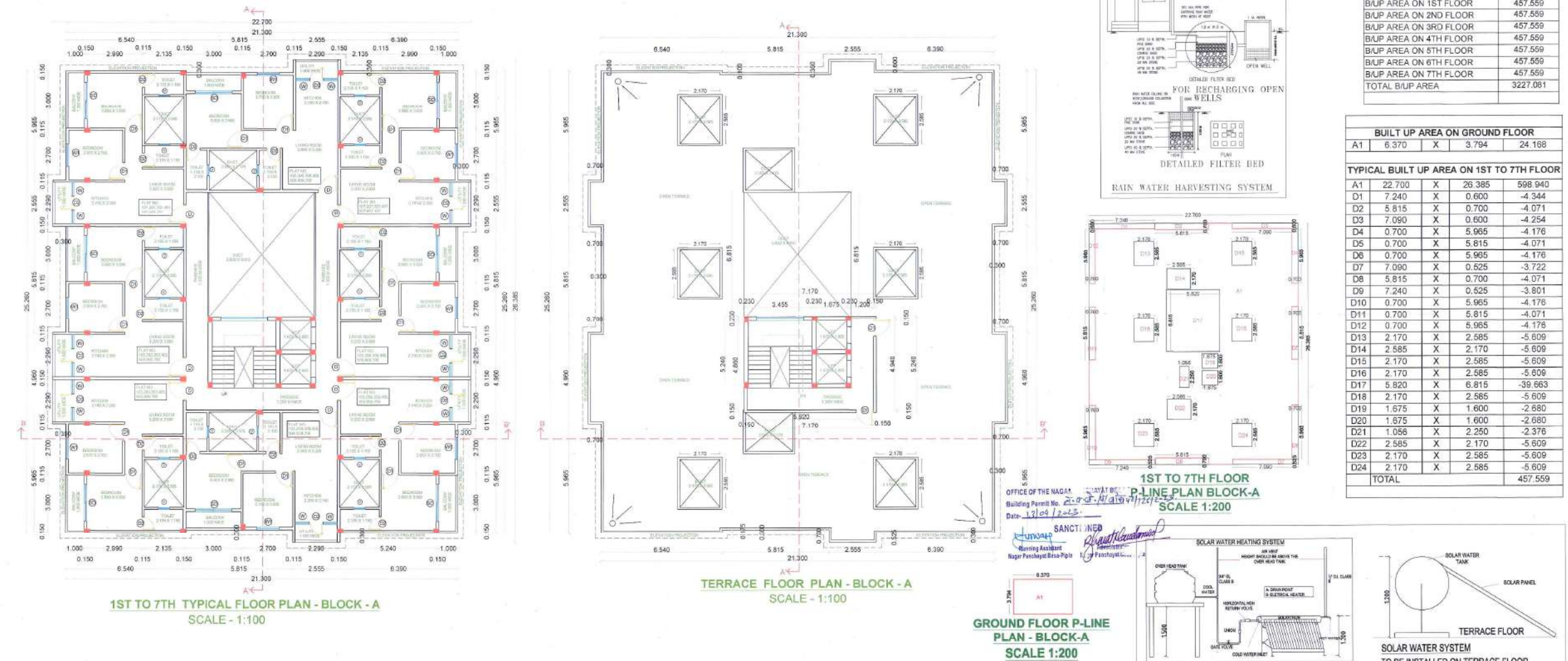




PROPERTY DETAILS -					
PROPOSED RESIDENTIAL MULTI FAMILY DWELLING UNITS ON PLOT NO. 1, KHASRA NO-185/11A, PH NO-37, MOUZA-PIPLA, TEHSIL- NAGPUR (GRAMIN) DISTRICT- NAGPUR					
BELONGS TO NIRMAL INFRA PARTNER:					
1) MR. ASHOK DHIRUBHAI BHUYA					
2) MR. ANIKET JAGANNATH KHANDASKAR					
3) MRS. ARCHANA SANDEEP MADURWAR					
4) SHRI. ASHISH NILAWAR					
A. AREA STATEMENT					
1. AREA OF PLOT					
a) As per R.L.					3213.586 sq.m.
b) As per measurement sheet					3213.586 sq.m.
c) Net plot area for FSI calculation					3213.586 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)					3213.586 sq.m.
6. Recreational Open space (if applicable)					
a) Required					
b) Proposed					
7. Internal road Area					
8. Ploteable Area (if applicable)					
9. B up area with reference to basic FSI as per front road width (3. no basic FSI)					3534.923 sq.m.
10. Addition of FSI on payment of premium					
a) Maximum Permissible Premium FSI based on road width/TOC zone					964.070 sq.m.
b) Proposed FSI on payment of premium					
11. In- Situ FSI/TOR Loading					
a) In Situ area against DP road (2.0 x or 2.5 (a), if any)					
b) In Situ area against amenity space if handed over (2.0 or 1.85 x or no 4 (b) or (c))					
c) TOR Area					
d) Total in situ/TOR loading proposed (11 (a)-(b)-(c))					
12. Additional FSI Area under chapter no.7					
13. Total entitlement of FSI in the proposal					
a) (9+10(b)+11(d)) or 12 whichever is applicable					
b) Ancillary area FSI upto 60% or 80% with payment of charges					2699.395 sq.m.
Pro-rata factor - 1.226					1.226 X 7196.388 = 8825.223 sq.m.
c) Total entitlement (a+b)					6625.223 sq.m.
14. Maximum utilization limit of FSI (building potential) (484.365) Permissible as per road width/TOC zone (no. 6.1 or 6.2 or 6.3 as applicable) x 1.5 or 1.8					
15. Total B up area in proposal (excluding area at or no. 17(b))					
a) Ending B up Area					8724.889 sq.m.
b) Proposed B up Area (as per P. line)					8724.889 sq.m.
c) Total (a+b)					
16. FSI Consumed (15/13) should not be more than a no. 14 above					98.86 %
17. Area for Inductive Housing, if any					
a) Required (20% of a no. -5)					
b) Proposed					
SCHEDULE OF OPENING					
SR. NO.	TYPE	SIZE	DESCRIPTION	SILL LVL.	
01.	D	1.050 x 2.10	RCC FRAME DOUBLE SHUTTER DOOR LAMINATE FINISH		
02.	D1	0.950 X 2.10	RCC FRAME FLUSHED DOOR LAMINATE FINISH		
03.	D2	0.75 X 2.10	RCC FRAME FLUSHED DOOR LAMINATE FINISH		
04.	W	0.770 x 1.20	ALUMINIUM SLIDING WINDOW	0.90 M	
05.	W1	1.20 x 1.20	ALUMINIUM SLIDING WINDOW	0.90 M	
06.	SD	2.00 X 2.10	SLIDING DOOR		
07.	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 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.					
NIRMAL INFRA PARTNER:					
1) MR. ASHOK DHIRUBHAI BHUYA					
2) MR. ANIKET JAGANNATH KHANDASKAR					
3) MRS. ARCHANA SANDEEP MADURWAR					
4) SHRI. ASHISH NILAWAR					
Job No.	Drp. No.	Scale	Drawn by	Checked by	
		1:100, 1:200	AR.YASHI	Ar. Sanjay S. Basantani	
C.O.A. REG. NO. CA : 2011/53937	REG. NO. 2629				
13-04-2023	REG. NO. 14-04				
ARCHITECTS					
SSB ASSOCIATES					
AR. SANJAY S. BASANTANI					
ARCHITECTS, INTERIOR DESIGNERS & PLANNERS					
PHONE NO. +91-750917000					
EMAIL ID : ssbasantani@gmail.com					