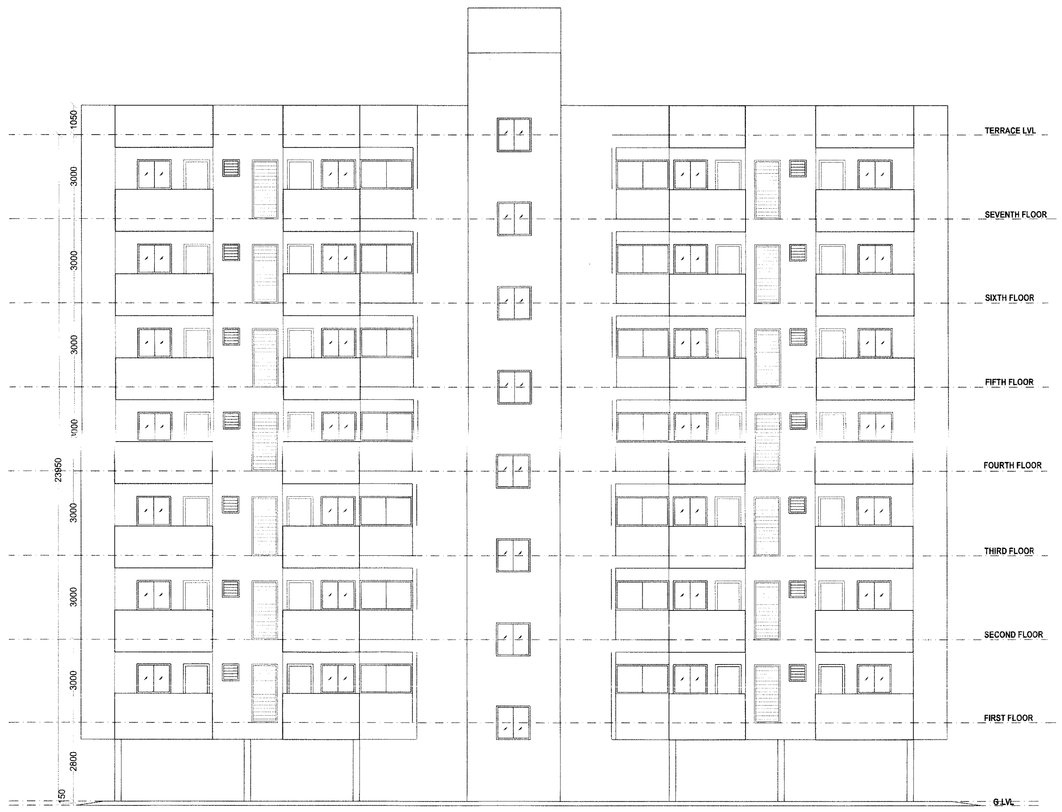
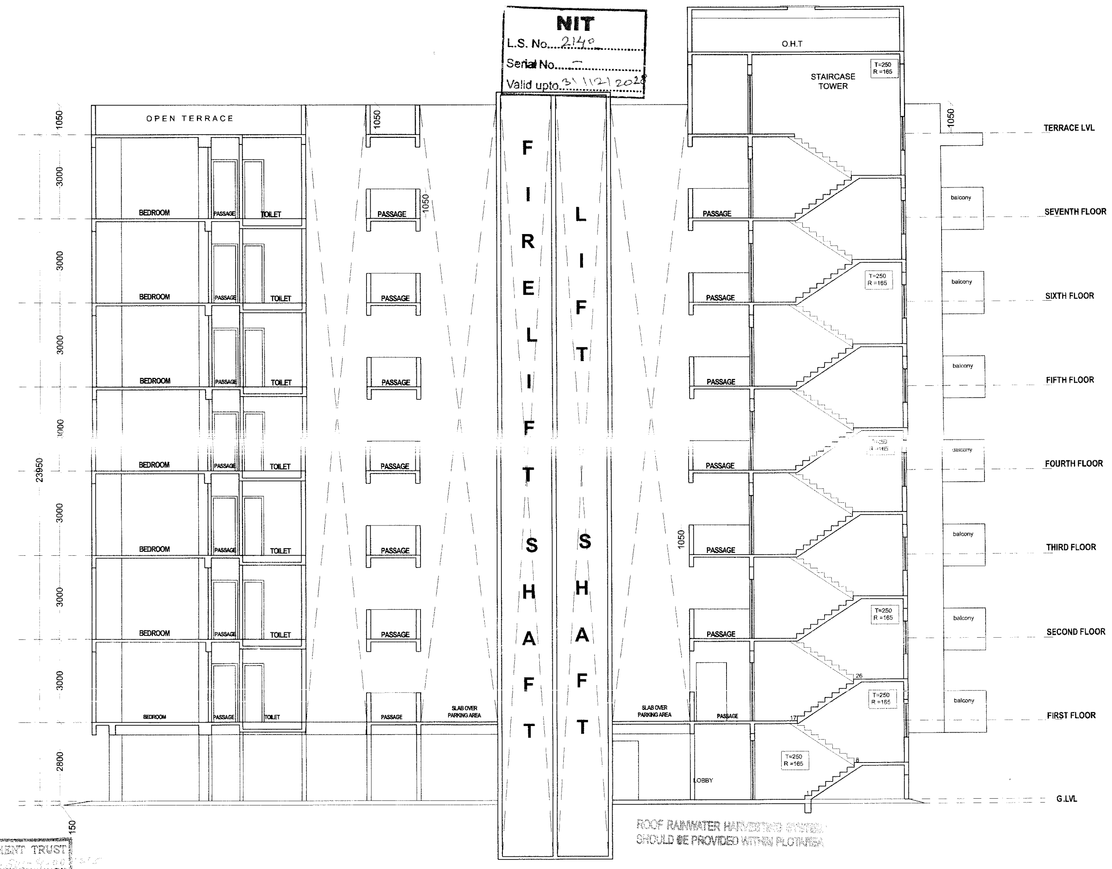
NIT
L.S. No... 2140
Serial No...
Valid upto 31/12/2021



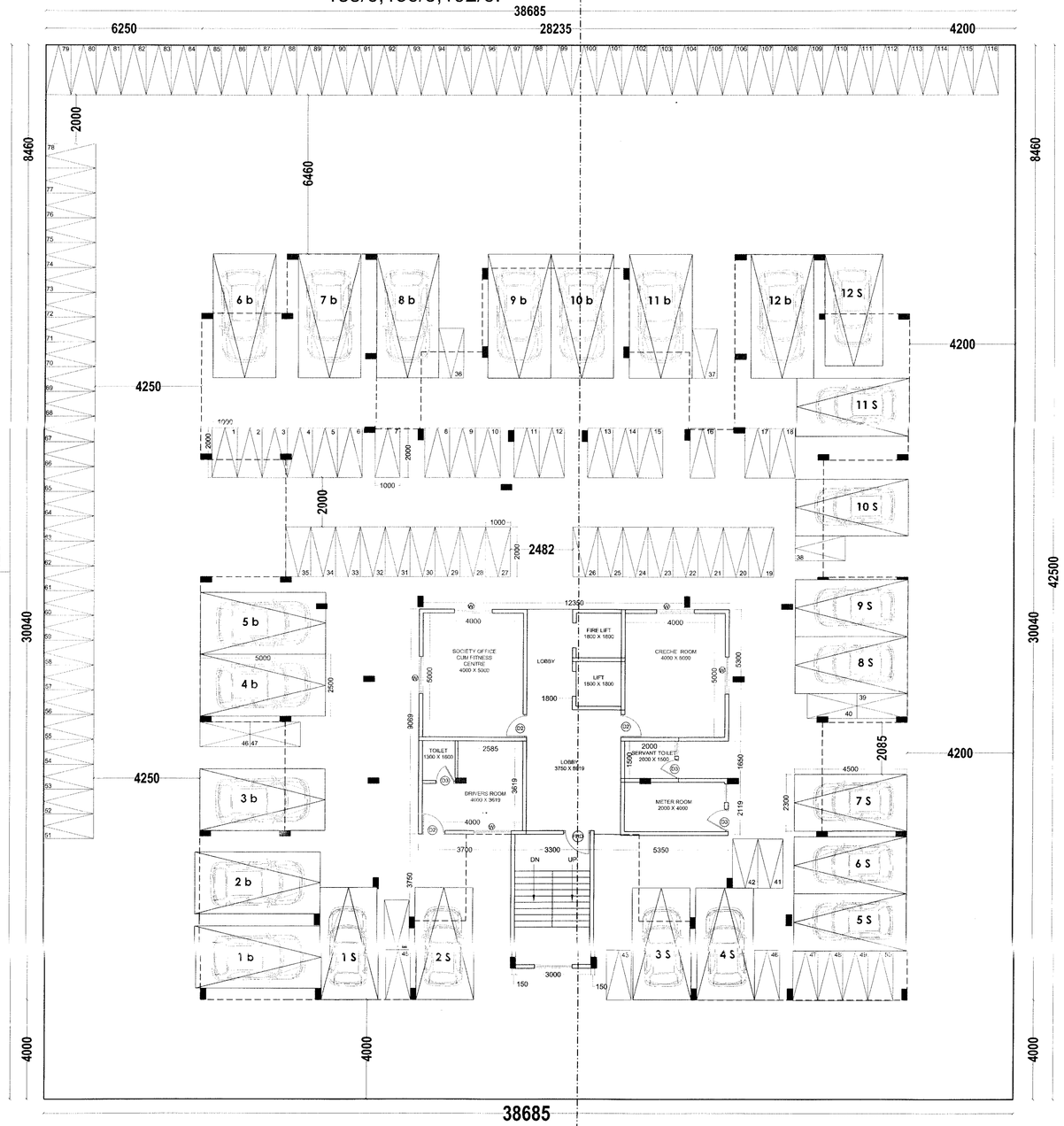
FRONT ELEVATION
SCALE 1:100



SECTION AA
SCALE 1:100

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No.
Date
SANCTIONED
Building Engineer
Nagpur Improvement Trust

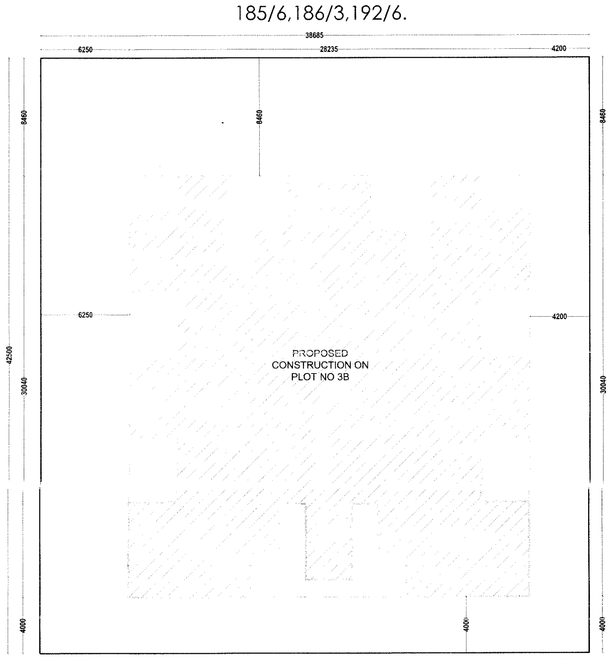
REMAINING PART OF KH.NO.
185/6,186/3,192/6.



<< < < 9.00 M WIDE ROAD > > > >

PROPOSED GROUND FLOOR PLAN
SCALE 1:100

REMAINING PART OF KH.NO.
185/6,186/3,192/6.



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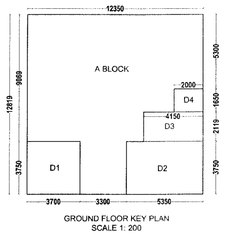
SITE PLAN
SCALE :-1:200



GROUND FLOOR KEY PLAN
SCALE 1: 200

P-LINE RESI.BUILT UP AREA FOR GROUND FLOOR PLAN

Sr.No.	Polygon	NO.					Area
1	A-Block	1	X	12.350	X	12.819	158.3147
2							
3	TOTAL						158.3147
4	Deduction						
5	D1	1	X	3.700	X	3.750	13.8750
6	D2	1	X	5.350	X	3.750	20.0625
7	D3	1	X	4.150	X	2.119	8.7939
8	D4	1	X	2.000	X	1.650	3.3000
9	Total Deduction						46.0314
	Total (1-8)						112.2833

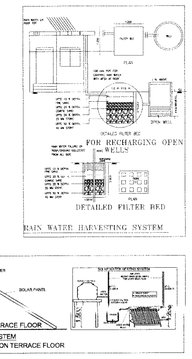
PLOT AREA AS PER R.L = 1644.112 SQ.M

P_LINE BUILT UP AREA = 4602.535 SQ.M

DIVIDING FACTOR = 1.6 = 4602.535 / 1.6 = 2876.584 SQ.M

PERMISSIBLE ANCILLARY AREA = 4602.535 - 2876.584 = 1725.950 SQ.M

PERMISSIBLE BASIC FSI = 1.25 = 2055.14 SQ.M
PERMISSIBLE ADD. FSI ON PREMIUM = 0.50 = 822.056 SQ.M
PROPOSED ADD. FSI ON PREMIUM = 821.445 SQ.M
TOTAL PROPOSED FSI = 2.799



PLOT NO. 3A

JOB TITLE :

PLAN SHOWING PROPOSED CONSTRUCTION OF MULTI FAMILY DWELLING UNIT ON PLOT NO 3B , KH NO. 185/6,186/3,192/6, MOUZA - NARA, HAPPY HOME CO.-OP H.SOC. **TAH.& DIST NAGPUR.**

BELONGS TO M/S.HITESH BUILDERS AND DEVELOPERS THROUGH ITS PARTNER SHRI. MAHESH S/O.JAGGUMAL SACHANI.

SCHEDULE OF OPENINGS :

CODE	SIZE	SILL LVL.	LTL. LVL.	REMARKS
W	1970 x 1500	600	2100	M.S FRAMED WINDOW
W1	1750 x 1500	600	2100	M.S FRAMED WINDOW
W2	1200 x1500	600	2100	M.S FRAMED WINDOW
W3	1400 x1500	600	2100	M.S FRAMED WINDOW
W4	1000 x900	1200	2100	M.S FRAMED WINDOW
V	600 x 600	1500	2100	M.S FRAMED WINDOW
SD	1920 x 2100	-------	2100	T.W. DOOR
D	1065 x 2100	-------	2100	T.W. DOOR
D1	915 x 2100	-------	2100	T.W. DOOR
D2	750 x 2100	-------	2100	GRANITE FRAMED VENT

AREA STATEMENT

NO.	AREA STATEMENT		Sq.Mt.
A - AREA STATEMENT			
1	Area Of Plot	(38.685 X 42.500)	1644.112
2	Deductions For		
	Tangent		0.000
	Road Widening		0.000
3	Deductions For		
	Amenity Space		0.000
	Recreational Ground		0.000
	Internal Roads		0.000
4	Net Balance Plot Area (1-2-3)		1644.112
5	Addition For Net Plot Area (2)		0.000
6	Net Plot Area (4+5)		1644.112
7	Permissible (Basic FSI)		1.250
8	Permissible Built up Area (6 x 7)		2055.140
9	Prem.FSI on payment of Premium 50% of plot area		822.056
10	propo.FSI on payment of Premium 50% of plot area		822.002
11	Permissible T.D.R.		0.000
12	Proposed T.D.R.		0.000
13	Total PERMISSIBLE F.S.I. (8+10+12)		2877.142
14	Permissible Ancillary area 60% of proposed fsi		1726.285
15	Proposed Ancillary area 60% of proposed fsi		1726.285
16	Total Permissible Built up Area (12+14)		4603.427
17	Proposed B/U Area (P-LINE)		
	a) Resi.		4602.013
	Total		4602.013
18	Total Built Up Area (16+17)		4602.535

PARKING AREA STATEMENT
Table No. 8B(UDCPR)

NORMS FOR RESIDENTIAL	CAR (NOS.)	SCOOTERS (NOS.)	
For every two tenement with each tenement having carpet area equal to or above 40sq.mt. but less than 80 sq.mt.	1	5	5 % Vistors Parking
REQUIRED PARKING			
REQUIRED FOR 49TENEMENTS BETWEEN 40 TO 80	25.0	123.00	
TOTAL PARKING (A)	25.0	123.0	
5% VP (B)	1.25	6.15	
TOTAL REQUIRED(D=A+B)	26	129	
as per table no.8c Multiplying Factor = (0.9XD)	23	116	
TOTAL PROPOSED PARKING	24	116	

VEHICLE TYPE	VEHICLE AREA	NOS.	AREA (SQ.M)
CAR BIG- 2.5 X 5m	12.500	12	150.000
CAR SMALL- 2.3 X 4.5m	10.350	12	124.200
SCOOTER - 1 X 2m	2.000	116	232.000
TOTAL STILT PARKING AREA PROVIDED			506.200

REFERENCE :
PLOT BOUNDRY SHOWN IN THUS
PROPOSED CONSTRUCTION SHOWN IN THUS

DRAWING TITLE
SUBMISSION DWG.

Architect's Sign. | Client's Sign.

Ar. LOKESH W. KADU
C.O.A. No : CA / 2007 / 39381

M/S.HITESH BUILDERS AND DEVELOPERS THROUGH ITS PARTNER SHRI. MAHESH S/O.JAGGUMAL SACHANI.

CA /2007/ 39381	N.I.T. REG. NO 2140	N.M.C. REG. NO P 402
1 : 100 & 1 : 200	NORTH	DEALT BY
DATE 13/10/2021		CHECKED BY

Note - ALL DIMENSIONS ARE IN MM.

emanate DESIGN
Ar. LOKESH W. KADU
Architecture, Planning, Interior's
Block No. 11, 11A, 12, A- Wing (2.B Wing), Mangalwari Complex, Sadar, Nagpur - 440010 (M.S.), India.
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mail us: emanatedesign@gmail.com, web: www.emanatedesign.in