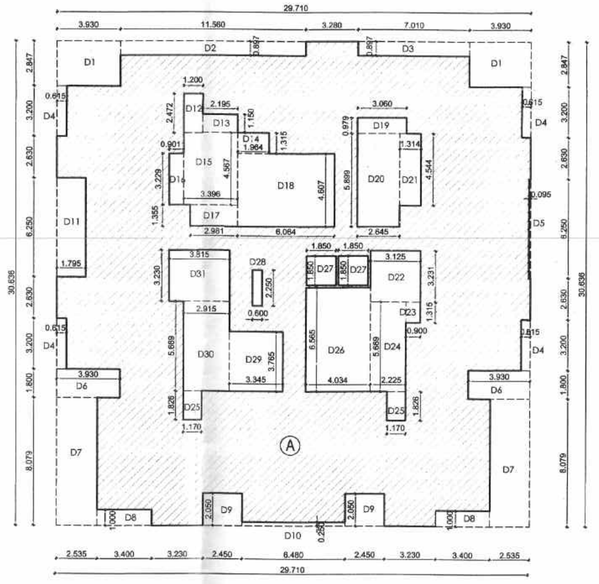
PRODUCED BY AN AUTODESK STUDENT VERSION

Sheet- 2 / 2

NIT
L.S. No. 2337
Serial No.
Valid Up To 31/12/2021

1st FLOOR P-LINE AREA CAL.

BLOCK	I	II	NOS.	(SQ.M)
A	29.710	30.636	1	910.195
DEDUCTIONS				
D1	3.930	2.847	2	22.377
D2	11.560	0.897	1	10.369
D3	7.010	0.897	1	6.287
D4	0.615	3.200	4	7.872
D5	0.095	6.250	1	0.593
D6	3.930	1.800	2	14.148
D7	2.535	8.079	2	40.960
D8	3.400	1.000	2	6.800
D9	2.450	2.050	2	10.045
D10	6.480	0.250	1	1.620
D11	1.795	6.250	1	11.218
D12	1.200	2.472	1	2.966
D13	2.195	1.150	1	2.524
D14	1.964	1.315	1	2.582
D15	3.396	4.567	1	15.509
D16	0.901	3.229	1	2.909
D17	2.981	1.355	1	4.039
D18	6.064	4.607	1	27.936
D19	3.060	0.979	1	2.995
D20	2.645	5.899	1	15.602
D21	1.314	4.544	1	5.970
D22	3.125	3.231	1	10.096
D23	0.900	1.315	1	1.183
D24	2.225	5.669	1	12.613
D25	1.170	1.826	2	4.272
D26	4.034	6.565	1	26.483
D27	1.850	1.850	2	6.845
D28	0.600	2.250	1	1.350
D29	3.345	3.765	1	12.593
D30	2.915	5.669	1	16.525
D31	3.815	3.230	1	12.322
TOTAL DEDUCTIONS				319.603
1st FLOOR P-LINE AREA				**590.592**



1ST FLOOR P-LINE AREA
(KEY PLAN)
SCALE - 1:200

ROOF RAINWATER HARVESTING SYSTEM SHCULD BE PROVIDED WITHIN PLOT AREA

AREA DETAILS OF APARTMENTS

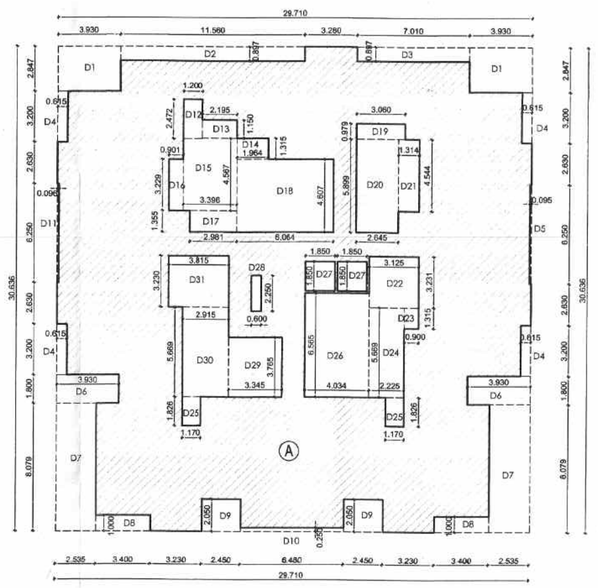
1	2	3	4	5	6	7
SR. NO.	BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT VERANDA ATTACHED TO FLATS
1	1	1ST FLOOR	101	58.045	3.157	--
			102	58.327	4.152	--
			103	57.052	9.567	--
			104	55.763	11.734	--
			105	55.765	11.783	--
			106	73.072	13.277	--
			107	72.872	16.277	--
2	1	2ND TO 7TH FLOOR	201-701	58.324	8.518	--
			202-702	58.861	9.533	--
			203-703	57.044	9.527	--
			204-704	55.765	11.785	--
			205-705	55.765	11.785	--
			206-706	73.072	13.277	--
			207-707	73.072	13.277	--

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. B-EWS/CNO-0118/R-08/Dev.NO-2021101212182/147
DATE 10/12/2021
SANCTIONED
Building Engineer (West)
Nagpur Improvement Trust

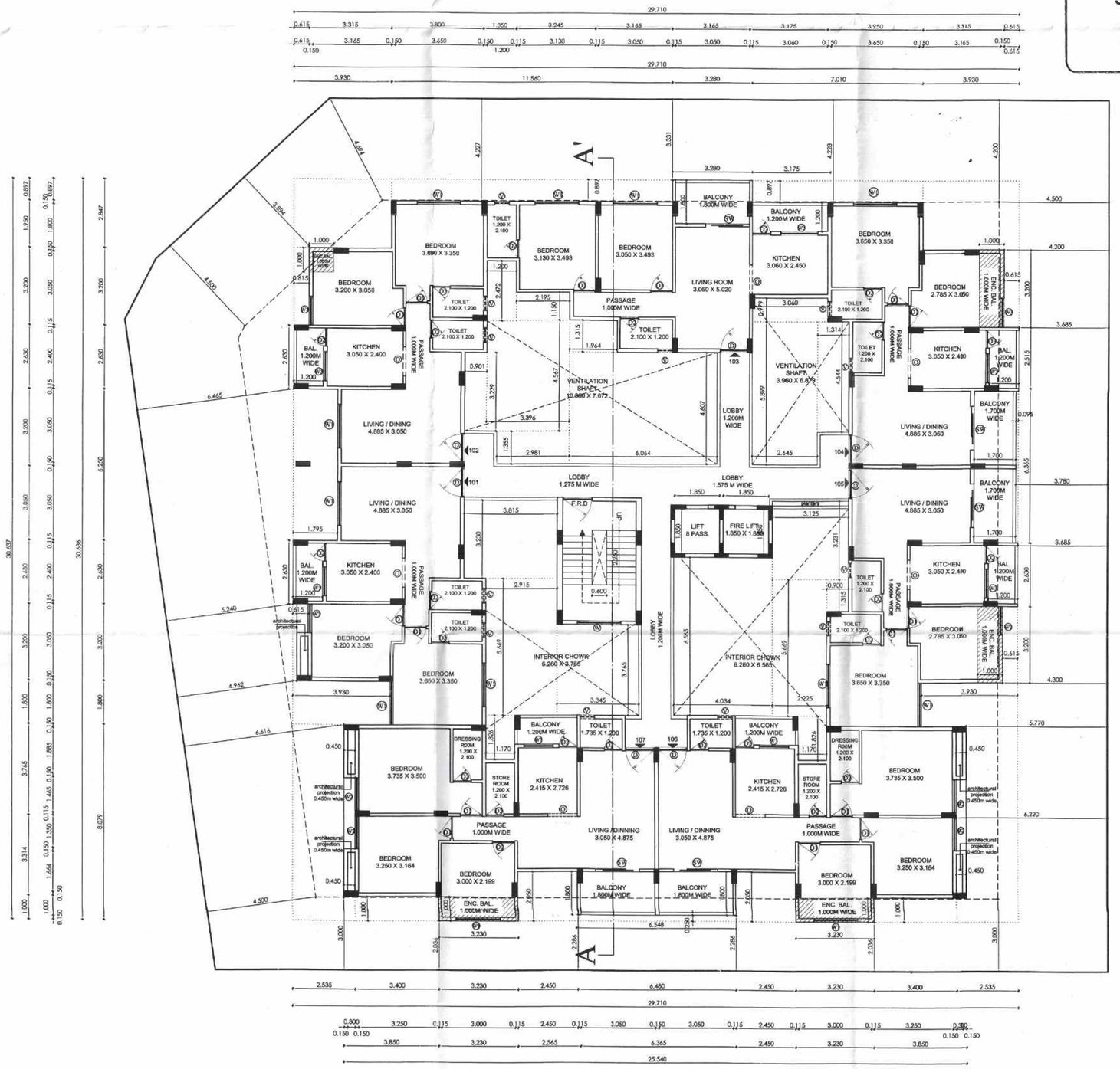
Subject to the condition as per Regularisation letter dt. 11/08/21 enclosed here with.

TYPICAL 2ND TO 7TH FLOOR P-LINE AREA CAL.

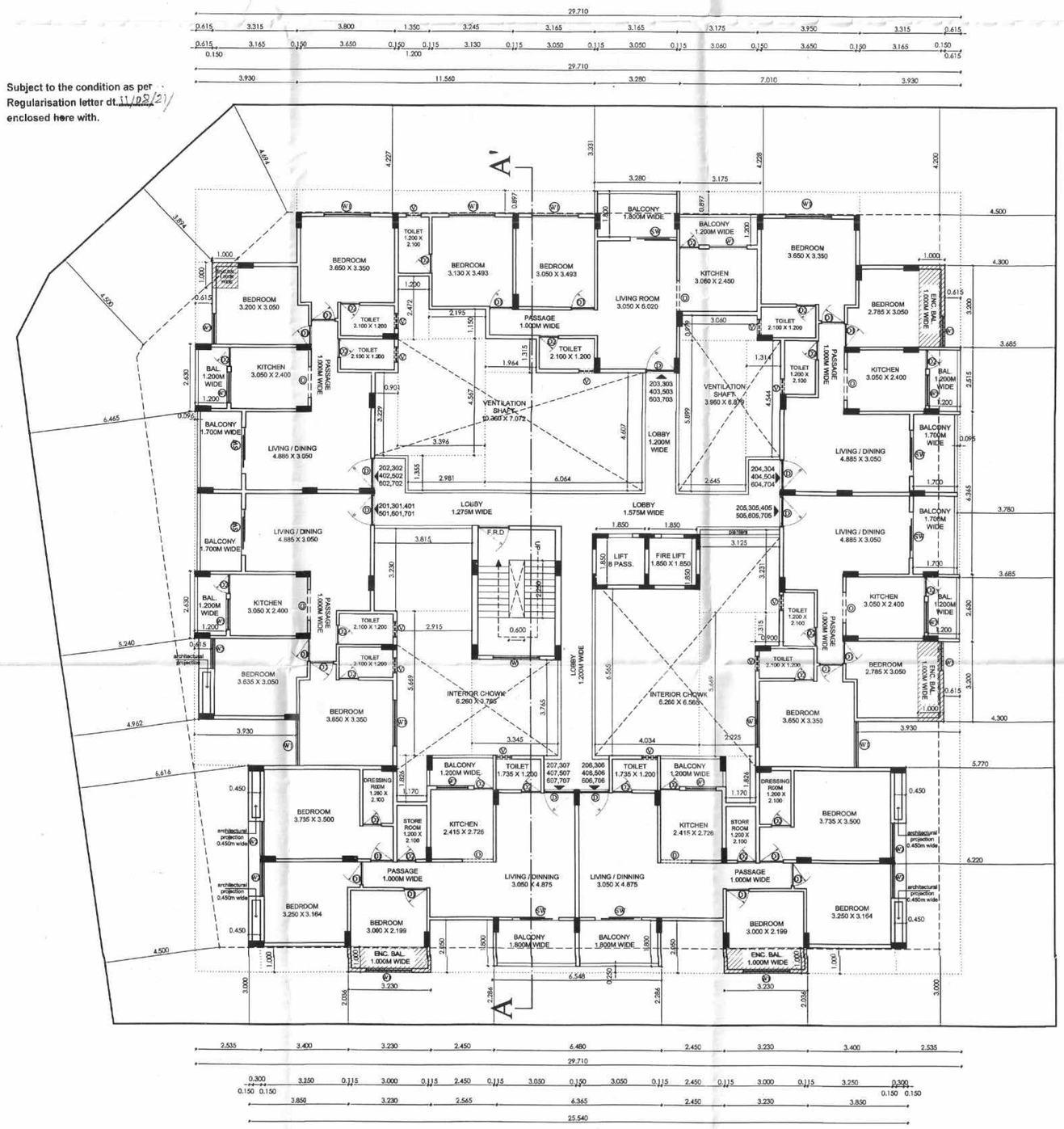
BLOCK	I	II	NOS.	(SQ.M)
A	29.710	30.636	1	910.195
DEDUCTIONS				
D1	3.930	2.847	2	22.377
D2	11.560	0.897	1	10.369
D3	7.010	0.897	1	6.287
D4	0.615	3.200	4	7.872
D5	0.095	6.250	1	0.593
D6	3.930	1.800	2	14.148
D7	2.535	8.079	2	40.960
D8	3.400	1.000	2	6.800
D9	2.450	2.050	2	10.045
D10	6.480	0.250	1	1.620
D11	0.096	6.250	1	0.600
D12	1.200	2.472	1	2.966
D13	2.195	1.150	1	2.524
D14	1.964	1.315	1	2.582
D15	3.396	4.567	1	15.509
D16	0.901	3.229	1	2.909
D17	2.981	1.355	1	4.039
D18	6.064	4.607	1	27.936
D19	3.060	0.979	1	2.995
D20	2.645	5.899	1	15.602
D21	1.314	4.544	1	5.970
D22	3.125	3.231	1	10.096
D23	0.900	1.315	1	1.183
D24	2.225	5.669	1	12.613
D25	1.170	1.826	2	4.272
D26	4.034	6.565	1	26.483
D27	1.850	1.850	2	6.845
D28	0.600	2.250	1	1.350
D29	3.345	3.765	1	12.593
D30	2.915	5.669	1	16.525
D31	3.815	3.230	1	12.322
TOTAL DEDUCTIONS				308.985



TYPICAL 2ND & 7TH FLOOR P-LINE AREA
(KEY PLAN)
SCALE - 1:200



1ST FLOOR PLAN
SCALE - 1:100



TYPICAL 2ND TO 7TH FLOOR PLAN
SCALE - 1:100

SUBMISSION DRAWING

PROPOSED BUILDING PLAN OF G+7 FLOOR CONSTRUCTION FOR MULTI-FAMILY RESIDENTIAL DWELLING UNIT ON PLOT NO.-29, C.T.S NO-269, PH. NO.-8 (A) KH.NO.-95/2,95/3,95/4,95/5,95/6,95/7,95/8 LAYOUT- BASARA CO.OP HOUSING SOCIETYT LTD, MOUZA- GOREWADA, TAH. & DIST.- NAGPUR.

BELONGING TO :-
CREATION BUILDERS AND DEVELOPERS
PROP. PANKAJ DHAWAN
(as per city survey records)

PROFORMA - 1 : AREA STATEMENT

SR. NO	PARTICULARS	PERMISSIBLE AREA (SQ.M)	PROPOSED AREA (SQ.M)
A	**NET PLOT AREA FOR F.S.I CALCULATION**	--	--
1)	AS PER REGULARIZATION / LETTER	1367.846	**1367.846**
2)	AS PER OWNERSHIP DOCUMENT(7/12,CTS,EXTART)	1367.846	
3)	AS PER CITY SURVEY RECORD	**1367.846**	
B	**BASIC F.S.I / B.U.P AREA =** (CLAUSE NO.: 10.3.4 OF UDCPR-2020) (A x 1.25)	**1709.807**	**1709.807**
C	**ADDITIONAL F.S.I ON PAYMENT OF PREMIUM:- 50% (A x 50%)**	**683.923**	**683.923**
D	**ADDITIONAL F.S.I AREA TDR:- 20% (A x 20%)**	**273.569**	**273.569**
E	**ADDITIONAL F.S.I ON TOD**	N/A	N/A
F	**TOTAL ANCILLARY F.S.I** (CLAUSE NO.6.3 TABLE NO.6G, NOTE - (I) OF UDCPR)	--	--
1)	**FOR RESIDENTIAL (50%) =((B+C+D) X 60%)**	**1600.379**	**1600.379**
2)	FOR COMMERCIAL (50%) =((B+C+D) X 80%)	N/A	N/A
G	**NET P-LINE BUILT UP AREA** (CLAUSE NO.6.G OF UDCPR-2020)	--	--
1)	GROUND FLOOR P-LINE AREA	--	603.817
2)	FIRST FLOOR P-LINE AREA	--	590.592
3)	SECOND FLOOR P-LINE AREA	--	601.210
4)	THIRD FLOOR P-LINE AREA	--	601.210
5)	FOURTH FLOOR P-LINE AREA	--	601.210
6)	FIFTH FLOOR P-LINE AREA	--	601.210
7)	SIXTH FLOOR P-LINE AREA	--	601.210
8)	SEVENTH FLOOR P-LINE AREA	--	601.210
9)	TERRACE FLOOR P-LINE AREA	--	32.775
H	**TOTAL BUILT UP AREA**	**4267.678**	**4268.464**
I	**TOTAL F.S.I**	2867.299	2865.290
J	**PROPOSED ANCILLARY F.S.I (H-I)**	1600.379	1599.174

PARKING AREA STATEMENT

K	PARKING AREA STATEMENT NORMS	CARS(NO.S)	SCOOTERS (NO.S)
1)	2 TENAMENTS HAVING CARPET AREA BETWEEN 40-80 SQ.M	1	1
2)	NO. OF TENAMENTS PROPOSED	49	
3)	PARKING REQUIRED	25	123
4)	VISITOR PARKING REQUIRED (5%)	1	6
5)	REQUIRED PARKING	26	129
6)	MULTIPLYING FACTOR	0.5	
7)	TOTAL REQUIRED PARKING	33	116
8)	**TOTAL PROPOSED PARKING**	**23**	**116**

SCHEDULE OF OPENING

L	NAME	LENGTH(M)	WIDTH(M)	AREA(SQ.M)	DESCRIPTION
1)	D	1.200	2.100	2.520	T.W. PANELED DOOR
2)	D1	0.900	2.100	1.890	T.W. PANELED DOOR
3)	D2	0.750	2.100	1.575	T.W. PANELED DOOR
4)	SW	1.500	2.100	3.150	SLIDING WINDOW
5)	W	1.800	1.800	3.240	ALUMINIUM GLAZED WINDOW
6)	W1	1.800	1.500	2.700	ALUMINIUM GLAZED WINDOW
7)	W2	1.350	1.500	2.025	ALUMINIUM GLAZED WINDOW
8)	W3	1.200	1.500	1.800	ALUMINIUM GLAZED WINDOW
9)	V	0.600	0.750	0.450	ALUMINIUM GLAZED WINDOW
10)	F.D	1.200	2.100	2.520	FIRE RESISTANT DOOR

M	REFRENCE	
1)	LAND USE AS PER SANCTIONED DEVELOPMENT PLAN	RESIDENTIAL
2)	LOCATION OF PLOT	REFER DRAWING
3)	ZONE	R-1
4)	PROPOSED BUILDING IES SUBMITTED AS PER PLAN	
5)	PLOT BOUNDRY SHOWN THUS	BLACK
6)	PROPOSED CONSTRUCTION SHOWN THUS	R/D
7)	EXISTING CONSTRUCTION TO BE RETAINED SHOWN THUS	BLUE
8)	EXISTING CONSTRUCTION TO BE DEMOLISHED SHOWN THUS	YELLOW

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

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

Proposed Building

SR. NO	BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.
1	1	GROUND FLOOR	13.817
2		1ST FLOOR	590.592
3		2ND FLOOR	601.210
4		3RD FLOOR	601.210
5		4TH FLOOR	601.210
6		5th FLOOR	601.210
7		6th FLOOR	601.210
8		TERRACE FLOOR	32.775

CERTIFICATE OF AREA:-

Certified that the plot under reference was surveyed by me on _____ 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/T.P.Scheme Records/Land Records Department/City Survey record.

Ar.SWAPNIL GODE
CA/93/9/2012
NAGPUR
REGD. NO.

Signature
(Name of Architect/Licensed Engineer/Supervisor)

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 persons so as to ensure the quality at the work site.

Owner(s) name and Signature

NOTE : REFER WRITTEN DIMENSIONS, DO NOT SCALE THE DWG.
ALL DIMENSIONS ARE IN METERS

OWNER SIGN.

CREATION BUILDERS AND DEVELOPERS
PROP. PANKAJ DHAWAN.
ARCHITECT SIGN.

Ar.SWAPNIL GODE
CA/93/9/2012
NAGPUR
REGD. NO.

N

REGISTRATION NUMBER:	(CA / 2009 / 45446)		N.I.T REG. NO: 2357 N.M.C LIC. NO: R-475
PROJECT ARCHITECT:		OFFICE OF ORIGIN:	NAGPUR
DEALT BY:	SHI	SCALE	1:100
CHK BY:	SWA	DATE:	09/10/21

SANJYOT ARCHITECTS
ARCHITECTS & INTERIOR DESIGNERS
Ar. Swapnil Gode
FS-11, BUILDING NO. 1, VIDARBHA PREMIER SCHEME,
OPP.DANDIBAGAR LAKE, NAGPUR - 440032
Call on: 9850009044 E-mail: sanjyotarchitects@gmail.com

PRODUCED BY AN AUTODESK STUDENT VERSION