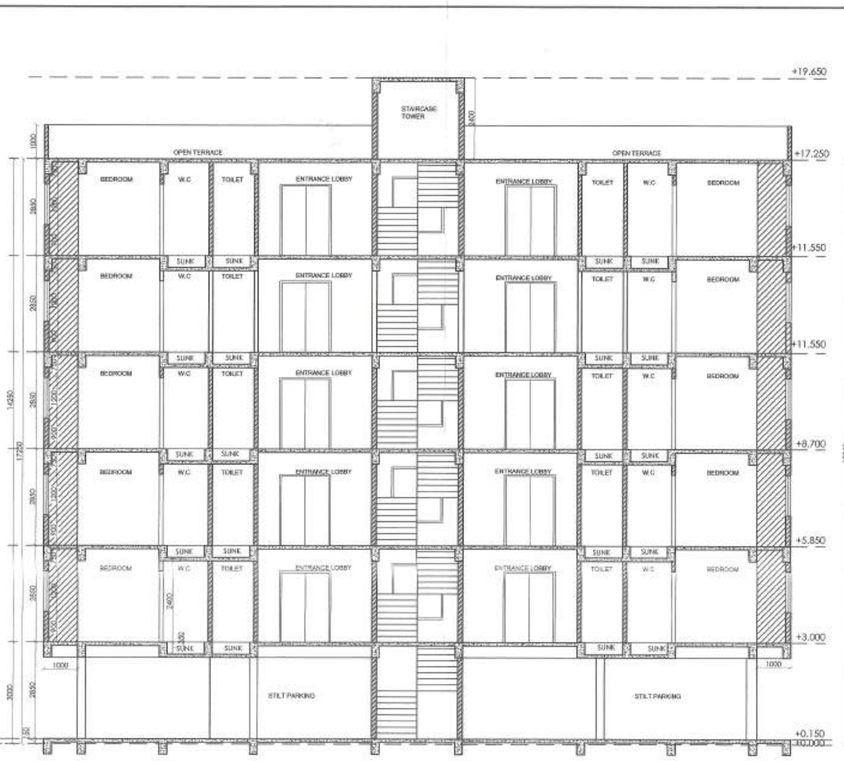
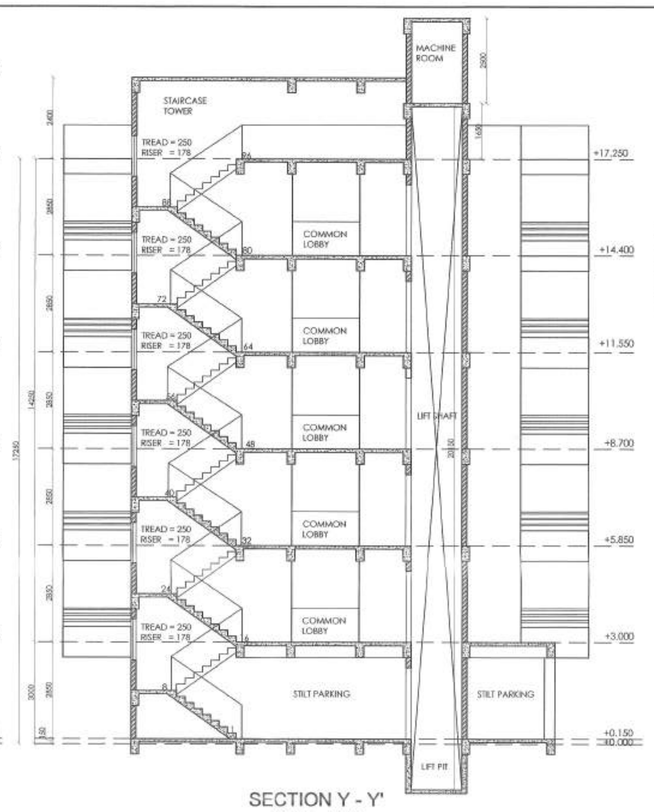


FRONT ELEVATION
SCALE :- 1:100



SECTION X - X'
(SCALE :- 1:100)



SECTION Y - Y'
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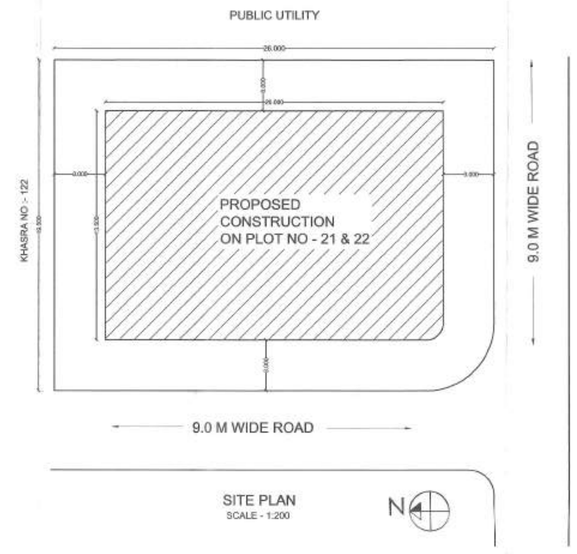
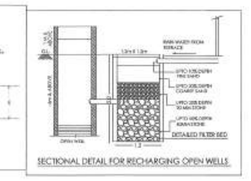


SITE PLAN
SCALE - 1:200



SCHEMATIC LAYOUT FOR INSTALLATION OF 75 , 150 , 150 , 200 LPD SOLAR WATER HEATING SYSTEM



SECTIONAL DETAIL FOR RECHARGING OPEN WELLS

PROPOSED CONSTRUCTION MULTI FAMILY RESIDENTIAL UNIT,ON PLOT NO:- 21 & 22,
KHASRA NO - 121 ,
MOUZA - Narsala,
PH NO. 37 , WARD NO. 77
TAHSIL & DISTRICT :- NAGPUR

BELONGS TO -
1. Shri. Mukesh Singh.
2. Shri. Anil Balbudhe.
3. Shri. Manoj Balbudhe.
4. Shri. Sunil Balbudhe.

A - AREA STATEMENT :-

SR. NO	DETAIL	PLOT AREA	SQ.M
1	Area of plot (minimum area of a,b,c to be considered)	507.00	SQ.M
	(a) as per ownership document (aakiv patrika)	507.00	SQ.M
	(b) as per measurement sheet	507.00	SQ.M
	(c) as per site	507.00	SQ.M
2	Deductions for		
	(a)proposed D.P. /D.P. Road widening Area/Service Road /Highway widening	3.140	—
	(b)Any D.P. Reservation area	—	—
	(Total a+b)	—	—
3	Balance area of plot (1-2)	503.860	SQ.M
4	Amenity Space (if applicable)	—	—
	(a) Required	—	—
	(b) Adjustment of 2 (b), if any	—	—
	(c) Balance Proposed	—	—
5	Net Plot Area (3-4(c))	503.860	SQ.M
6	Recreational Open space (if applicable)	—	—
	(a) Required -	—	—
	(b) Proposed -	—	—
7	Internal Road Area	—	—
8	Plotable area (if applicable)	—	—
9	Built up area with reference to Basic F.S.I. as per front road width(SI No.5ebasic FSI 1.1)	554.246	SQ.M
10	Addition of FSI on payment of premium 50%	251.930	SQ.M
	(a) Maximum permissible premium FSI - baseon road width / TOD Zone.		
(b)	Proposed FSI on payment of premium.	247.487	SQ.M
11	In-situ FSI/TDR loading		
	(a) In-situ area against D.P.road [2.0 x Sr.No. 2(a)] if any		
	(b) IN- situ area against amenity space if handed over [2.00 or 1.85 x Sr. No.4(b) and / or (c)]		
	(c) TDR area	201.544	SQ.M
	(d) Total in situ / TDR loading proposed (11(a) +(b)+ (c))	—	—
	Additional FSI area under chapter No.7		
12	Total entitlement of FSI in the proposal		
13	(a) [9 + 10(b)+11(d)] or 12 which ever is applicable	1003.277	SQ.M
	(b)Ancillary Area FSI upto 60% or 80% with payment of charges.	601.966	SQ.M
	(c) Total entitlement (a + b)	1605.244	SQ.M
14	Maximum utilization limit of F.S.I (building potential)Permissible as per Road width (as per Regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)		
15	Total Built - up Area in proposal. (excluding area at Sr.No.17 b)	1605.244	SQ.M
	(a) Existing Built - up Area.		
	(b) Proposed Built-up Area (as per 'P- line')		
	(c) Total (a + b)	1605.244	SQ.M
16	F.S.I Consumed (%) (should not be more than serial No.14 above)	1605.244	SQ.M
	Area for Inclusive Housing ,if any		
17	(a) Required (20% of Sr.No.5)		
	(b) Proposed		

Certificate of area :
certified that the plot under reference was surveyed by me on 22-2-2021and the dimensions of sides etc. Of plot stated on plan area as measured on site and area so worked out tallies with the area stated in document of Ownership / T.P. Scheme Records / Land Records Department/City Survey records.

AR. VIVEK PATEL
NMC NO.7921
UNIT NO. 2831
B. ARCH

Signature
(AR.VIVEK PATEL)

Owner's Declaration-
I/We undersigned 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.

① ③
② ④

Signature

SCHEDULE OF DOORS & WINDOWS

S.NO.	TYPE	SIZE	DESCRIPTION
01	D	1.05 X 2.10	T.W. SINGLE SHUTTER DOOR
02	D1	0.90 X 2.10	T.W. SINGLE SHUTTER DOOR
03	D2	0.75 X 2.10	FLUSH DOOR
04	D3	1.50 X 2.10	SLIDING DOOR
05	W	1.50 X 1.20	AL. SLIDING WINDOW
06	W1	1.20 X 1.20	AL. SLIDING WINDOW
07	W2	1.20 X 0.900	KITCHEN WINDOW
08	V	0.60 X 0.60	VENTILATOR

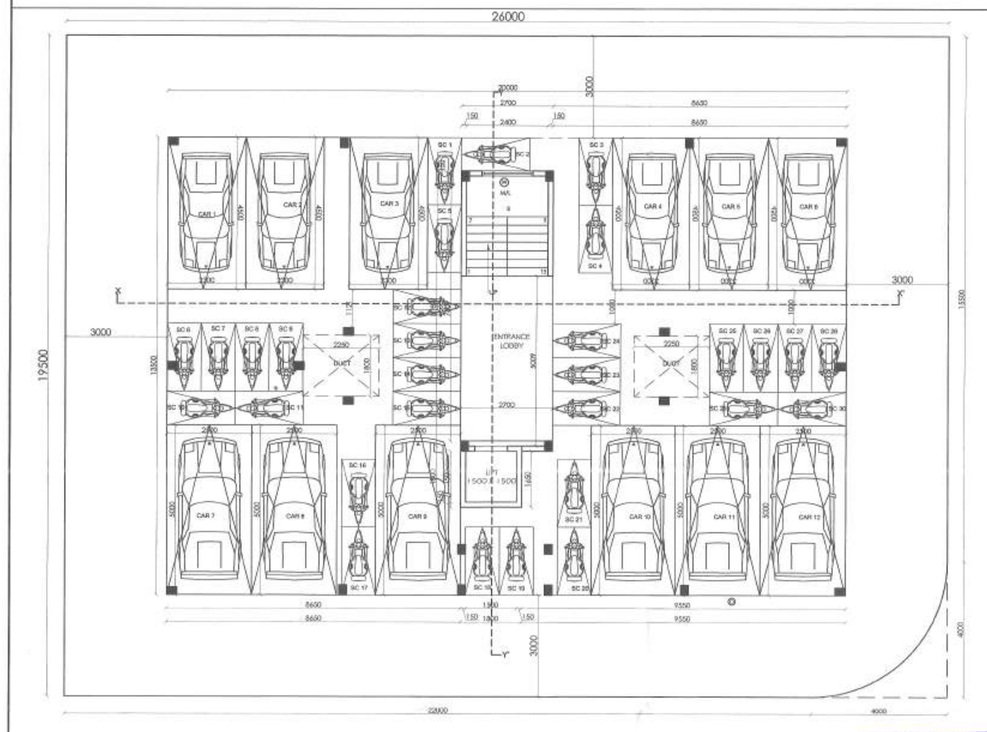
B- REFERENCE

	LAND USE AS PER SANCTIONS DEVELOPMENT PLAN
	LOCATION OF PLOT
	ZONE
	PROP. BUILD ISE SUBMITTED AS PER PLAN
	PLOT BOUNDARY SHOWN IN THUS
	PROPOSED CONSTRUCTION SHOWN IN THUS
	EXISTING CONST. TO BE RETAINED IN THUS
	EXISTING CONSTRUCTION DEMOLISHED SHOWN IN THUS

Note - ALL DIMENSIONS ARE IN MM.

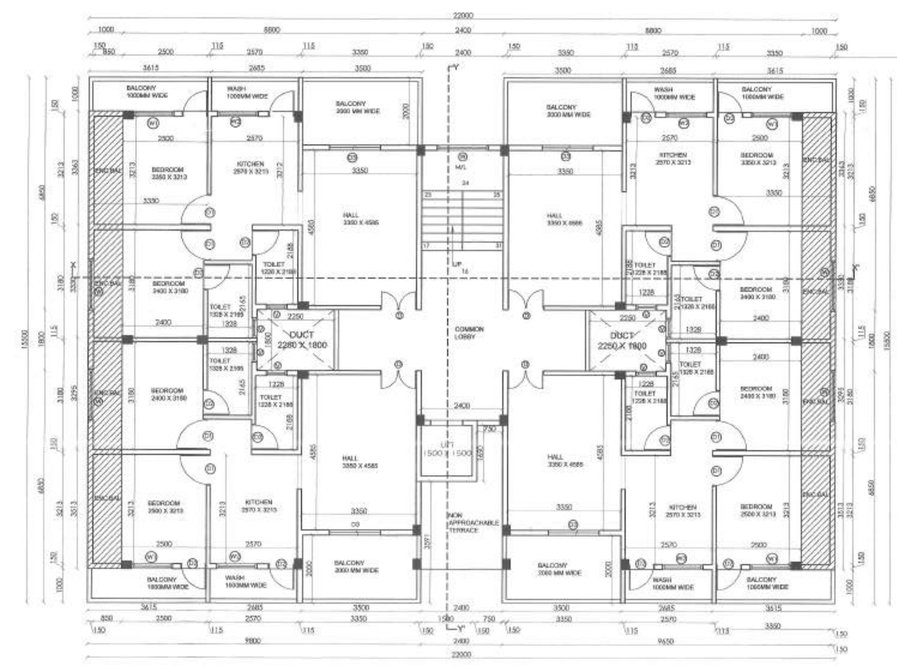
DEVINE ARCHITECTS

AR. VIVEK PATEL
ADDRESS - UG3 , "YOGIKRUPA APP. " AVG LAYOUT , LAKADGANJ , NAGPUR - 440008
CONTACT - 9766963495

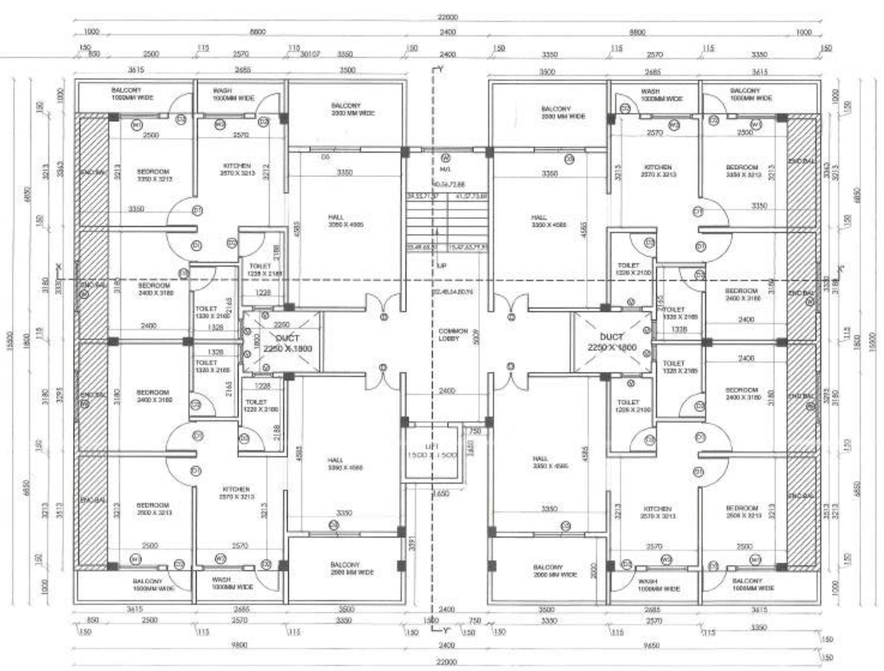


GROUND FLOOR PLAN
(SCALE - 1:100)

9.0 M WIDE ROAD

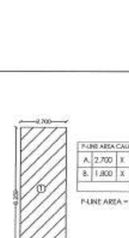


FIRST FLOOR PLAN
(SCALE - 1:100)

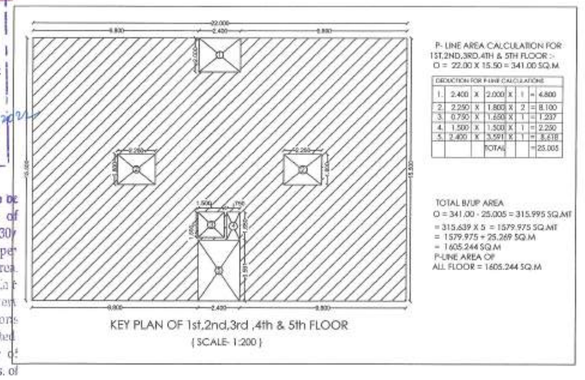


TYPICAL 2ND ,3RD , 4TH & 5TH FLOOR PLAN
(SCALE - 1:100)

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 1116/LNo/22/dtd
Date 05/4/22
SANCTIONED
subject to conditions mentioned in the building permit
Assistant Director of Town Planning
Nagpur Municipal Corporation



KEY PLAN OF GROUND FLOOR
(SCALE- 1:200)



KEY PLAN OF 1st,2nd,3rd ,4th & 5th FLOOR
(SCALE- 1:200)

P-LINE AREA CALCULATION :-

FLOOR	P-LINE AREA RESI.	PROPOSED TENEMENTS	TOTAL P-LINE AREA
G.F.	25.269		
1 ST	315.995	4	
2 ND	315.995	4	
3 RD	315.995	4	
4 TH	315.995	4	
5 TH	315.995	4	
TOTAL	1605.244	20	1605.244 SQ.M

As per clause no. 8.1.1 (v) composite parking six scooters' parking may be allowed to be converted in one car parking. so we have provided 4 car instead of 24 sc

PARKING CALCULATION :-

TYPE	CARPET AREA / FSI (M2)	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS)	
		UNIT	PROP.	BY RULE	PRO.	BY RULE	PRO.
RESIDENTIAL	40 - 80	20	20	9	9	47	48

ACCORDING TO TABLE 8C Sr. No. 2
MULTIPLYING FACTOR = 0.90
SO THAT , REQ. PARKING
= 10 X 0.90 = 9 SAY = 9 CAR
= 50 X 0.90 = 45 SAY = 45 SC
VISITOR'S PARKING 5% = 9CAR X 0.05 = 0.45 = 0 CAR
= 45 SC X 0.05 = 2.25 = 2 SC
TOTAL REQUIRED PARKING = 9 CAR
= 45+2 =47 SC

40 to 80 sq.m required parking for 2 tenement = 1 car and 5 sc
proposed 20 tenement $\frac{20}{2}$ = 10 x 1 car , 5 sc.
5 % vp = 0.5 car , 2.50 sc
total = 10.50 car , 52.50 sc.
multiplying factor = 0.9 x 10.50 car , 52.50 sc.
= 9.45 car , 47.25 sc.
23 nos scooter required.

CARPET DETAILS :-

FLOOR NAME	CARPET NAME		CARPET AREA (SQ.M.)
GROUND FLOOR	—		—
FIRST FLOOR	FLAT NO	101	53.022 SQ.M
		102	53.022 SQ.M
		103	53.022 SQ.M
		104	53.022 SQ.M
2ND FLOOR	FLAT NO	201	53.022 SQ.M
		202	53.022 SQ.M
		203	53.022 SQ.M
		204	53.022 SQ.M
3RD FLOOR	FLAT NO	301	53.022 SQ.M
		302	53.022 SQ.M
		303	53.022 SQ.M
		304	53.022 SQ.M
4TH FLOOR	FLAT NO	401	53.022 SQ.M
		402	53.022 SQ.M
		403	53.022 SQ.M
		404	53.022 SQ.M
5TH FLOOR	FLAT NO	501	53.022 SQ.M
		502	53.022 SQ.M
		503	53.022 SQ.M
		504	53.022 SQ.M

Provision for Kitchen Waste Water Treatment Scheme
capacity
Type
1) Block
2) Block
3) Block
such buildings
4) Resident
If the provisions as above is not made, the occupancy certificate will not be issued from NMC

AREA NOT INCLUDED IN DEVELOPMENT PLAN

The Rain Water Harvesting is required to be provided as per Direction of Govt. of Maharashtra No. TPB 432001/2133 CR - 230/ dtd. 10th March, 2005 as per ... for more than 500 sq.mts. built-up area. ... by open well / bore ... must ... Other options ... may be adopted ... authority may impose a levy of ... over 200 sq.mts. of ... failure of the owner ... building.