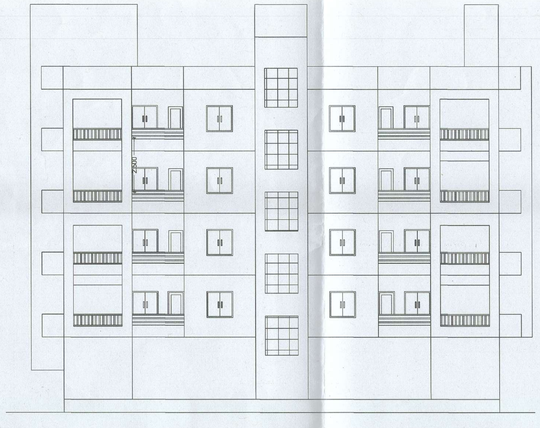
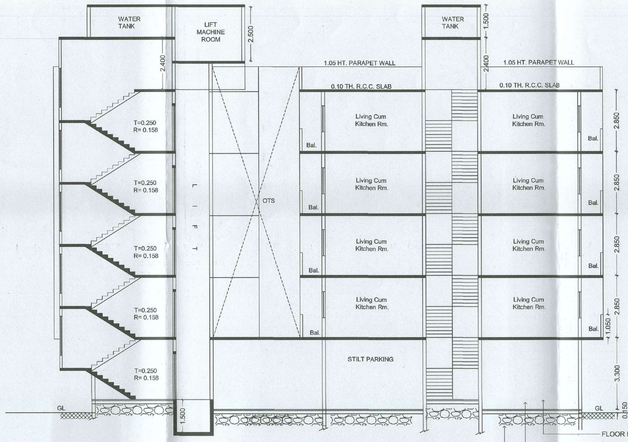


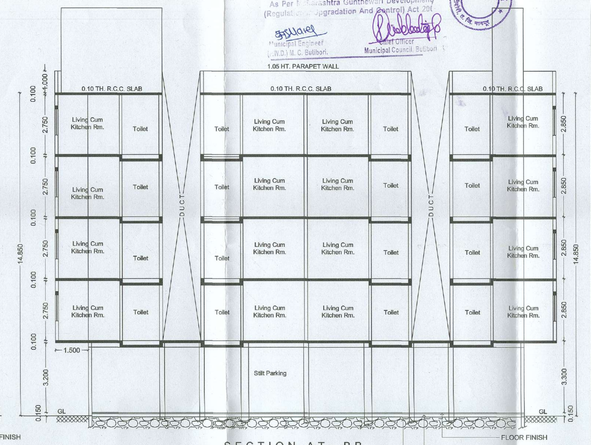
FRONT ELEVATION

SCALE - 1:100



SECTION AT- AA

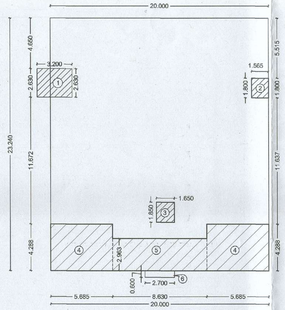
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SECTION AT- BB

SCALE - 1:100

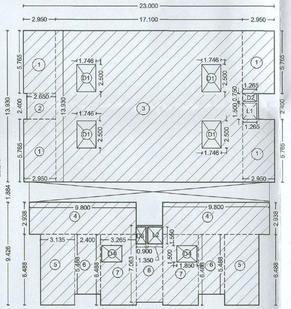
Regulation Permission for Plot / Construction
Granted vide Order No. 158 Dated 14/02/2024
As Per Maharashtra Gunthewari Development
(Regulation and Upgradation And Control) Act 20...
Municipal Engineer
D.T.P. C. Ballarpur
Chief Officer
Municipal Council Ballarpur



GROUND FLOOR
P-LINE BUILT UP AREA KEY PLAN

Proposed B/up area on ground Floor

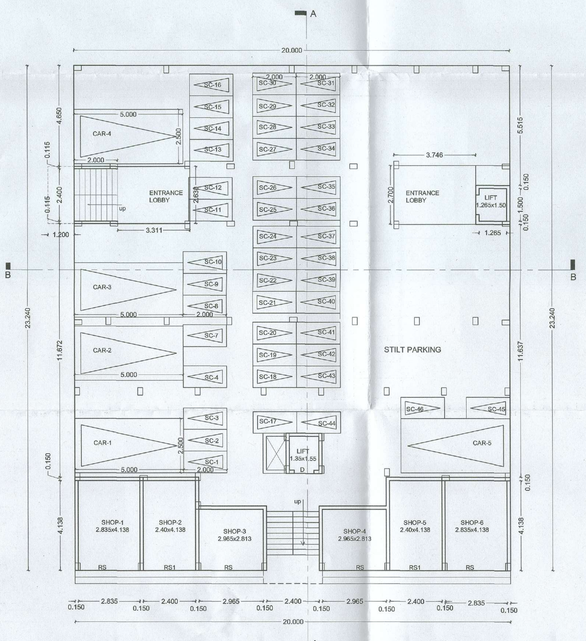
1	3.200	x	2.630	x	1	=	8.42
2	1.565	x	1.800	x	1	=	2.82
3	1.650	x	1.850	x	1	=	3.05
4	5.685	x	4.288	x	2	=	48.75
5	8.630	x	2.963	x	1	=	25.57
6	2.700	x	0.600	x	1	=	1.62
			Total =				90.23
NETB/UP AREA ON FIRST FLOOR							
						TOTAL =	90.23 Sqm



TYPICAL FLOOR (1+2+3+4)
P-LINE BUILT UP AREA KEY PLAN

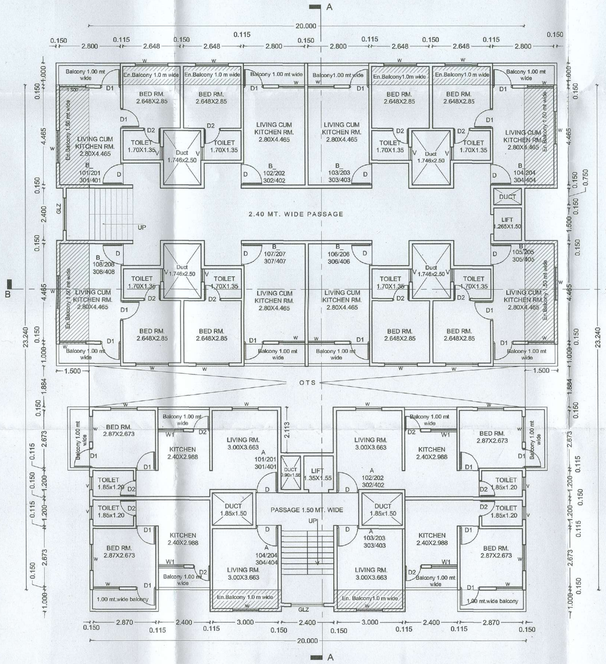
Proposed B/up area on First Floor

1	2.950	x	5.765	x	4	=	68.03
2	2.650	x	2.400	x	1	=	6.36
3	17.100	x	13.930	x	1	=	238.20
4	9.800	x	2.938	x	2	=	57.58
5	3.135	x	6.488	x	2	=	40.68
6	2.400	x	5.488	x	2	=	26.34
7	3.265	x	6.488	x	2	=	42.37
8	2.400	x	7.063	x	1	=	16.95
			Total =				496.51
Deduct							
D1	1.746	X	2.500	X	4	=	17.46
D2	1.265	X	0.750	X	1	=	0.95
L1	1.265	X	1.500	X	1	=	1.90
D3	0.900	X	1.550	X	1	=	1.40
L2	1.350	X	1.550	X	1	=	2.09
D4	1.850	X	1.500	X	2	=	5.55
			Total	=			29.34
NETB/UP AREA ON FIRST FLOOR							
	496.51	-	29.34	=			467.17 Sqm



PROPOSED GROUND FLOOR PLAN (REVISED)

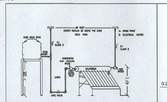
SCALE - 1:100



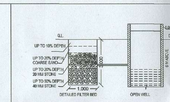
PROPOSED TYPICAL FLOOR PLAN (REVISED)

FIRST , SECOND , THIRD & FOURTH FLOOR

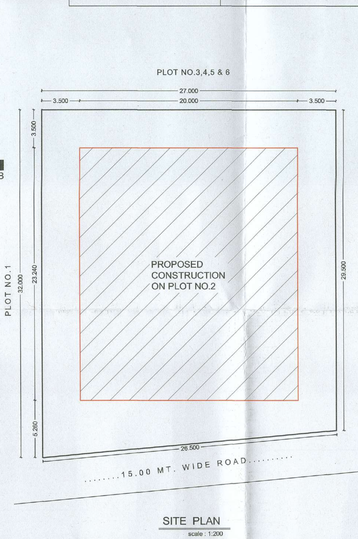
scale : 1:100



DETAILS OF SEPTIC TANK



DETAIL 'S' OF RAIN WATER HARVESTING UNIT



SITE PLAN

scale : 1:200

PARKING AREA STATEMENT

For every two tenements with each tenement having carpet area less than 30 Sq.m	REQUIRED PARKING FOR 2 TENAMENT		FOR 24 TENAMENT RENAMENT REQ.PARKING	
	CAR	SCOOTER	CAR	SCOOTER
1HK TOTAL = 32 TENAMENT	0.00	4.00	0.00	64.00
1BHK 16 TENAMENT For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.	1.00	2.00	8.00	16.00
SHOP	2.00	6.00	2.00	6.00
TOTAL REQUIRED PARKING			10.00	86.00
Multiplying Factor	0.50		5.00	43.00
TOTAL REQUIRED PARKING			5.00	43.00
PROPOSED PARKING			5.00	46.00



D.P.SHEET NO.126

N.T.S



LOCATION PLAN

N.T.S

OPENING SCHEDULE

RS	ROLLING SHUTTER	2.75	X	2.40
RS1	ROLLING SHUTTER	2.40	X	2.40
D	DOOR	1.00	X	2.10
D1	DOOR	0.90	X	2.10
D2	DOOR	0.75	X	2.10
W	WINDOW	1.50	x	1.20
W1	WINDOW	1.20	x	1.20
V	VENTILATOR	0.60	x	0.60

PROFORM - I: AREA STATEMENT

TITLE :

PLAN SHOWING PROPOSED REVISED MULTIFAMILY RESIDENTIAL AND COMMERCIAL BUILDING ON PLOT NO. 2 , KH. NO. 11 / 2 , & 14 , PH. NO. 76 , MOUZA - RENGAPAR , TALUKA - NAGPUR (Gramin) , DIST - NAGPUR

BELONGING TO - SMT. SALMA AKEEL SAYYAD

Plot Area	=	830.250
Basic Fsi ..1.10 (830.25 X 1.10)	=	913.275
Premium fsi ..30%	=	249.075
TOTAL	=	1162.350
Ancillary Fsi 70%	=	813.645
Total FSI	=	1975.995 SQM

PROPOSED B/UP AREA ON GROUND FLOOR	=	90.230
PROPOSED B/UP AREA ON FIRST FLOOR	=	467.17
PROPOSED B/UP AREA ON SECOND FLOOR	=	467.17
PROPOSED B/UP AREA ON THIRD FLOOR	=	467.17
PROPOSED B/UP AREA ON FOURTH FLOOR	=	467.17
	TOTAL =	1958.91 SQM

	Area Statement		
	Area of Plot (Minimum area of a, b, c to be considered)		
		830.250	Sqm
	a) As per ownership document (7/12, CTS extract)	830.250	Sqm
	b) as per regularization Letter		
	(c) as per site	830.250	Sqm
2	Deductions 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)	830.250	Sqm
3	Balance area of plot (1-2)		
4	Amenity Space (if applicable)	0.000	
	(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))	830.250	Sqm
6	Recreational Open space (If applicable)		
	(a) Required -		
	(b) Proposed -		
7	Internal Road area		
8	Plottable Area (If applicable)		
9	Built area with reference to basic I.F.S.I./ as per front road width (sr. no. 8/basic f.s.i.) = 830.25 X 1.10	913.275	Sqm
10	Addition of F.S.I. on payment of premium.		
	(a) Maximum permissible premium F.S.I. - based on road with / food zone	249.075	
	(b) Proposed F.S.I. on payment of premium	249.075	
11	In - situ FSI / TDR loading		
	(a) In situ area against D.P. road / 2.0 x sr. no / 2 (a) , if any		
	(b) In situ area against Amenity Space If handed over (2.00 or 1.85 x sr no 4 (b) and / or (c)		
	(c) TDR area		
	(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 proposed		
	(a) (9 + 10 (b) + 11 (d) or 12 whichever in applicable	1162.350	Sqm
	(b) Ancillary Area FSI up to 80% with payment of charges	813.645	Sqm
	(c) Total entitlement (a + b)	1975.995	Sqm
14	Maximum utilization limit of fsi (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	2822.850	Sqm
15	Total Built up Area in proposal(excluding area at sr. no 17 b)		Sqm
	(a) EXISTING BUILT UP AREA	0.000	
	(b) PROPOSED BUILT UP AREA (AS PER 'P- LINE')	1958.91	Sqm
	(c) Total (a + b)	1958.91	Sqm
16	FSI Consumed (15 / 13) shuld not be more than serial no - 14 above	0.94	%

INDEX

- PLOT BOUNDARY SHOWN BY .....
- PROPOSED CONSTRUCTION SHOWN BY .....

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERANCE WAS SURVEYED BY ME ON .....
AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATE ON PLAN ARE AS MEASURED ON SIDE 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.

Gautam N. Sontakke
Architectural Planning Consultant & Engineer
Buildpoint Municipal Council
LS No. APL/00013
Ishan Appartment, Pratap Nagar, Nagpur
Cell: 9822467525

SIGNATURE
NAME OF ARCHITECTS/LICENSED ENGINEER/ SUPERVISOR :

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 SAFELY AT THE WORK SITE.

SALMA A. SAYYAD

Owner's Name And Signature SALMA SAYYAD

JOB. No.	Dwg. No.	Scale	DRAWN by
	1	1:100 1:200	