PRODUCED BY AN AUTODESK STUDENT VERSION

NIT
L.S. No. 2357
Serial No.
Valid Up To 31/12/21

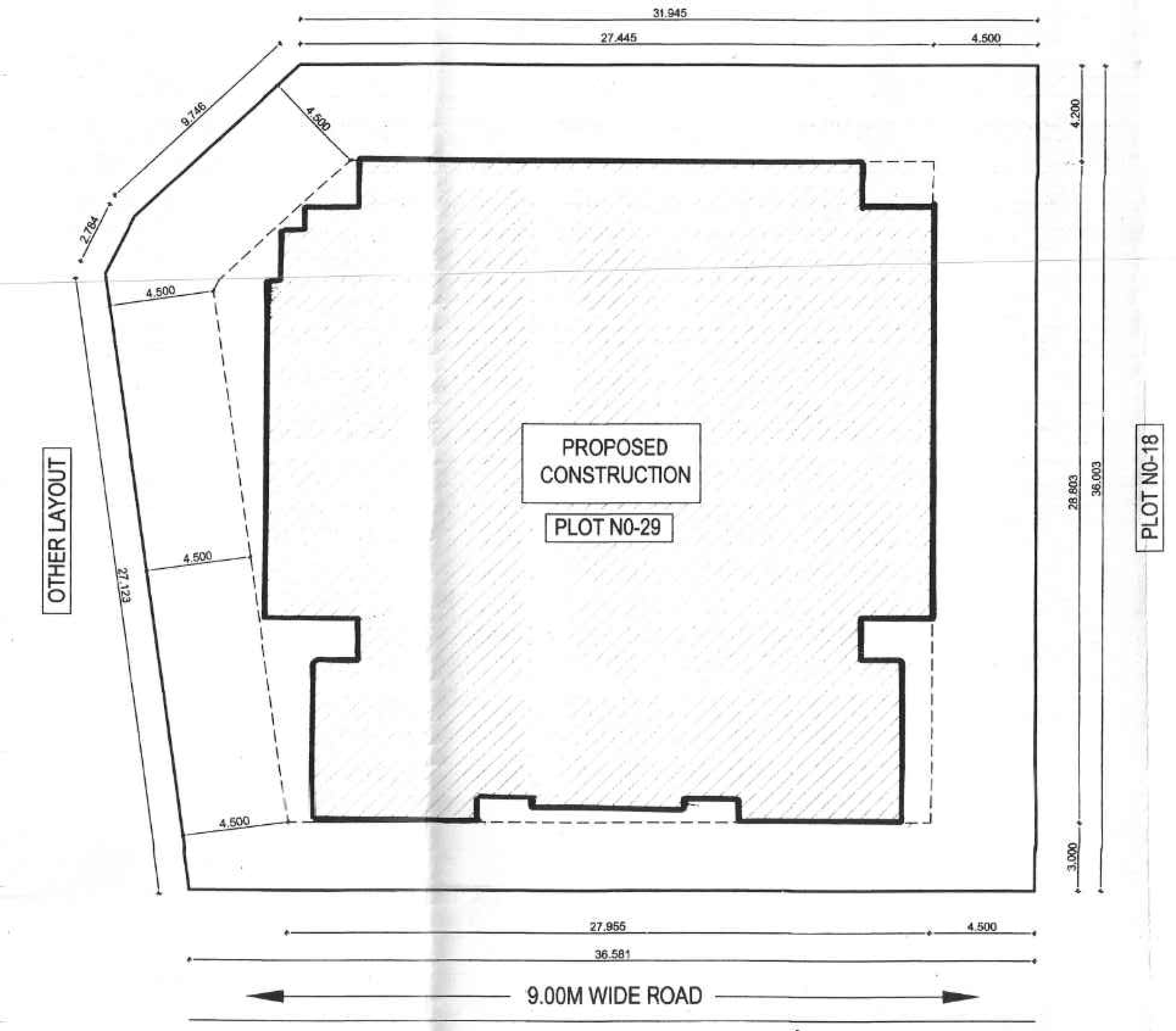
Sheet- 1 / 2



FRONT ELEVATION
SCALE -1:100

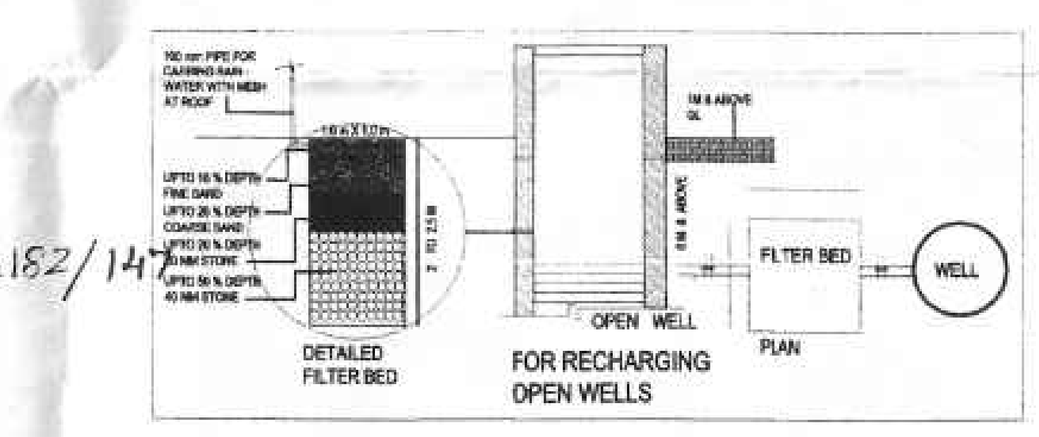


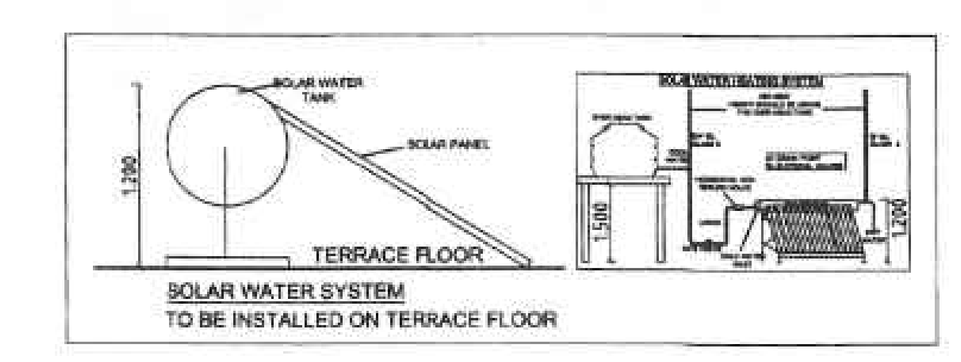
SECTION A-A'
SCALE -1:100



SITE PLAN
SCALE - 1:200

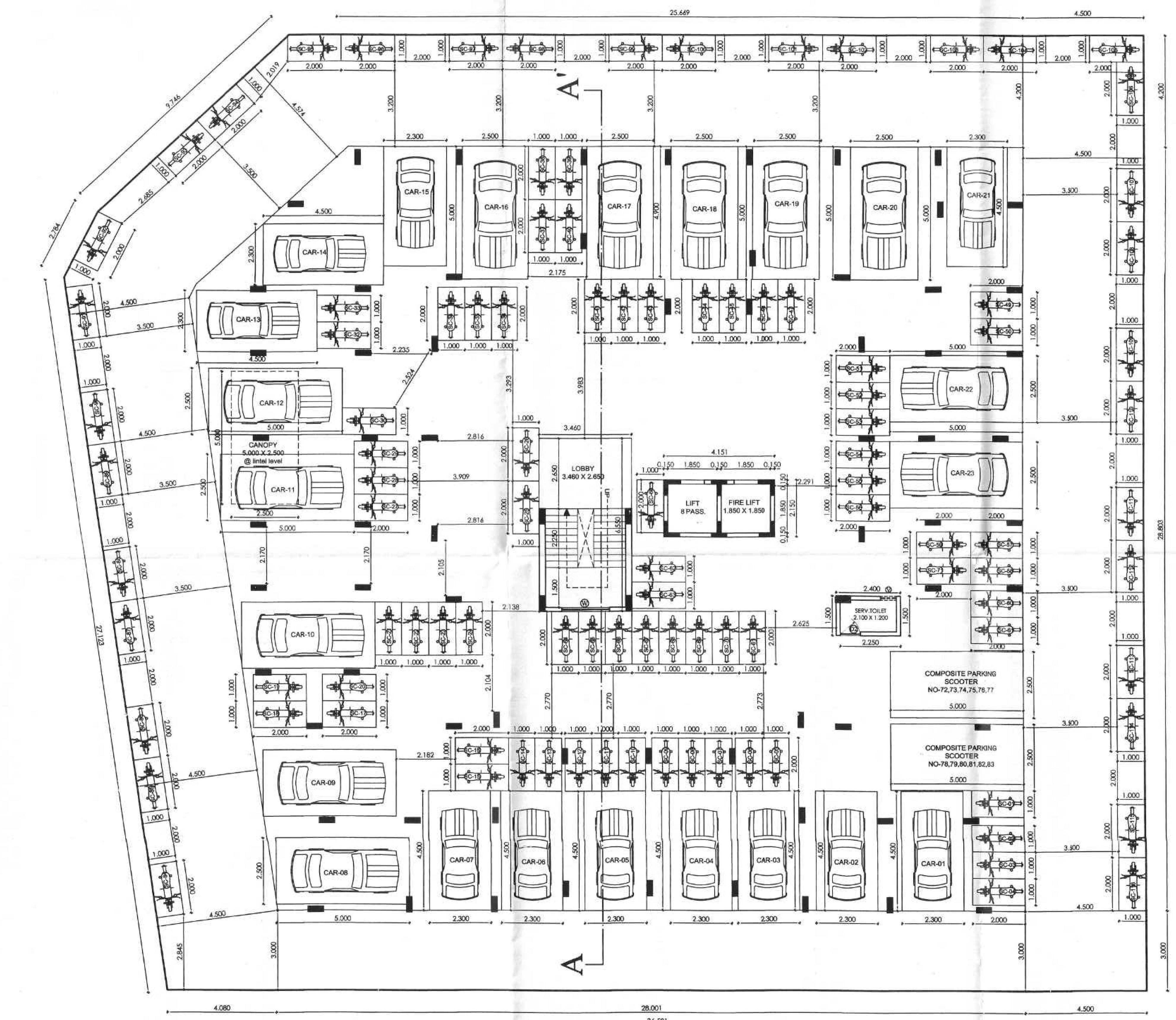
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Subject to the condition as per Regularisation letter dt. 11/08/21 enclosed here with.

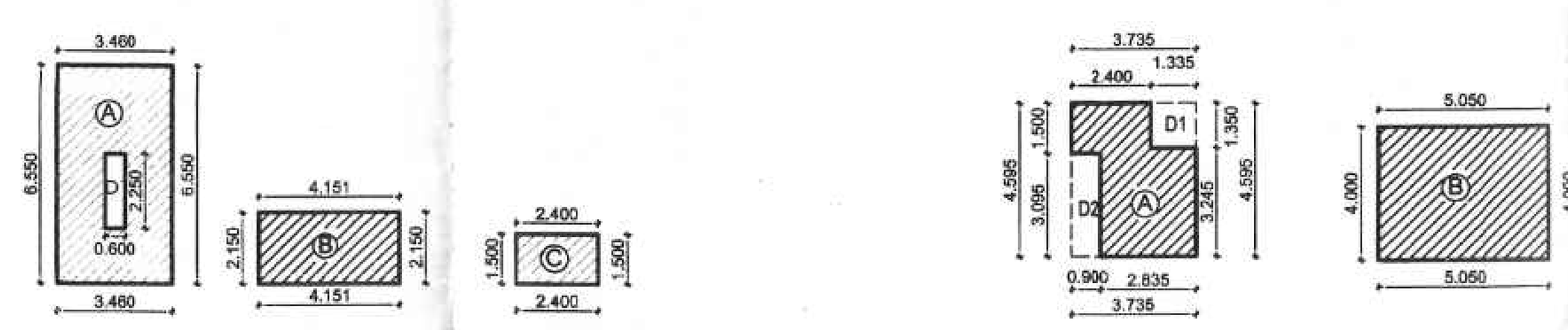
OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BEW/CNE-GUNB-080/ T2 NO 20211012182/14
DATE 10/12/2021
SANCTIONED
Building Engineer (West)
Nagpur Improvement Trust



GROUND FLOOR PLAN
SCALE - 1:100

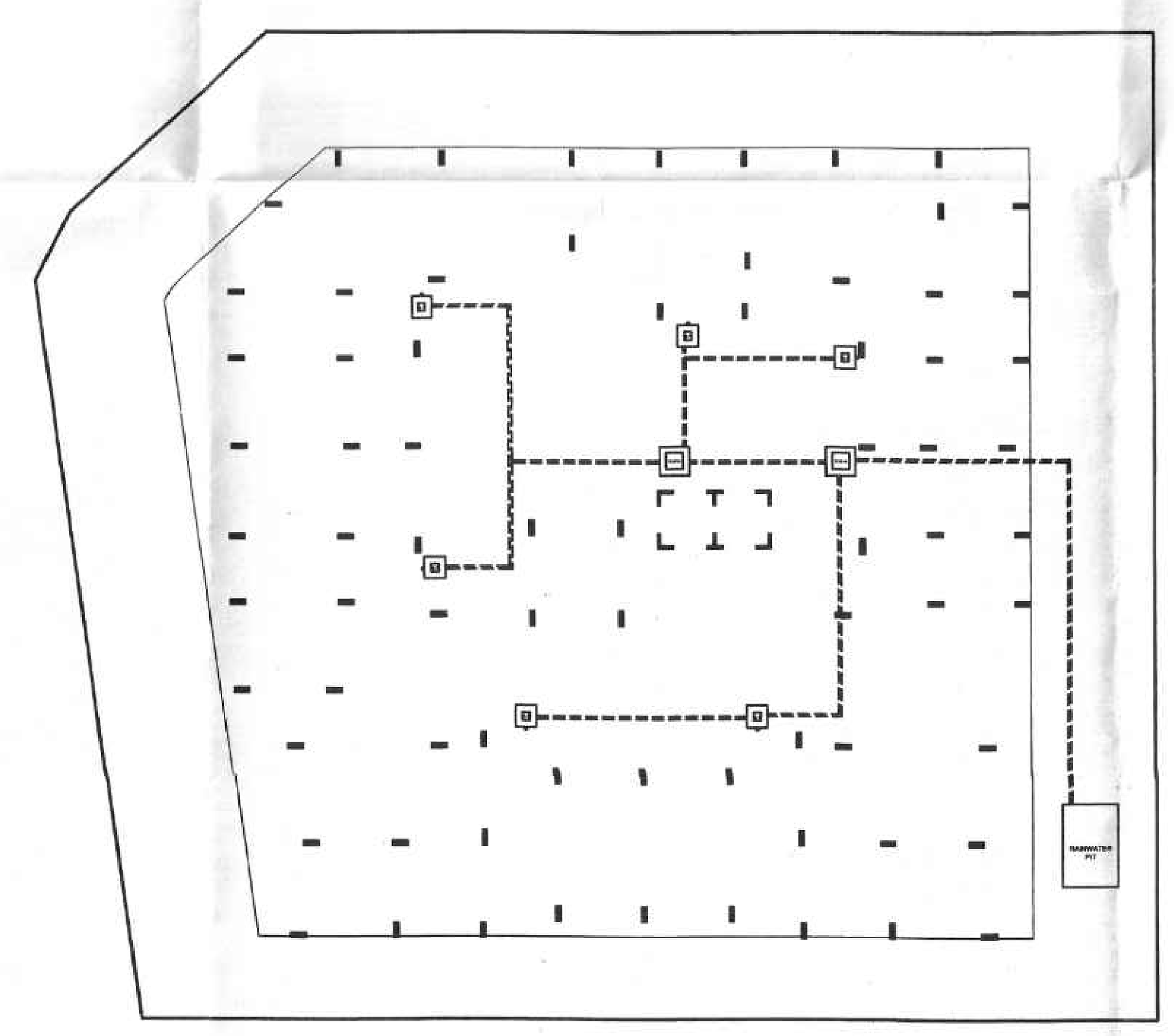
GROUND FLOOR AREA CALCULATION				
BLOCK	I	II	NOS.	(SQ.M)
A	3.460	6.550	1	22.663
B	4.151	2.150	1	8.924
C	2.400	1.500	1	3.600
TOTAL AREA				35.187
DEDUCTION				
D1	0.600	2.250	1	1.350
TOTAL GROUND FLOOR AREA				33.837

TERRACE FLOOR AREA CALCULATION				
BLOCK	I	II	NOS.	(SQ.M)
A	3.735	4.595	1	17.162
B	5.050	4.000	1	20.200
TOTAL				37.362
DEDUCTIONS				
D1	1.335	1.350	1	1.802
D2	0.900	3.095	1	2.785
TOTAL AREA				4.587
TOTAL TERRACE FLOOR AREA				32.775

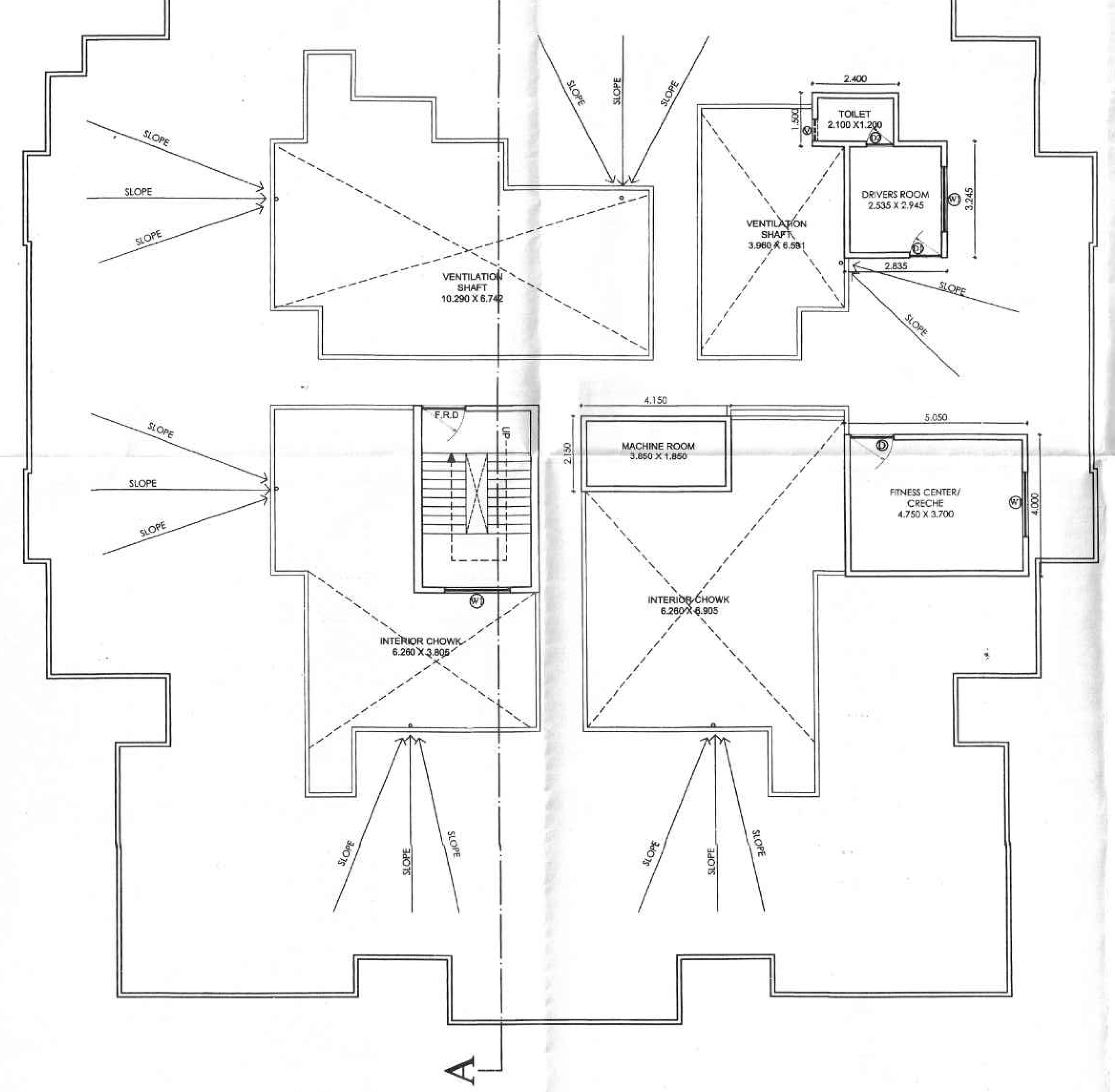


GROUND FLOOR
P-LINE AREA (KEY PLAN)
SCALE-1:200

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



RAINWATER HARVESTING PLAN
SCALE - 1:200



TERRACE 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	_	1367.846
1)	AS PER REGULARIZATION LETTER	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.UP 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	NA	NA
F	TOTAL ANCILLARY F.S.I (CLAUSE NO.6.3 TABLE NO.6G, NOTE - (I) OF UDCPR)	–	–
1)	FOR RESIDENTIAL (60%) :-[(B+C+D) X 60%]	1600.379	1600.379
2)	FOR COMMERCIAL (80%) :-[(B+C+D) X 80%]	NA	NA
G	NET P-LINE BUILT UP AREA (CLAUSE NO.6.6 OF UDCPR-2020)	–	–
1)	GROUND FLOOR P-LINE AREA	_	33.837
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	4264.464
I	TOTAL F.S.I	2667.299	2665.290
J	PROPOSED ANCILLARY F.S.I (H-I)	1600.379	1599.174
K	PARKING AREA STATEMENT		
	PARKING AREA STATEMENT NORMS	CARS(NO.S)	SCOOTERS (NO.S)
1)	2 TENAMENTS HAVING CARPET AREA BETWEEN 40-80 SQ.M	1	5
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	0.9	
7)	TOTAL REQUIRED PARKING	23	116
8)	TOTAL PROPOSED PARKING	23	116

L	SCHEDULE OF OPENING				
	NAME	LENGTH(M)	WIDTH(M)	AREA(SQ.M)	DESCRIPTION
1)	D	1.200	2.100	2.520	T.W. PANNELED DOOR
2)	D1	0.900	2.100	1.890	T.W. PANNELED DOOR
3)	D2	0.750	2.100	1.575	T.W. PANNELED 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.R.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	RED
7)	EXISTING CONSTRUCTION TO BE RETAINED SHIOWN 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	33.837
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		7th FLOOR	601.210
9		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

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.

N

REGISTRATION NUMBER	(CA / 2009 / 46446)		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.GANDHISAGAR LAKE, NAGPUR - 440032
Call on: 9860009044 E-mail: sanjyotarchitects@gmail.com

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