CARPET AREA CALCULATIONS

FLAT NO.	ROOM ALPHA	LENGTH	WIDTH	AREA
1 & 2	A	1.35	1.05	1.4175
	B	1.2	0.3	0.36
	C	3.3	5.095	16.8135
	D	3.15	3.15	9.9225
	E	3.945	1	3.945
	F	2.4	2.7	6.48
	G	1.2	2.1	2.52
	H	2.1	1.2	2.52
	I	3	3.3	9.9
	J	0.565	0.89	0.50285
	K	0.75	0.115	0.0863
	L	0.75	0.115	0.0863
	M	0.75	0.115	0.08625
	N	0.9	0.115	0.1035
	O	0.75	0.15	0.1125
				54.856
3 & 4	A	3.3	5.112	16.8696
	B	0.9	0.115	0.1035
	C	2.71	2.4	6.504
	D	0.75	0.15	0.1125
	E	1	0.115	0.115
	F	0.75	0.115	0.08625
	G	0.9	0.115	0.1035
	H	0.9	0.115	0.1035
	I	2.106	1.215	2.55879
	J	3.296	3.29	10.84384
	K	0.75	0.115	0.08625
	L	1.2	2.1	2.52
	M	3.145	3.145	9.891025
	N	1.05	0.115	0.12075
				50.019
5	A	1.05	0.15	0.1575
	B	3.3	5.112	16.8696
	C	2.71	2.4	6.504
	D	0.75	0.15	0.1125
	E	0.9	0.115	0.1035
	F	1	0.115	0.115
	G	0.9	0.115	0.1035
	H	0.75	0.115	0.08625
	I	0.9	0.115	0.1035
	J	2.106	1.25	2.6325
	K	3.296	3.29	10.84384
	L	0.75	0.115	0.08625
	M	1.2	2.1	2.52
	N	3.145	3.065	9.639425
				49.877
6	A	2.1	1.235	2.5935
	B	0.75	0.115	0.08625
	C	3.311	3.733	12.35996
	D	0.9	0.115	0.1035
	E	0.15	0.75	0.1125
	F	2.71	2.4	6.504
	G	1	0.115	0.115
	H	0.75	0.115	0.08625
	I	2.076	1.2	2.4912
	J	0.9	0.115	0.1035
	K	3.125	3.45	10.78125
	L	5.37	3.411	18.31707
				53.654
7	A	1.05	0.15	0.1575
	B	3.3	5.1	16.83
	C	1	0.115	0.115
	D	0.75	0.115	0.08625
	E	1.25	2.207	2.75875
	F	0.9	0.115	0.1035
	G	3.15	2.959	9.32085
	H	2.4	2.7	6.48
	I	0.9	0.115	0.1035
	J	2.515	1	2.515
	K	0.75	0.115	0.08625
	L	1.25	2.1	2.625
	M	0.9	0.115	0.1035
	N	3.15	3.145	9.907
	O	0.75	0.15	0.1125
				51.304

N.M.R.D.A.
L.S. No. CA/2007/39465
L.S. Valid Upto 31/12/2028

This sanction is subject to conditions of N.A. order Dt. 28/05/2021
N.A.T.P. order Dt. —

This Sanction Is Subject To Conditions Mentioned In Release Letter Of N.M.R.D.A. Dt 06/01/2022

Necessary arrangement for rain water harvesting shall be done.

This Sanction is Subject to Conditions Mentioned In Development Agreement Dt. 30/06/2021

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 8/10/2022 OF STRUCTURAL DESIGNER AND APPLICANT

OFFICE OF THE NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
Building Permit No. BP/NMRDA/South/NagpurRural/No.0405202210/20220504135/2863/542
SANCTIONED
Assistant Engineer
Nagpur Metropolitan Region Development Authority

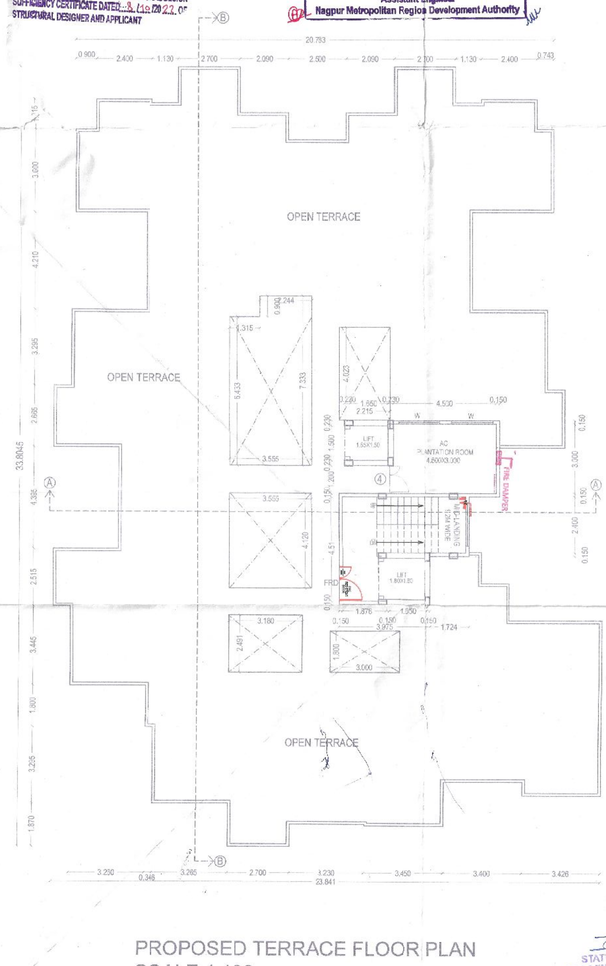
Subject to the Condition laid down by Fire Brigade Deptt. Nagpur Mpl. Corporation Vide Letter No. MFS/NMC/FES/024/2022 dt - 7/9/2022

Approved Tentatively for Fire NOC only
Assistant Engineer
N.M.R.D.A.

OFFICE OF THE CORPORATION OF THE CITY OF NAGPUR.
(FIRE SERVICE)
No Objection Certificate is hereby issued by Fire Service Deptt. for the proposed constructions.
The scope of this approval is Restricted to Fire Protection arrangements only.
Please see conditions mentioned in N.O.C. Certificate
No. G. A. / 024 / F.B. dated 07/09/2022
Ch. Fire Officer
Fire Service N.M.C. Nagpur

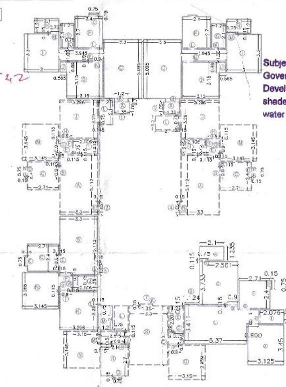
Subject to terms and condition of Government circular dated 30-01-2016 that Developer have to construct the temporary shade, toilet and arrangement of drinking water for the labours.

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.

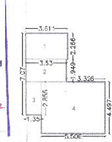


PROPOSED TERRACE FLOOR PLAN
SCALE 1:100

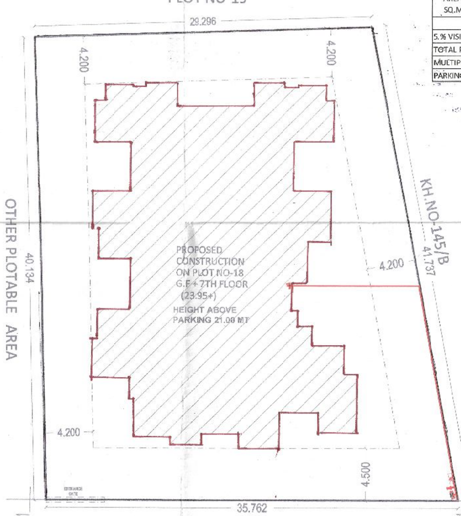
STATION OFFICER
FIRE & EMERGENCY SERVICE
TRIMURTI NAGAR,
N. M. C., NAGPUR.



CARPET AREA
TYPICAL 1ST TO 7TH FLOOR
SCALE 1:200



P- LINE AREA
PROPOSED GROUND FLOOR
SCALE 1:200



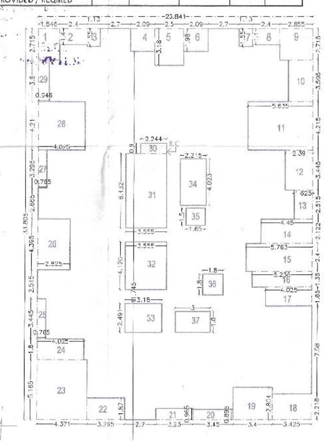
SITE PLAN
SCALE 1:200

AREA CALCULATIONS		
GROUND FLOOR		
AREA CALCUL	FORMULA	AREA IN SQ.M.
1	3.611X2.266	8.183
2	3.53X1.949	6.880
3	1.350X2.855	3.854
4	5.506X4.497	24.760
	TOTAL	43.677

NET BUILT-UP AREA OF ALL FLOORS	SQ.M
GROUND FLOOR	43.677
TYPICAL 1ST TO 7TH FLOOR	
521.404X7	3649.828
NET TOTAL P-LINE AREA	3693.505

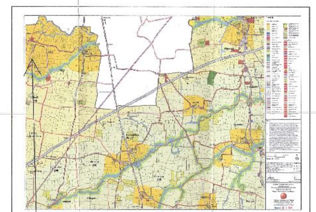
PARKING CALCULATION

TENEMENT AREA	AS PER RULE CAR	AS PER RULE SCOOTER	TENEMENT	REQUIRED CAR REQD.	REQUIRED SCOOTER REQD.
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M BUT LESS THAN 80 SQ.M	1	5	49	24.5	122.5
TOTAL				25	123
5 % VISITORS PARKING	1	6		1	6
TOTAL PARKING REQUIRED				26	129
MULTIPLING FACTOR - 0.70				18	90
PARKING PROVIDED / REQIRED					



P- LINE AREA
TYPICAL 1ST TO 7TH FLOOR
SCALE 1:200

SITE LOCATION



DP SHEET NO-98 NMRDA

	PERMISSIABLE BUILT UP AREA CALCULATION	PERMISSIBLE	PROPOSAL	UNIT
1)	NET PLOT AREA FOR FSI CALCULATION	2378.646	2378.646	SQ.M
2)	NET P-LINE B/U AREA		3693.505	SQ.M
3)	DIVIDING FACTOR	3693.505/1.60	2308.441	SQ.M
4)	ANCILLARY FSI (2-3)	1385.065	1076.995	SQ.M
5)	BASIC F.S.I (1.1)	2616.51	2616.51	SQ.M
6)	TOTAL ENTITLEMENT	4001.575	3693.505	SQ.M

AREA CALCULATIONS		
TYPICAL FIRST TO SEVENTH FLOOR		
AREA CALCULATI	FORMULA	AREA IN SQ.M.
TOTAL AREA	23.841X33.805	805.945
DEDUCTION		
1	1.846X2.715	5.012
2	2.40X1.400	3.360
3	1.13X1.55	1.752
4	2.09X1.98	4.138
5	2.5X3.18	7.95
6	2.09X1.98	4.138
7	1.13X1.55	1.752
8	2.4X1.4	3.36
9	2.855X2.715	7.751
10	2.112X3.595	7.593
11	5.635X4.215	23.752
12	2.39X3.445	8.234
13	1.625X2.515	4.087
14	4.45X2.122	9.443
15	5.763X2.4	13.831
16	5.236X1.35	7.069
17	4.025X1.65	6.641
18	3.425X2.218	7.60
19	3.4X2.804	9.534
20	3.45X0.895	3.088
21	3.23X0.965	3.117
22	3.265X1.87	6.106
23	4.371X5.165	22.576
24	4.025X1.8	7.245
25	0.765X3.445	2.635
26	2.825X4.395	12.416
27	0.765X3.295	2.521
28	4.025X4.21	16.95
29	0.946X3.600	3.406
30	2.244X0.9	2.020
31	3.555X6.432	22.87
32	3.555X4.120	14.647
33	3.180X2.491	7.921
34	2.215X4.023	8.911
35	1.65X1.5	2.475
36	1.8X1.8	3.24
37	3.00X1.800	5.40
TOTAL-DEDUCTION		284.541
NET P-LINE AREA	805.945-284.541	521.404

PROPOSED MULTIFAMILY RESIDENTIAL UNIT ON PLOT NO- 18,KH.NO -145/A , PH.NO - 38 , MOUZA -PIPLA, TAH-DIST -NAGPUR
BELONGING TO :-
M/S ARYA PLANNERS & BUILDERS
THROUGH PARTNERS
1)SHRI PAWANKUMAR WAMANRAO KALBANDE
2)SHRI VISHAL KEWALKUMAR GUNDHARE
3)SHRI T. NILKHANTH RAO T . RAJENDRA RAO
4)SHRI VIVEK BABANRAO HUSUKLE
5)ABHAY SHRIDHAR JOSHI

AREA STATEMENT

1	Area Of Plot (Minimum area of a,b,c to be considered)	1321.473
	(a) As Per Ownership document (7/12, CTS extract)	1321.473
	(b) As Per Measurement sheet	1321.473
	(c) As Per Site	1321.473
2	Deduction for	
	(a) Proposed D.P. / D.P. Road Widening Area / Service Road / Highway Widening	0.000
	(b) Any D.P. Reservation Area	0.000
	Total (a+b)	0.000
3	Balance Area of Plot (1-2)	1321.473
4	Amenity Space (if applicable)	
	(a) Required -	0.000
	(b) Adjustment of 2(b), if any	0.000
	(c) Balance Proposed -	0.000
5	Net Plot Area (3-4(C))	1321.473
6	Recreational Open Space (if applicable)	
	(a) Required -	
	(b) Proposed -	0.000
7	Internal Road Area	0.000
8	Plotable Area (if applicable)	0.000
9	Plot Area on Prodated Basis	2378.646
	BASIC F.S.I (2378.646X1.10)	2616.5106
10	Additional of FSI In Payment of Premium	
	(a) Maximum permissible Premium FSI - Based on Road Width / TOD Zone.	0.000
	(b) Proposed FSI on Payment of Premium	0.000
11	In-situ FSI / TDR Loading	
	(a) In-situ area against D.P. Road [2.0 x Sr. No. 2 (a)], if any	0.000
	(b) In-situ Area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and / or (c)]	0.000
	(c) TDR Area	0.000
	(d) Total In-situ / TDR Loading Proposed (11 (a) + (b) + (c))	0.000
12	Additional FSI Area Under Chapter No. 7	0.000
13	Total entitlement of FSI in the proposal	
	(a) [9 + 10 (b) +11 (d)] or 12 whichever is applicable	0.000
	(b) Total entitlement (a+b)	4186.417
14	Maximum Utilization limit of F.S.I. (Building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)	0.000
15	Total Built-up Area in proposal. (excluding area at Sr. No. 17 b)	3693.505
	(a) Existing Built-up Area	0.000
	(b) Proposed Built-up Area (as per 'P-line)	3693.505
	(C) Total (a+b)	3693.505
16	Ancillary F.S.I. Consumed (15/13) (should not be more than serial No. 14 Above)	1076.995
17	Area for Inclusive Housing, If any	
	(a) Required (20% of sr. No. 5)	
	(b) Proposed	

Certificate Of Area:
Certificate that the plot under reference was survey by me on .... and dimentions 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 Record Department / City Survey Record.

Ar. Priyanka Meghe
Architect, Interior & Landscape Designer
CA/2007/39465,N.I.T.L.S.No.2245,NMC/R447
Signature (Ar. Priyanka Meghe)

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 plan. 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.

Owner(s) Name and Signature
1)SHRI.PAWANKUMAR WAMANRAO KALBANDE
2)SHRI.VISHAL KEWALKUMAR GUNDHARE
3)SHRI. T. NILKHANTH RAO T . RAJENDRA RAO
4)SHRI.VIVEK BABANRAO HUSUKLE
5) ABHAY SHRIDHARJOSHI

SCHEDULE OF OPENINGS:

DOORS :	
D : 1.800 x 2.200	AUTOMATIC DOOR
D1: 1.200 x 2.200	DOUBLE PANELLED DOOR
D2: 0.900 x 2.200	SINGLE PANELLED FLUSH DOOR
D3: 0.750 x 2.200	SINGLE PANELLED FLUSH DOOR
WINDOWS :	
W : 2.200 x 1.200	ALUMINIUM SLIDING WINDOW
W1 : 1.800 x 1.200	ALUMINIUM SLIDING WINDOW
W2 : 1.200 x 1.200	ALUMINIUM SLIDING WINDOW
W3 : 0.900 x 1.200	ALUMINIUM SLIDING WINDOW
V : 0.600 x 0.600	LOUVERED VENTILATOR

LEGEND
PLOT BOUNDARY -
EXISTING CONSTRUCTION TO BE RETAINED
PROPOSED CONSTRUCTION -

DRAWING TITLE:
SUBMISSION DRAWING
DATE - JULY 2022 | SH.NO.- 02/02
SCALE - 1:100,1:200 | DRAWN BY - NIKHIL
NORTH | CHECKED BY - PRIYANKA

N

LEGENDS -

- FIRE DOOR
- ABC FIRE EXTINGUISHER
- FIRE PUMP
- FIRE ALARM CONTROL PANEL
- FIRE MANUAL CALL POINT
- FIRE HOOTER WITH PA TALK BACK
- FIRE HYDRANT VALVE
- HR-HOSE REEL
- HB-HOSE BOX
- SD-SMOKE DETECTOR
- AIR RELEASE VALVE
- BUTTERFLY VALVE
- BALL VALVE
- FIRE SERVICE INLET
- BUTTERFLY VALVE
- NON RETURN VALVE
- 100 NB PIPE LINE - HYDRANT

FIRE CONSULTANT -
M/S AMEYA AGENCIES
ADD-215, CHHATRAPATI NAGAR, NEAR MSEB POWER STATION, OPP. CHHATRAPATI HALL, RING ROAD, NAGPUR
MB : 9372072043.
EMAIL : ameya.fire@yahoo.com
AMEYA AGENCIES — Quality to Assure Your Safety
LICENCE NO - MFS - LA/RF-173
LICENCE NO - MFS - LA/RD-323
LICENCE NO - MFS - LA/RP-26

FIRE CONSULTANT SEAL & SIGN-
AMEYA AGENCIES NAGPUR
AUTHORISED SIGNATORY

DRAWN BY - SHUBHAM R.	DESIGNED BY - SHUBHAM R.	SHEET -
DATE - 09/07/2022	CHECKED BY - ARVIND SIR	FF-REV-0-02 OF 02
SCALE - 1:100	APPROVED BY- ARVIND K.	