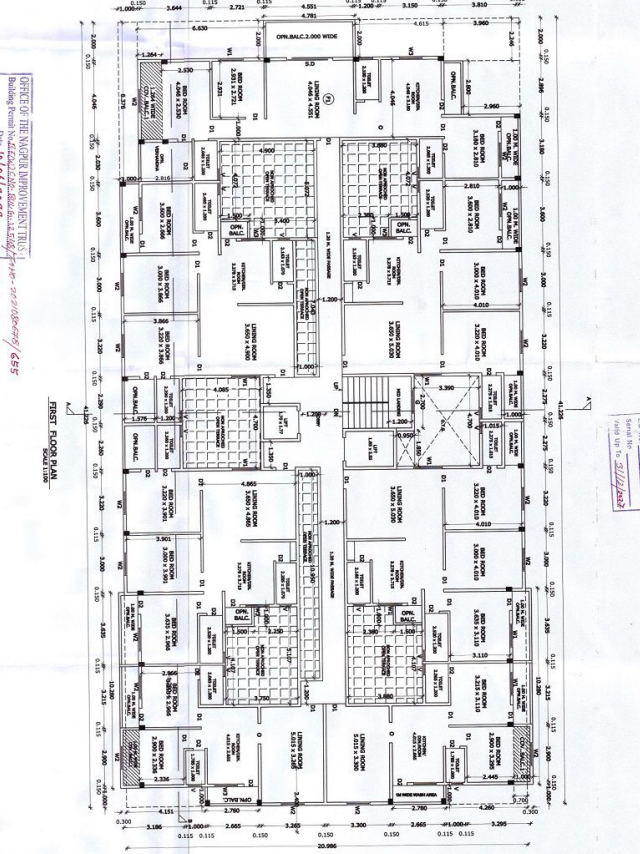
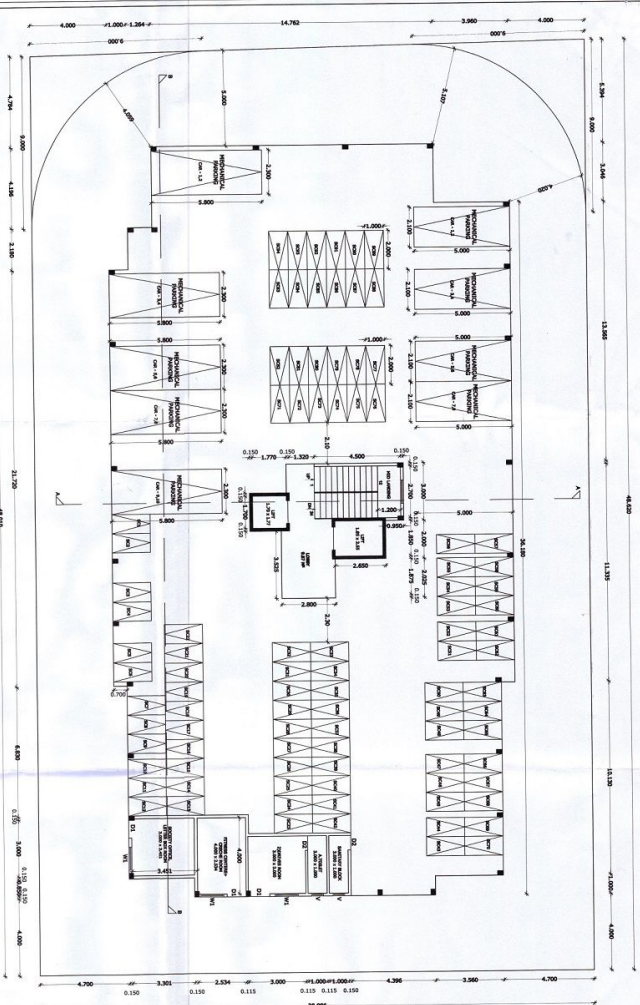
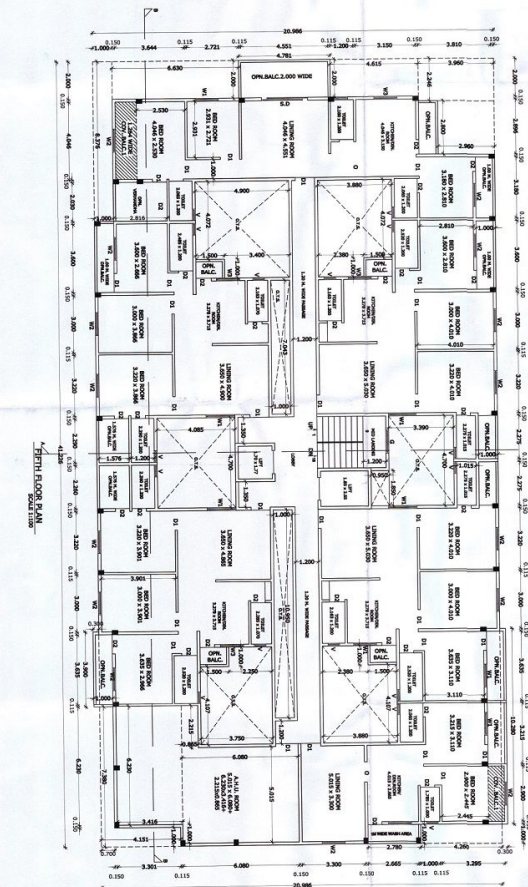
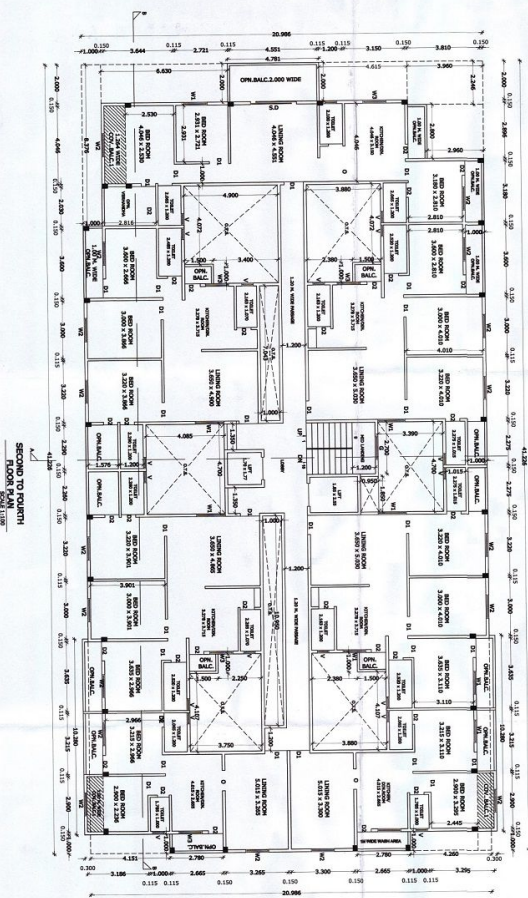


Annexure C-2 a



GROUND FLOOR PLAN
SCALE 1:100

ROOF RAINWATER HARVESTING SYSTEM
SHOULD BE PROVIDED WITHIN PLOT AREA

Subject to the condition as per
Registered Proforma letter dt. 12/11/18

OFFICE OF THE NAAGUR IMPROVEMENT TRUST
Building Permi No. E20216, No. 604, G-1, 556/1, F.NO- 202108-6-55 / 655
Date: 16/01/2022
SANCTIONED
Official
Building Engineer (West)
Naagur Improvement Trust

NIT
L.S. No. 3035
Serial No. _____
Valid Up To 31/12/2027

SHEET NO. 1/3
PROPOSED PLAN OF MULTIFAMILY DWELLING ON
PLOT NO.20,21,22,23,24,25,26,27,28,29 KM.NO.70/1,
MOLUZA - SONALWADA IN NEW LOKALYANA G.N.S.,
TAH. DIST. NAGPUR,
BELONGING TO,
MUNICIPALITY OF SONALWADA, DISTRICT OF NAGPUR,
MAHARASHTRA.

STATEMENT OF AREAS /	40.630 / 48.010
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FLY INVOICE	48,920 *48.00	2	1400.169
DEDUCT 2 NO TANGENT 9,000 ML			34,720.5
NET PILOT AREA			1365,448.5

F.A.R. PERMISSIBLE	1.10	1501.9925
PAID PREMIUM F.S.I. 0.50%	0.50	692.7245
T.D.R. 0.20%	0.20	273.0895

TOTAL	1.00	2457.003
ANCILLARY FSL 0.00%	0.00	1474.693
NET TOTAL FSL AREA	2.40	3932.488
GROUND FLOOR BUILD UP AREA		79.842

FIRST FLOOR BUILT UP AREA	674,864 S
SECOND FLOOR BUILT UP AREA	674,864 S
THIRD FLOOR BUILT UP AREA	674,864 S

FOURTH FLOOR BUILT UP AREA	674,864 S
FIFTH FLOOR BUILT UP AREA	612,300 S
SIX FLOOR BUILT UP AREA	540,417 S

NET TOTAL BUILT UP AREA (ALL FLOORS)	3932.015
PROFORMA - 1 : AREA STATEMENT	
SR	PERMISSIBLE PROP

NO	PARTICULARS	AREA SQ. M.	AREA
A	NET PLOT AREA FOR CALCULATION (CLUSTER NO. 13 OF UPPON-2003) ON A PIRAVATTUR AA PIRAVATTUR DOCUMENT (772 CTS 00/00)	1305.448 SQM.	1305.448

B	BASIC F.S.I.B.T.P AREA = (CLUSTER NO. 43 OF TABLE NO. 64 OF U.P.O.R. 2003)	1501.962 SQM.	1501.962
C	ADDITIONAL F.S.I. ON PAYMENT OF PREMIUM-50%	682.724 SQM.	682.724

D	ADDITIONAL F.S.I. AREA TDR	273.089 SQM.	
E	ADDITIONAL F.S.I. ON TOD		
F	TOTAL ANCILLARY F.S.I. (COLUZE NO. 63 TABLE NO.80 NOTE-41(OR 80M))	1474.693 SQM.	1474.693

	(1) FOR CONCRETE (80% > 90/150) (2) FOR COMBUSTIBLE (80% > 80/150)		
G	NET P. LINE BUILD UP AREA (CLUSTER NO. 14 OF UOOPM-200)	39.02.015 SQM.	39.02.44
TOTAL BUILDING AREA			

M	TOTALS OF PRIOR		
J	PROPOSED ANNUALY FSI (B-Q)		
K	STATEMENT OF PAVING AREAS/ TENANT HAVING CARPET AND ELEVATOR WITH EAM		

FOR EVERY 20 TENANT-SAVING CARPET AREA 1 HP PROVIDED TOWARD :-

$$= 20.475 \text{ CAR} + 102.375 \text{ SC.}$$

MULTIPLYING FACTOR = 0.9×20.475 CAR, 102.375 SCOOTER
NET REQUIRED PARKING = 18.42 CAR, 92.13 SCOOTER
REQUIRED PARKING = 18 CAR, 92 SCOOTER
TOTAL PROVIDED PARKING :-

$$\begin{aligned} & 18 \text{ CAR} + 94 \text{ SC.} \\ & 9(2.30 \times 5.80) + 9(2.10 \times 5.00) + 94(1.00 \times 2.00) \\ & \text{TOTAL PARKING AREA REQUIRED} = 120.06 + 94.50 + \\ & 188.00 = 402.56 \text{ SQ. M.} \end{aligned}$$

SCHEDULE OF OPENING		
TYPE	DESCRIPTION	SIZE
L		

D1	T. W. FLUSH DOOR	1,000 X 2,100 M.
D2	P.V.C. DOOR	0,750 X 2,100 M.
FG1	FUELY GLAZED WINDOW	2,400 X 1,200 M.
WT	ALUMINIUM GLAZED WINDOW	1,200 X 1,200 M.

W2	ALUMINUM GLAZED WINDOW	1.200 X 0.900 M.	
V	ALUMINUM GLAZED VENTILATOR	0.45 X 0.60 M.	
G	R.C.C. GRILL	AS REQUIRED	
M	REFERENCE - SANTON		

LAND USE AS PER DEVELOPMENT PLAN	RES/JC
LOCATION OF PLOT	SOMW
ZONE - RESIDENTIAL SUBMITTED	RESID

PROPOSED BUILDING USE AS PER PLAN	UDCPH
PLOT BOUNDARY SHOWN THUS	BLACK
PROPOSED CONSTRUCTION SHOWN THUS	RED -

	EXISTING CONSTRUCTION TO BE RETAINED SHOWN THIS	BLUE
	EXISTING CONSTRUCTION TO BE DEMOLISH SHOWN THIS	YELLOW
N	NAME OF OWNER	SIGN

CERTIFICATE OF AREA:
0
Certified that the plot under reference was surveyed by _____ 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 Subarea Records / Land Records
Department / City Survey record)

Signature
(R. S. RISH & B. HOLE)

I, an undersigned hereby confirm that I've read above by the collector, I've checked the structure as per approved plans also I've read around the work under supervision proper technical person so as to ensure the quality at the work site.

P. K. O. J.

MS PINNACLE CONSTRUCTION THROUGH
ITS PROP. PANKAJ RAMKRISHNA KOLHE

Q	Architect / Licensed Engineer / Superintendent name and signature	
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PROJECT DESIGN

S.B.A.R.C.H & ASSOCIATE
PLANNING DESIGNER DESIGN INITIATION
IN DESIGN SERVICE
PLOT NO.75, SIVANUR, ATTAR ROAD, KANDAMBAKOTTA

 S. B. ARCHITECTS
REGISTERED ARCHITECTS
NO. 75, SIVANUR, ATTAR ROAD, KANDAMBAKOTTA

SUPPORT OF ALLAHABAD SCHOOL, ALLAHABAD				REG. NO. 1234567
JOB No.	Drawing No.	Scale	Drawn by	Checked by
01	01	1:100	SURESH	S.S. ANCH
				Registration No. of Architect / License No. of Engineer / Supervisor