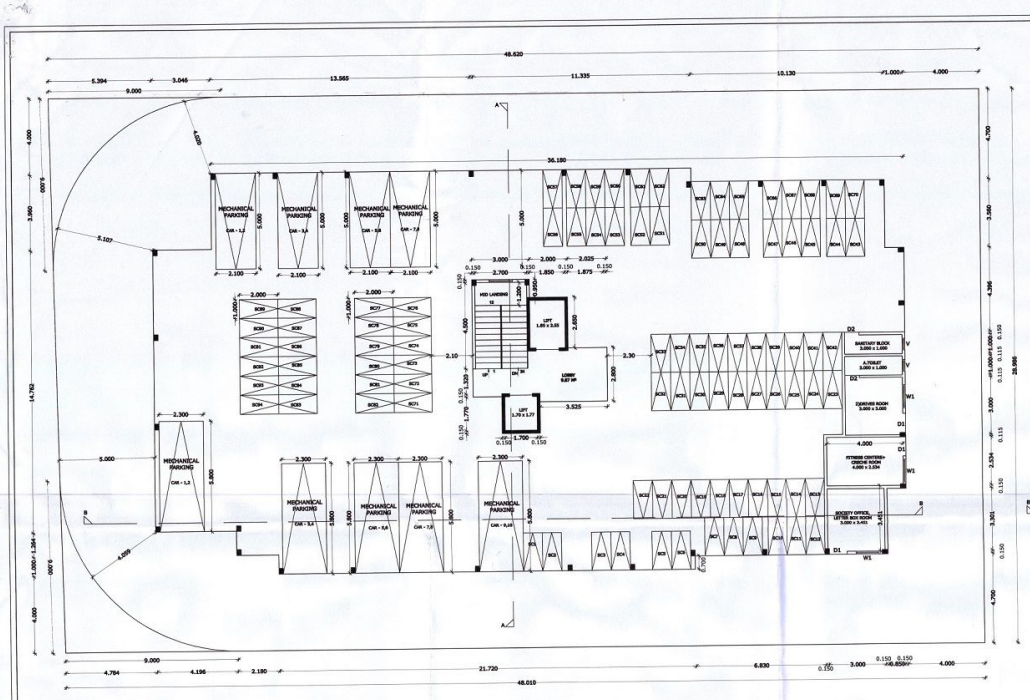
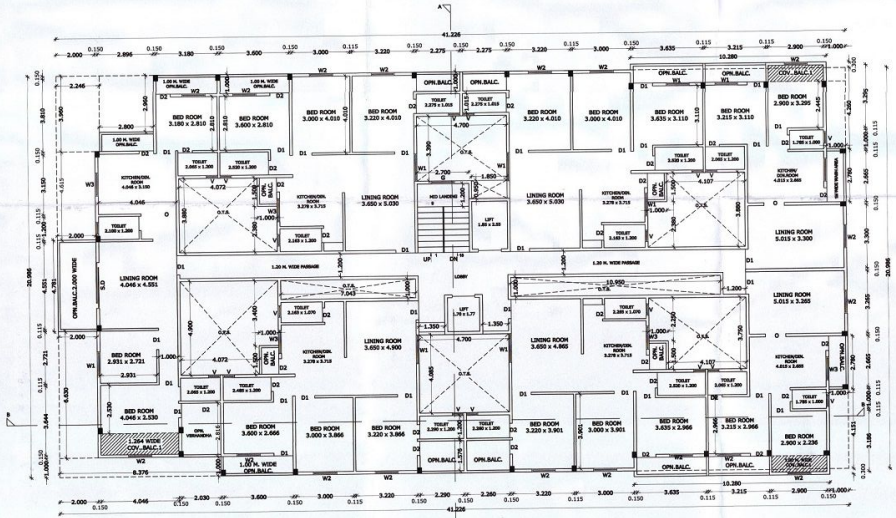
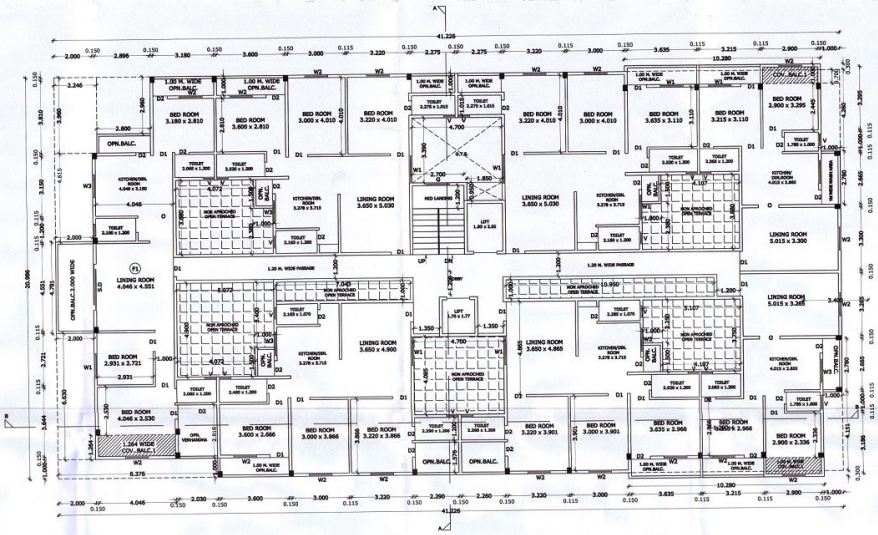
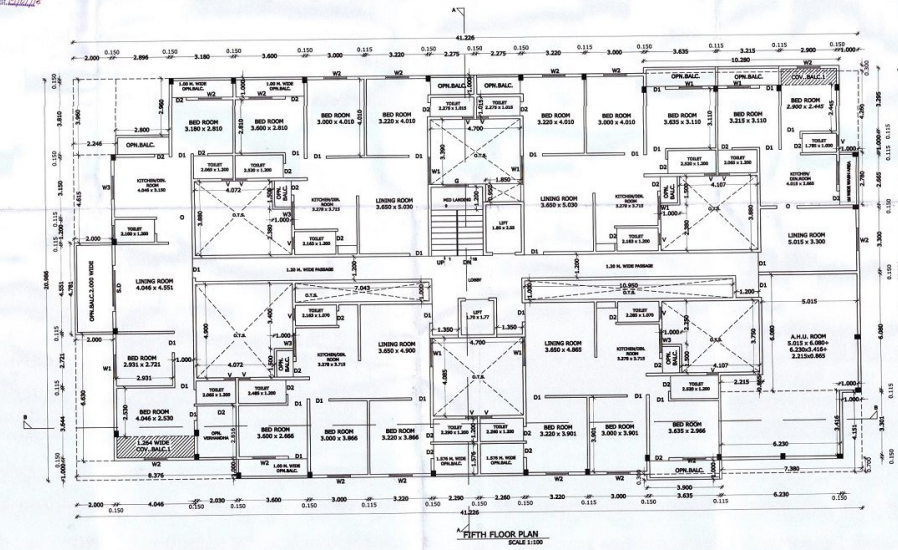


ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA







NIT
L.S No. 3035
Serial No.
Valid Up To 31/12/2023

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. ...
Date 10/06/2022
SANCTIONED
Building Engineer (West)
Nagpur Improvement Trust

Subject to the condition as per ...

SHEET NO. 1/3

PROPOSED PLAN OF MULTIFAMILY DWELLING ON PLOT NO.20,21,22,23,24,25,26,27,28,29 KH.NO.70/1, MOUZA- SOMALWADA IN NEW LOKKALYANA G.N.S.S. TAH. DIST. NAGPUR,

BELONGING TO.
MS PINNACLE CONSTRUTION THROUGH ITS PROP. PANKAJ RAMKRISHNA KOLHE

STATEMENT OF AREAS /

PLOT AREA	(48.620+48.010)/2 X28.980		1400.169 SQ.M.
DEDUCT 2 NO.TANGENT 9.000 M.			34.720 SQ.M.
NET PLOT AREA			1365.448 SQ.M.
F. A. R. PERMISSIBLE		1.10	1501.992 SQ.M.
PAID PREMIUM F.S.I. 0.50%		0.50	682.724 SQ.M.
T.D.R.0.20%		0.20	273.089 SQ.M.
TOTAL		1.80	2457.805 SQ.M.
ANCILLARY F.S.I.0.60%		0.60	1474.683 SQ.M.
NET TOTAL F.S.I. AREA		2.40	3932.488 SQ.M.
GROUND FLOOR BUILT UP AREA			79.842 SQ.M.
FIRST FLOOR BUILT UP AREA			674.864 SQ.M.
SECOND FLOOR BUILT UP AREA			674.864 SQ.M.
THIRD FLOOR BUILT UP AREA			674.864 SQ.M.
FOURTH FLOOR BUILT UP AREA			674.864 SQ.M.
FIFTH FLOOR BUILT UP AREA			612.300 SQ.M.
SIX FLOOR BUILT UP AREA			540.417 SQ.M.
NET TOTAL BUILT UP AREA (ALL FLOORS)			3932.015 SQ.M.

PROFORMA - 1 : AREA STATEMENT

SR NO	PARTICULERS	PERMISIBLE AREA SQ.M.	PROPOSED AREA SQ.M.
A	NET PLOT AREA FOR F.S.I.CALCULATION (CLAUSE NO. 3.6 OF UPDCR-2020) OR AS PER LAYOUT AS PER OWNERSHIP DOCUMENT (7/12 CTS EXTART) AS PER CITY SURVEY RECORD	1365.448 SQM.	1365.448 SQM.
B	BASIC F.S.I./B.UP AREA = (CLAUSE NO. 6.3 OF TABLE NO. 6.0 OF UPDCR-2020)	1501.992 SQM.	1501.992 SQM.
C	ADDITIONAL F.S.I. ON PAYMENT OF PREMIUM-50%	682.724 SQM.	682.724 SQM.
D	ADDITIONAL F.S.I. AREA TDR	273.089 SQM.	
E	ADDITIONAL F.S.I. ON TOD		
F	TOTAL ANCILLARY F.S.I. (CLAUSE NO. 6.3 TABLE NO.6.0 NOTE-I OF UDCPR) 1) FOR RESIDENTIAL (60%) = (0.6 / 1.80) 2) FOR COMMERCIAL (50%) = (0.6 / 1.80)	1474.683 SQM.	1474.683 SQM.
G	NET P. LINE BUILT UP AREA (CLAUSE NO. 6.6 OF UDCPR-2020)	3932.015 SQM.	3932.448 SQM.
H	TOTAL BUILT UP AREA		
J	PROPOSED ANCILLARY FSI (B-G)		

K **STATEMENT OF PARKING AREAS /**

FOR EVERY TWO WITH EACH TENAMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M. 1 CAR + 5 SCOOTER + 5% VISITORS PARKING

PROVIDED TANAMENT :-
FOR EVERY 39 TENAMENT HAVING CARPET AREA UP TO 40 TO 80 SQ.M.
(19.50CAR+97.50SC.+5%V.P.)=0.975 CAR+ 4.875 SC.
= 20.475 CAR+102.375 SC.

MULTIPLYING FACTOR = 0.9 x 20.475 CAR,102.375 SCOOTER
NET RQQUIRED PARKING = 18.42 CAR , 92.13 SCOOTER
REQUIRED PARKING = 18 CAR , 92 SCOOTER

TOTAL PROVIDED PARKING :-
18 CAR + 94 SC.
9(2.30 x 5.80) + 9(2.10x5.00)+94(1.00 x 2.00)
TOTAL PARKING AREA REQUIRED = 120.06 + 94.50 + 188.00= 402.56 SQ.M.

L **SCHEDULE OF OPENING**

TYPE	DESCRIPTION	SIZE	REMARKS
D1	T.W. FLUSH DOOR	1.000 X 2.100 M.	
D2	P.V.C. DOOR	0.750 X 2.100 M.	
FG1	FULLY GLAZED WINDOW	2.400 X 1.200 M.	
W1	ALUMINIUM GLAZED WINDOW	1.200 X 1.200 M.	
W2	ALUMINIUM GLAZED WINDOW	1.200 X 0.900 M.	
V	ALUMINIUM GLAZED VENTILATOR	0.45 X 0.60 M.	
G	R. C. C. GRILL	AS REQUIRED	

M	REFFRENCE - SANTION	
	LAND USE AS PER DEVELOPMENT PLAN	RES./COMM.
	LOCATION OF PLOT	SOMALWADA
	ZONE - RESIDENTIAL SUBMITTED	RESIDENTIAL
	PROPOSED BUILDING USE AS PER PLAN	UDCPR
	PLOT BOUNDARY SHOWN THUS	BLACK
	PROPOSED CONSTRUCTION SHOWN THUS	RED
	EXISTING CONSTRUCTION TO BE RETAINED SHOWN THUS	BLUE
	EXISTING CONSTRUCTION TO BE DEMOLISH SHOWN THUS	YELLOW
N	NAME OF OWNER	SIGN

O **CERTIFICATE OF AREA :**
Certified that the plot under reference was surveyed me of ——— 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 /LP Scheme Records / land Records Department / City Survey record

Signature
(ER SURESH B. BHOMLE)

P **Owners Declaration :**
I / we undersigned hereby confirm that I/we would abide by the 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 at the work site.

P kolhe
Owner's name and Signature

MS PINNACLE CONSTRUTION THROUGH ITS PROP. PANKAJ RAMKRISHNA KOLHE

Q Architect / Licensed Engineer / Supervisor name and signature

PROJECT DESIGN
S.B.ARCH & ASSOCIATE
PLANNING INTERIOR DESIGN ESTIMATION
SB BHOMLE BHOMLE
FLAT NO.7/8 SHIVNAGARE APT.NEAR SUDERSHAN LAYOUT OPP.JAHANAM SCHOOL NAGPUR

S.B.ARCH & ASSOCIATE

Job No.	Drawing No.	Scale	Drawn by	Check by	Registration No. of Architect / Licenses No. of Licensed Engineer / Supervisor
01	01	1:100 1:200	SURESH	S.B.ARCH	