PROPERTY DETAILS -

PROPOSED RESIDENTIAL MULTI FAMILY DWELLING UNITS ON PLOT NO. 02, KHASRA NO-185/1/A, PH NO-37, MOUZA-PIPLA, TEHSIL- NAGPUR (GRAMIN) DISTRICT- NAGPUR

BELONGS TO
NIRMAN INFRA.
PARTNER-
1) **MR. ASHOK DHIRUBHAI BHUVA**
2) **MR. ANIKET JAGANNATH KHANDASKAR**
3) **MRS. ARCHANA SANDEEP MADURWAR**
4) **SHRI. ASHISH NILAWAR**

A	AREA STATEMENT	
1.	AREA OF PLOT a) As per R.L	------------
	b) As per measurement sheet	2927.213 sq.m.
	c) Net plot area for FSI calculation	2927.213 sq.m.
2.	Deduction for a) Proposed D.P./D.P. Road/Widening Area/Service Road Highway Widening b) Any D.P. Reservation Area Total(a+b)	------------
3.	Balance Area of plot (1-2)	------------
4.	Amenity Spaces, if any	------------
5.	Net Area of Plot (3-4)	2927.213 sq.m.
6.	Recreational Open space (if applicable) a) Required b) Proposed	------------
7.	Internal road Area	------------
8.	Plotable Area (if applicable)	------------
9.	B.up area with reference to basic FSI as per front road width (s.no.basic FSI)	3219.934 sq.m.
10.	Addition of FSI on payment of premium a) Maximum Permissible Premium FSI based on road width/TOD zone b) Proposed FSI on payment of premium	878.164 sq.m.
11.	In- Situ FSI/TDR Loading a) In Situ area against DP road (2.0 x sr 2 (a), if any) b) In Situ area against amenity space if handed over (2.0 or 1.85 x sn no 4 (b) or (c) c) TDR Area d) Total in situ/TDR loading proposed (11 (a)+(b) +(c))	------------
12.	Additional FSI Area under chapter no.7	
13.	Total entitlement of FSI in the propsal a) (9+10(b)+11(d) or 12 whichever is applicable b) Ancillary area FSI upto 60% or 80% with payment of charges	2458.859 sq.m.
	Pro-rata factor - 1.226	= 8038.829 sq.m.
	c) Total entitlement (a+b)	= 8038.829 sq.m.
14.	Maximum utilization limit of FSI (building potential) (484.365) Permissible as per road width(as per regulation sq.m. no.-6.1 or 6.2 or 6.3 as applicable) x 1.6 or 1.8)	------------
15.	Total B.up area in proposal (excluding area at sr.no.-17(b)) a) Existing B.up Area	------------
	b) Proposed B.up Area (as per P- line)	7695.926 sq.m.
	c) Total (a+b)	7695.926 sq.m.
16.	FSI Consumed (15/13) should not be more than s.no.14 above	95.73 %
17.	Area for inclusive Housing, if any a) Required (20% of sr. no. -5) b) Proposed	------------

SCHEDULE OF OPENING

SR. NO.	TYPE	SIZE	DESCRIPTION	SILL LVL
01.	D	1.00 x 2.10	RCC. FRAME FLUSHED DOOR LAMINATE FINISH	------------
02	D1	0.90 X 2.10	RCC. FRAME FLUSHED DOOR LAMINATE FINISH	------------
03	D2	0.75 X 2.10	RCC. FRAME FLUSHED DOOR LAMINATE FINISH	------------
04.	W	0.654x 1.20	ALUMINIUM SLIDING WINDOW	0.90 M
05.	W1	0.670x 1.20	ALUMINIUM SLIDING WINDOW	0.90 M
06.	W2	1.20 x 1.20	ALUMINIUM SLIDING WINDOW	
07.	W3	1.50 x 1.20	ALUMINIUM SLIDING WINDOW	0.90 M
08.	SD	2.00 X 2.10	SLIDING DOOR	------------
09.	V	0.60 X 0.45	ALUMINIUM VENTILATOR WITH LOUVRES.	REFER

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

AR. SANJAY S. BASANTANI
B.Arch. CA/2011/53937
NMC/R-654, NIT/2639

AR.SANJAY S. BASANTANI
C.O.A. No. : CA/2011/53937

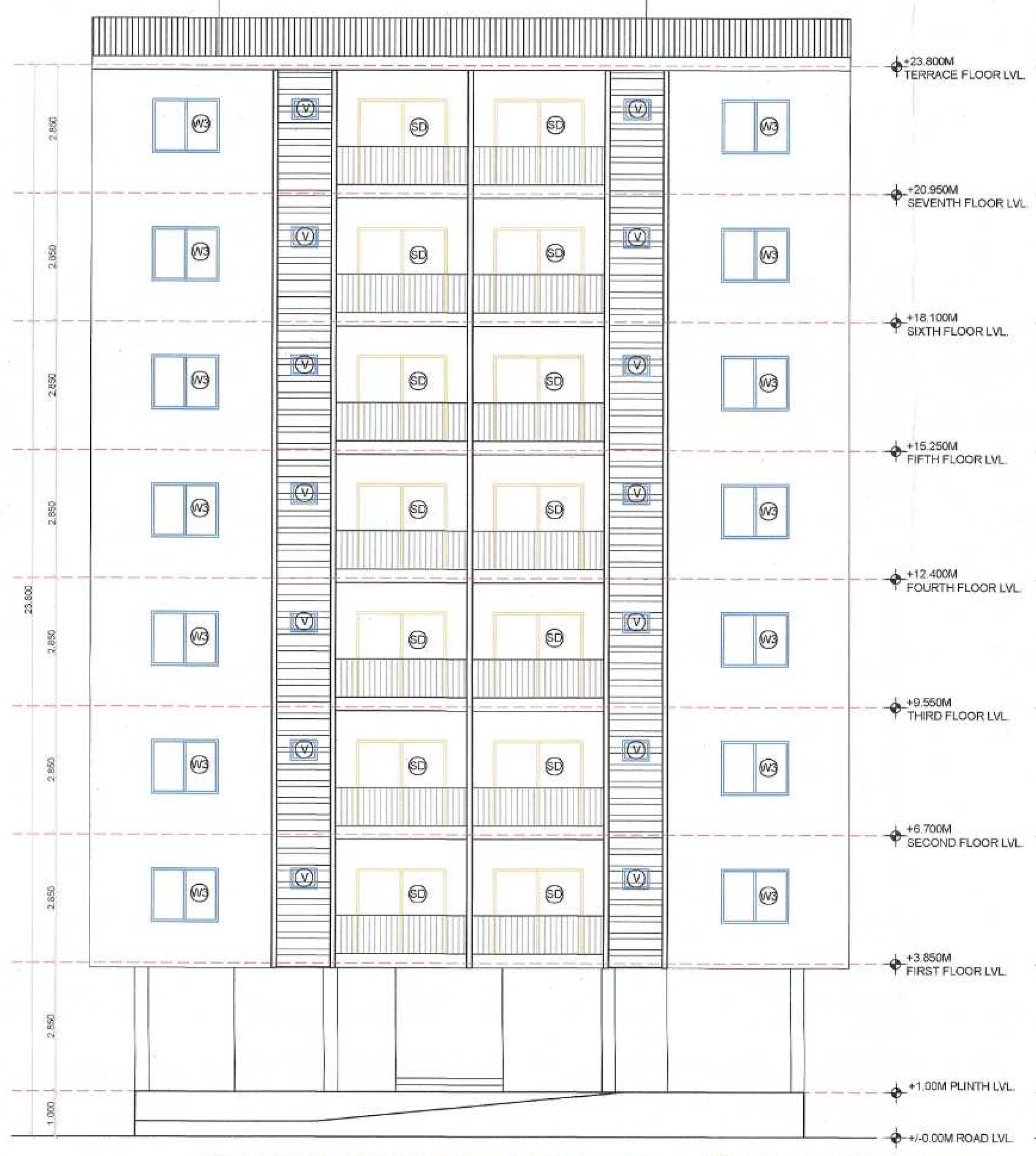
Owner's declaration :
I/we undersigned hereby confirm that I/we should abide by plans approved by authority/ collector. I/ We would execute the structure as per approved plan also I/We should execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

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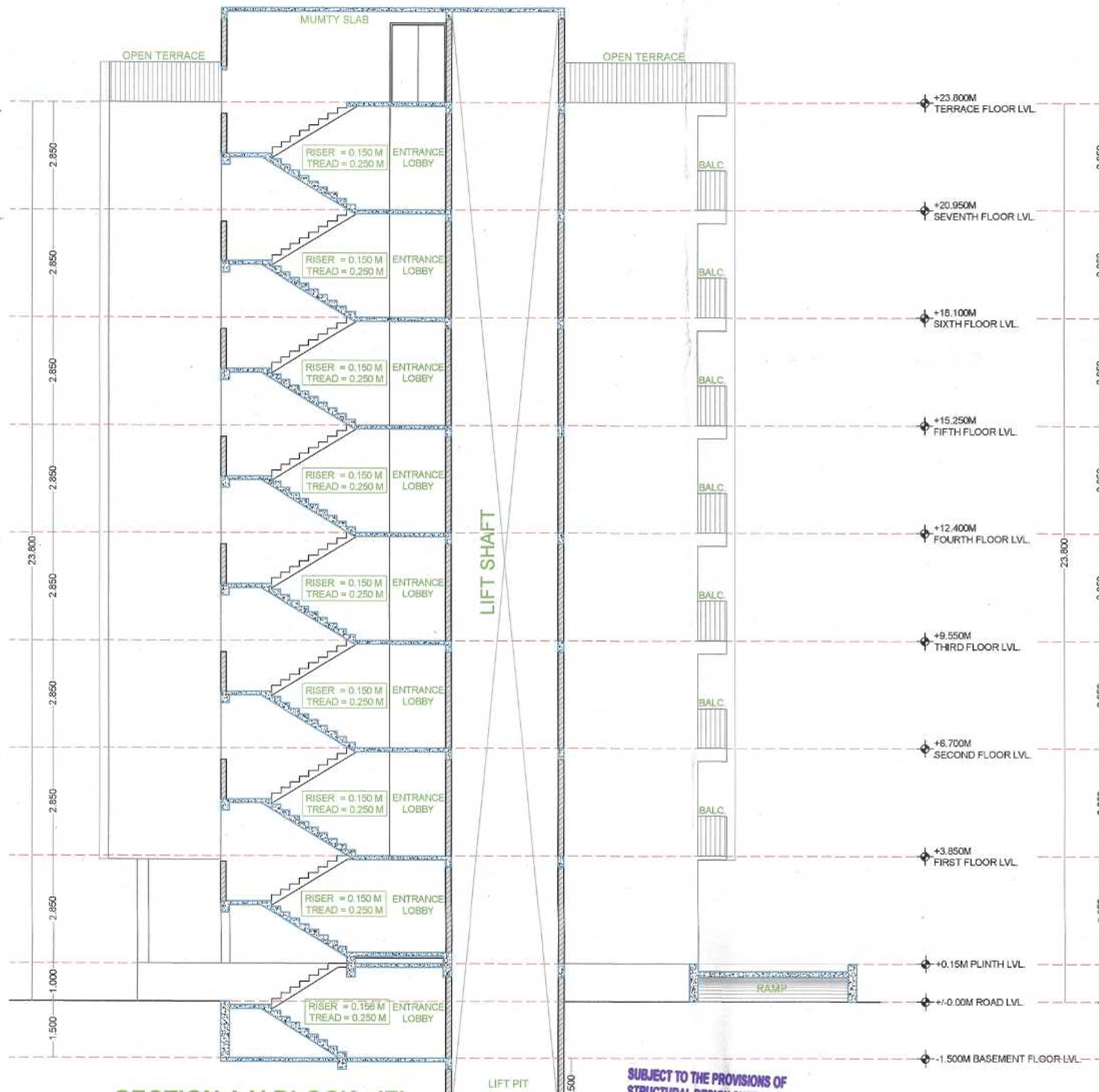
Job No.	Drg. No.	Scale	Drawn by	Checked by
		1:100 , 1:200	AR.YASH	Ar. Sanjay Basantani

C.O.A. REG. NO CA / 2011/ 53937
21-06-2023
N.I.T. REG. NO 2639
N.M.C. REG. NO R-654

ARCHITECTS
SSB ASSOCIATES
AR. SANJAY S. BASANTANI
ARCHITECTS, INTERIOR DESIGNERS & PLANNERS
PHONE NO. +91-7507917000
EMAIL ID - ssbassociates.nagpur@gmail.com

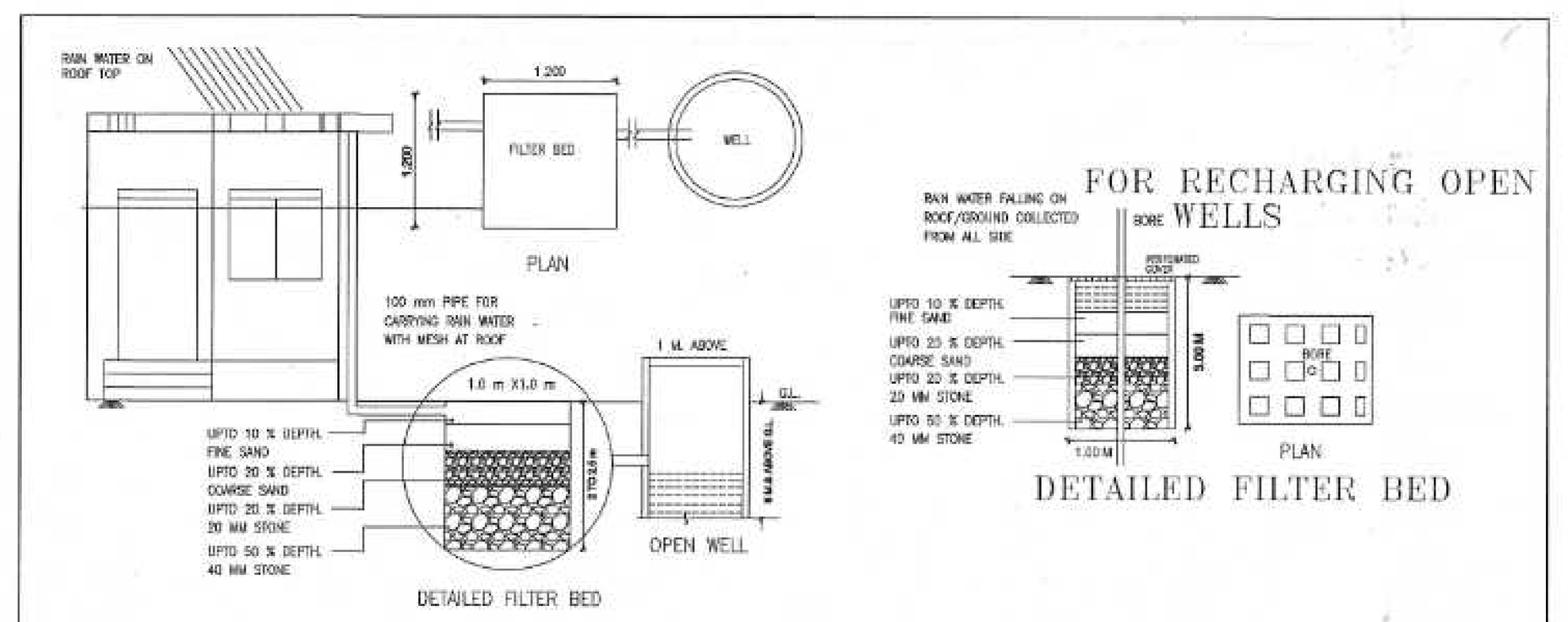

FRONT ELEVATION - BLOCK - 'E'
SCALE - 1:100

Subject to the condition laid down by Directorate of Maharashtra fire service vide letter No.................Dated.............

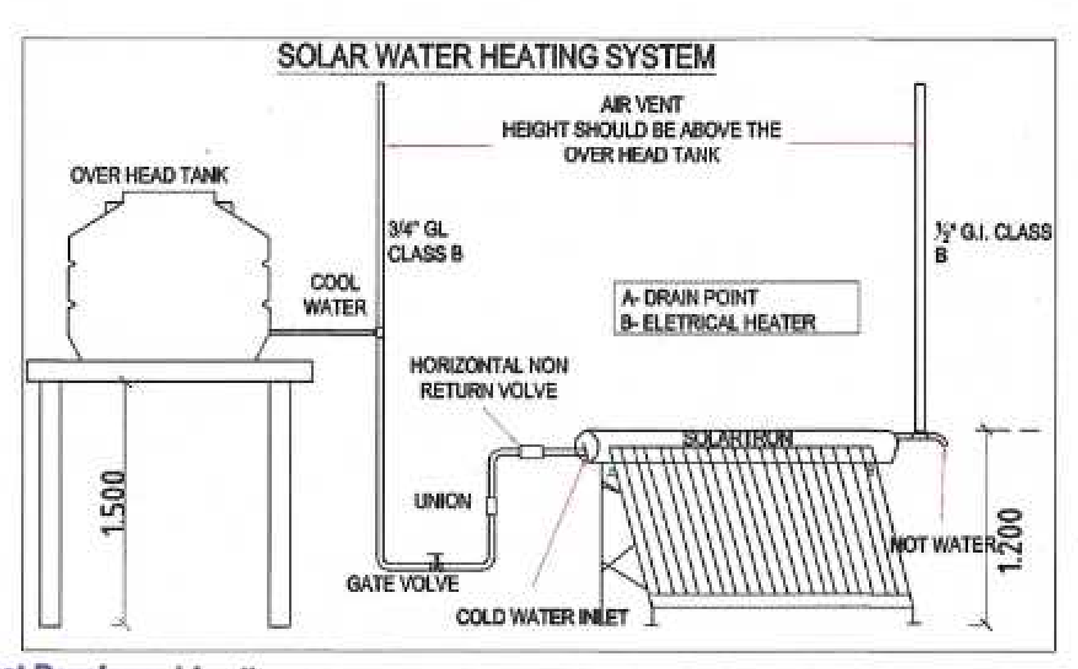

SECTION AA' BLOCK - 'E'
SCALE - 1:100

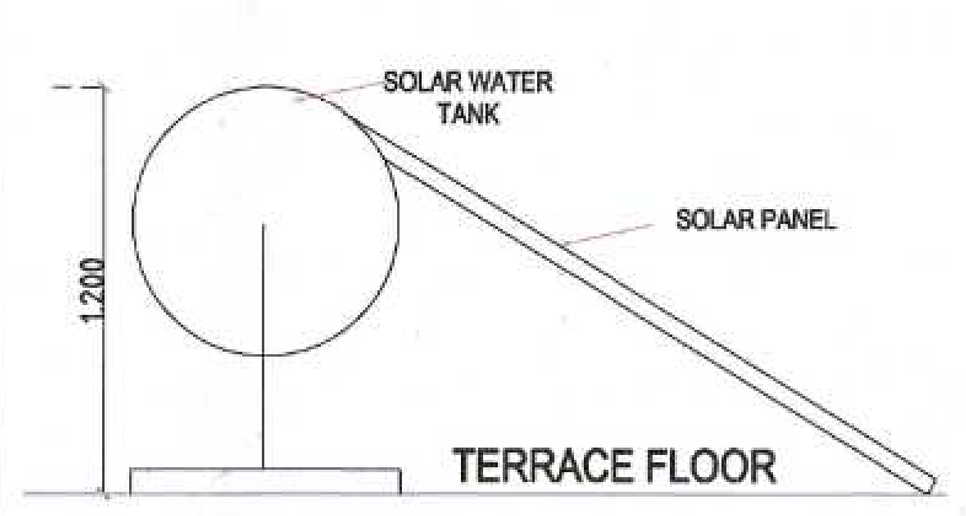
SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED...../...../......OF STRUCTURAL DESIGNER AND APPLICANT


SECTION BB' BLOCK - 'E'
SCALE - 1:100


RAIN WATER HARVESTING SYSTEM

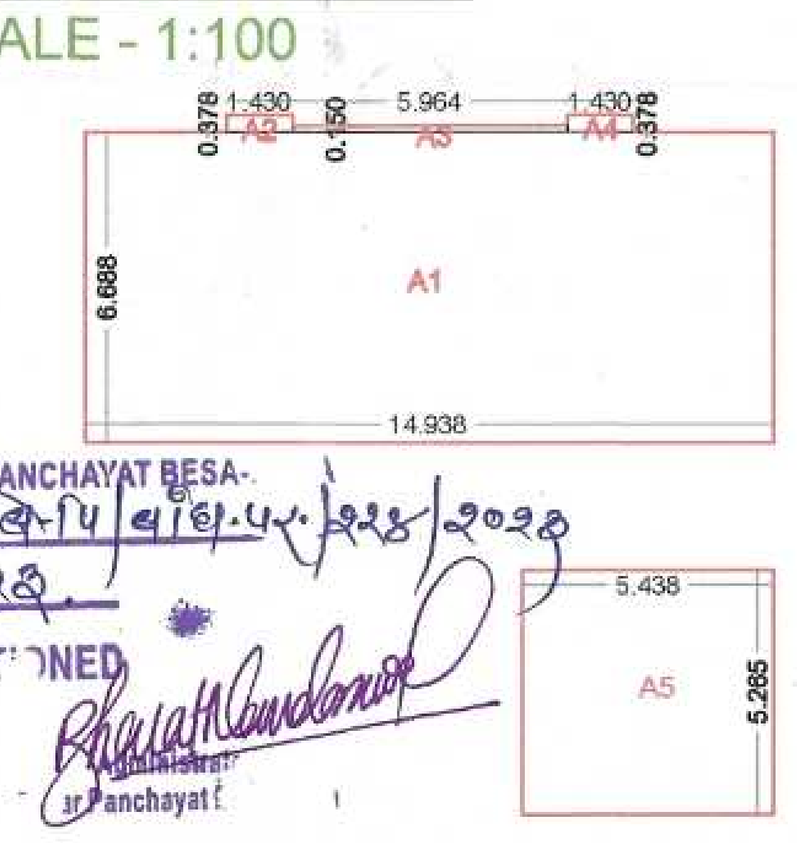
BLOCK - E	
B/UP AREA ON GROUND FLOOR	130.512
B/UP AREA ON 1ST FLOOR	471.965
B/UP AREA ON 2ND FLOOR	471.965
B/UP AREA ON 3RD FLOOR	471.965
B/UP AREA ON 4TH FLOOR	471.965
B/UP AREA ON 5TH FLOOR	471.965
B/UP AREA ON 6TH FLOOR	471.965
B/UP AREA ON 7TH FLOOR	471.965
TOTAL B/UP AREA	3434.267

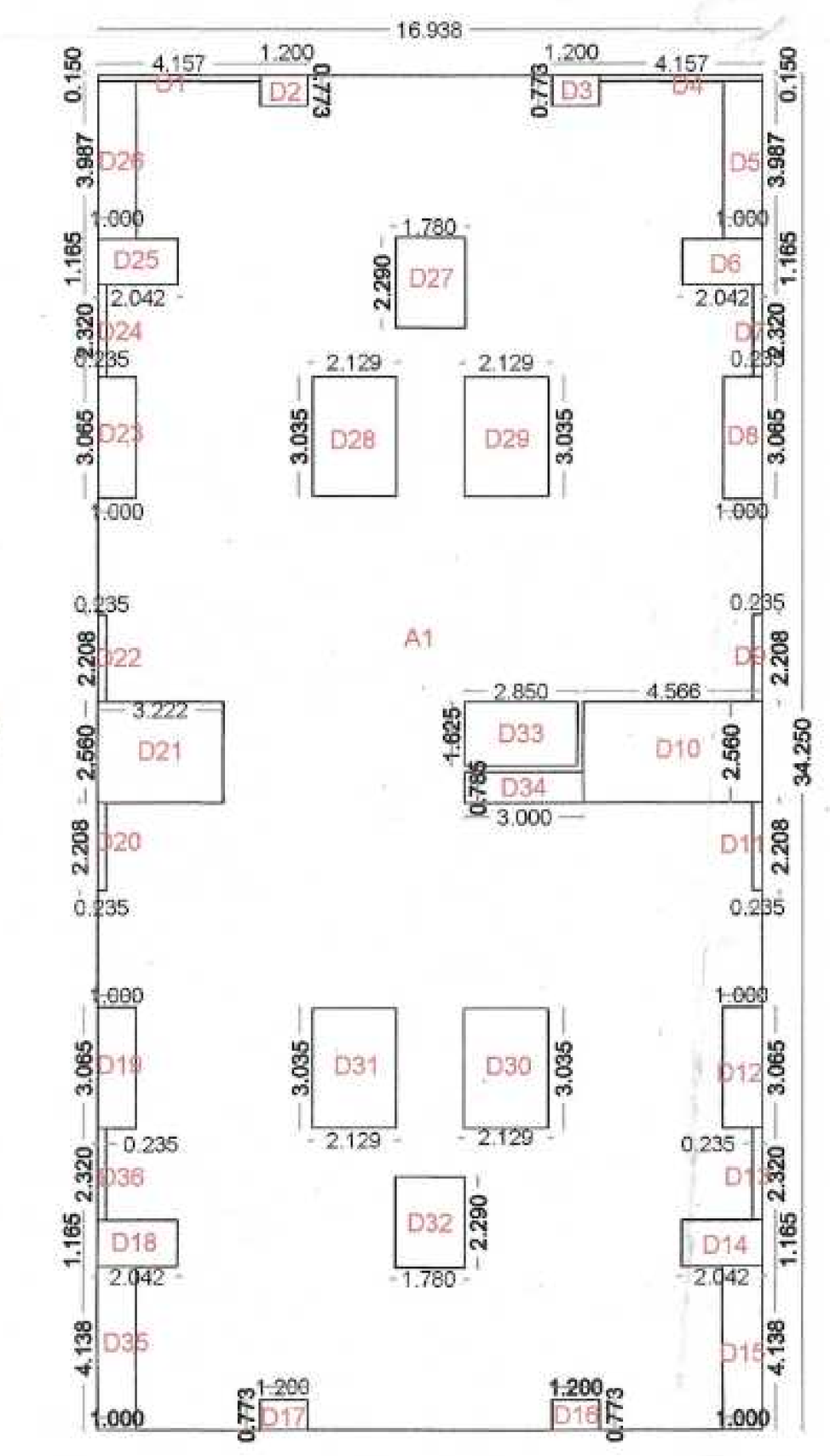

SOLAR WATER HEATING SYSTEM


TERRACE FLOOR
SOLAR WATER SYSTEM
TO BE INSTALLED ON TERRACE FLOOR

Subject to the condition that Developer / Applicant Shall construct sewage treatment plant (STP) as per the required norms of Maharashtra Pollution Control Board & shall submit the NOC from MPCB without Compliance of same occupation permission not to be issued.

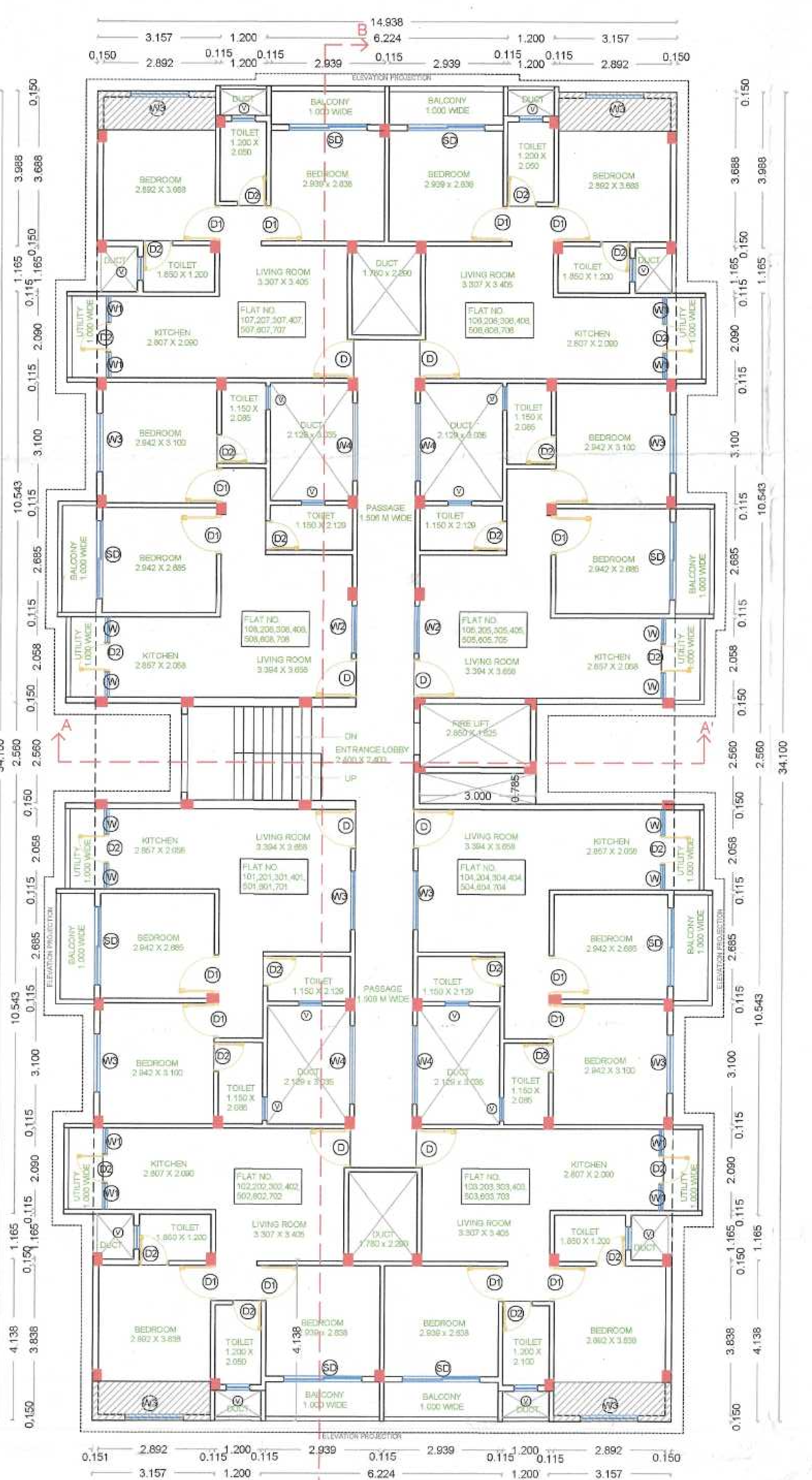
OFFICE OF THE NAGAR PANCHAYAT BESA-
Building Permit No. ....
Date- 30/05/2023
SANCTIONED
Planning Assistant
Nagar Panchayat Besa-Pipla

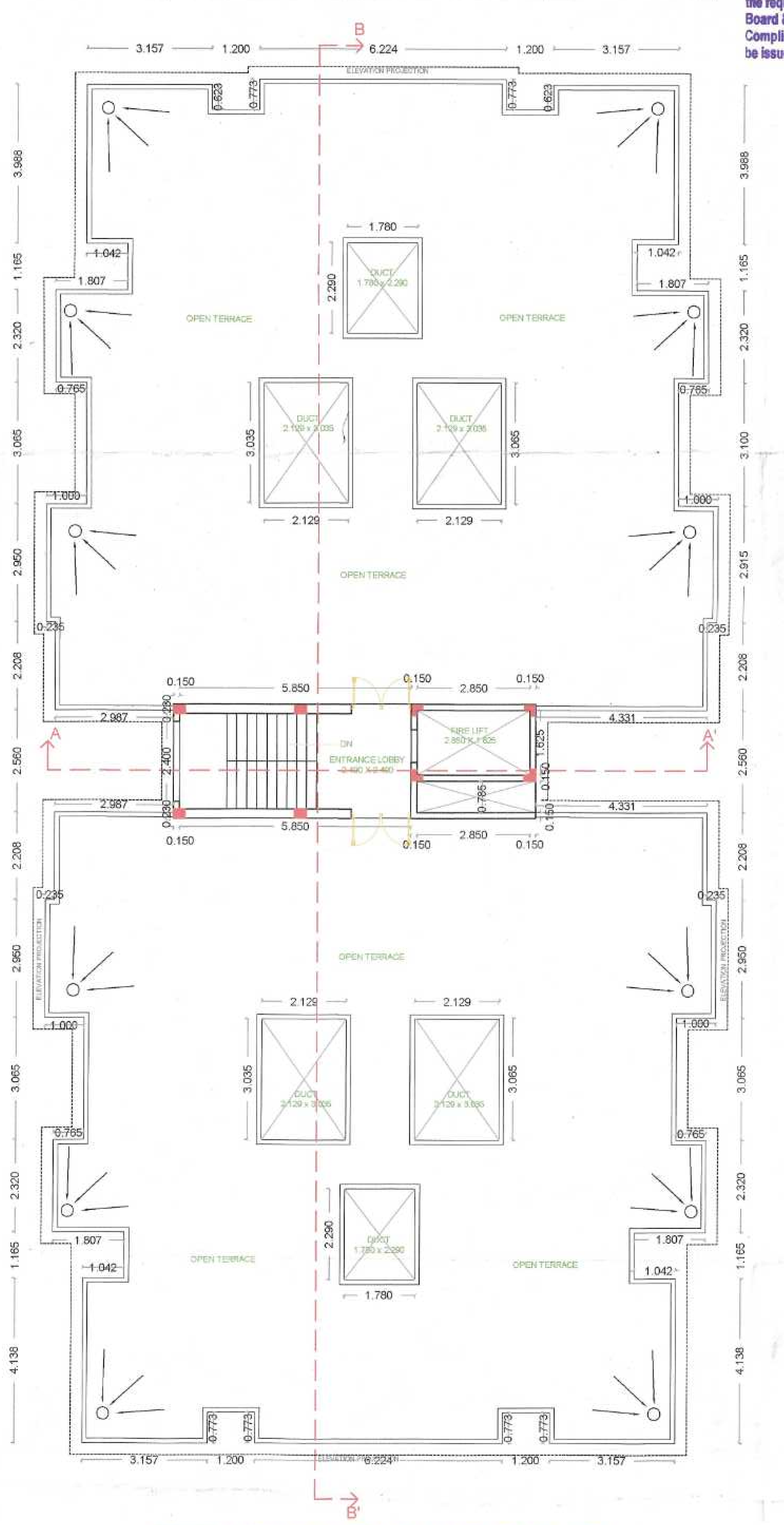

GROUND FLOOR P-LINE PLAN - BLOCK- 'E'
SCALE 1:200

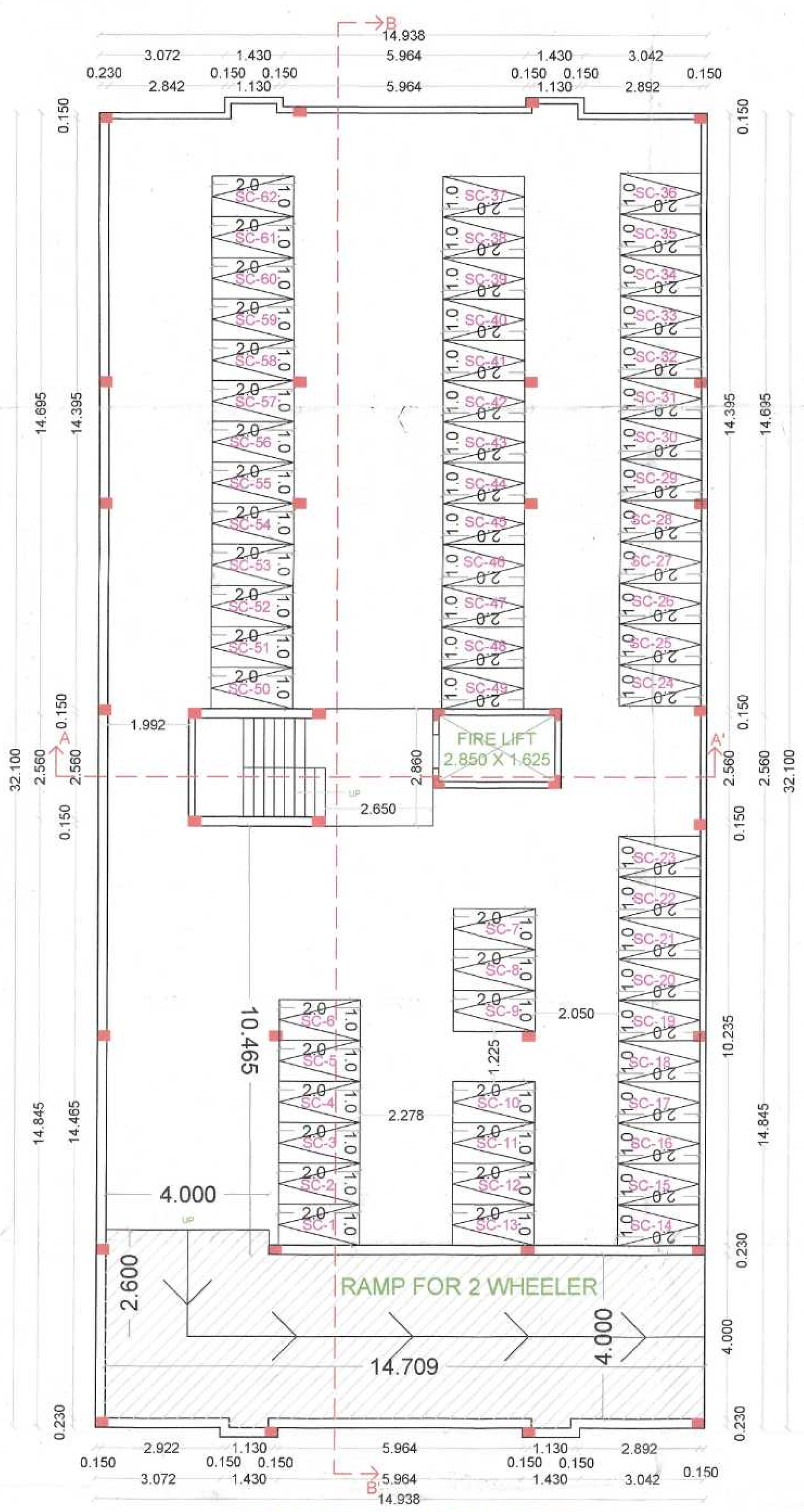

1ST TO 7TH FLOOR P-LINE PLAN - BLOCK- 'E'
SCALE 1:200

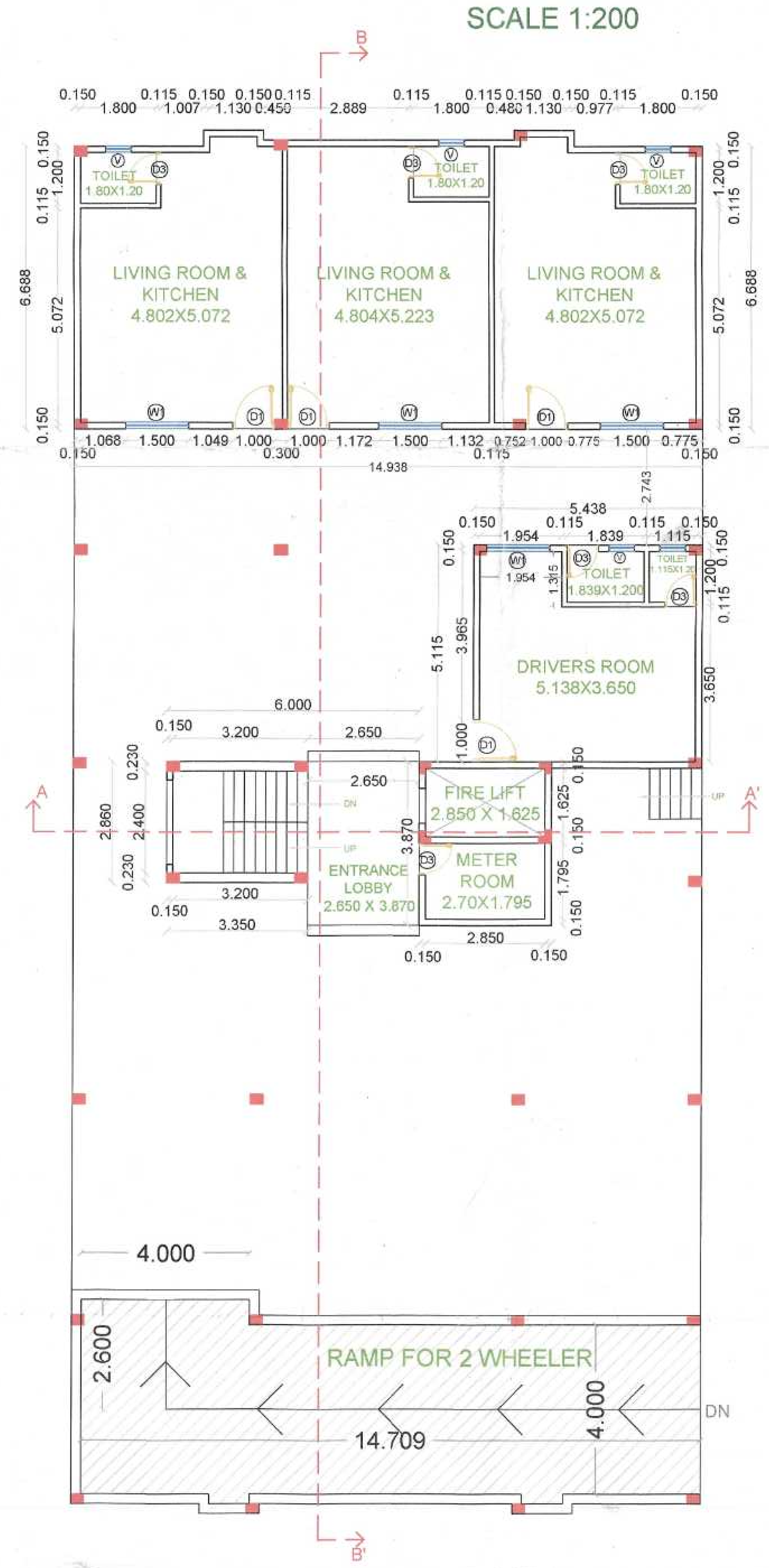
TYPICAL BUILT UP AREA ON 1ST TO 7TH FLOOR				
A1	16.938	X	34.250	580.127
D1	4.157	X	0.150	-0.624
D2	1.200	X	0.773	-0.928
D3	1.200	X	0.773	-0.928
D4	4.157	X	0.150	-0.624
D5	1.000	X	3.987	-3.987
D6	2.042	X	1.165	-2.379
D7	0.235	X	2.320	-0.545
D8	1.000	X	3.065	-3.065
D9	0.235	X	2.208	-0.519
D10	4.566	X	2.560	-11.689
D11	0.235	X	2.208	-0.519
D12	1.000	X	3.065	-3.065
D13	0.235	X	2.320	-0.545
D14	2.042	X	1.165	-2.379
D15	1.000	X	4.138	-4.138
D16	1.200	X	0.773	-0.928
D17	1.200	X	0.773	-0.928
D18	2.042	X	1.165	-2.379
D19	1.000	X	3.065	-3.065
D20	0.235	X	2.208	-0.519
D21	3.222	X	2.560	-8.248
D22	0.235	X	2.208	-0.519
D23	1.000	X	3.065	-3.065
D24	0.235	X	2.320	-0.545
D25	2.042	X	1.165	-2.379
D26	1.000	X	3.987	-3.987
D27	1.780	X	2.290	-4.076
D28	2.129	X	3.035	-6.462
D29	2.129	X	3.035	-6.462
D30	2.129	X	3.035	-6.462
D31	2.129	X	3.035	-6.462
D32	1.780	X	2.290	-4.076
D33	2.850	X	1.625	-4.631
D34	3.000	X	0.785	-2.355
D35	1.000	X	4.138	-4.138
D36	0.235	X	2.320	-0.545
	TOTAL			471.965

BUILT UP AREA ON GROUND FLOOR - BLOCK -'E'				
A1	14.938	X	6.688	99.905
A2	1.430	X	0.378	0.541
A3	5.964	X	0.150	0.895
A4	1.430	X	0.378	0.541
A5	5.438	X	5.265	28.631
	TOTAL			130.512


1ST TO 7TH TYPICAL FLOOR PLAN BLOCK - 'E'
SCALE - 1:100


TERRACE FLOOR PLAN BLOCK - 'E'
SCALE - 1:100


BASEMENT FLOOR PLAN BLOCK - 'E'
SCALE - 1:200


GROUND FLOOR PLAN BLOCK - 'E'
SCALE - 1:200