

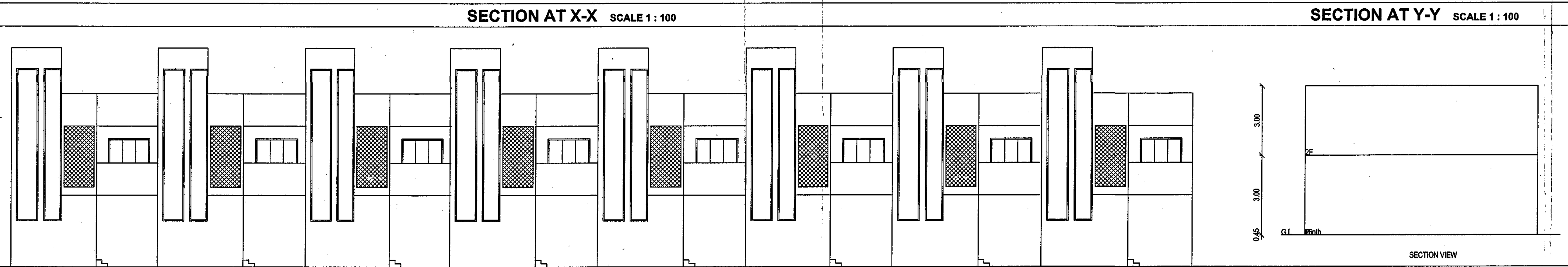
BUILDING - 1
SHEET NO. 1

DRAWING SHOWING PROPOSED ROW HOUSE SCHEME ON KH. NO. 05, MOUZA - NARSALA, CTS NO. - 5, CO. HOUSE NO. - 115 WARD NO. - 77(NG), P.H. NO. - 36, TAN-NAGPUR (GR), DIST. NAGPUR BELONGING TO

1. SHRI. VASANT VITHALRAO NAGPUR
2. SHRI. PANJABRAO VITHALRAO NAGPUR
3. SHRI. AJABRAO VITHALRAO NAGPUR
4. SHRI. SHESHRAO VITHALRAO NAGPUR
P.O.A. HOLDER
SHRI JITENDRA CHAGANLAL JAIN

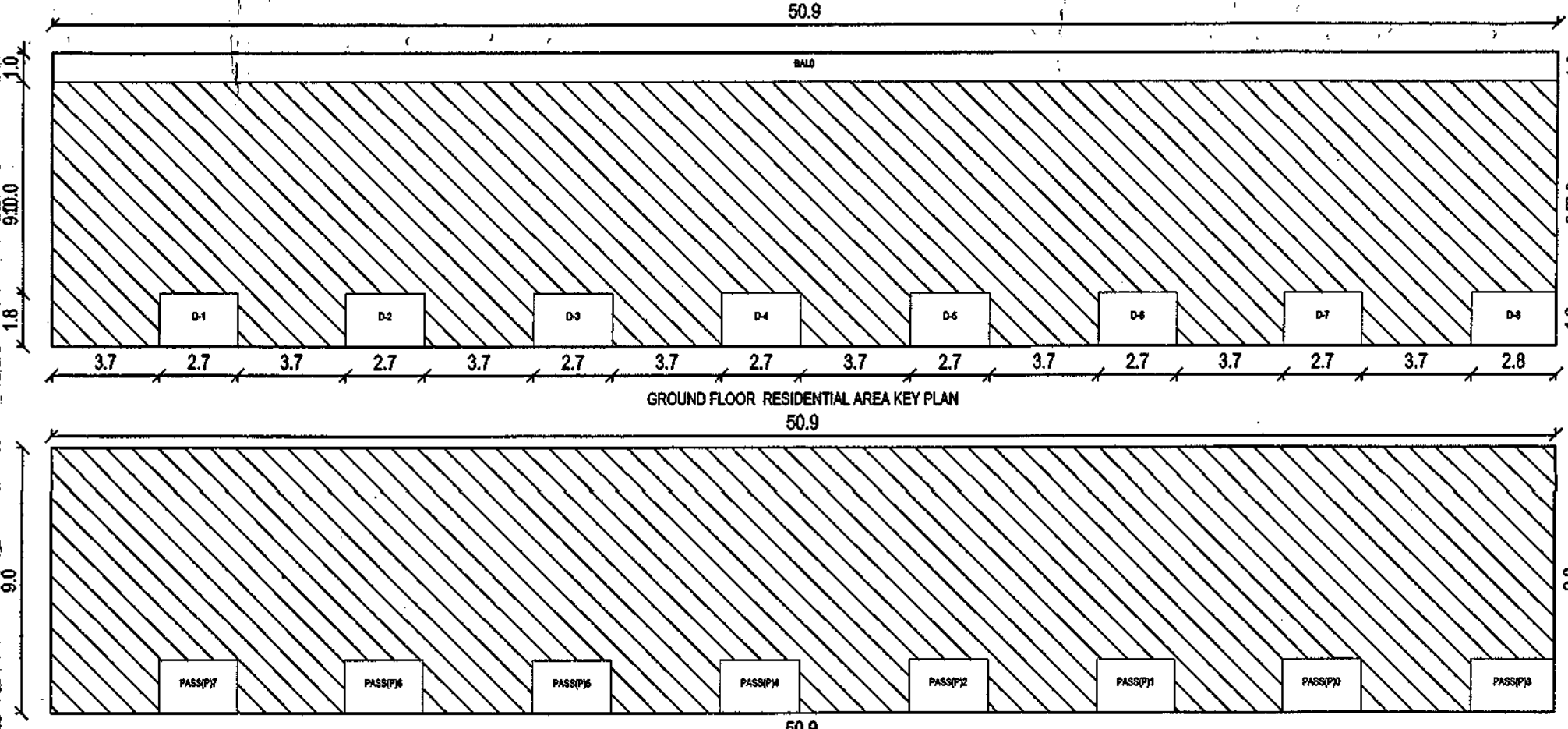
5. NEEL GAGAN DEVELOPERS
THROUGH PARTNER
SHRI JITENDRA CHAGANLAL JAIN

6. SHRI. SHAMRAO VITHALRAO NAGPUR



FRONT ELEVATION SCALE 1:100

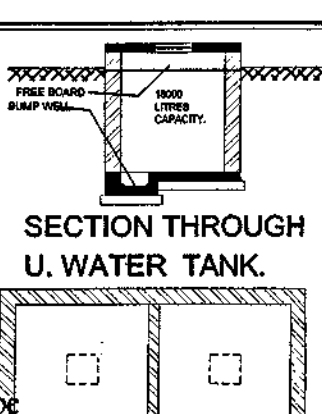
BUILT UP AREA CALCULATION FOR FIRST FLOOR RESIDENTIAL			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	50.95	10.00	509.50
BLOCK AREA TOTAL = 509.50 Sq.M			
DEDUCTION			
D-1	2.67	1.80	4.81
D-2	2.67	1.80	4.81
D-3	2.67	1.80	4.81
D-4	2.67	1.80	4.81
D-5	2.67	1.80	4.81
D-6	2.67	1.80	4.81
D-7	2.67	1.80	4.81
D-8	2.67	1.80	4.81
TOTAL = 38.72 Sq.M			
Open Balcony Deduction			
BALD	50.95	1.00	50.95
TOTAL = 38.72 Sq.M			
Total Deduction = 38.72 Sq.M			
Net Built Up Area = 470.78 Sq.M			



BUILT UP AREA CALCULATION FOR GROUND FLOOR RESIDENTIAL			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	50.95	9.00	458.55
BLOCK AREA TOTAL = 458.55 Sq.M			
DEDUCTION			
PASS(P1)	2.67	1.80	4.81
PASS(P2)	2.67	1.80	4.81
PASS(P3)	2.67	1.80	4.81
PASS(P4)	2.67	1.80	4.81
PASS(P5)	2.67	1.80	4.81
PASS(P6)	2.67	1.80	4.81
PASS(P7)	2.67	1.80	4.81
TOTAL DEDUCTION = 38.72 Sq.M			
Net Built Up Area = 419.83 Sq.M			

SCHEDULE OF OPENING:			
NAME	LENGTH	HEIGHT	NOS.
D	1.00	2.10	21
D1	0.90	2.10	84
D2	0.75	2.10	84
SCHEDULE OF OPENING:			
NAME	LENGTH	HEIGHT	NOS.
V	0.00	1.20	63
W	1.00	1.20	42
W1	1.20	1.20	21
W2	1.80	1.20	42

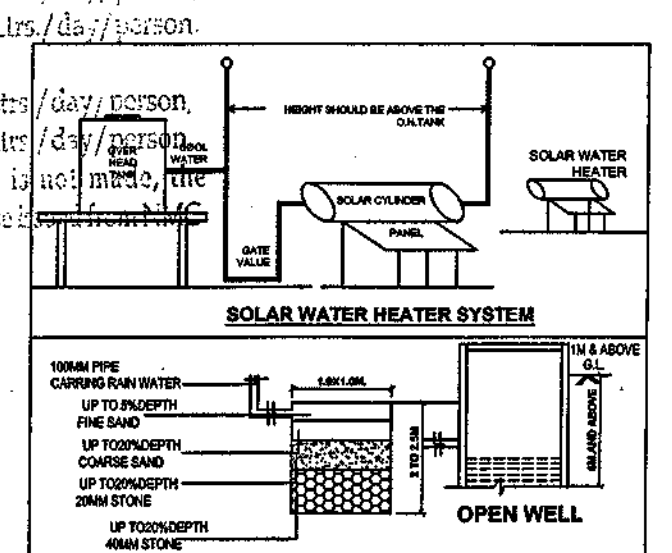
BALCONY CALCULATION IN SQ.MT			
FLOOR	SQ.M.	NO.	AREA
FIRST FLOOR	50.95x1.00	1	50.95
TOTAL =			50.95



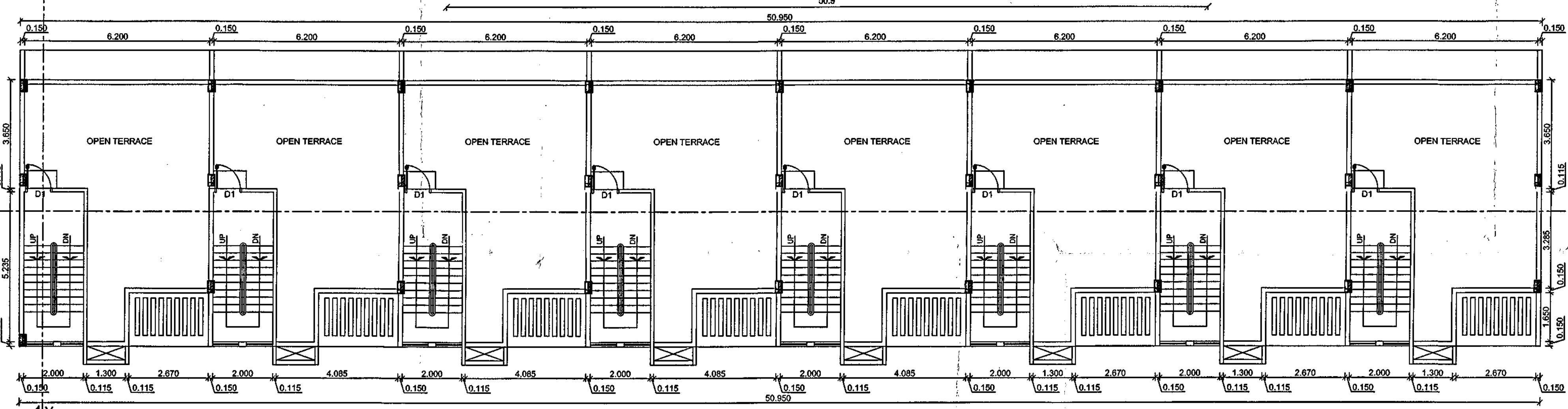
The Rain Water Harvesting is required to be provided as per Direction of Govt. Maharashtra No. TFB 43201/2133 CR. dated 10th March, 2005 as per schedule for every 300 sq.m. built-up area. The system may be by open well 1 mtr. dia x 1 mtr. deep with filtration chamber for every 300 sq.m. built-up area. Other options mentioned in the schedule may be adopted. a) The authority may impose a levy of Rs. 1000/- per annum for every 100 sq.m. of built-up area, for failure of the owner of the building.

Provisions for Solar Water Heating Systems Solar Water Heating System should be installed in the building for the following uses at the per capita capacity mentioned in table.

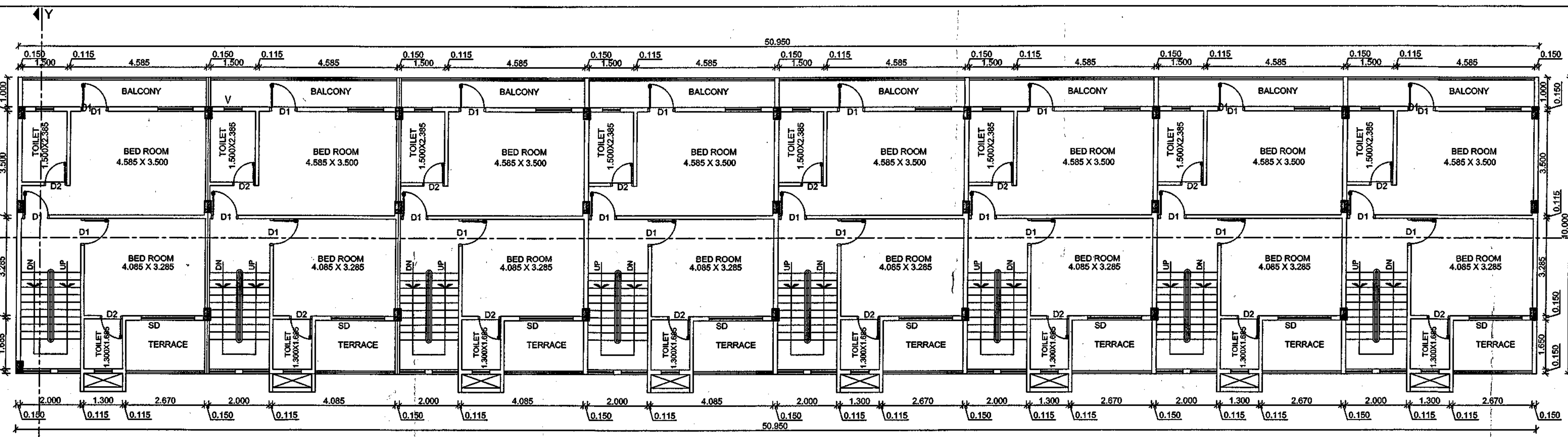
- Type of Building
- 1) Hospitals - 100 ltr./day/person
 - 2) Hotels - 150 ltr./day/person
 - 3) Hotels & other such buildings - 25 ltr./day/person
 - 4) Resident - 25 ltr./day/person
- If the provisions as above are not followed, the occupancy certificate will not be issued.



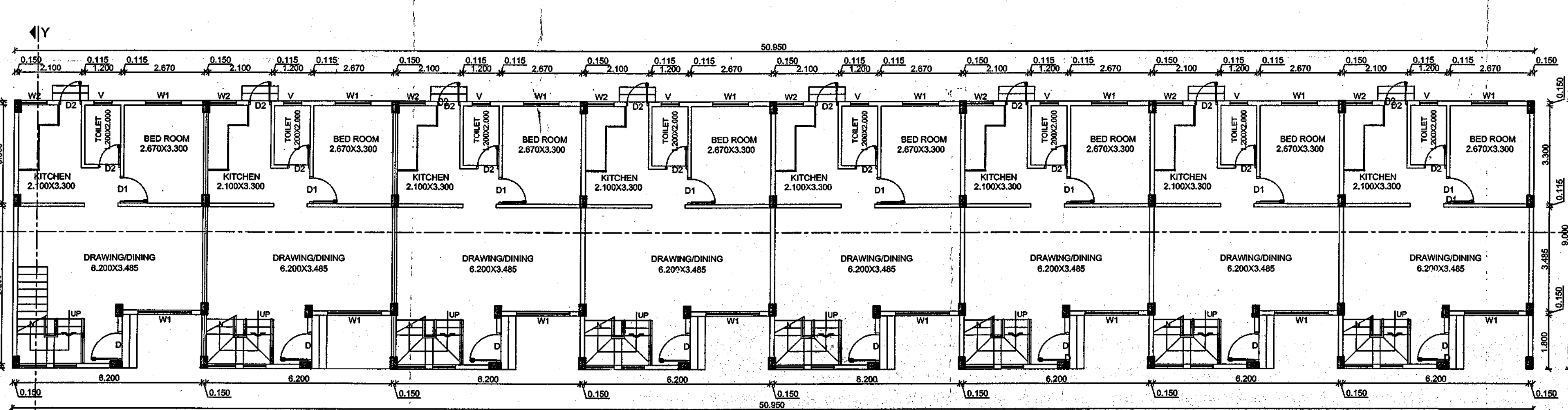
SESMC ANALYSIS OF THE BUILDING FOR EARTHQUAKE BE SUBMITTED WITH STRUCTURAL DESIGN & DRAWING DULY CHECKED FROM UNIT FOR NAC RECORD. BEFORE ONE MONTH OF COMMENCEMENT OF CONSTRUCTION OR AFTER THREE MONTHS FROM THE SANCTION OF BUILDING PLAN WHICHEVER IS EARLIER



TERRACE LVL. PLAN SCALE 1:100



FIRST FLOOR PLAN SCALE 1:100



GROUND FLOOR PLAN SCALE 1:100

LAND USE AS PER SANCTIONED DEVELOPMENT PLAN-RESIDENTIAL

LOCATION OF PLOT: NON- CONGESTED

ZONE AS PER APPENDIX M: R2

PROPOSED BUILDING USE SUBMITTED AS PER PLAN: RESIDENTIAL ROW HOUSE

PREMIUM STATEMENT

S.NO.	DESCRIPTION	AREA
1.	TOTAL PAID F.S.I. CONSUMED	0.00
2.	TOTAL ENCLOSED BALCONY	0.00
3.	TOTAL PROPOSED TERRACE	0.00

WATER STORAGE REQUIREMENT

OVER HEAD WATER TANK REQUIRED

21 TENANT = 6 X 4 PERSON X 150 LTR. = 3770.00 LTR.

UNDER GR. WATER TANK REQUIRED

3770.00 LTR. X 1.5 = 5655.00 LTR.

PROPOSED - O.H.W.T = 15000.00 LTR.

U.G.W.T = 15000.00 LTR.

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.

Building Permit No. 4436/PA/2017

DATE: 10/11/2017

SANCTIONED

As per conditions mentioned in the building permit

Assistant Director

Town Planning

Nagpur Municipal Corporation

A. AREA STATEMENT

1. Area of plot (Minimum area of a, b, c to be considered)	12558.291
2. Area per ownership document (7/12, CTS extract)	13200.000
3. Area per measurement sheet	12558.291
4. Deductions for	
(a) Proposed Road Area	602.481
(b) D.P. Road widening Area	0.00
(c) Any D.P. Reservation area	0.00
(d) Natural Water course area	0.00
(Total a+b+c+d)	602.481
5. Gross Area of Plot (1-2)	11955.810
6. Recreational Open space	
(a) Required	1990.488
(b) Proposed	0.00
7. Internal Road area	
8. Net Area of Plot = For Group Housing (11955.810x0.75)	8966.857
9. Built up area with refer. to Basic F.S.I. As per front road width (i.e. no. 8 X 1.25)	11208.571
10. Addition of area for F.S.I.	
(a) In-situ area against P.P. road (1.85x sr. no. 2 (a), if any)	0.00
(b) In-situ area against Amenity Space (2.00 or 1.85 x sr. no. 5 (b))	0.00
(c) Premium FSI area (subject to maximum of 0.3 of sr. no. 8)	0.00
(d) TDR area	0.00
(e) Additional FSI area under chapter VIII	0.00
(Total a+b+c+d+e)	0.00
11. Total area available (9+10)	11208.571
12. Maximum utilization of F.S.I. Permissible (excluding area at Sr.No. 15, b)	1.25
13. Total Built-up Area in proposal.	
(a) Existing Built-up Area	0.00
(b) Proposed Built-up Area	2204.93
(c) Excess Balcony area counted in F.S.I.	0.00
(d) Excess terrace area counted in F.S.I.	0.00
(Total a+b+c+d)	2204.93
14. F.S.I. Consumed (13/8)	0.25
(should not be more than serial no. 12 above.)	
15. Area for Inclusive Housing, if any	
(a) Required (20% of sr.no.9)	2241.71
(b) Proposed	0.00

DESCRIPTION OF PROJECT

WOH-NMNM-18-0004

PROPOSED RESIDENTIAL BUILDING ON CST. NO. - 5

TAL. NAGPUR MUNICIPAL CORPORATION

REFERENCE:

PLOT BOUNDRY SHOWN IN THIS

PROPOSED CONSTRUCTION SHOWN IN THIS

WORK TO BE DEMOLISHED SHOWN IN THIS

EXISTING WORK SHOWN IN THIS

SUBMISSION DRAWING

Architect's Sign

Client's Sign

Ar. SANDEEP R. PANDIT

Ar. SANDEEP PANDIT ARCHITECTS

Architects - Interiors - landscape designers

PLOT NO. - 558, SHOP NO. - 4, JARANAM APARTMENT NEAR RLY. GARDEN, TRUSTEES NAGPUR, NAGPUR. Mob. 9875477212

E-MAIL: sandeep.panditarchitect@gmail.com & s.p.pandit@yahoo.in

COA REG. NO. CA/2010/49238

ALT. REG. NO. 2388

N.M.C. / R. - 924

SCALE 1:500

DATE 09-11-2018

CHECKED BY S.P.

ARCH. DWG. NO. SRP-NGP-LN-A-02-REV

Note - ALL DIMENSIONS ARE IN MM.