

PROPERTY DETAILS -

PROPOSED RESIDENTIAL MULTI FAMILY DWELLING UNITS
ON PLOT NO. 01, KHASRA NO-185/1A, 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	3213.566 sq.m.
a) As per R.L.	3213.566 sq.m.
b) As per measurement sheet	3213.566 sq.m.
c) Net plot area for FSI calculation	3213.566 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 (2-4)	3213.566 sq.m.
6. Recreational Open Space (if applicable)	
a) Required	
b) Proposed	
7. Internal Road Area	
8. Plot Area (if applicable)	
9. B up area with reference to basic FSI as per front road width (s no basic FSI)	3534.923 sq.m.
10. Addition of FSI on payment of premium	
a) Maximum Permissible Premium FSI based on road width/TOD zone	964.070 sq.m.
b) Proposed FSI on payment of premium	
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 1.45 x sr 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 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-rate factor - 1.226	
c) Total entitlement (a+b)	1.226 X 7196.388 = 8825.223 sq.m.
14. Maximum utilization limit of FSI (building potential) (484.365) Permissible as per road width(as per regulation sq.m. no. 5.1 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	8724.889 sq.m.
b) Proposed B up Area (as per P-line)	8724.889 sq.m.
c) Total (a+b)	8724.889 sq.m.
16. FSI Consumed (15/13) should not be more than s.no.14 above	98.86 %
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	0.854X 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.

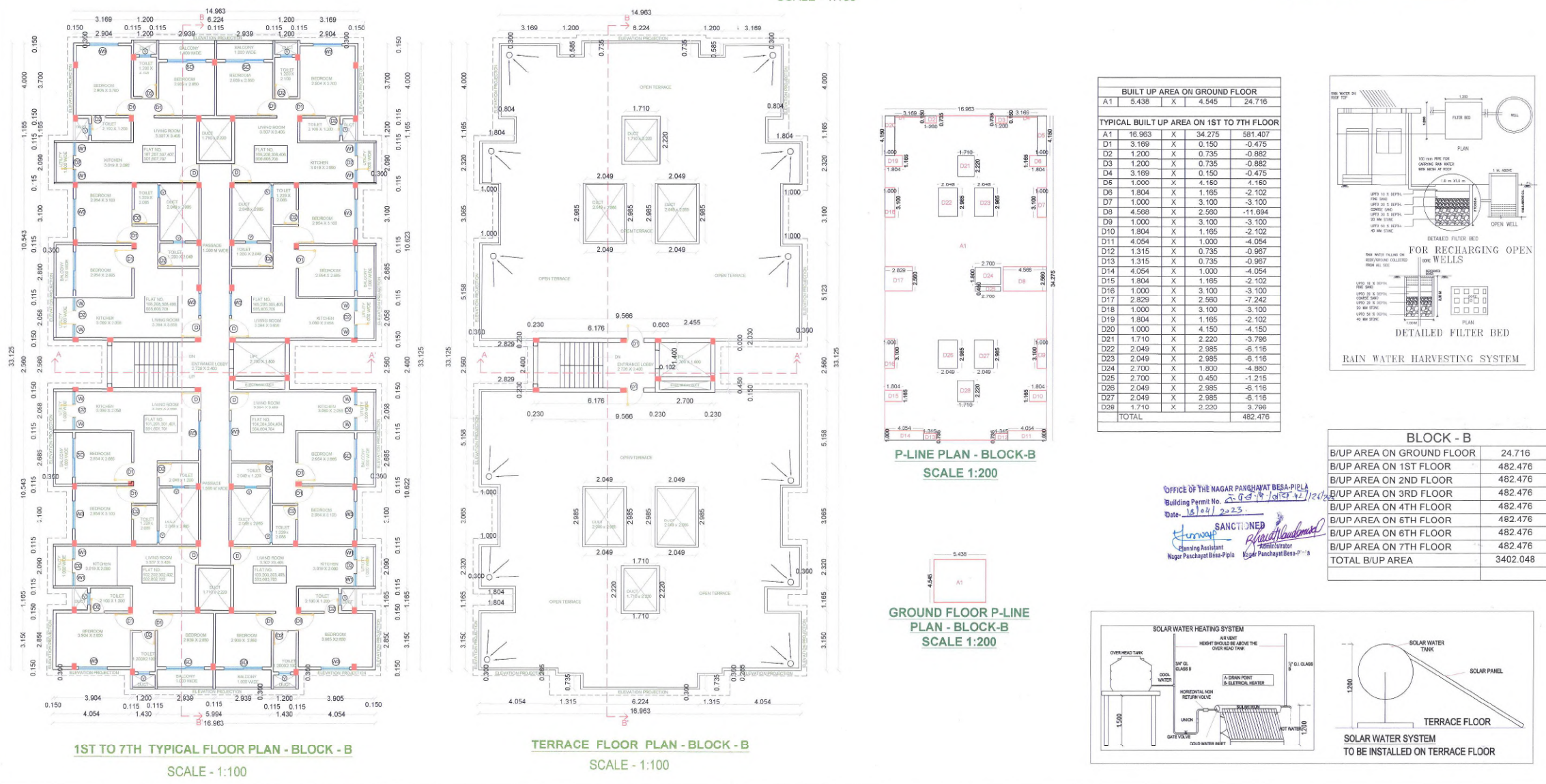
AR. SANJAY S. BASANTANI
B.Arch., CA/2011/53937
NMC/R-654, IIT/2639

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, if 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.

NIRMAN INFRA PARTNER:
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Job No.	Drg. No.	Scale	Drawn by	Checked by
CA/ 2011/53937	1:100, 1:200	AR. YASH	Ar. Sanjay Basantani	
30-03-2023				
ARCHITECTS				
SSB ASSOCIATES				
AR. SANJAY S. BASANTANI				
ARCHITECTS, INTERIOR DESIGNERS & PLANNERS				
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EMAIL ID - ssbasantani.nagpur@gmail.com				



OFFICE OF THE NAGAR PANCHAYAT BESA-PIPLA
Building Permit No. 2484/2023
Date 16/04/2023
SANCTIONED
Planning Assistant
Nagar Panchayat Besa-Pipla