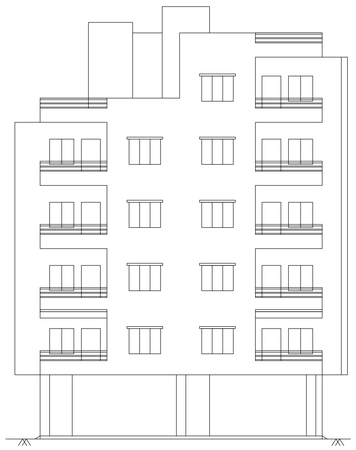
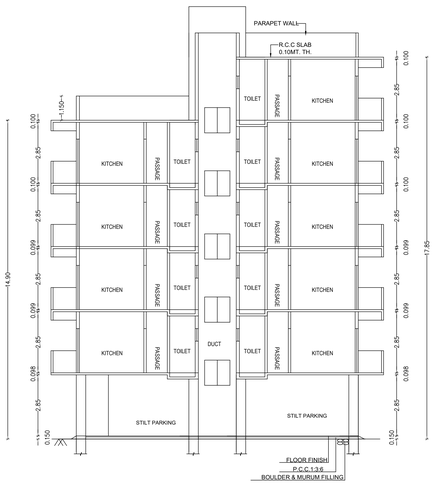
Signature Not Verified
Digitally signed by BHANUDAS MURLIDHAR WANDANWAR
Date: 2024.12.05 15:13:17 IST
Reason: Approved Drawing Plan
Designation: - Chief Officer
Location: Besa Pipla Nagpur Maharashtra
Project Code No. : BPMWR0000004045
Application Number : 69874/MAHB/2024/0334
Proposal Number : 1472359
Certificate Number : BPMWR0/2024/APL/00008

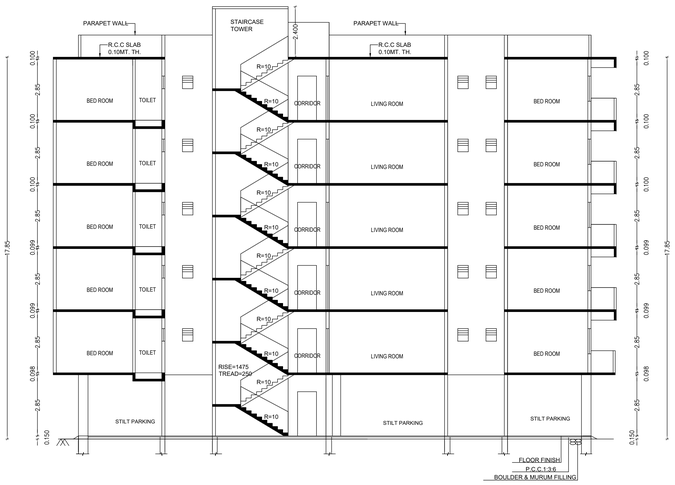
Planning Assistant
Date: 03/12/2024



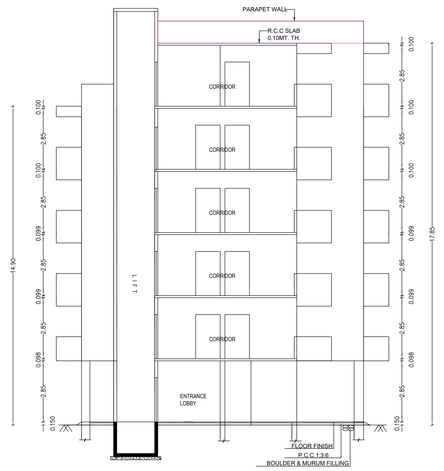
FRONT ELEVATION



SECTION X-X

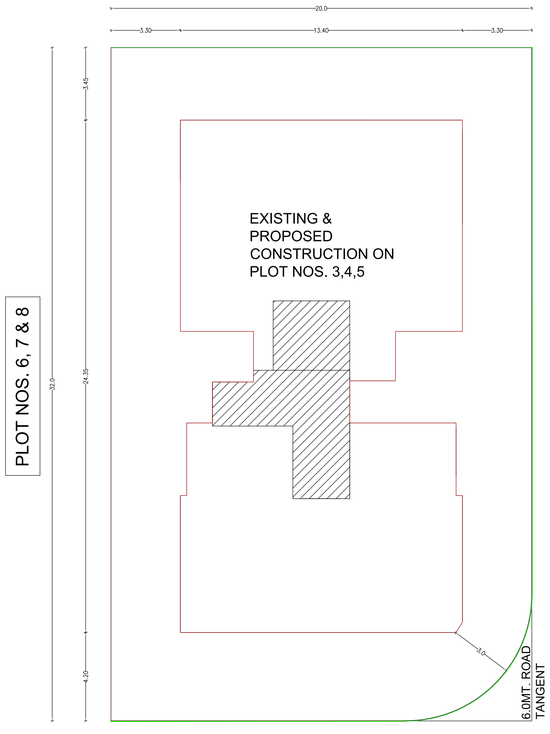


SECTION Y-Y

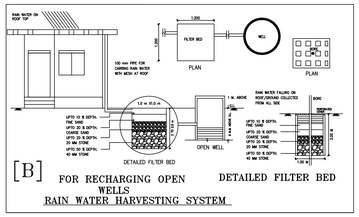


SECTION Z-Z

OTHER LAYOUT

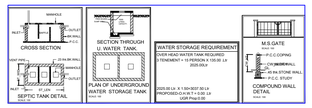


SITE PLAN
SCALE 1:100

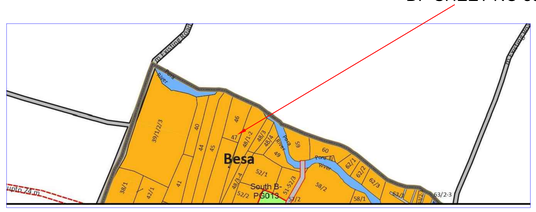


[B]
FOR RECHARGING OPEN WELLS
RAIN WATER HARVESTING SYSTEM

DETAILED FILTER BED



LOCATION OF SITE
DP SHEET NO 83



Project Details

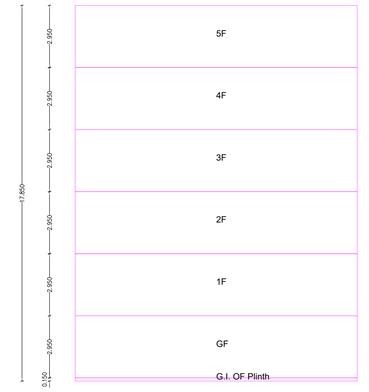
Proposal code -BPNM-24-ENTRY-99845
Zone Type - Residential Zone - (R1)
Location - Non-Congested
Name of service - Revised Building Permission
Sub service -
Kh. No. - 47
Tahsil : Nagpur
Mouza : Besa
Prorata Value : 0.00

F.S.I. CALCULATION FOR EXISTING AREA

	PERMISSIBLE (RATIO/AREA IN sqmt.)		EXISTING CONSUMED (RATIO/AREA IN sqmt.)	
a) NET PLOT AREA FOR F.S.I. CALCULATION	632.28		632.28	
b1) RESIDENTIAL P-LINE BUILT UP AREA			1402.20	
b2) COMMERCIAL P-LINE BUILT UP AREA			0.000	
b) TOTAL P-LINE BUILT UP AREA (b1+b2)			1402.20	
c1) RESIDENTIAL DIVIDING FACTOR TO ARRIVE (P-LINE AREA/1.60)			876.375	
c2) COMMERCIAL DIVIDING FACTOR TO ARRIVE (P-LINE AREA/1.80)			0.000	
c) DIVIDING FACTOR TO ARRIVE =(c1+c2)			876.375	
d) PERMISSIBLE ANCILLARY F.S.I.ON PREMIUM (b-c)		525.825		523.332
e) PERMISSIBLE BASIC FSI/BUILT UP AREA	1.10	695.508	1.10	695.508
f) PERMISSIBLE ADDITIONAL FSI ON PREMIUM	0.30	189.684	0.29	183.36
g) PERMISSIBLE TDR FOR ROAD WIDENING	N.A.		0.00	
h) PERMISSIBLE TDR	0.30	189.684	0.00	0.00
i) TOTAL ENTITLEMENT OF FSI :- (d+e+f+g+h)		1601.009		1402.20

EXISTING PARKING AREA STATEMENT

PARKING REQUIREMENT	CAR	SCOOTER
TOTAL PARKING REQUIRED FOR PROPOSED 15 TENEMENT HAVING CARPET AREA BETWEEN 40 TO 80 SQMT	7.5	15
TOTAL PARKING PROVIDED FOR 5% VISITORS PARKING	0.375	0.75
NET PARKING REQUIRED	7.875	15.75
NET PARKING PROVIDED FOR PROPOSED 15 TENEMENT BY MULTIPLYING FACTOR = 0.4	(0.4X7.875) = 3.15	15.75
NET PARKING PROVIDED	3	16



SECTION VIEW

SCHEDULE OF OPENING

SR. NO.	TYPE	SIZE	DESCRIPTION
01	D	1.05X2.10	FULLY PANNELED DOOR
02	D1	0.90X2.10	PARTICAL BOARD DOOR
03	D2	0.75X2.10	PARTICAL BOARD DOOR
04	W	1.50X1.20	FULLY GLAZED WINDOW
05	W1	1.20X1.20	FULLY GLAZED WINDOW
06	W2	1.20X0.90	FULLY GLAZED WINDOW
07	V	0.50X0.60	VENTILATOR
08	FHW	1.80X2.10	FULLY GLAZED DOOR WITH WINDOW

Parking Check As Per Multiplying Factor 0.40

	Required			Proposed			
Building Name	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Status
Total	1	3	0	4	21	0	OK

FSI DETAILS

9 Index	Basic FSI (on serial no 7)	Premium FSI (on serial no 3)	TDR/DR (on serial no 3)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.10	0.30	0.30	0.00	0.00	0.00	1.70	0.00	0.00
9.2 Existing Consumed Index	1.10	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consumed	0.00	0.01	0.30	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area	0.00	6.32	189.68	0.00	117.60	0.00	313.60	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	0.00	6.32	189.68	0.00	101.51	0.00	297.51	0.00	297.51
9.6 Index Consumed	1.10	0.30	0.30	0.00	0.00	0.00	1.70	0.00	0.00

Existing Area Details

BUILDING	FLOOR NAME	RES	COM	PRE BAL	PROP BAL	EXC BAL	PRE TER	PROP TER	EXC	LIFT	OTHER	BUILTUP
RESIDENTIAL	FOURTH	278.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	278.88
RESIDENTIAL	FIRST SECOND THIRD	374.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1123.32
RESIDENTIAL	GF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Parking Check (Table 8B)

Building Name	USE	TENAMENT AREA	RATIO car	RATIO scooter	NO.OF Tena/Area/Units	Required car	Required scooter	Transport Vehicle/Ambulance /Mini Bus
RESIDENTIAL	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	3	1.50	3.00	-
Total	-	-	-	-	-	1.50	3.00	-
Visitors parking(5%)	-	-	-	-	-	0.08	0.15	-
Total	-	-	-	-	-	1.58	3.15	0.00

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
RESIDENTIAL	FIRST SECOND THIRD FLOOR	FLAT NO 101;201;301	3	56.13	6.60	12.71	0.00	62.73
RESIDENTIAL	FIRST SECOND THIRD FLOOR	FLAT NO 102;202;302	3	56.13	6.71	12.71	0.00	62.84
RESIDENTIAL	FIRST SECOND THIRD FLOOR	FLAT NO 103;203;303	3	70.53	5.61	15.05	0.00	76.14
RESIDENTIAL	FIRST SECOND THIRD FLOOR	FLAT NO 104;204;304	3	70.53	5.61	15.14	0.00	76.14
RESIDENTIAL	FOURTH	FLAT NO 401	1	56.13	6.60	12.71	0.00	62.73
RESIDENTIAL	FOURTH	FLAT NO 402	1	56.13	3.46	3.81	0.00	59.59
RESIDENTIAL	FOURTH	FLAT NO 403	1	70.53	5.61	15.05	0.00	76.14
RESIDENTIAL	FOURTH	FLAT NO 404	1	70.53	5.61	15.14	0.00	76.14
RESIDENTIAL	FIFTH FLOOR	FLAT NO 501	1	56.13	6.60	12.71	0.00	62.73
RESIDENTIAL	FIFTH FLOOR	FLAT NO 502	1	70.53	5.61	15.14	0.00	76.14

RESIDENTIAL

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
RESIDENTIAL	FIFTH FLOOR	0.00	213.28	0.00	0.00	0.00	0.00	40.06	0.00	0.00	3.24	8.09	0.00	0.00	201.95
RESIDENTIAL	FOURTH	0.00	95.56	0.00	0.00	0.00	0.00	20.66	0.00	0.00	0.00	0.00	0.00	0.00	95.56
RESIDENTIAL	TOTAL	0.00	308.84	0.00	0.00	0.00	0.00	60.72	0.00	0.00	3.24	8.09	0.00	0.00	297.51

LEGENDS:

PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BRAWN
EXISTING SHOWN BLUE HATCHED

Proforma I : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	632.27
(a) As per ownership document (7/12, CTS extract)	632.28
(b) as per TILR or City Survey measurement sheet	632.28
(c) as per Demarcated drawing area	632.27
LESS	-
2.Area not in possession	0.00
3. Entire area (1-2)	632.27
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
	0.00
	0.00
5.Balance area of plot (3-4)	632.27
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	632.27
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed	0.00
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1,2,125,419,etc. As per 7 /12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivison like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I. of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2024-10-18 and the dimensions of sides etc. of plot stated onplan 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.
Signature
(Name of Architect/ 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 safety at the work site.

Owner (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

Name Of :- Owner NATIONAL BUILDERS AND DEVELOPERS THROUGH PARTNER PDA SHRI KUNAL DINKARRAO NEWADE

Postal Address : PLOT NO 181,KAMPTEE ROAD,Janjatika,Nagpur,Maharashtra-440014

Phone No.-9823238583

DESCRIPTION OF PROJECT :

Type of Proposal - Residential
SITE ADDRESS :
PLAN SHOWING REVISED CONSTRUCTION OF MULTIFAMILY RESIDENTIAL BUILDING ON AMALGAMATED PLOT NOS. 3,4,5, KH.NO.47, MOUZA:BESA, TAH- NAGPUR (RURAL).

Name Of Engineer - Ravindra Nagpure

LOGO
ADDRESS OF OFFICE :
OFFICE :-
Plot no 17, Mahatma Gandhi Nagar, Hudkeshwar Road, Nagpur

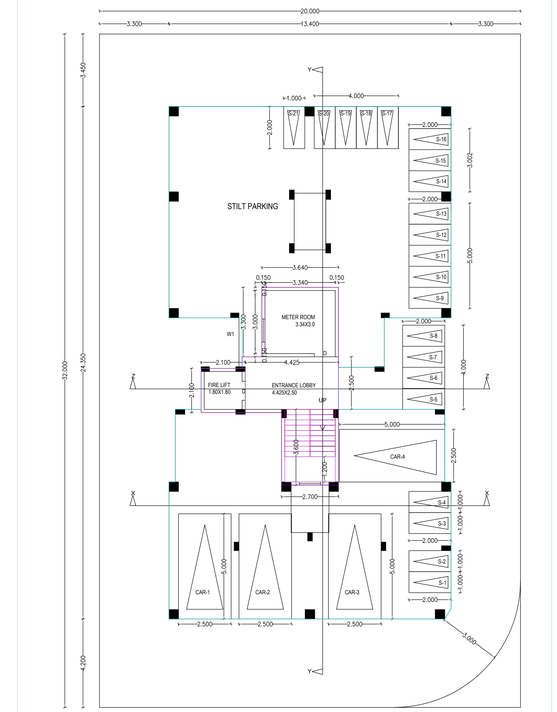
OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified
Digitally signed by BHANUDAS MURLIDHAR WANDANWAR
Date: 2024.12.05 15:13:17 IST
Reason: Approved Drawing Plan
Designation: - Chief Officer
Location: Besa Pipla Nagpur Maharashtra
Project Code No. : BPMWR0000004045
Application Number : 69874/MAHB/2024/0334
Proposal Number : 1472359
Certificate Number : BPMWR0/2024/APL/00008

SCALE - 1:100
Date: 20/10/24
JOB NO - BPNM-24-ENTRY-99845
CHECK BY : -

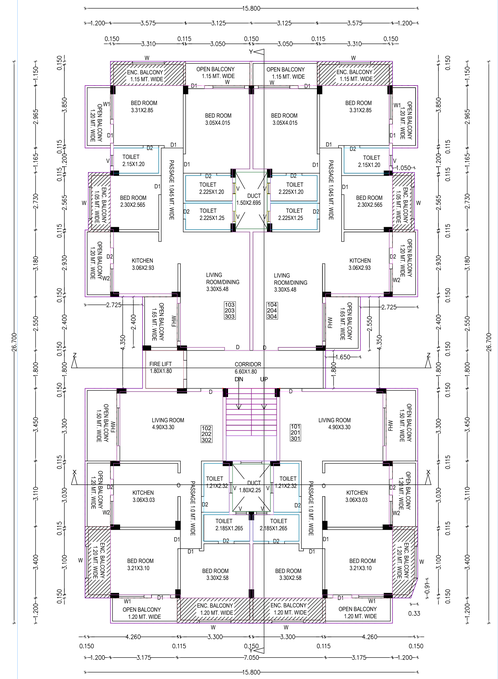
SUBMISSION DRAWING

SHEET NO. 2/2



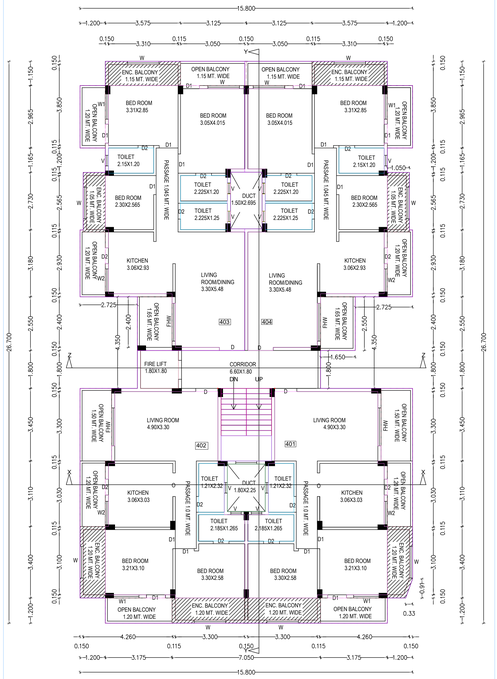
EXISTING GROUND FLOOR PLAN SCALE 1:100

GF



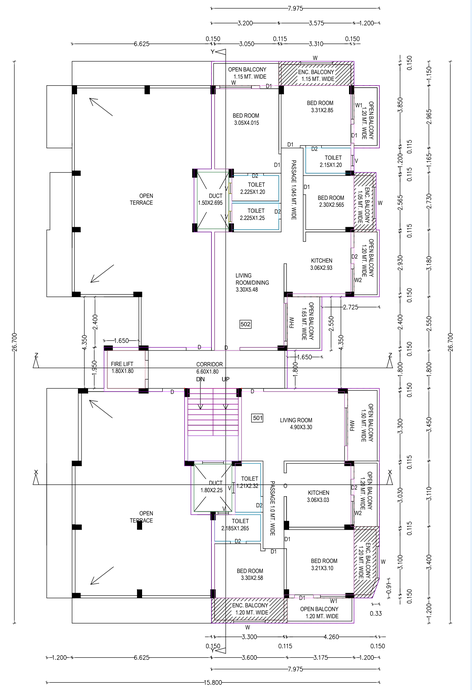
EXISTING TYPICAL FLOOR PLAN FOR FIRST, SECOND THIRD SCALE 1:100

FIRST SECOND THIRD FLOOR



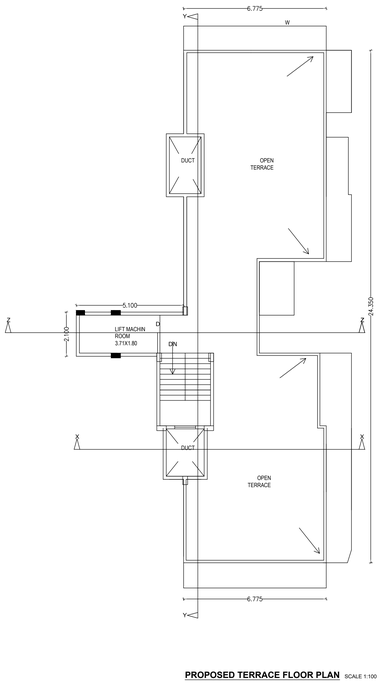
EXISTING & PROPOSED FLOOR PLAN FOR FOURTH SCALE 1:100

FOURTH

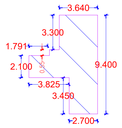


PROPOSED FIFTH FLOOR PLAN SCALE 1:100

FIFTH FLOOR



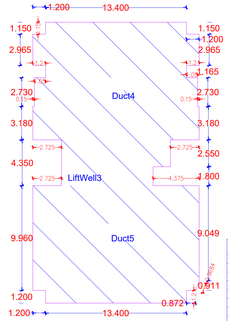
PROPOSED TERRACE FLOOR PLAN SCALE 1:100



BUILT-UP AREA CALCULATION
FOR GF RESIDENTIAL

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	9.40	6.53	37.54
		BLOCK AREA TOTAL =37.54Sq.M	
		TOTAL Deduction =0.00Sq.M	
		Net BuiltUp Area =37.54 Sq.M	

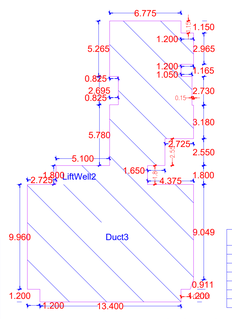
BUILT-UP AREA CALCULATION GF RESIDENTIAL



BUILT-UP AREA CALCULATION
FOR FIRST SECOND THIRD FLOOR RESIDENTIAL

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	26.70	13.80	365.77
		BLOCK AREA TOTAL =365.77Sq.M	
LiftWell3	-	-	3.24
Duct5	-	-	4.05
Duct4	-	-	4.04
		TOTAL Deduction =11.33Sq.M	
		Net BuiltUp Area =374.44 Sq.M	

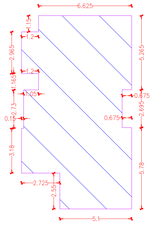
BUILT-UP AREA CALCULATION FIRST SECOND THIRD FLOOR RESIDENTIAL



BUILT-UP AREA CALCULATION
FOR FOURTH RESIDENTIAL

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	26.70	15.80	286.17
		BLOCK AREA TOTAL =286.17Sq.M	
LiftWell2	-	-	3.24
Duct3	-	-	4.05
		TOTAL Deduction =7.29Sq.M	
		Net BuiltUp Area =278.88 Sq.M	

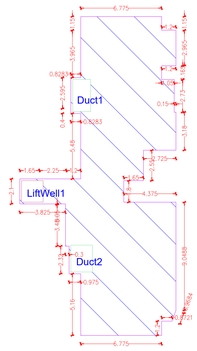
BUILT-UP AREA CALCULATION FOURTH RESIDENTIAL



BUILT-UP AREA CALCULATION
FOR FOURTH RESIDENTIAL

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	13.74	7.82	95.06
		BLOCK AREA TOTAL =95.56Sq.M	
		TOTAL Deduction =0.00Sq.M	
		Net BuiltUp Area =95.56 Sq.M	

BUILT-UP AREA CALCULATION FOURTH RESIDENTIAL



BUILT-UP AREA CALCULATION
FOR FIFTH FLOOR RESIDENTIAL

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	26.70	13.68	213.28
		BLOCK AREA TOTAL =213.28Sq.M	
LiftWell1	-	-	3.24
Duct2	-	-	4.05
Duct1	-	-	4.05
		TOTAL Deduction =11.33Sq.M	
		Net BuiltUp Area =201.95 Sq.M	

BUILT-UP AREA CALCULATION FIFTH FLOOR RESIDENTIAL

Signature Not Verified

Digitally signed by BHANUDAS MURAO WANDHWAR
Date: 2024.12.05 15:12:35 IST
Reason: Approved Drawing Plan
Designation: Chief Officer
Location: Besa Pipla Nagpur(Maharashtra)
Project Code Number : BPMWR0000004045
Application Number : 69815/2024/CR/2334
Proposal Number : 1472393
Certificate Number : BPMWR0/2024/APL/00008

Planning Assistant
Date: 03/12/2024

Proforma I : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	632.27
(a) As per ownership document (7/12, CTS extract)	632.28
(b) as per TILR or City Survey measurement sheet	632.28
(c) as per Demarcated drawing area	632.27
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	632.27
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
	0.00
	0.00
5.Balance area of plot (3-4)	632.27
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	632.27
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed___	0.00
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1,2,125,419,etc. As per 7,12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed___	0.00
(B) Exemption to leave open space subject to availing basic F.S.I of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2024-10-18 and the dimensions of sides etc. of plot stated onplan 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.
Signature
(Name of Architect/ 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 safety at the work site.

Owner (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

Name Of : Owner NATIONAL BUILDERS AND DEVELOPERS
THROUGH PARTNER POA SHRI KUNAL DINKARRAO NISWADE

Postal Address : PLOT NO 181,KAMPTEE
ROAD,Janjaitka,Nagpur,Maharashtra-440014

Phone No: 9823738043

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
SITE ADDRESS :
PLAN SHOWING REVISED CONSTRUCTION OF MULTIFAMILY RESIDENTIAL BUILDING ON AMALGAMATED PLOT NOS. 3,4,5, KH.NO.47, MOUZA.BESA, TAH- NAGPUR (RURAL).

Name Of Engineer : Ravindra Nagarne

LOGO	ADDRESS OF OFFICE
	OFFICE :- Plot no 17, Mahatma Gandhi Nagar, Hudkeshwar Road, Nagpur

OWNERS SIGN - Verified by applicant

TECHNICAL PERSON SIGN - Signature Not Verified

Digitally signed by RAVINDRA NAGARNE
Date: 2024.12.05 15:12:35 IST
Reason: Approved Drawing Plan
Designation: Chief Officer
Location: Besa Pipla Nagpur(Maharashtra)

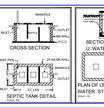
SCALE - 1:100 | Date: 20/10/24

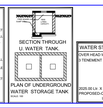
JOB NO - BPNM-24-ENTRY-99845 | CHECK BY - -

SUBMISSION DRAWING

Project Details

Proposal code -BPNM-24-ENTRY-99845
Zone Type - Residential Zone - (R1)
Location - Non-Congested
Name of service - Revised Building Permission
Sub service -
Kh. No. - 47
Tahsil : Nagpur
Mouza : Besa
Prorata Value : 0.00





WATER STORAGE REQUIREMENT
OVER HEAD WATER TANK REQUIRED
1) TENEMENT = 10 PERSON X 135.00 LIt
2025.00Lit
SIZE-30 LX 5 LX 5=1500T.50 LIt
PROPOSED-O.H.W.T = 3.00 LIt
UGW-Proposed

