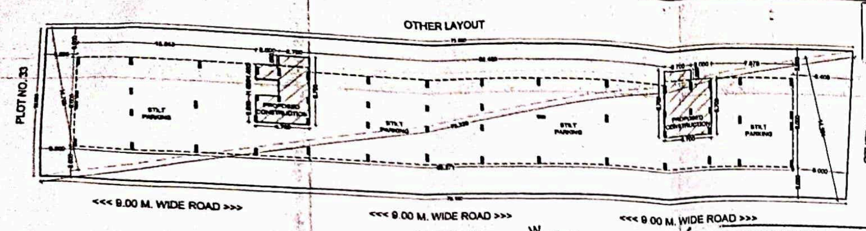
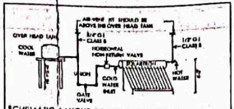
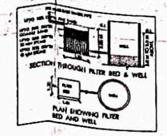

OTHER LAYOUT
PLOT NO.33
STILT PARKING
PROPOSED CONSTRUCTION
OTHER LAYOUT
<<< 9.00 M. WIDE ROAD >>>
<<< 9.00 M. WIDE ROAD >>>
<<< 9.00 M. WIDE ROAD >>>

SITE PLAN
(SCALE :- 1:200)

NIT
L.S No 2640
Serial No
Valid Up To 31/12/21



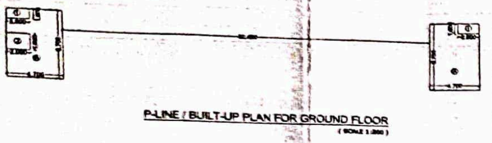
SCHEMATIC LAYOUT FOR INSTALATION OF 75, 100, 150, 200 LPD. SOLAR WATER HEATING SYSTEM


SECTION THROUGH FILTER BED & WELL
PLAN SHOWING FILTER BED AND WELL

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. [illegible] 56/TA No. 20811228S4/274
DATE 28/01/2022

SANCTIONED

Sethal
Building Engineer (West)
Nagpur Improvement Trust

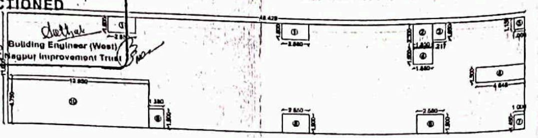


P-LINE AREA OF GROUND FLOOR
A. 4.700 x 6.700 x 2 = 62.980 sq.m.
TOTAL 62.980 sq.m.
DEDUCTION
1. 2.000 x 1.000 x 2 = 4.000 sq.m.
2. 2.000 x 1.600 x 1 = 3.200 sq.m.
TOTAL 7.200 sq.m.
GROUND FLOOR P-LINE AREA :-
62.980 - 7.200 = 55.780 sq.m.

P-LINE / BUILT-UP PLAN FOR GROUND FLOOR
(SCALE 1:200)

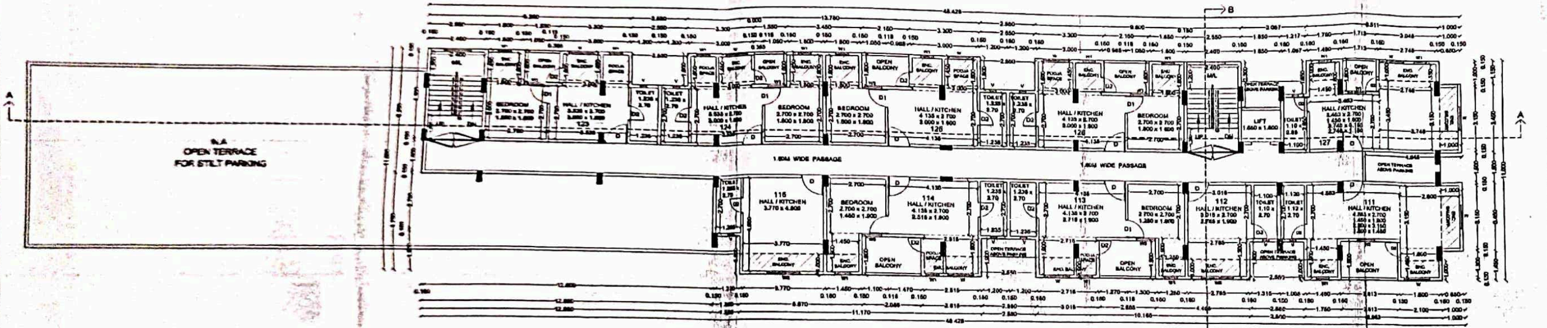
ROOF RAINWATER HARVESTING SYSTEM
SHOULD BE PROVIDED WITHIN PLOT AREA

Subject to the condition as per Regularisation letter dt. [illegible] enclosed here with.

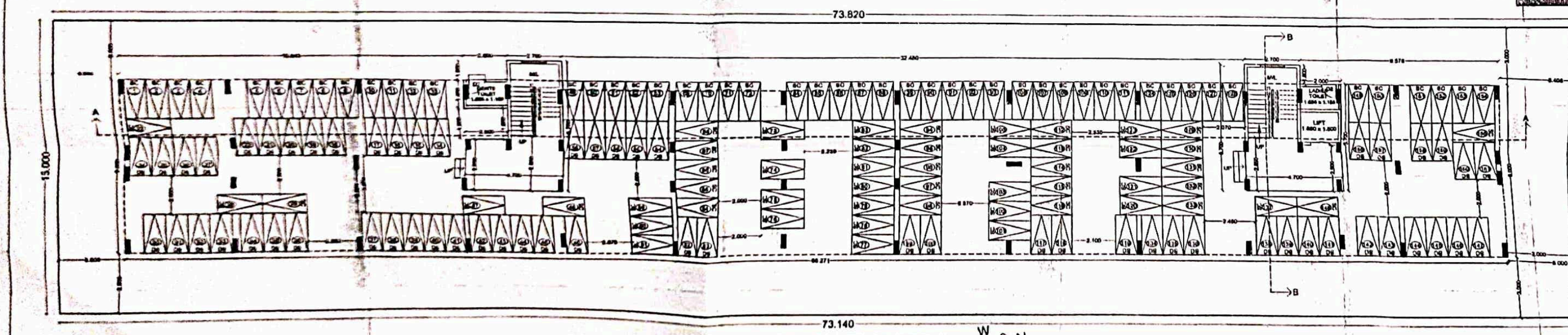


P-LINE AREA OF TYPICAL FIRST TO FOURTH FLOOR
48.428 x 11.000 = 532.708 sq.m.
DEDUCTION
1. 2.550 x 1.600 x 2 = 8.160 sq.m.
2. 1.850 x 2.300 x 1 = 4.255 sq.m.
3. 1.217 x 1.650 x 1 = 2.008 sq.m.
4. 1.850 x 1.600 x 1 = 2.960 sq.m.
5. 1.000 x 1.160 x 1 = 1.160 sq.m.
6. 4.848 x 1.500 x 1 = 6.872 sq.m.
7. 1.000 x 1.460 x 1 = 1.460 sq.m.
8. 2.550 x 1.900 x 2 = 9.690 sq.m.
9. 1.380 x 1.900 x 1 = 2.622 sq.m.
10. 12.950 x 4.750 x 1 = 61.512 sq.m.
TOTAL 100.779 sq.m.
FIRST TO FOURTH FLOOR P-LINE AREA :-
532.708 - 100.779 = 431.929 sq.m.

P-LINE / BUILT-UP PLAN FOR TYPICAL FIRST TO FOURTH FLOOR
(SCALE 1:200)

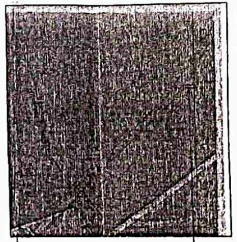


FIRST FLOOR PLAN
(SCALE :- 1:100)



73.140

GROUND / PARKING FLOOR PLAN
(SCALE :- 1:100)



SHEET NO 10
PROPOSED SITE

STATEMENT OF AREA

TOTAL PLOT AREA
0.5 (73.820 + 73.140) x 15 = 1102.200 sq.m.
= 1.25
PERMISSIBLE F.S.I.
(1102.200 x 1.25) = 1377.750 sq.m.
BALANCE F.S.I. =
1377.750 - 1371.593 = 6.157 sq.m.

P-Line Area Statement :-

GROUND FLOOR AREA	= 55.780 sq m.
FIRST FLOOR AREA	= 431.929 sq m.
SECOND FLOOR AREA	= 431.929 sq m.
THIRD FLOOR AREA	= 431.929 sq.m.
FOURTH FLOOR AREA	= 431.929 sq.m.
FIFTH FLOOR AREA	= 411.053 sq.m.
TOTAL P-LINE AREA =	= 2194.549 sq.m.

TOTAL BUILT-UP AREA – (A) 2194.549 / 1.6 = 1371.593 sq.m.
TOTAL ANCILLARY AREA – (B) = 822.956 sq.m.
TOTAL P-LINE AREA = 2194.549 sq.m.

TOTAL B/UP AREA = 1371.593 sq.m.
PROPOSED ANCILLARY AREA = 816.799 sq.m.

PARKING AREA STATEMENT

PARKING TOTAL DU'S - 47	CAR	SC
Required Parking for 2 Tenements having Carpet Area below 30.00 Sq Mt.	–	4
Hence Required Parking for 47 Tenements having Carpet Area below 30.00 Sq.Mt.	–	94
Total	0	94
VISITERS PARKING 5%	0	5
REQUIRED PARKING	0	99
(MULTIPLYING FACTOR 0.9)	0	89
Total Proposed Parking	0	175

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION
D	1.00 X 2.10	Single Paneled Door
D1	0.90 X 2.10	Single Paneled Door
D2	0.750 X 2.10	Single Paneled Door
W	1.20 X 1.05	Aluminum Window
W1	0.60 X 1.05	Aluminum Window
W2	1.50 X 1.20	Aluminum Window
W3	0.90 x 1.20	Aluminum Window
V	0.30 x 0.60	Aluminum Window

Drawing Sheet No.:- 1

PROPOSED RESIDENTIAL MULTY-FAMILY DWELLING UNITS ON PLOT NO. 26, 27, 28, 29, 30, 31 AND 32, KH. NO. 26/1, MOUZA - HAJARI PAHAD, SHEET NO.31, C.T.S. - 25, WARD NO. 68, AT SHRI PURNA GRUHA NIRMAN SAHAKARI SANSTHA, TAH. & DIST. - NAGPUR.

POWER OF ATTORNEY :-
SHRI. NARENDRA DHARNIDHARJI GANDHI

Stamps of Approval of Plans:

PROFORMA-1:AREA STATMENT

1		
a)	AS PER OWNERSHIP DOCUMENT(7/12,CTS,EXTART)	1102.200 SQ.M.
b)	AS PER MEASUREMENT SHEET	1102.200 SQ.M.
c)	AS PER SITE	—
2	DEDUCTION FOR	
a)	PROPOSED D.P./DP/ROAD WIDENING AREA/ SERVICE ROAD /HIGHWAY WIDENING	—
b)	ANY D.P. RESERVATION AREA (TOTAL a + b)	—
3	BALANCE AREA OF PLOT	1102.200 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))	1102.200 SQ.M.
6	RECREATIONAL OPEN SPACE (if applicable)	—
a)	required -	—
b)	proposed -	—
7	INTERNAL ROAD	—
8	PLOTABLE AREA (if applicable)	—
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (1102.200 x 1.25)	1377.750 SQ.M.
10	ADDITION F.S.I. ON PAYMENT OF PREMIUM (30%)	
a)	Maximum permissible FSI-based on road width / TOD zone	—
b)	Proposed FSI on payment of premium	
11	IN -SITU FSI / TDR LOADING (40%)	
a)	In-situ area again D.P road (2.0 x Sr.No 2(a)).If any	—
b)	In-situ area again Amenity Space if handed over (2.0 or 1.85 x Sr.No 4(b)and or (c)	—
c)	TDR area	—
d)	total in-situ area/TDR loading proposed (11(a)+(b)+(c)	—
12	ADDITIONAL FSI AREA UNDER CHAPTER NO.7	—
13	TOTAL ENTITLEMENT OR FSI IN THE PROPOSAL	—
a)	[(9+10(b)+11(d)] or 12 whichever is applicable	
b)	Ancillary Area FSI up to 60% or 80% with payment of charge	822.956 SQ.M.
c)	Total entitlement (a + b)	
14	MAXIMUM UTILIZATION LIMIT OF F.S.I.(BUILDING POTENTIAL)PERMISSIBLE AS PER ROAD WIDTH (as per Regulation No.6.1or 6.2 or 6.3 or 6.4 as applicable) 1.6 or 1.8)	—
15	TOTAL BUILT UP AREA IN PROPOSAL (excluding area at sr no.17(b))	
a)	Existing Built-Up area	—
b)	Proposed Built-Up area (as per 'p line')	1371.593 SQ.M.
c)	Total (a + b)	1371.593 SQ.M.
16	F.S.I. CONSUMED (15/ 5) (should not be more than serial no14 above)	
17	AREA OF INCLUSIVE HOUSEING, IF ANY (should not be more than serial no14 above)	
a)	Required (20% of Sr.No.5)	—
b)	Proposed	—

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 records.

Signature
AR. Ashwini V. Shinde
Plot no. 33, Dhyanchandrika Nagar,
Bahadura, NAGPUR.

ASHWINI V. SHINDE
ARCHITECT, PLANNER & INTERIOR DESIGNER
REG. NO. CA/2013/59162
N.I.T. L.S. NO. 2640
NMC/R/2021/APL/01320

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.

POWER OF ATTORNEY :-
SHRI. NARENDRA DHARNIDHARJI GANDHI

Architect
AR. Ashwini V. Shinde
Plot no. 33, Dhyanchandrika Nagar,
Bahadura, NAGPUR.

ASHWINI V. SHINDE
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NMC/R/2021/APL/01320

LEGEND
PLOT BOUNDARY SHOWN BY ▭
PROPOSED CONSTRUCTION SHOWN BY ▭

Job No. Drawing No. Drawn by :- MADHURI	Scale 1:100 , 1:200	N