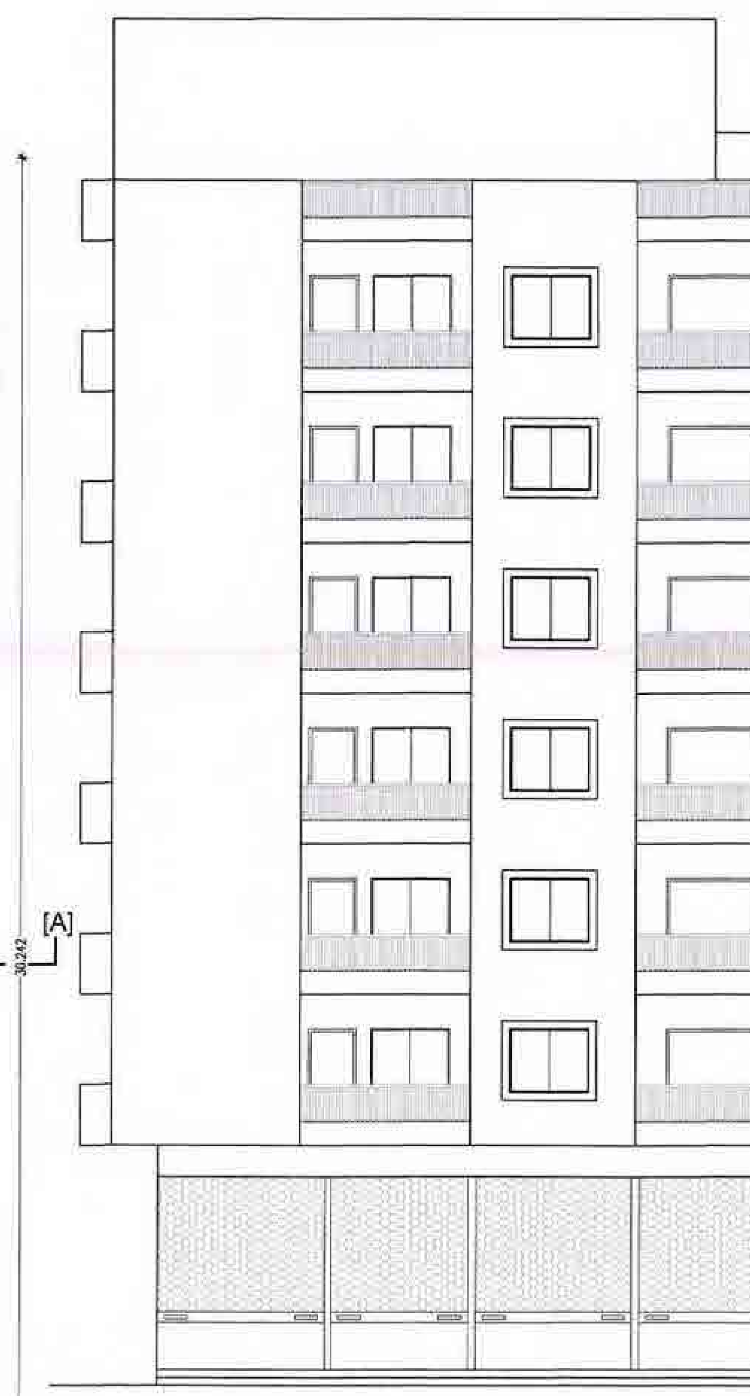


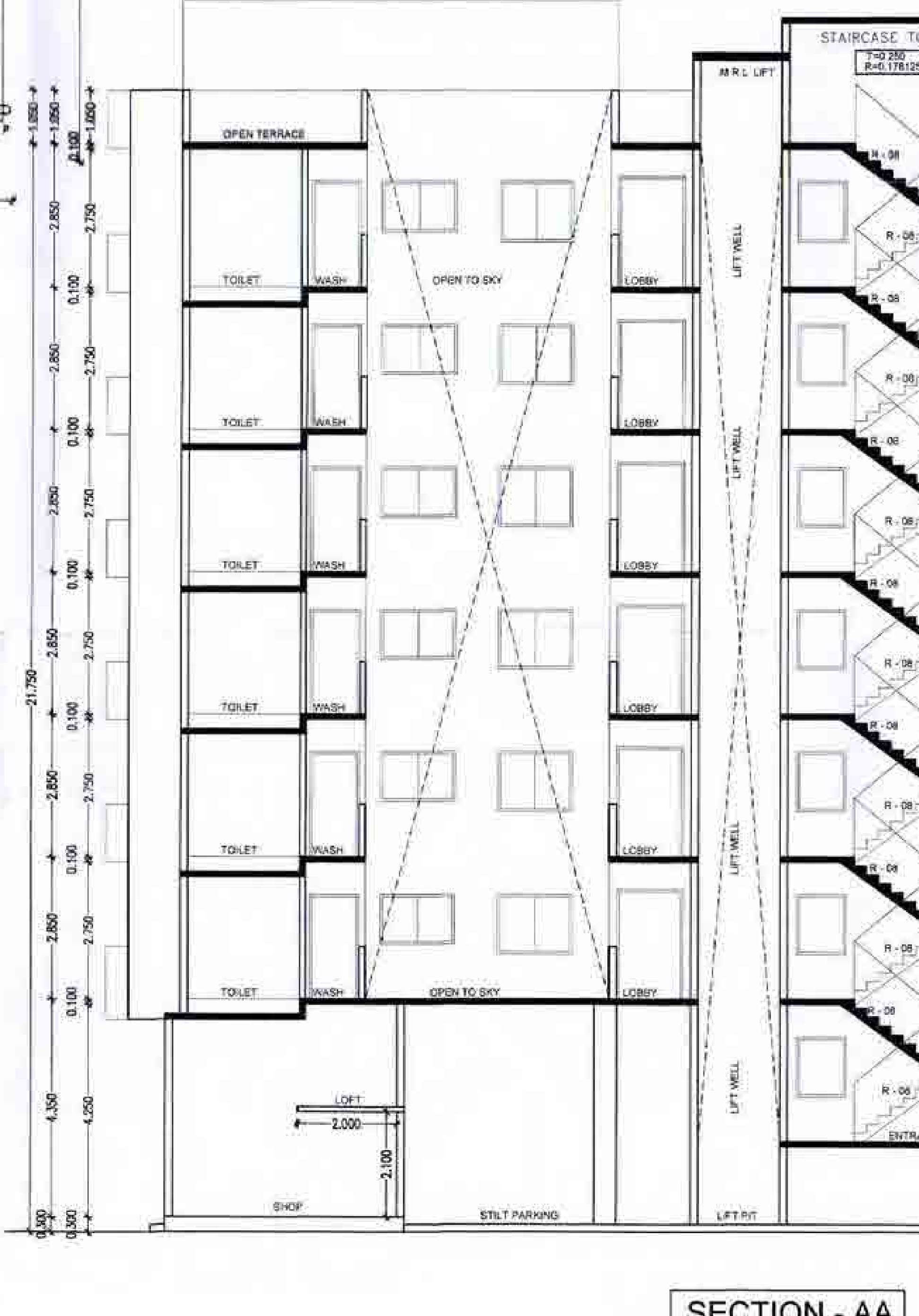
TYPICAL FLOOR PLAN
(2ND,3RD,4TH,5TH & 6TH FLOOR)
SCALE 1:100



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



ELEVATION
SCALE 1:100



SECTION - AA
SCALE 1:100

F S I CALCULATION

PLOT AREA FOR FSI CALCULATION - 1287.596 SQ MT
NET P-LINE BUILT UP AREA - 4820.751 SQ MT
DIVIDING FACTOR 1.60 TO ARRIVE
BASIC FSI + ADDITION FSI = 4820.751 / 1.60
= 3012.969 SQ MT
PERMISSIBLE ANCILLARY F S I = 1828.936 SQ MT
PERMISSIBLE BASIC FSI 1.10 = 1416.355 SQ MT
PERMISSIBLE ADDITIONAL FSI 0.50 = 643.798 SQ MT
PERMISSIBLE TDR (1.10) = 1416.355 SQ MT
CONSUMED BASIC FSI 1.10 = 1416.355 SQ MT
CONSUMED T D R = 1090.964 SQ MT
CONSUMED ADDITIONAL FSI 0.29 = 484.496 SQ MT
TOTAL ENTITLEMENT OF FSI
(1828.936 = 1416.355 + 1090.964 + 484.496) = 4820.751 SQ MT

BASIC F S I USED - 1416.355 SQ MT
T D R USED - 1090.964 SQ MT
PAID F S I USED - 480.751 SQ MT
ANCILLARY USED - 1828.936 SQ MT

F S I CALCULATION

PLOT AREA FOR FSI CALCULATION - 1287.596 SQ MT
BASIC FSI 1.10 - 1416.355 SQ MT
PAID FSI 50% - 643.798 SQ MT
PERMISSIBAL TDR (1.15) - 1480.735 SQ MT
MAXIMUM BUILDING POTENTIAL - 3734.028 SQ MT

ANCILLARY FSI CALCULATION

GROUND FLOOR BUILT UP AREA 268.868 SQ MT
ANCILLARY FSI (80%) 215.094 SQ MT
TYPICAL FLOOR BUILT UP AREA 4544.076 SQ MT
ANCILLARY FSI (60%) 2726.445 SQ MT

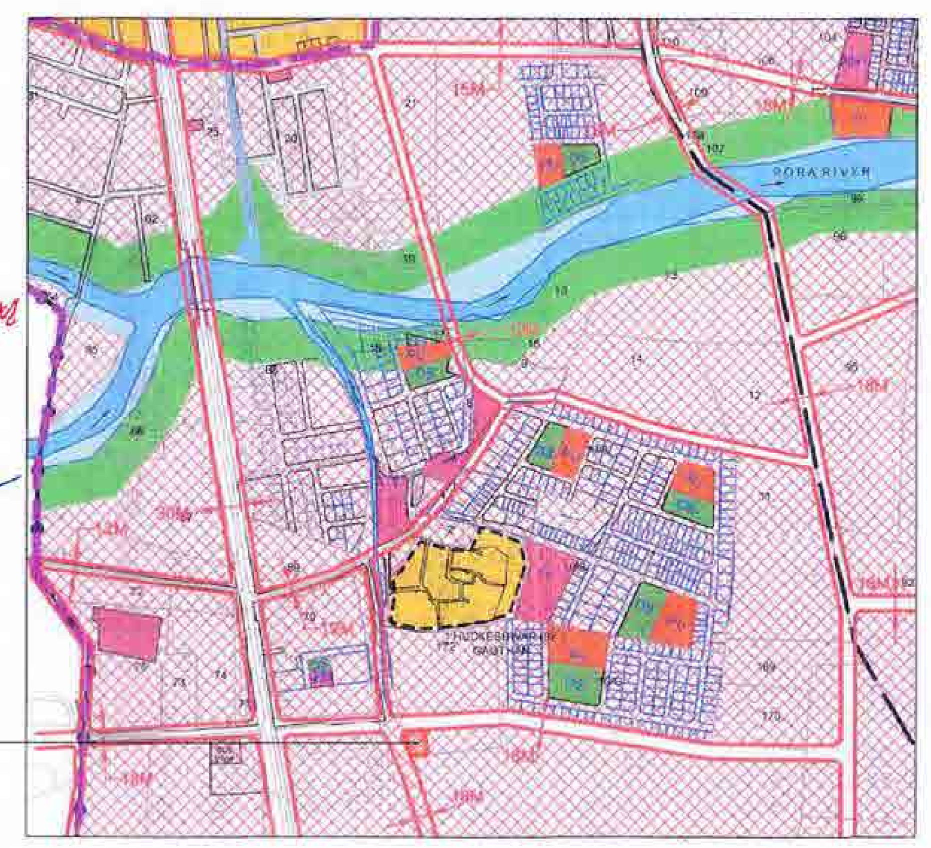
PARKING AREA STATEMENT

PARKING REQUIRED FOR 2 TENEMENTS HAVING CARPET AREA BETWEEN 40 SQ MT TO 80 SQ MT CARPET AREA
1 CAR + 5 SCOOTER + 5% VISITORS PARKING
FOR 60 TENEMENTS HAVING CARPET AREA BETWEEN 40 SQ MT TO 80 SQ MT
PARKING REQUIRED 30 CAR + 150 SCOOTER
5% VISITORS PARKING 02 CAR + 008 SCOOTER
TOTAL - 32 CAR + 158 SCOOTER
PARKING REQUIRED FOR EVERY 100 SQ M CARPET AREA
2 CAR + 6 SCOOTER
PARKING REQUIRED FOR EVERY 184.888 SQ M CARPET AREA
4 CAR + 11 SCOOTER
TOTAL PARKING REQUIRED
32 CAR + 158 SCOOTER
04 CAR + 011 SCOOTER
TOTAL 36 CAR + 169 SCOOTER
MULTIPLYING FACTOR = 0.90
TOTAL PARKING REQUIRED = 32 CAR + 152 SCOOTER
PARKING PROVIDED = 33 CAR + 152 SCOOTER

Provisions For Solar Water Heating Systems
Solar Water Heating System should be installed in the building for the following uses at the per capita capacity mentioned as under.
Type of Building — Per Capita Capacity
1) Hospitals [illegible]
2) Hotels [illegible]
3) Hostel & other such buildings --25 Ltrs./day/person
4) Resident --25 Ltrs./day/person
If the provisions as above is not made, the occupancy certificate will not be issued from NMC

The Rain Water Harvesting is required to be provided as per Directon of Govt. of Maharashtra No. TPB 432001/2133 CR - 230/01/UD-11, dated 10th March, 2005 as per schedule for every [illegible] sq.mtrs. built-up area the system may be by open well 1 mtr. dia [illegible] mtrs. deep with filtration chamber for every 300 sq.mtr. built-up area. Other options mentioned in the schedule may be adopted.
a) The authority may impose a levy of Rs. 1000/- per annum for every 100 sq.mts. of built-up area, for failure of the owner of the building.

OFFICE OF THE CORPORATION OF THE CITY NAGPUR
Building Permit No. 1827/P/Hudkeshwar TP/NMC/1369 Date 21/7/22
SANCTIONED
Subject to conditions mentioned in the building Permit
Dy. Director Town Planning
Nagpur Municipal Corporation



D.P PLAN
SCALE - N.T.S

PROPOSED CONSTRUCTION FOR COMMERCIAL CUM RESIDENTIAL MULTI FAIMILY UNIT ON PLOT NO. - 02 , KH. NO 172 , SHEET NO - , CITY SURVEY NO , CORPORATION HOUSE NO WARD NO AT MAOUZA - HUDKESHWAR (BU) , TAH & DIST. NAGPUR
BELONGING TO
AKS INFRASTRUCTURE THROUGH ITS PARTNER
MR. YUSUF KANCHWALA
MR. RAHUL DESHMUKH

A)	AREA STATMENT	SQ.M
1	AREA OF PLOT	
(a)	As per Ownership Document (7/12, CTS extract)	1287.596
(b)	As per measurement sheet	1287.596
(c)	As per Site	1287.596
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)	1287.596
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 (c))	1287.596
6	Recreational Open Space (if applicable)	
(a)	Required	0
(b)	Proposed	0
7	Internal Road area	0
8	Plotable area (if applicable)	0
9	Built up area with reference to Basic F.S.I as per front road	1416.355
10	Addition of FSI on payment of premium	643.798
(a)	Maximum Permissible Premium FSI based on road width /	0
(b)	Proposed FSI on payment of Premium	0
11	In-Situ FSI / TDR loading	0
(a)	In-situ area against D.P road [2.0XSr. No 2(a)] if any	0
(b)	In-situ area against Amenity Space if handed Over [2.00 or	0
(c)	TDR area	1090.964
(d)	Total In-situ / TDR loading proposed [11 (a)+(b)+(c)]	0
12	Additional FSI area under Chapter No. 7	1.6
13	Total Entitlement of FSI in the proposal	
(a)	(9+10(b)+11(d)] or 12 whichever is applicable.	3151.117
(b)	Ancillary Area FSI upto 60% or 80% with Payment of Charges	1828.936
(c)	Total Entitlement (a + b)	4980.053
14	Maximum utilization limit of F.S.I (building potential)	0.000
15	Total Built - up Area in Proposal. (excluding area at Sr. No. 17 b)	0.000
(a)	Existing Built -Up area	0
(b)	Proposed Built Up area (as per P-Line)	4820.751
(c)	Total (a+b)	4820.751
16	F.S.I Consumed (15/13) (should not be more than serial	0.968
17	Area For Inclusive Housing , if any	0
(a)	Required (20% of Sr. No. 5)	N.A
(b)	Proposed	N.A

Certificate of Area
Certified that the plot under reference was surveyed by me on 26 MAY 2021 and the dimension 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

UTOPIA DESIGNERS
AR. NITIN V. RAMTEKE
COA/2013/58524
NMRDA LIC No. CA/2013/58524
NIT LIC NO. - 2573
NMC LIC NO.-NMC / 627
MB. NO.- 9595210840
Signature
(Name of Architect / Licensed Engineer / Supervisor)

Owner's Declaration
I/We undersignd 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.

MR. YUSUF KANCHWALA
MR. RAHUL DESHMUKH

UTOPIA DESIGNERS
AR. NITIN V. RAMTEKE
COA/2013/58524
NMRDA LIC No. CA/2013/58524
NIT LIC NO. - 2573
NMC LIC NO.-NMC / 627
MB. NO.- 9595210840

Architect / Licensed Engineer / Supervisor name and Signature

Job No	Drawing No.	Scale	Drawn BY	Checked By	Registration No. of Architect / License No. of Licensed Engineer / Supervisor
1	29-21-06	1:100 1:200	Nitin	Nitin	COA/2013/58524 NIT LIC NO 2573 NMC LIC NO. NMC/R-627 NMRDA LIC NO COA/2013/58524/42

OPENING SCHEDULE

D1	1.00 X 2.10	T.W 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.D	2.00 X 2.10	SLIDING DOOR
W1	1.50 X 1.20	ALUMINIUM SLIDING WINDOW
W2	1.50 X 1.00	ALUMINIUM SLIDING WINDOW
V	0.60 X 0.60	FULLY GLAZED VENTILATOR

INDEX :-
PLOT BOUNDRY SHOWN IN
PROPOSED CONSTRUCTION SHOWN IN

OWNER :-

MR. YUSUF KANCHWALA
MR. RAHUL DESHMUKH

ARCHITECT/L.S. :-

UTOPIA DESIGNERS
AR. NITIN V. RAMTEKE
COA/2013/58524
NMRDA LIC No. CA/2013/58524
NIT LIC NO. - 2573
NMC LIC NO.-NMC / 627
MB. NO.- 9595210840

SCALE :- 1:100,1:200
SHEET NO :- 2/2

UTOPIA DESIGNERS
DESIGN CONSULTANTS
ARCHITECT : NITIN V RAMTEKE(9595210840)
PLOT-46 DHYNESHWAR NAGAR ,NAGPUR.440027