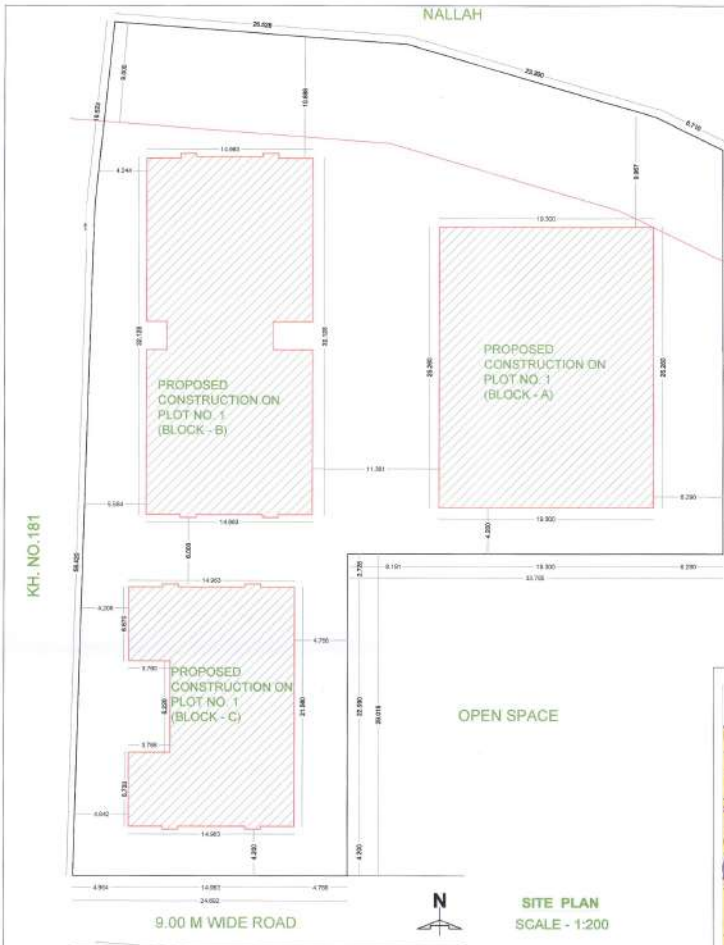
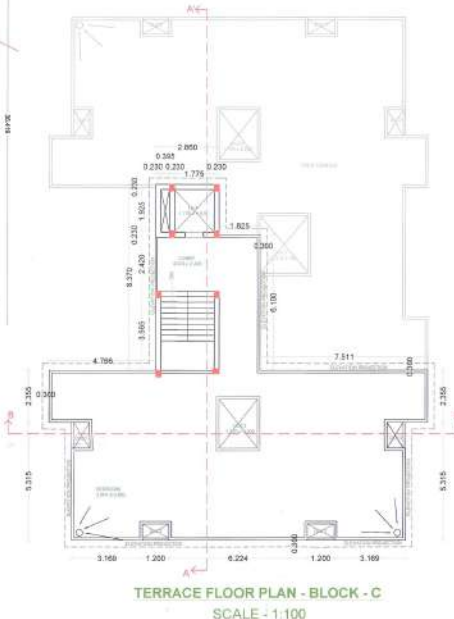
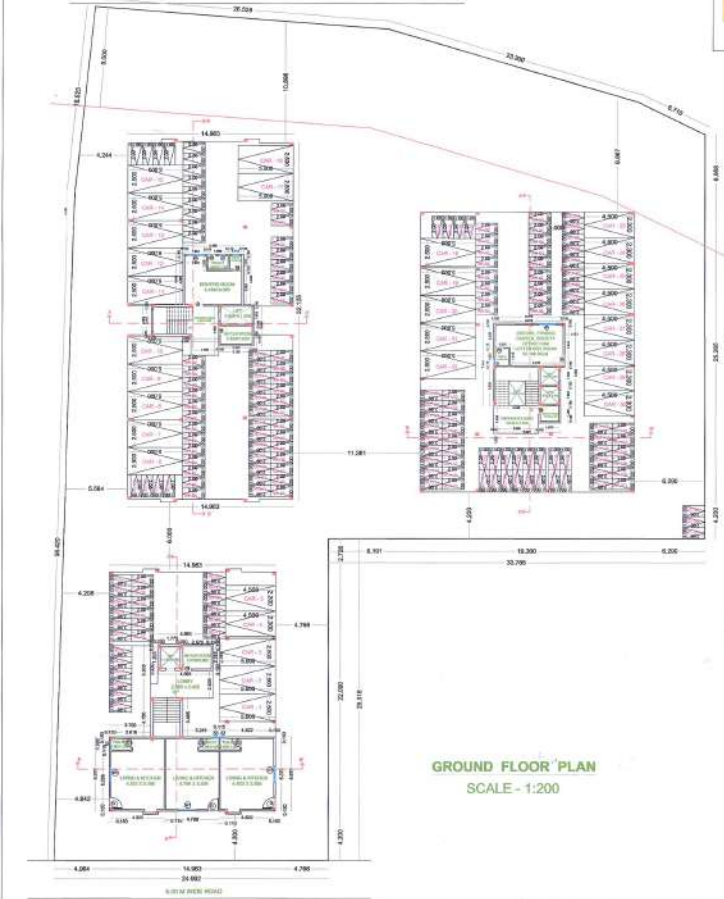
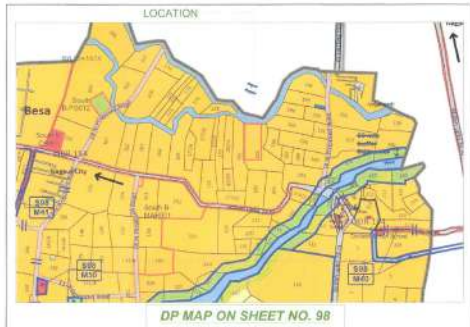




AGAR PANCHRAT BEA P/L
Planning Permit No. 101/106/2025
Date: 15/10/2025
SANCTIONED
Project Engineer: [Signature]
Project Engineer: [Signature]

PARKING STATEMENT		
Multi Family Residential (Total tenements = 147)		
	Cars Nos.	Scooter Nos.
For every two tenements with each tenement having carpet area equal to or above 40 Sq.mt. but less than 80 Sq.m.	1	2
For every two tenements with each tenement having carpet area less than 40 sq.m.	0	2
Parking required	72	147
5% Visitor parking	75.60	154.35
Assuming parking req	76	154
Multiplying factor (0.40)	30.4	154
Total parking required	30	154
Parking Provided	30	154



PROPERTY DETAILS -

PROPOSED RESIDENTIAL MULTI FAMILY DWELLING UNITS ON PLOT NO. 1, KHABRA NO. 1891/A, PH NO. 37, MOUZA PIPLA, TEHSIL - NAGPUR (BARAM), DISTRICT: NAGPUR

- BELOWS TO**
NIRMAN PURA,
PARTNER:
1) MR. ASHOK DHIRUBHAI BHUYA
2) MR. ANIKET JAGANNATH KHANDASKAR
3) MRS. ARCHANA SANDEEP MADURWAR
4) SHRI. ASHISH MILAVAR

AREA STATEMENT	
1. AREA OF PLOT	
a) As per R.L.	3213.596 sq.m.
b) As per measurement sheet	3213.596 sq.m.
c) Net plot area for FSI calculation	3213.596 sq.m.
2. Deduction for	
a) Proposed G.P.D.P. Road/Widening	
b) Area of Road/Widening	
c) Area of Road/Widening	
d) Area of Road/Widening	
e) Area of Road/Widening	
f) Area of Road/Widening	
3. Balance Area of Plot	(1-2)
4. Amenity Spaces, if any	
5. Net Area of Plot (3-4)	3213.596 sq.m.
6. Recreational/Open space (if applicable)	
a) Required	
b) Provided	
7. Internal road area	
8. Protable Area (if applicable)	
a) As per front road width (as per basic FSI)	9534.023 sq.m.
b) As per front road width (as per basic FSI)	
10. Addition of FSI on payment of premium	
a) Maximum Permissible Premium	
b) FSI based on road width (100) zone	964.070 sq.m.
c) Proposed FSI on payment of premium	
11. In-Situ FSI/DR Loading	
a) In-Situ area against DP road (2.0 x 2.4 x 2.4) (if any)	
b) In-Situ area against amenity space (if any)	
c) In-Situ area against amenity space (if any)	
d) In-Situ area against amenity space (if any)	
e) In-Situ area against amenity space (if any)	
f) In-Situ area against amenity space (if any)	
12. Additional FSI Area under chapter no.7	
13. Total entitlement of FSI in the proposal	
a) (b-100)+100 or 12 whichever is applicable	
b) Ancillary area FSI upto 60% or 60% with payment of charges	2699.395 sq.m.
Private factor - 1.226	1.226 x 7198.388 = 8825.223 sq.m.
c) Total entitlement (a+b)	8825.223 sq.m.
14. Maximum utilization level of FSI (building potential)	1454.395 sq.m.
Permissible as per road width (as per regulation no. 5.1 or 5.2 or 5.3 as applicable) (1.5 or 1.8)	
15. Total FSI area in proposal (including area as per no. 13b)	
a) Existing FSI Area	
b) Proposed FSI Area (as per P. line)	8724.889 sq.m.
c) Total FSI	8724.889 sq.m.
16. FSI Consumed (15b)	96.96 %
17. Area for inclusive Housing, if any	
a) Required (20% of a, or, b, or, c)	
b) Proposed	

SCHEDULE OF OPENING

SR. NO.	TYPE	SIZE	DESCRIPTION	SILL LVL.
01.	D	1.00 x 2.10	ROD. FRAME FLUSHED DOOR	
02.	DS	0.75 x 2.10	ROD. FRAME FLUSHED DOOR LAMINATE FINISH	
03.	W1	1.50 x 1.20	ALUMINIUM SLIDING WINDOW	0.90 M REFER
04.	V	0.65 x 0.45	ALUMINIUM VENTILATOR WITH LOUVER	

AREA STATEMENT

PLOT AREA	3213.596
BASIC FSI	3534.923
PREMIUM FSI	964.070
TOTAL	4498.992
ANCILLARY FSI 80%	2699.395
TOTAL	7198.388
PRORATA FACTOR - 1.226	8825.223
BLOCK - A	3227.081
BLOCK - B	3402.048
BLOCK - C	2095.760
TOTAL	8724.889

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
C.O.A. No. : CA/2011/53937

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

- NIRMAN PURA,**
PARTNER:
1) MR. ASHOK DHIRUBHAI BHUYA
2) MR. ANIKET JAGANNATH KHANDASKAR
3) MRS. ARCHANA SANDEEP MADURWAR
4) SHRI. ASHISH MILAVAR

Job No.	City No.	Scale	Drawn by	Checked by
1-190	1-200	AR. YASH	Ar. Sanjay Basantani	

ARCHITECTS
SSB ASSOCIATES
AR. SANJAY S. BASANTANI
ARCHITECTS, INTERIOR DESIGNERS & PLANNERS
PHONE NO. 9820911000
EMAIL: ar.sanjaybasantani@gmail.com