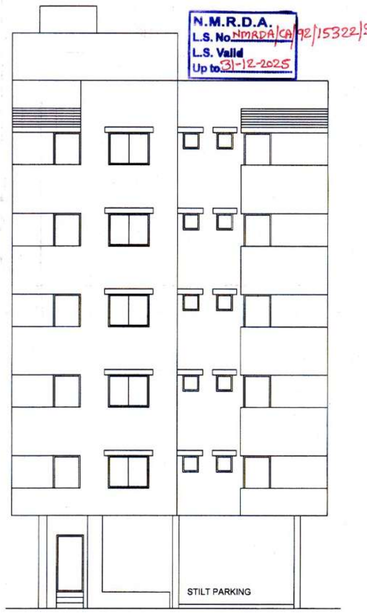
N.M.R.D.A.
L.S. No. NMRDA/CA/72/15322/835
L.S. Valid
Up to 31-12-2025

FRONT ELEVATION (SCALE 1:100)



This sanction is subject to conditions of NA. order dt. 28-6-2016
M.A.P. order Dt. ——

This Sanction is Subject to Conditions Mentioned in Development Agreement Dt. 9/12/2016

This Sanction is Subject To Conditions Mentioned In Release Letter Of N.M.R.D.A. Dt 5/11/2018

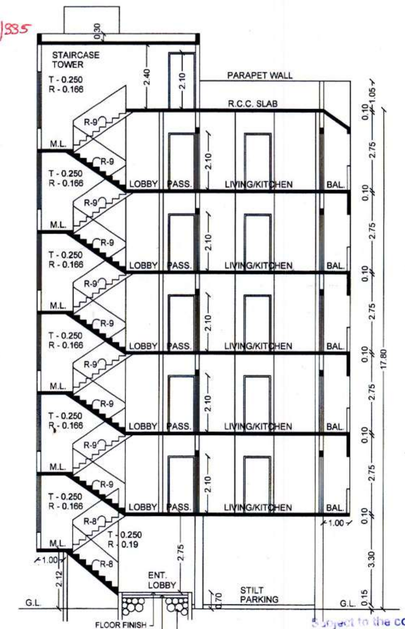
SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 17/01/2022 OF STRUCTURAL DESIGNER AND APPLICANT

Subject to the provisions of structural drawings submitted by applicant.

Necessary arrangement for rain water harvesting shall be done

Subject to the condition that Developer/ Applicant shall construct sewage treatment plant (STP) as per the required norms of Maharashtra Pollution Control Board and shall submit the NOC from MPCB without compliance of same occupation permission not be issued.

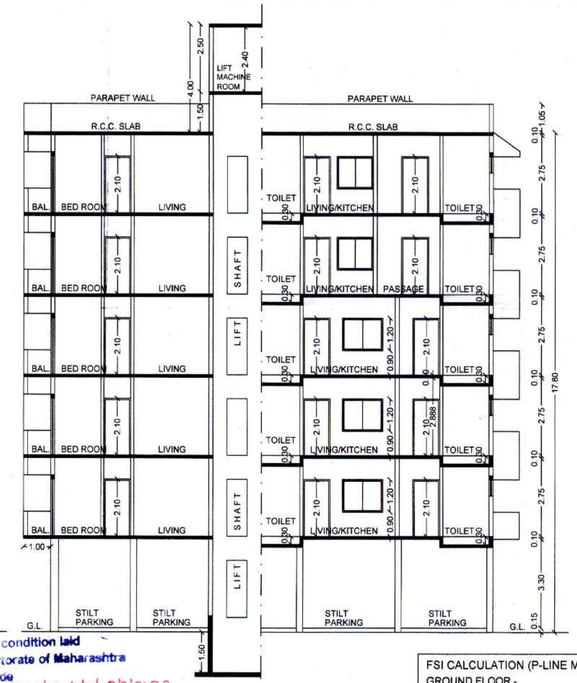
Subject to terms and condition of Government circular dated 30-01-2016 that Developer have to construct the temporary shade, toilet and arrangement o drinking water for the labours.



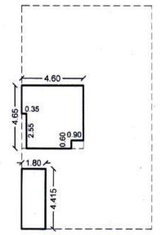
SECTION AT A-A (SCALE 1:100)

Subject to the condition laid down by Directorate of Maharashtra Fire service vide Letter No MFS/51/2022/216, dated- 8/3/2022.

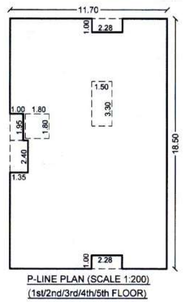
OFFICE OF THE
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
Building Permit No. RE(NMRDA)/SouthNagpur(G)/NA-BUL-P-0163/2021092872/2528/255
SANCTIONED
Assistant Engineer
Nagpur Metropolitan Region Development Authority



SECTION AT B-B (SCALE 1:100)



P-LINE PLAN 1:200
(GROUND FLOOR)



P-LINE PLAN (SCALE 1:200)
(1st/2nd/3rd/4th/5th FLOOR)

FROM OF STATEMENT- 3 OF UDCPR
AREA DETAILS OF APARTMENT

BUILDING NO	FLOOR NO	APARTMENT NO	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT OPEN+ENCLOSED	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT
(1)	(2)	(3)	(4)	(5)	(6)
1	GROUND FLOOR	----------	----------	----------	----------
1	FIRST FLOOR	101,102	49.301 SQM	19.145 SQM	----------
		103	40.191 SQM	9.275 SQM	----------
1	SECOND FLOOR	201,202	49.301 SQM	19.145 SQM	----------
		203	40.191 SQM	9.275 SQM	----------
1	THIRED FLOOR	301,302	49.301 SQM	19.145 SQM	----------
		303	40.191 SQM	9.275 SQM	----------
1	FORTH FLOOR	401	49.301 SQM	19.145 SQM	----------
		402	54.934 SQM	19.145 SQM	----------
		403	27.76 SQM	9.275 SQM	----------
1	FIFTH FLOOR	501	49.301 SQM	19.145 SQM	----------
		502	54.934 SQM	19.145 SQM	----------
		503	27.76 SQM	9.275 SQM	----------

FROM OF STATEMENT- 2 OF UDCPR - 2020
PROPOSED BUILDING

BUILDING NO	FLOOR NO	TOTAL B-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
(1)	(2)	(3)
1	GROUND FLOOR	27.905 SQ.M.
1	FIRST FLOOR	198.51 SQ.M.
1	SECOND FLOOR	198.51 SQ.M.
1	THIRED FLOOR	198.51 SQ.M.
1	FORTH FLOOR	198.51 SQ.M.
1	FIFTH FLOOR	198.51 SQ.M.
	TOTAL	1020.455 SQ.M.

FSI CALCULATION (P-LINE METHOD)

GROUND FLOOR -
4.60 X 4.65 = 21.39
1.80 X 4.415= 7.947 — 29.337
DEDUCT - 2.55 X 0.35 = 0.892
DEDUCT - 0.60 X 0.90 = 0.54 — 1.432
TOTAL FSI GROUND FLOOR = 27.905 SQ.M.

FIRST/SECOND/THIRD/FOURTH/FIFTH FLOOR -
11.70 X 18.50 = 216.45
DEDUCT - 2.28 X 1.00 X 2 = 4.56
DEDUCT - 1.00 X 1.95 = 1.95
DEDUCT - 1.35 X 2.40 = 3.24
DEDUCT - 1.80 X 1.80 = 3.24
DEDUCT - 1.50 X 3.30 = 4.95 — 17.94

TOTAL FSI
1st/2nd/3rd/4th & 5th FLOOR = 198.51 SQ.M.

TOTAL B/UP AREA ALL FLOOR
27.905+198.51+198.51+198.51+198.51+198.51 = 1020.455 SQ.M.

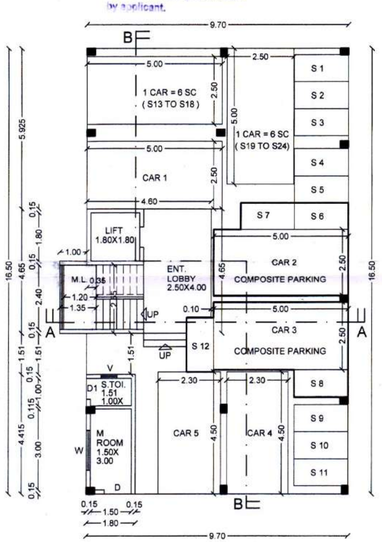
CARPET AREA CALCULATION
APARTMENT NO
(101,102,201,202,301,302)
LIVING - 4.80 X 2.81 = 13.488
KITCHEN - 2.40 X 3.85 = 9.24
PASSAGE - 1.065 X 1.425 = 1.517
BED ROOM - 3.285 X 2.85 = 9.362
BED ROOM - 3.055 X 3.275 = 10.005
BED ROOM - 1.315 X 1.425 = 1.873
TOILET - 1.10 X 1.735 = 1.908
TOILET - 1.10 X 1.735 = 1.908
TOTAL = 49.301 SQ.M.

CARPET AREA CALCULATION
APARTMENT NO
(103,203,303)
LIVING/KITCHEN - 4.45 X 3.425 = 15.241
LIVING/KITCHEN - 3.135 X 2.36 = 7.398
BED ROOM - 3.80 X 3.30 = 12.54
TOILET - 1.20 X 2.21 = 2.652
TOTAL = 37.831 SQ.M.

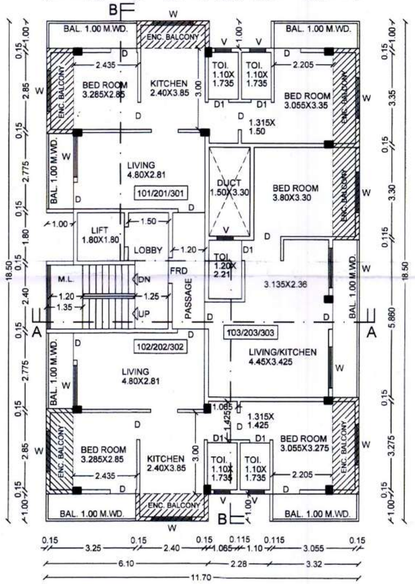
CARPET AREA CALCULATION
APARTMENT NO
(401,501)
LIVING - 4.80 X 2.81 = 13.488
KITCHEN - 2.40 X 3.85 = 9.24
PASSAGE - 1.065 X 1.425 = 1.517
BED ROOM - 3.285 X 2.85 = 9.362
BED ROOM - 3.055 X 3.275 = 10.005
BED ROOM - 1.315 X 1.425 = 1.873
TOILET - 1.10 X 1.735 = 1.908
TOILET - 1.10 X 1.735 = 1.908
TOTAL = 49.301 SQ.M.

CARPET AREA CALCULATION
APARTMENT NO
(403,503)
LIVING/KITCHEN - 3.85 X 2.60 = 10.01
LIVING/KITCHEN - 3.135 X 2.36 = 7.398
LIVING/KITCHEN - 1.60 X 1.00 = 1.60
BED ROOM - 2.80 X 3.30 = 6.10
TOILET - 1.20 X 2.21 = 2.652
TOTAL = 27.76 SQ.M.

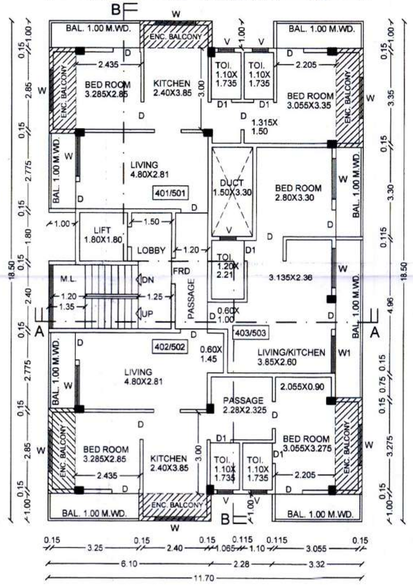
CARPET AREA CALCULATION
APARTMENT NO
(402,502)
LIVING - 4.80 X 2.81 = 13.488
KITCHEN - 2.40 X 3.85 = 9.24
PASSAGE - 2.28 X 2.325 = 5.301
BED ROOM - 3.285 X 2.85 = 9.362
BED ROOM - 3.055 X 3.275 = 10.005
BED ROOM - 1.315 X 1.425 = 1.873
BED ROOM - 2.055 X 0.90 = 1.849
TOILET - 1.10 X 1.735 = 1.908
TOILET - 1.10 X 1.735 = 1.908
TOTAL = 54.934 SQ.M.



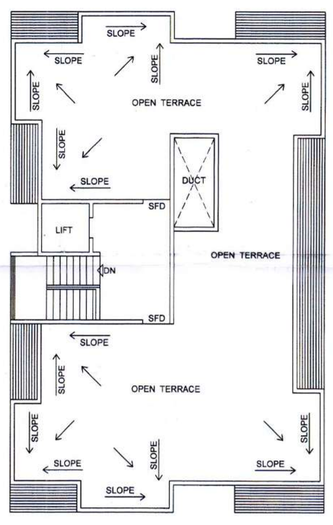
GROUND FLOOR PLAN (SCALE 1:100)



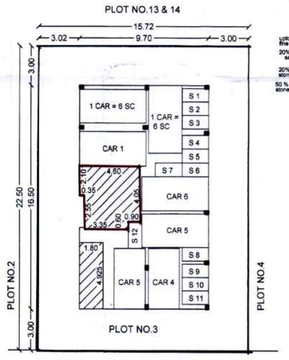
TYPICAL FLOOR PLAN (SCALE 1:100)
(FIRST/SECOND & THIRD FLOOR)



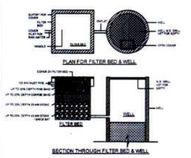
TYPICAL FLOOR PLAN (SCALE 1:100)
(FOURTH & FIFTH FLOOR)



TERRACE FLOOR PLAN (SCALE 1:100)



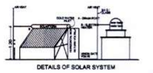
SITE PLAN (SCALE 1:200) N



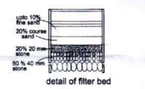
PLAN FOR FILTER BED & WELL

SECTION THROUGH FILTER BED & WELL

RAIN WATER HARVESTING SYSTEM
SCALE N.T.S.



DETAILS OF SOLAR SYSTEM



detail of filter bed section at z

PLAN SHOWING PROPOSED RESIDENTIAL BUILDING ON PLOT NO.3, KH.NO.9/2 (PART), MOUZA VIHIRGAON, TAH. NAGPUR (GR.), DISTT. NAGPUR.

BELONGING TO
SHRI. SANJAY YASHWANT DHAWALE

AREA CALCULATION

PLOT AREA - 15.72 X 22.50 = 353.70 SQ.M. (as per released)

AREA CALCULATION

a) Net plot area for F.S.I. Calculation Proposed Permissible
(Clause No.3.9 of UDCPR-2020) or as per layout plan :- 497.655 SQ.M.

b) Net P-Line Built up area
(Clause No.6.6 of UDCPR-2020) :- 1020.455 SQ.M.

c) Dividing Factor 1.6 to arrive
Basic F.S.I.+Premium F.S.I.+TDR :- P-line Area/(1.6) :- 1020.455/1.6 = 637.784 SQ.M.

d) Permissible Ancillary FSI :-
(Clause No.6.3, Table No.6-G, Note-(i) of UDCPR) :- (b-c) 382.671 SQ.M. 382.671 SQ.M.

e) Permissible Basic F.S.I./B/u area :- (1.1xa) 1.1/547.42 SQ.M. 547.42 SQ.M.
(Clause No. 6.3, Table No.6-G,of UDCPR)

f) Permissible Additional F.S.I. on Permium :- (0.30Xa) 0.30/149.296 0.2018/90.364 SQ.M.
(Clause No. 6.3, Table No.6-G,of UDCPR)

g) Permissible TDR :- (aXpermissible TDR)
(Clause No. 6.3, Table No.6-G,of UDCPR) NIL

h) Permissible TDR for Road Widening with compliance of
Clause No. 7.2 & Proforma - I of UDCPR-2020 (2.00X------ SQ.M.) NIL

i) Total entitlement of F.S.I. :- 1079.381 SQ.M 1020.455 SQ.M.

j) Maximum Building Potential on Plot/Land :- 696.716 SQ.M 637.784 SQ.M.
Excluding Ancillry FSI

PROPOSED BUILT UP AREA

GROUND FLOOR = 27.905 SQ.M.
FIRST FLOOR = 198.51 SQ.M.
SECOND FLOOR = 198.51 SQ.M.
THIRD FLOOR = 198.51 SQ.M.
FOURTH FLOOR = 198.51 SQ.M.
FIFTH FLOOR = 198.51 SQ.M.
TOTAL AREA = 1020.455 SQ.M.

BUILT UP AREA FREE FROM F.S.I. :-

GROUND FLOOR (MID-LANDING) = 3.24 SQ.M.
FIRST FLOOR (MID-LANDING) = 3.24 SQ.M.
SECOND FLOOR (MID-LANDING) = 3.24 SQ.M.
THIRD FLOOR (MID-LANDING) = 3.24 SQ.M.
FOURTH FLOOR (MID-LANDING) = 3.24 SQ.M.
FIFTH FLOOR (MID-LANDING) = 3.24 SQ.M.
TOTAL AREA = 19.44 SQ.M.

PARKING AREA STATEMENT

FOR EVERY 10 TENAMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40.00 SQ.M. BUT LESS THAN 80.00 SQ.M.
REQUIRED PARKING AREA FOR TWO TENEMENTS IS 1 CARS + 5 SCOOTERS
THUS REQUIRED PARKING AREA COMES TO - 5 CAR + 25 SCOOTER

FOR EVERY 3 TENAMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40.00 SQ.M. BUT MORE THAN 30.00 SQ.M.
REQUIRED PARKING AREA FOR TWO TENEMENTS IS 1 CARS + 2 SCOOTERS
THUS REQUIRED PARKING AREA COMES TO - 1.5 CAR + 3 SCOOTER

FOR EVERY 2 TENAMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30.00 SQ.M.
REQUIRED PARKING AREA FOR TWO TENEMENTS IS 0 CARS + 4 SCOOTERS
THUS REQUIRED PARKING AREA COMES TO - 0 CAR + 4 SCOOTER

MULTYPLYING FACTOR = 0.7

TOTAL REQUIRED PARKING AREA
(7 X 0.7 X + 34 X 0.7 X)
7 CAR + 32 SCOOTER+ 5% V.P.+ 0 CAR + 2 SCOOTERS
REQUIRED PARKING - 7 CAR + 34 SCOOTERS
PROPOSED PARKING
7 CAR + 34 SCOOTER

LEGEND

PLOT BOUNDRY SHOWN THUS
PROPOSED WORK SHOWN THUS

SCHEDULE OF OPENINGS

TYPE	SIZE	DISCRIPTION
D	1.00 X 2.10	T. W. DOOR
D1	0.75 X 2.10	T. W. DOOR
W	1.50 X 1.20	ALUMINIUM WINDOW
W1	1.35 X 1.20	ALUMINIUM WINDOW
V	0.60 X 0.60	VENTILATOR

OWNER

SHRI. SANJAY YASHWANT DHAWALE

ARCHITECT
VINIT SHRIVASTAVA
195, FIRST FLOOR,
NARAYANA APARTMENTS,
RAM NAGAR, NAGPUR.

DRG. BY :- TAPAN NARDEWAR