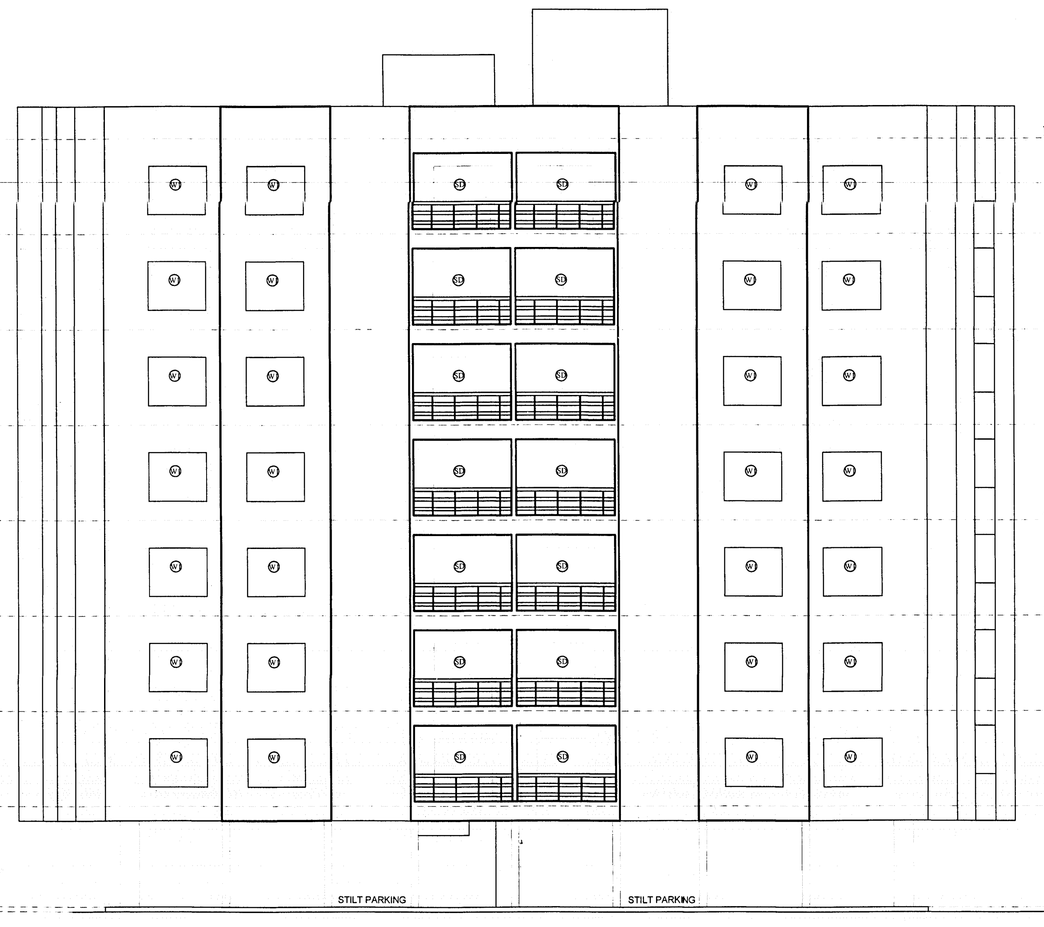
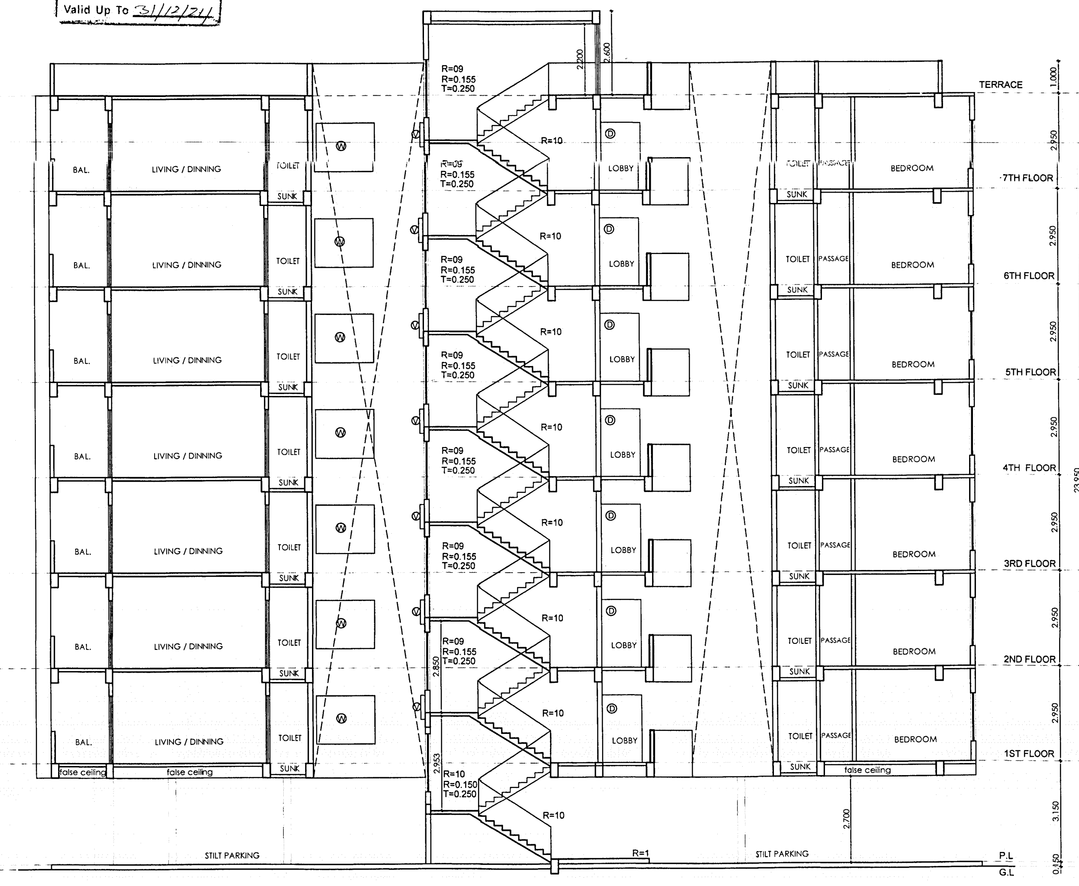
PRODUCED BY AN AUTODESK STUDENT VERSION

NIT
L.S. No. 2357
Serial No.
Valid Up To 31/12/24



FRONT ELEVATION
SCALE -1:100

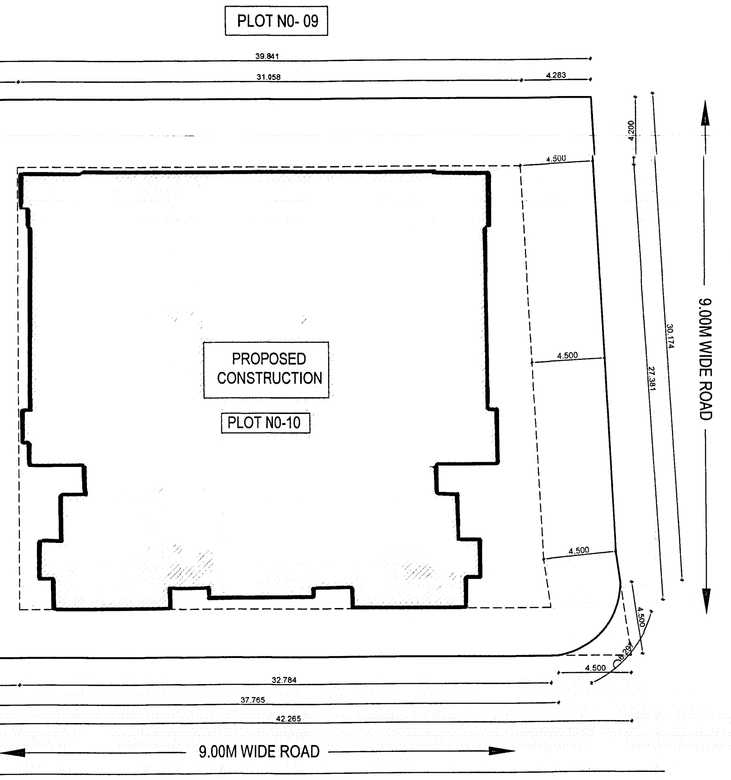
ROOF RAINWATER HARVESTING SYSTEM
CAPACITY TO BE PROVIDED WITHIN PLOT AREA



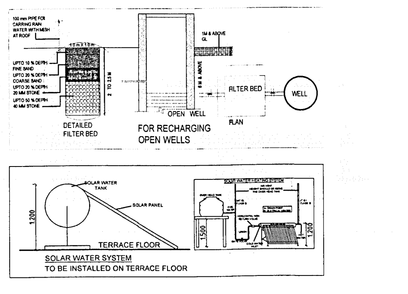
SECTION A-A'
SCALE -1:100

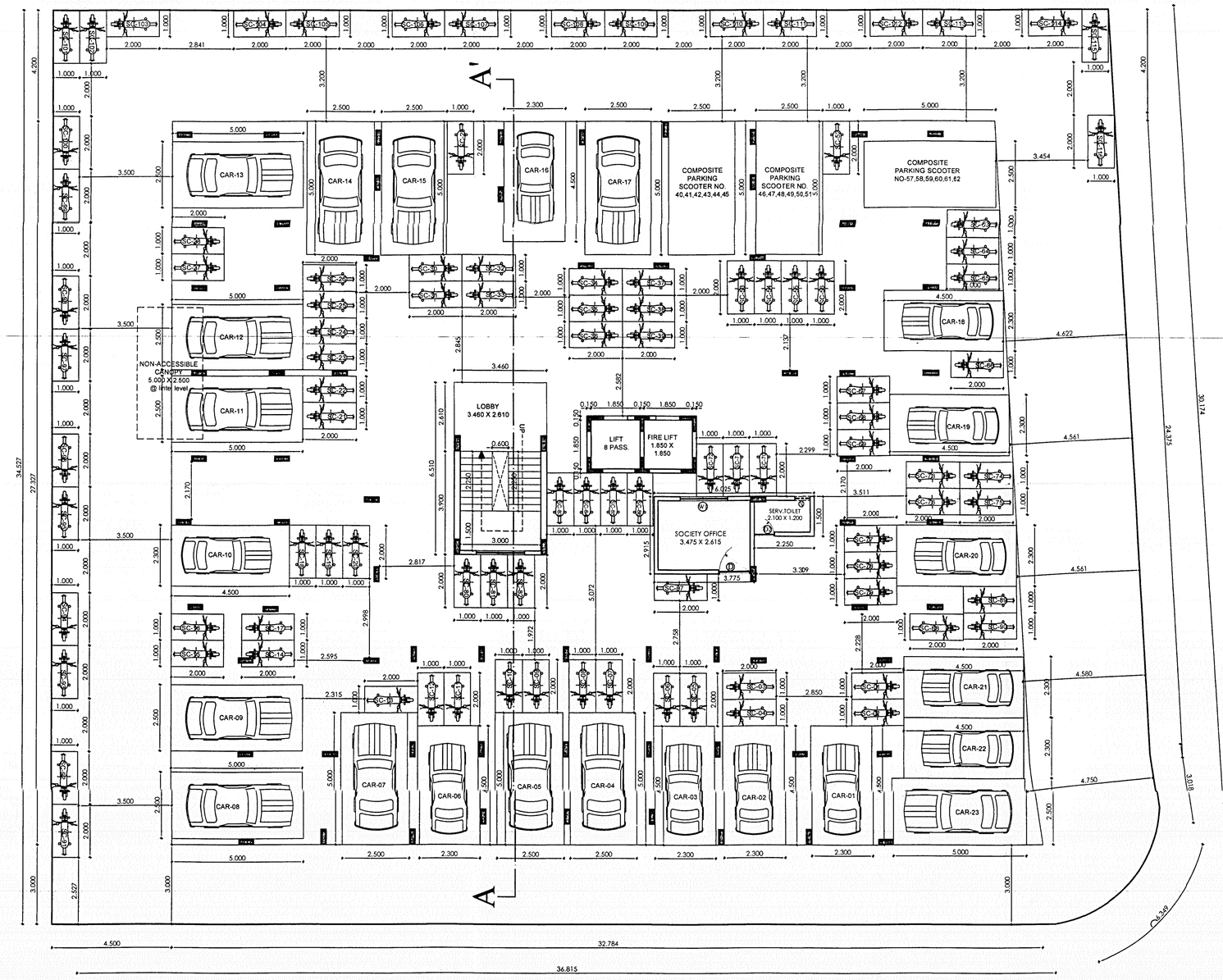
Subject to the condition as per Regularisation letter dt.20/05/21 enclosed here with.

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BPCL/NC NO GUN P-007/TP NO-2021102965/146
DATE 16/12/2021
SANCTIONED
Building Engineer (West)
Nagpur Improvement Trust



SITE PLAN
SCALE - 1:200

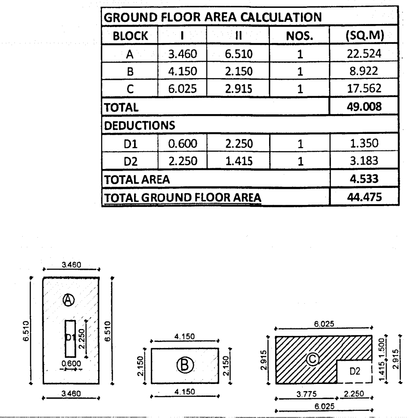




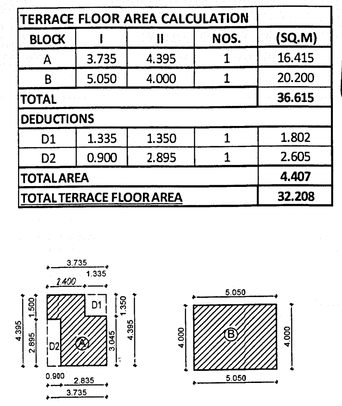
GROUND FLOOR PLAN
SCALE - 1.100

GROUND FLOOR AREA CALCULATION				
BLOCK	I	II	NOS.	(SQ.M)
A	3.460	6.510	1	22.524
B	4.150	2.150	1	8.922
C	6.025	2.915	1	17.562
TOTAL				49.008
DEDUCTIONS				
D1	0.600	2.250	1	1.350
D2	2.250	1.415	1	3.183
TOTAL AREA				4.533
TOTAL GROUND FLOOR AREA				44.475

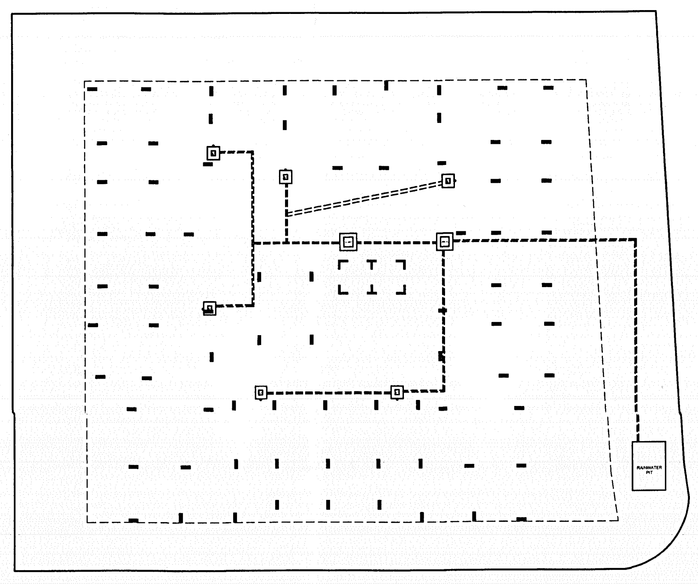
TERRACE FLOOR AREA CALCULATION				
BLOCK	I	II	NOS.	(SQ.M)
A	3.735	4.395	1	16.415
B	5.050	4.000	1	20.200
TOTAL				36.615
DEDUCTIONS				
D1	1.335	1.350	1	1.802
D2	0.900	2.895	1	2.605
TOTAL AREA				4.407
TOTAL TERRACE FLOOR AREA				32.208



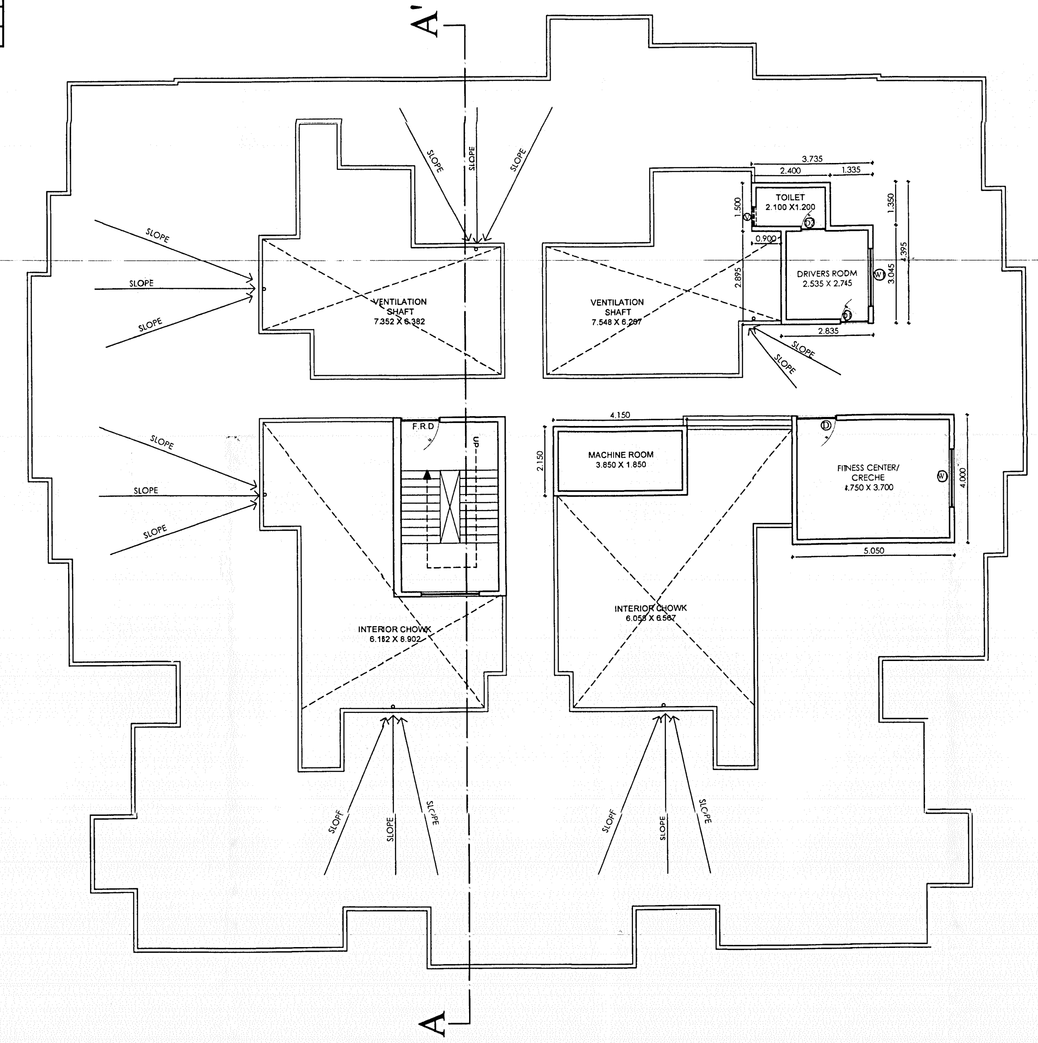
GROUND FLOOR P-LINE AREA (KEY PLAN)
SCALE-1:200



TERRACE FLOOR P-LINE (KEY PLAN)
SCALE - 1:200



RAINWATER HARVESTING DETAIL
SCALE - 1:200



TERRACE FLOOR PLAN
SCALE-1:100

SUBMISSION DRAWING

PROPOSED BUILDING PLAN OF G+7 FLOOR CONSTRUCTION FOR MULTI-FAMILY RESIDENTIAL DWELLING UNIT ON PLOT NO.-10, C.T.S NO-269, PH. NO.-8 (A) KH.NO.-95/2,95/3,95/4 95/5,95/6,95/7,95/8 LAYOUT- BASARA CO.OP HOUSING SOCIETYT LTD, MOUZA- GOREWADA, TAH. & DIST.- NAGPUR.

BELONGING TO :-
DHAWAN INFRA THROUGH
PROP. CHETAN DEVRAJ DHAWAN
(as per city survey records)

PROFORMA - 1 : AREA STATEMENT

SR. NO	PARTICULARS	PERMISSIBLE AREA (SQ.M)	PROPOSED AREA (SQ.M)
A	NET PLOT AREA FOR F.S.I CALCULATION		
1)	AS PER REGULARIZATION LETTER	1401.785	1401.785
2)	AS PER OWNERSHIP DOCUMENT(7/12,CTS,EXTART)	1401.785	
3)	AS PER CITY SURVEY RECORD	1401.785	
B	BASIC F.S.I / B.UP AREA + (CLAUSE NO. 10.3.4 OF UDCPR-2020) (A x 1.25)	1752.231	1752.231
C	ADDITIONAL F.S.I ON PAYMENT OF PREMIUM:- 50% (A x 50%)	700.892	700.892
D	ADDITIONAL F.S.I AREA TDR:- 20% (A x 20%)	280.357	280.357
E	ADDITIONAL F.S.I ON TOD	NA	NA
F	TOTAL ANCILLARY F.S.I (CLAUSE NO.6.3 TABLE NO.6G. NOTE - (i) OF UDCPR)	–	–
1)	FOR RESIDENTIAL (60%) -[(B+C+D) X 60%]	1640.088	1640.088
2)	FOR COMMERCIAL (80%) -[(B+C+D) X 80%]	NA	NA
G	NET P-LINE BUILT UP AREA (CLAUSE NO.6.6 OF UDCPR-2020)	–	–
1)	GROUND FLOOR P-LINE AREA	–	44.475
2)	FIRST FLOOR P-LINE AREA	–	604.061
3)	SECOND FLOOR P-LINE AREA	–	615.453
4)	THIRD FLOOR P-LINE AREA	–	615.453
5)	FOURTH FLOOR P-LINE AREA	–	615.453
6)	FIFTH FLOOR P-LINE AREA	–	615.453
7)	SIXTH FLOOR P-LINE AREA	–	615.453
8)	SEVENTH FLOOR P-LINE AREA	–	615.453
9)	TERRACE FLOOR P-LINE AREA	–	32.208
H	TOTAL BUILT UP AREA	4373.568	4373.462
I	TOTAL F.S.I	2733.480	2733.418
J	PROPOSED ANCILLARY F.S.I (H-I)	1640.088	1640.048

K	PARKING AREA STATEMENT NORMS	CARS(NO.S)	SCOOTERS (NO.S)
1)	2 TENAMENTS HAVING CARPET AREA BETWEEN 40-80 SQ.M	1	5
2)	NO. OF TENAMENTS PROPOSED		49
3)	PARKING REQUIRED	25	123
4)	VISITOR PARKING REQUIRED (5%)	1	6
5)	REQUIRED PARKING	26	129
6)	MULTIPLYING FACTOR	0.5	
7)	TOTAL REQUIRED PARKING	23	58 (normal) 18 (compacted)
8)	TOTAL PROPOSED PARKING	23	116

L	SCHEDULE OF OPENING				
	NAME	LENGTH(MM)	WIDTH(MM)	AREA(SQ.M)	DESCRIPTION
1)	B	1.200	2.100	2.520	T.W. PANNELED DOOR
2)	D1	0.900	2.100	1.890	T.W. PANNELED DOOR
3)	D2	0.750	2.100	1.575	T.W. PANNELED DOOR
4)	SD	1.500	2.100	3.150	FULLY GLAZED FRENCH DOOR
5)	W	1.800	1.500	2.700	ALUMINUM GLAZED WINDOW
6)	W1	1.800	1.500	2.700	ALUMINUM GLAZED WINDOW
7)	W2	1.350	1.500	2.025	ALUMINUM GLAZED WINDOW
8)	W3	1.200	1.500	1.800	ALUMINUM GLAZED WINDOW
9)	V	0.600	0.750	0.450	ALUMINUM GLAZED WINDOW
10)	F.R.D	1.200	2.100	2.520	FIRE RESISTANT DOOR

M	REFRENCE	
1)	LAND USE AS PER SANCTIONED DEVELOPMENT PLAN	RESIDENTIAL
2)	LOCATION OF PLOT	REFER DRAWING
3)	ZONE	R-1
4)	PROPOSED BUILDING IES SUBMITTED AS PER PLAN	
5)	PLOT BOUNDRY SHOWN THUS	BLACK
6)	PROPOSED CONSTRUCTION SHOWN THUS	RED
7)	EXISTING CONSTRUCTION TO BE RETAINED SHOWN THUS	BLUE
8)	EXISTING CONSTRUCTION TO BE DEMOLISHED SHOWN THUS	YELLOW

FORM OF STATEMENT - 2 [Sr. No. 9(a)]

Proposed Building

SR. NO	BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
1	1	GROUND FLOOR	44.475
2		1ST FLOOR	604.061
3		2ND FLOOR	615.453
4		3RD FLOOR	615.453
5		4TH FLOOR	615.453
6		5th FLOOR	615.453
7		6th FLOOR	615.453
8		7th FLOOR	615.453
9		TERRACE FLOOR	32.208

CERTIFICATE OF AREA:-

Certified that the plot under reference was surveyed by me 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 record.

Signature
(Name of Architect/Licensed Engineer/Supervisor)

OWNERS DECLARATION:-

I/We undersigned hereby confirm that I/We would abide by the Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical persons so as to ensure the quality at the work site.

Owner(s) name and Signature

NOTE REFER WRITTEN DIMENSIONS, DO NOT SCALE THE DWG.
ALL DIMENSIONS ARE IN METERS

OWNER SIGN.

DHAWAN INFRA THROUGH
PROP. CHETAN DEVRAJ DHAWAN

ARCHITECT SIGN.

REGISTRATION NUMBER	(CA / 2009 / 45446)	N.I.T REG. NO. 2357 N.M.C LIC. NO. R-475	
PROJECT ARCHITECT:		OFFICE OF ORIGIN:	NAGPUR
DEALT BY:	SHI	SCALE	1:100
CHK BY:	SWA	DATE:	29/10/21

SANJYOT ARCHITECTS
ARCHITECTS & INTERIOR DESIGNERS
Ar. Swapnil Gode
FS-11, BUILDING NO. 1, VIDARBHA PREMIER SCHEME, OPP.GANDHISAGAR LAKE, NAGPUR - 440032
Call on: 9860009044 E-mail: sanjyotarchitects@gmail.com

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