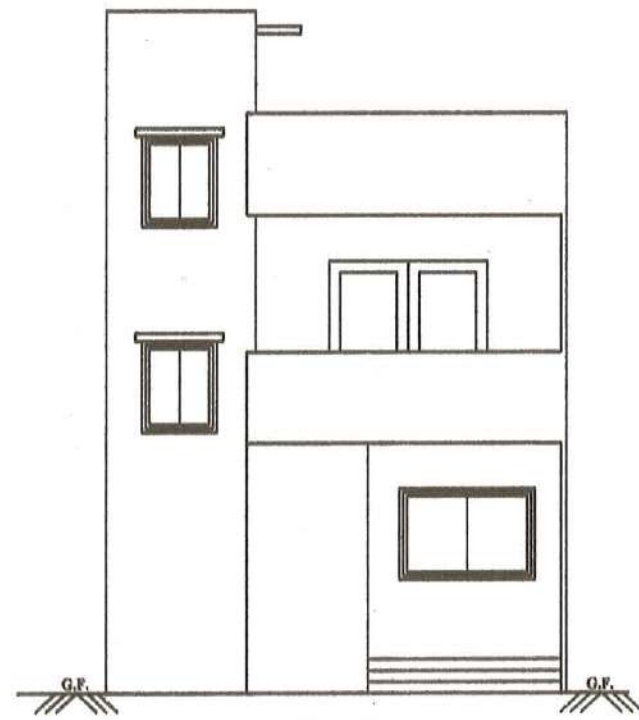
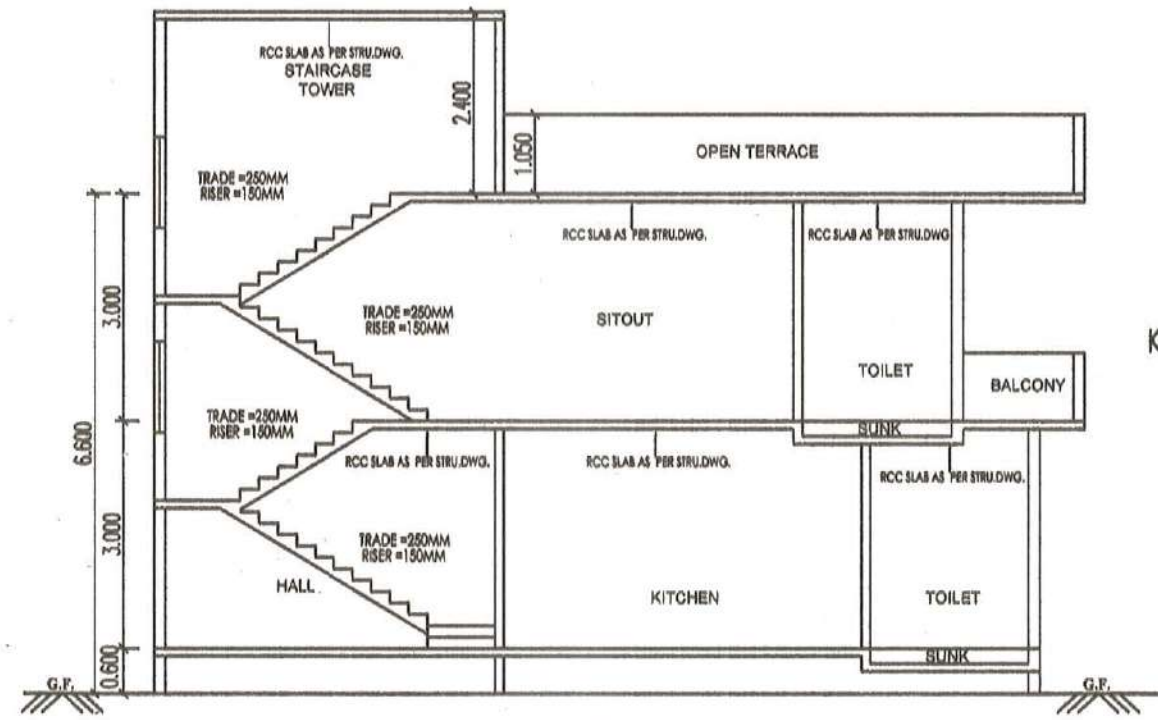




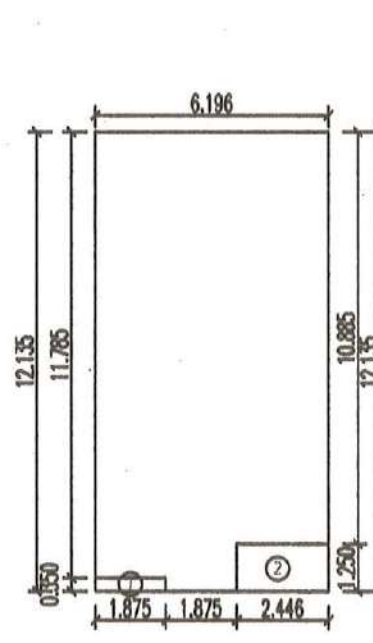
FRONT ELEVATION
SCALE 1:100



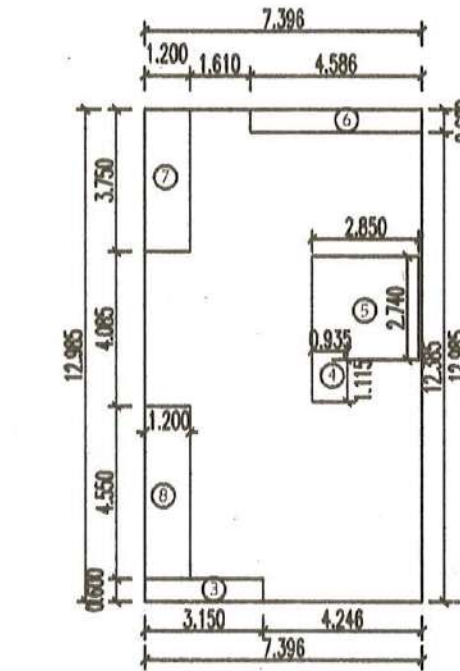
SECTION -AA
SCALE 1:100



LOCATION MAP



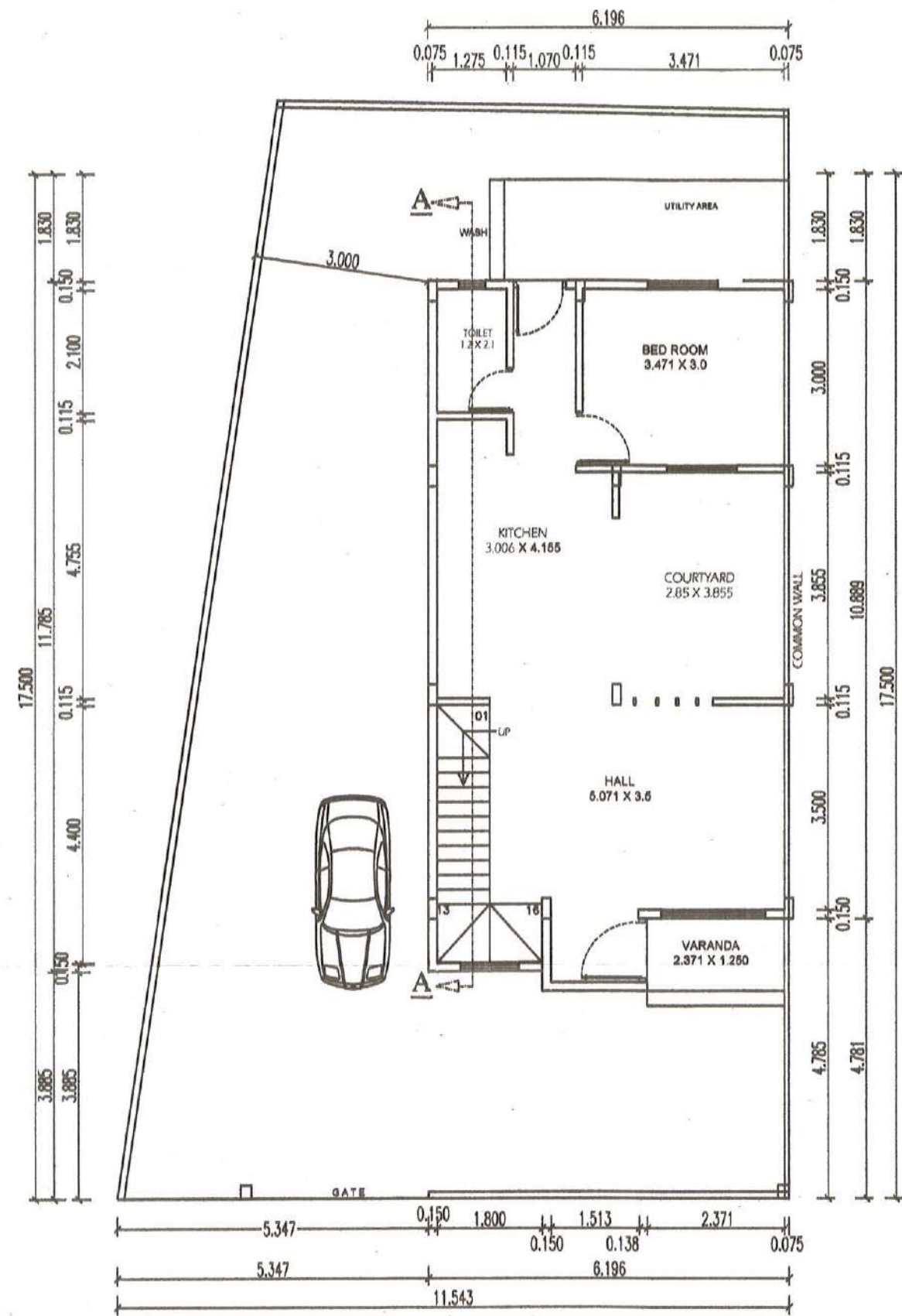
BLOCK DIAGRAM OF P LINE AREA
FOR G. FLOOR
SCALE 1:200



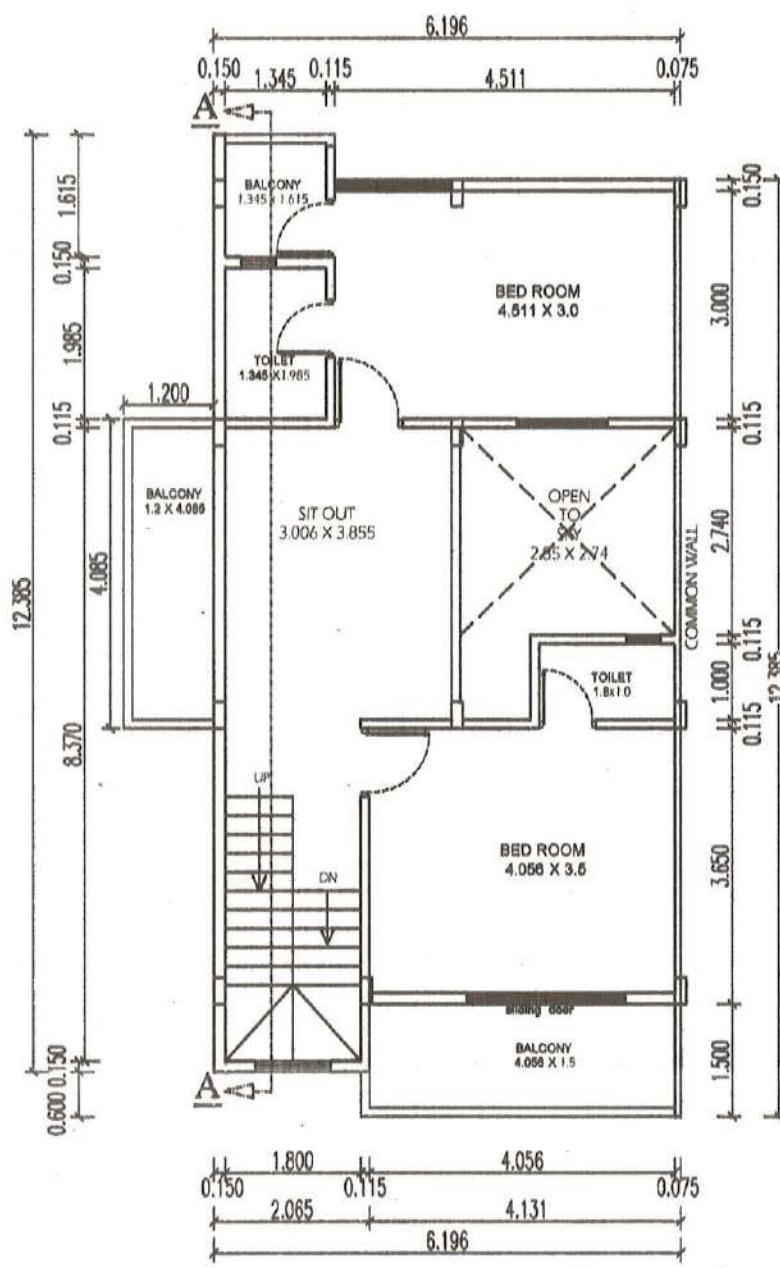
BLOCK DIAGRAM OF P LINE AREA
FOR 1ST FLOOR
SCALE 1:200

P LINE AREA CALCULATION ON G.F.	
6.196 X 12.135 =	75.188 SQ.M.
DEDUCTION :-	
1) 1.875 X 0.35 =	0.656 SQ.M.
2) 2.446 X 1.25 =	3.057 SQ.M.
	= 3.713 SQ.M.
THEREFORE TOTAL B/UP AREA ON G.F	
75.188 - 3.713 =	71.475 SQ.M.

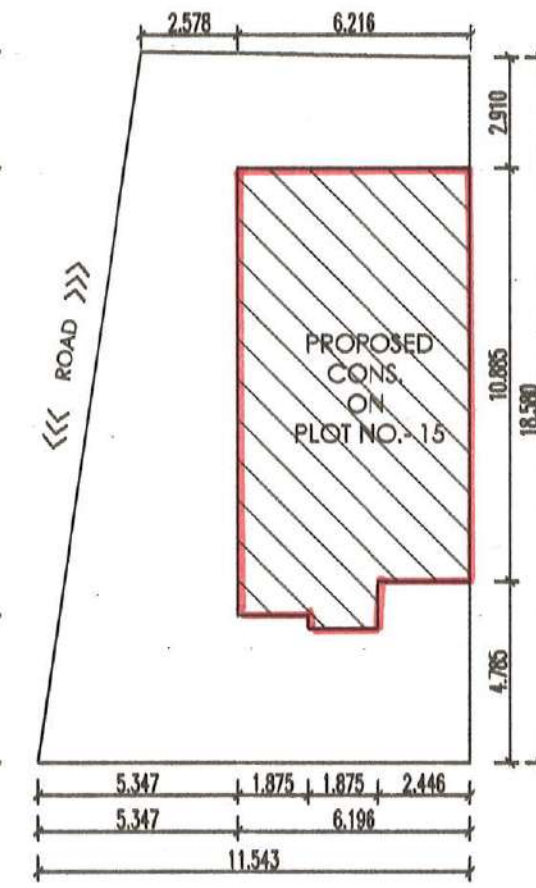
P LINE AREA CALCULATION ON 1ST. F.	
7.396 X 12.985 =	96.037 SQ.M.
DEDUCTION :-	
3) 1.875 X 0.6 =	1.125 SQ.M.
4) 0.935 X 1.115 =	1.042 SQ.M.
5) 2.85 X 2.74 =	7.809 SQ.M.
6) 3.965 X 0.6 =	2.379 SQ.M.
7) 1.2 X 3.750 =	4.5 SQ.M.
8) 1.2 X 4.55 =	5.46 SQ.M.
	= 22.315 SQ.M.
THEREFORE TOTAL B/UP AREA ON 1ST.F	
96.037 - 22.315 =	73.722 SQ.M.



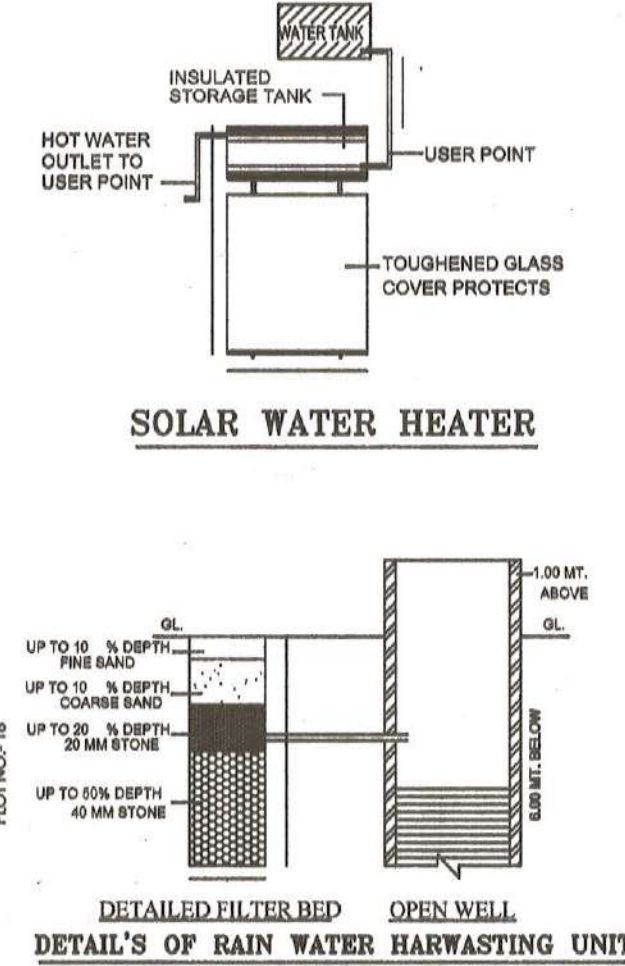
GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100

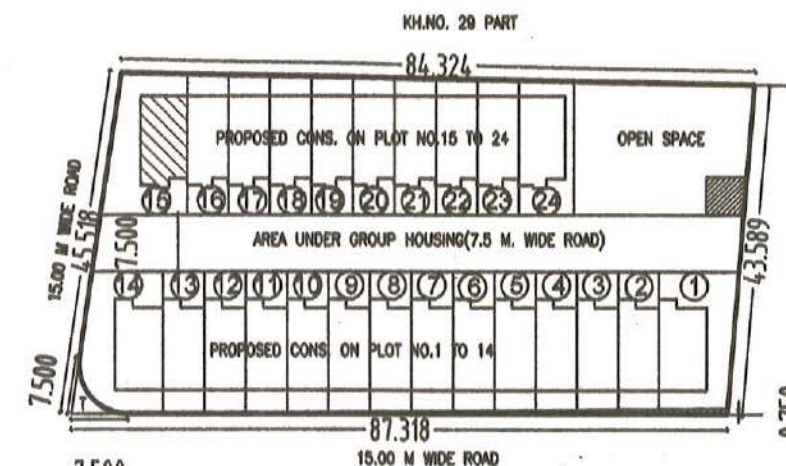


SITE PLAN
SCALE 1:200



DETAILS OF RAIN WATER HARVESTING UNIT

Form of Statement 2 (to be printed on plan) [Sr. No. 9 (a)] Proposed Building		
Building No.	Floor No.	Total Built up area of floor as per outer construction line
(1)	(2)	(3)
	GROUND FLOOR	71.475 SQ.M.
	1ST FLOOR	73.722 SQ.M.
	Total	145.197 SQ.M.



LAYOUT SITE PLAN

PROJECT

PROPOSED RESIDENTIAL (GROUP HOUSING)
LAYOUT PLAN ON :- 15, KH.NO.29/2(PART-A),
(PART-A), MOUZA-GHOGLI ,
TAH-NAGPUR (Gramin)
& DIST-NAGPUR.

BELONGING TO WHITE PANDA REALITIES PVT.LTD.

AREA STATEMENT	
1) AREA OF PLOT :-	AS PER SALE DEED :- = 3799.886 SQ.MT
2) OPEN SPACE AREA	= 381.094 SQ.MT
3) INTERNAL ROAD AREA :-	= 12.071 SQ. MT
4) SERVICE ROAD & HIGHWAY WIDENING :-	= 34.50 SQ.MT
5) AREA FOR INCLUSIVE HOUSING UNDER ESS :-	= 25.00 SQ.MT
5) NET PLOTABLE AREA :-	= 3347.221 SQ.MT
4) BASIC F.S.I AS PER FRONT ROAD WIDTH:-	1.1
5) TOTAL ENTITLEMENT OF F.S.I IN TH PROPOSAL :-	
A) PERMISSIBLE BUILT/UP AREA AS PER F.S.I :-	3681.943 SQ.MT
C) TOTAL ENTITLEMENT OF F.S.I IN PROPOSAL :-	3681.943 SQ.MT
FSI CONSUMED	= 3585.501/3799.886 = 0.943
B/UP AREA CALCULATIONS :-	
PROPOSED B/UP AREA ON G.F.	= 71.475 SQ.M.
PROPOSED B/UP AREA ON F.F.	= 73.722 SQ.M.
TOTAL B/UP AREA	= 145.197 SQ.M

TYPE	SIZE	DESCRIPTION
D	1.2X2.1	Y.W. DOOR
D1	1.0X2.1	Y.W. DOOR
D2	0.75X2.2	Y.W. DOOR
W	1.8X1.2	ALUMINIUM WINDOW
W1	1.8X1.2	ALUMINIUM WINDOW
W2	1.8X0.9	ALUMINIUM WINDOW
V	0.60X0.60	M.S. VENTILATOR

PLOT BOUNDARY SHOWN IN	
PROPOSED CONSTRUCTION SHOWN IN	
EXISTING CONST. TO BE DEMOLISHED	

SIGN. OF OWNER	
WHITE PANDA REALITIES PVT.LTD.	
(THROUGH MR. ATUL SHRIRAO & OTHERS FOUR)	

PROPOSED RESIDENTIAL (GROUP HOUSING)
LAYOUT PLAN ON :- 15, KH.NO.29/2(PART-A),
MOUZA-GHOGLI , TAH-NAGPUR (Gramin)
& DIST-NAGPUR.

BELONGING TO WHITE PANDA REALITIES PVT.LTD.

Stamps of Approval of plans: OFFICE OF THE NAGAR PANCHAYAT BESA-PIPLA
Building Permit No. 16/03/2023
Date: 16/03/2023
SANCTIONED
Planning Assistant
Nagar Panchayat Besa-Pipla
Administrator
Nagar Panchayat Besa-Pipla

AREA STATEMENT

1. Area of plot (Minimum area of a,b,c to be considered)	3799.886 SQ.M.
(a) As per ownership document (7/12, CTS extract)	3799.886 SQ.M.
(b) as per measurement sheet	3799.886 SQ.M.
(c) as per site	3799.886 SQ.M.
2. Deduction for	
(a) Proposed D.P./D.P. Road widening Area / Service Road / Highway widening	Na
(b) Any D.P.Reservation area	"
(TOTAL a+b)	---
3. Balance area of plot (1-2)	3799.886 SQ.M.
4. Amenity Space (If applicable)	
(a) Required	Na
(b) Adjustment of 2 (b), If any-	---
(c) Balance Proposed -	---
5. Net Plot Area (3-4 (c))	3799.886 SQ.M.
6. Recreational Open space (If applicable)	---
(a) Required -	(10%) 379.989 SQ.M.
(b) Proposed -	(10%) 381.094 SQ.M.
7. Internal Road area	12.071 SQ.M.
8. Service road and Highway widening	34.50 SQ.M.
9. Potable area	3347.221 SQ.M.
10. Pro-rata factor FSI calculation on layout plots = (5/9)	---
11. Area for inclusive housing under ESS	25.00 SQ.M.

Area Statement

Certificate of Area :
Certified that the plot under reference was surveyed by 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.

Reg. No. CA 2503-31474
NIT-1788
NMC-R-191
ARCH.
Signature
(Name of Architect/Licensed Engineer/Supervisor.)

Owner (s) name and Signature

WHITE PANDA REALITIES PVT.LTD.

PLOT BOUNDARY SHOWN IN
PROPOSED CONSTRUCTION SHOWN IN

Architect/Licensed Engineer/Supervisor name and signature
VIKAS PADOLE & ASSOCIATES
Architecture, Planner, Interiors & Landscape Designers
NAGPUR OFFICE:
159, NIRMAL POOJA APARTMENT
Shivaji Nagar, Nagpur-40

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration No.	of Architect/
	01	1:500	DHIRAJ			Licensed No.
						Engineer/Supervisor

REGISTRATION N.O.: CA/2003-31474, NIT-1788, NMC-R-191

CHECKED BY:	VRP	DELT BY:	km	SCALE
DATE:	27/02/2023	REVISED DWG NO	01	1:100, 1:200

SHEET TITLE: SUBMISSION DRAWING

ARCHITECT'S SIGN SHEET NO.

04

NORTH