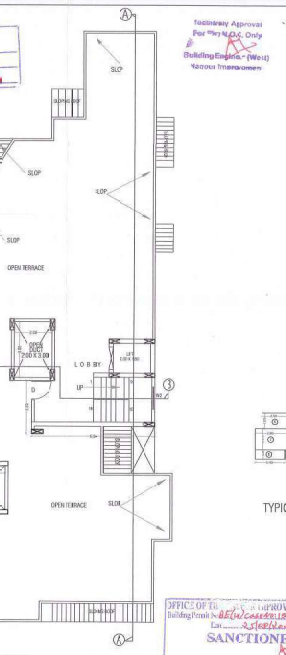
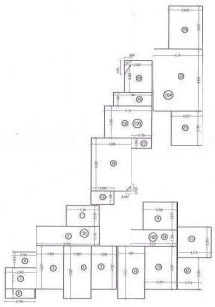


Technical Approval For Plinth Only
Building Engineer - (West)
Various Improvement



TYPICAL BLOCK DIAGRAM OF 1st TO 7th FLOOR
CARPET AREA KEY PLAN
(SCALE 1:200)

OFFICE OF THE ... IMPROVEMENT TRUST
Building Permit No. BEW/case/00138/ELV/new/ 0023011105/ 64
Date 25/08/2023
SANCTIONED
25/8/23
Building Engineer (West)
Nagpur Improvement Trust

CARPET AREA FOR FLAT 101

sr.no	l	b	lxb
1.00	3.465	2.230	7.727
2.00	6.754	2.103	14.204
3.00	2.650	4.627	12.262
4.00	2.527	5.627	16.470
5.00	3.000	4.627	13.881
6.00	2.701	1.673	4.519
7.00	3.355	2.272	7.615
8.00	3.350	1.000	3.350
		TOTAL	79.857

CARPET AREA FOR FLAT 102

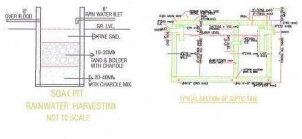
sr.no	l	b	xb
1.00	3.550	2.375	10.561
2.00	5.015	1.758	8.816
3.00	3.715	3.285	12.204
4.00	2.715	3.425	9.299
5.00	3.377	4.327	15.625
6.00	3.000	5.527	16.881
		TOTAL	73.387

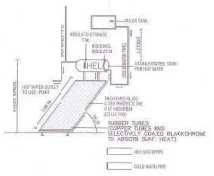
CARPET AREA FOR FLAT 103

sr.no	l	b	lxb
11.00	2.400	1.465	3.516
15.00	4.328	5.665	24.518
17.00	2.150	1.090	2.344
18.00	5.108	3.450	17.623
19.00	4.180	1.465	6.124
20.00	3.837	3.420	10.187
LESS			
a	1/2(0.68)x0.720)		0.245
b	1/2(0.953x1.511)		0.724
		TOTAL	63.183

CARPET AREA FOR FLAT 104

sr.no	l	b	lxb
21.00	3.317	3.700	12.273
22.00	5.267	6.665	35.352
23.00	3.630	4.615	16.752
		TOTAL	64.377





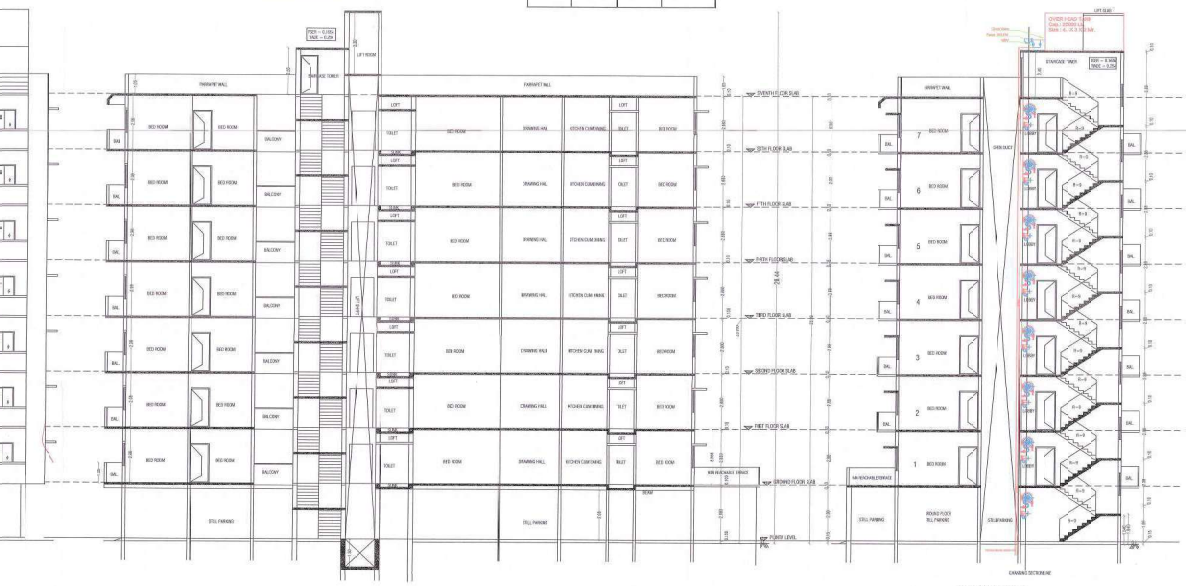
FORM OF STATEMENT 3
(TO BE PRINTED ON P-LAN)
[SR. NO. 9 (G)]
AREA DETAILS OF APARTMENT

BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT		AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT
1	G.F.	1	—	—		—
	F.F./ S.F./ TH.F. 4 TH.F. 5 TH.F. 6 TH.F. 7 TH.F.	101/202/301/ 401/ 501/ 601/ 701	79.857 IQM.	101	2.500 SQM.	—
				201/301/401/ 501/ 601/701	6.885 SQM.	
		102/202/302/ 402/ 502/ 602/ 702	73.387 IQM.	102/202/302/ 402/ 502/ 602/ 702	6.592 SQM.	
		103/203/303/ 403/ 503/ 603/ 703	63.183 IQM.	103	—	
				203/303/403/ /503/ 603/703	12.884 SQM.	
		104/204/304/ 404/ 504/ 604/ 704	64.077 IQM.	104	4.175 SQM.	
				204/304/404/ 504/ 604/704	6.738 SQM.	
		TOTAL	280.504SQM.		43.744 SQM.	

AREA CALCULATION FOR THE PURPOSE OF ASSESSMENT OF FEES AS PER MAHARASHTRA FIRE PREVENTION & LIFE SAFETY MEASURES ACT 2006 & AMENDMENT, 2023

P-LINE BUILTUP AREA STATEMENT FOR FIRE FEE ASSESSMENT

SR	FLOOR REFERENCE	OCCUPANCY	AREA
1	GROUND FLOOR	PARKING	422.510
2	FIRST FLOOR	RESIDENTIAL	371.578
3	SECOND FLOOR	RESIDENTIAL	395.347
4	THIRD FLOOR	RESIDENTIAL	395.347
5	FOURTH FLOOR	RESIDENTIAL	395.347
6	FIFTH FLOOR	RESIDENTIAL	395.347
7	SIXTH FLOOR	RESIDENTIAL	395.347
8	SEVEN FLOOR	RESIDENTIAL	395.347
	TOTAL		3174.170



SECTION AT A-A
(SCALE 1:100)

SECTION AT B-B
(SCALE 1:100)

PROPOSED CONSTRUCION FOF MULT FAMILY DWELLING UNIT
ON PLOT N0. 4,5, KH. N0. 72/1, 73/1, 76/1, 78/1, 81 & PART OF SURVEY NC. 11, GOKUL HOUSING SOCIETY,
MOUZA:- BORGAON,
DIST:- NAGPUR (M.H)-13
BELONGING TO : - 1) Mr. MAHENDRA F. JAIN.

LEGEND:- PLOT BOUNDRY SHOWN AS PROPOSEDCONSTRUCTIONSHOWN AS

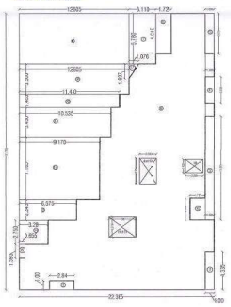
OWNERS SIGNATURE
1) Mr. MAHENDRA R. JAIN.

ARCHITECTS SIGNATURE

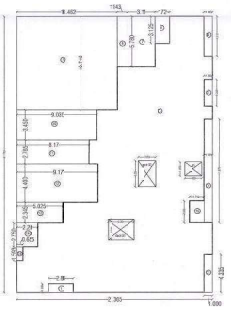
Consultant
DILIP KUMAR SHARMA
3rd floor J.B.Wing
Mangalwar Comotex
Sadar, Nagpur-13
mobile:- 9373103466

SCALE	1:100 ,200
DRAWN	MR. YASHWANT LADEWAR
DATE	08-04-2023
SHEET NO.	02

Tentatively Approved
For Non-N.D.C. Only
Building Engineer (West)
Nagpur Improvement Trust



BLOCK DIAGRAM FRST FLOOR PLAN
KEY PLAN
(SCALE 1:200)



BLOCK DIAGRAM 2ND TO 7TH FLOOR TYPCAL
KE" PLAN
(SCA.E 1:200)

OFFICE OF THE ... IMPROVEMENT TRUST
Building Plan No. ... Date ...
SANCTIONED
Building Engineer
Nagpur Improvement Trust

SCHEDUL OF OPENING	
TYPE	IZE
C	1.20 X 1.10
D	0.90 X 1.10
D1	0.75 X 1.10
V	2.00 X 1.20
V1	1.50 X 1.20
V2	1.20 X 1.20
V3	1.00 X 1.20
V.	0.60 X 1.90

P-LINE ARIA CALCULATION
2ND T6 7 TH FLOOR

	L	B	LKB
a	22.365	31.7	708.9705
DEDUCTION			
.	1.84	1.00	2.340
.	1.00	4.335	4.335
.	1.00	11.870	11.870
.	1.00	3.035	3.335
.	1.00	4.615	4.515
.	1.720	3.125	5.375
.	3.110	5.730	17.976
.	1.143	5.730	6.507
.	11.462	10.745	123.159
10	9035	3.450	31.171
11	8170	2.765	22.590
12	9170	4.460	40.348
13	5025	2.345	11.784
14	2280	2.750	6.270
15	0655	1.593	1.043
16	1715	2.500	4.288
DUCT 01	3000	2.373	7.119
DUCT 02	2000	3.000	6.000
LIFT	1600	2.000	3.200
		EDCUCT	311.624
TOTAL (A-DEDUCTION			397.347
(708.971-313.624)			

P-LINI ARIA CALCULATON
OF FRSTFLOOR

	L	B	BKB
a	21.365	31.7	706.9705
DEDUCTION			
.	1.84	1.00	2.840
.	1.00	4.335	4335
.	1.00	11.870	11.870
.	1.00	3.035	3035
.	1.00	4.615	4615
.	1.720	4.615	7938
.	3.110	5.730	11.976
.	1.605	5.730	12.857
.	1.605	3.500	44.118
10	1.440	1.455	16.760
11	14.535	3.450	36.346
12	5.170	7.165	65.703
13	6.575	2.345	15.418
14	3.280	2.750	9020
15	0.655	1.593	1043
16	1715	2.500	4288
17	1.20	1.07	621.697
DUCT 01	1.000	2.373	7119
DUCT 02	2.000	3.000	6000
LIFT	1.600	2.000	3200
		DEDUCT	33.393
TOTAL (B-DEDUCTION			371.578
(708.971-335.393)			

GROUND FLOOR P.INE AREA (.45021.380) = 2.00 SQ.M.

F-LINE BUILTUPAREA STATIMENT

SR	FLOOR FEFERENCE	AREA
1	GROUND FLOOR	2.000
2	FRST FLOOR	373.578
3	SECOND FLOOR	395.317
4	THIRD FLOOF	395.317
5	FOURTH FLOOR	395.317
6	FIFTH- FLOOR	395.317
7	SIXTH- FLOOR	395.317
8	SEVEN FLOOF	395.317
	TOTAL	2747.460

NIT PLCT ARIA	= 987.152 SQ.M.
AREA (F.S.I.=1.1)	=1085867 SQ.M.
PREMIUM PAID F.S. (50%)	= 493.376 SQ.M.
T.A.R. A.LOW'D (2%)	= 197.430 SQ.M.
TOTAL PERMISSIBLI BUILF AREA	=1776873 SQ.M.
ANCILLARY F.S.I.(60%)	=1030.372 SQ.M.
PERMISSIBLE-F.INE AREA	=2807245 SQ.M.
AREA (F.S.I.=1.1)	=1085867 SQ.M.
U'TILIZE 'REMIUM PAID F.S.I	= 493.376 SQ.M.
U'TILIZE TDR	= 137.345 SQ.M.
ANCILLARY F.S.I. (67%)	=1030.372 SQ.M.
PROPOSED P-.INE AREA	=2747.660 SQ.M.

PARKING AREA S'ATIMENT:

TENAMENT AREA	PARKINGRATIO	NOOF TENAM.	CAI.	SKOOTER
RESIDENTIAL AREA FOR 2 TENAMENTS (40 Sq.m. to 80 Sq.m.)	1 CAR,2 SCOOTER	28	14	28
TOTAL			9	28
5% ADDITIONAL PARKING FOR VISITORS i.e. (28.000 x 5%) = 10.79			0.3	1.40
TOTAL RESIDENTIAL PARKING			14.9	29.4
AS PAI TABL NO 8(LAFTER MULTIPLYING FACTOR @ 0.9)			0.90X14.9	
REQUIRE PARKING			13	29
PROVIDED PARKING			13	34

Electric car - 13 car x 20 ft = 3 cr

PROPOSECONSTRICION FOR MILTI FAMILY DWELLING INIT
ON PLJT NO. 4,5, KH. NC 72/1, 7'31, 75/1, 78/1 81 & PART OF
SURVEY NO. 11 GOIUL HOUSING IOCITY,
MOUZA:- BORGAON,
DST:- NAGPUR (MH-13.
BILONGING TO :- 1) Mr. MAHENDRA R. JAIN.

AREA S'ATIMENT

1.	rea of plot (Minimum area of a, b, c to be considered)	987152
(a)	a per ownership document(7/12, 7/8 extract)	987152
(b)	as per measurement sheet(L)	987152
(c)	a per site	987152
2.	eductions for	
(a)	roposed D.P/ D.P. Road widening Area/ServiceRoad /Highway idening)	0.0
(b)	ony D.P. Reservation/ area	0.0
	Total (a+b)	0.0
3.	alance area of plot(1-2)	987152
4.	ssembly Space (if applicable)	
(a)	equired -	0.0
(b)	djustment of(3), if any -	0.0
(c)	alance Proposed	0.0
5.	et Plot Area(3-4 (a)	987152
6.	ecreational Open space (if applicable)	
(a)	equired -	0.0
(b)	roposed -	0.0
7.	xternal Road area	0.0
8.	otable area(if applicable)	987152
9.	uilt up area with reference to Basic F.S.I. as per front roadwidth As Per Regulation No. 10.1.4) IS 1.1 X 987.15)	105.867
10.	addition of FSI on payment of premium	
(a)	aximum permissible premium FSI(50%) - bases on road width	493576
(b)	roposed FSI on paymentof premium.	493576
11.	s-site TDR / TDR loading	
(a)	s-site area against DP road (2.0 x3= No 2 (a)) any	0.0
(b)	s-site area against Amenity Space handed over (20 on 85 x 3= No. 4 (b)and (c))	0.0
(c)	DR area Permissible	197430
(d)	otal insite / DR loading purpose (11 (a+(b)+(b))	139845
12.	additional FS area under Regula No. 7	0.0
13.	otal entitlement of FSI to be proposal	1776.873
(a)	P + TDR)+11(d))	
(b)	ncillay Area(FSI upto 60%with payment of charges.	1030.372
(d)	otal Entitlement (1+2+3)	2807.245
14.	Maximum utilization limit of F.S.I (building permitted) Permissible as per Road width (As per regulation No. 6.3) 00 m. wide road = 1.10	2.0
15.	otal Built-up Area is proposed.	
(a)	xisting Built-up Area	0.0
(b)	Proposed Built-up Area (as per 'P-list') Total	2747.660
(c)	otal (a+b)	2747.660
16.	.S.I. Consumed (1(b)3) (would not be more than would No.14	1.32
abo.e.)		EXCLUDING A SELLARY FSI
17.	rea for Inclusive Housing, if any	0.0

LEGEND:- P.OT BOUNDIY SHWN AS
P.OPOSED CINSTRUCTION SHOWN AS

OWERS SIGNATUR

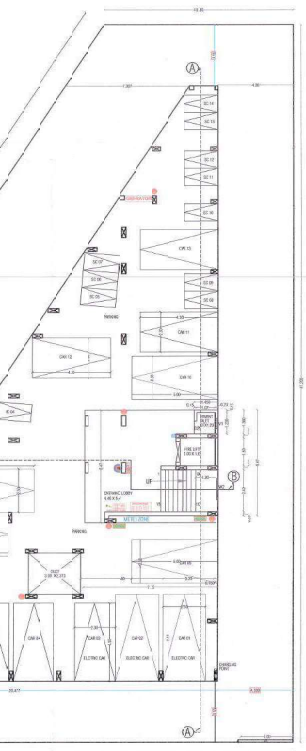
1) Mr. MAHENDRA R. JAIN.

ARCHITCTS SIGNATURE

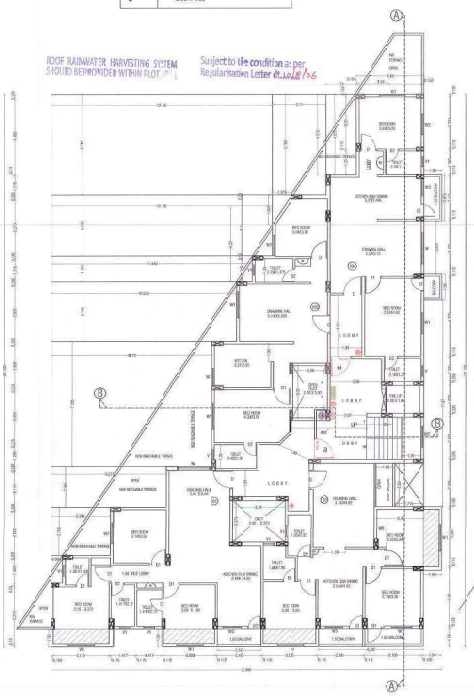
Architect Association
Block No.02, 1st Floor,
Mangalmurti Complex, Sadar,
Nagpur-01 Cell No. 9373 82486

Consultan
DILIP KUMAR SHARMA
3rd floor J.B.Wing
Mangalwar Complex
Sadar, Nagpur-13
mobile- 9373182486

SCALE	1:100 ,200
DRAWN.	ME YASHWAN LANEWAN
DATE	03-04-2023
SHEET NO.	C1



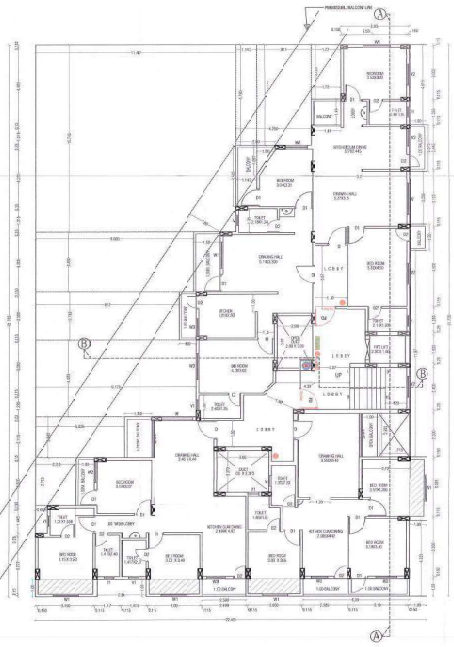
VIDE
FLOOR PLAN
00



PROPOSED FRST FLOOF PLAN
(SCA.E 1:100)

ROOF RAINWATR HARVESTING SYSTEM
S'OITED BEFRONTIDER WITHIN FLOT ...

Subject to the condition as per Regularisation Letter dt. 10/8/16



TYPICAL 2ND TO 7 TH FLOOR PLAN
SCA.E 1:100)

N
(SCALE 1:00)