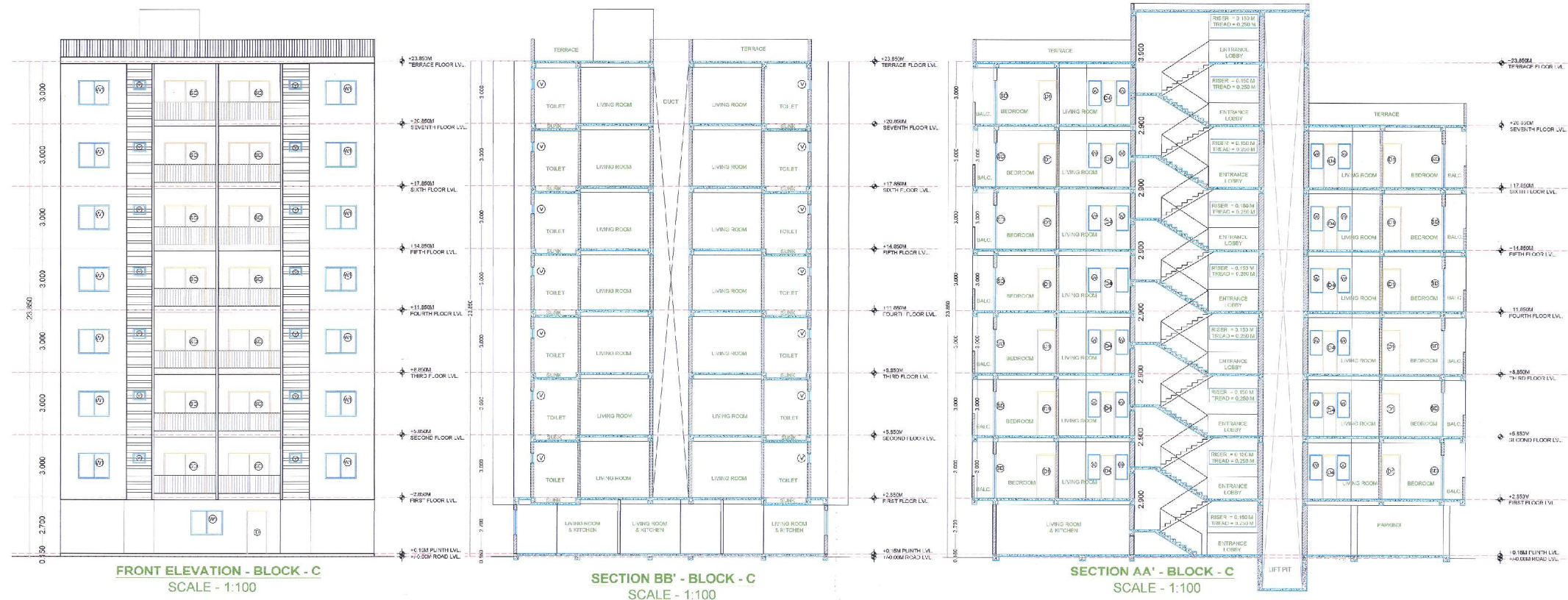
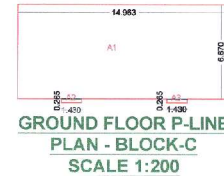


OFFICE OF THE NAGAR PANCHAYAT, BE-
Building Permit No. 13/04/2023
Date: 13/04/2023
SANCTIONED
Planning Assistant
Nagar Panchayat Bile-Pipla

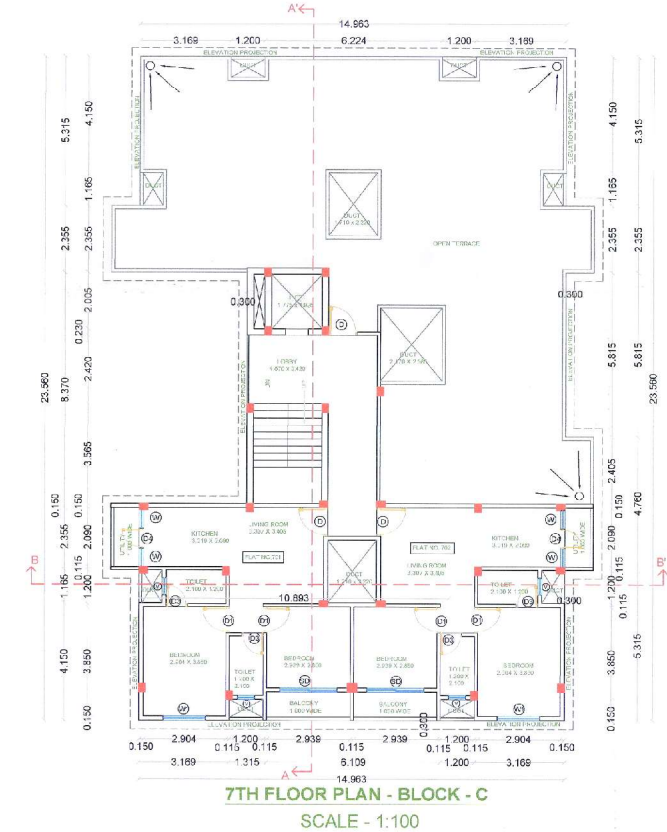
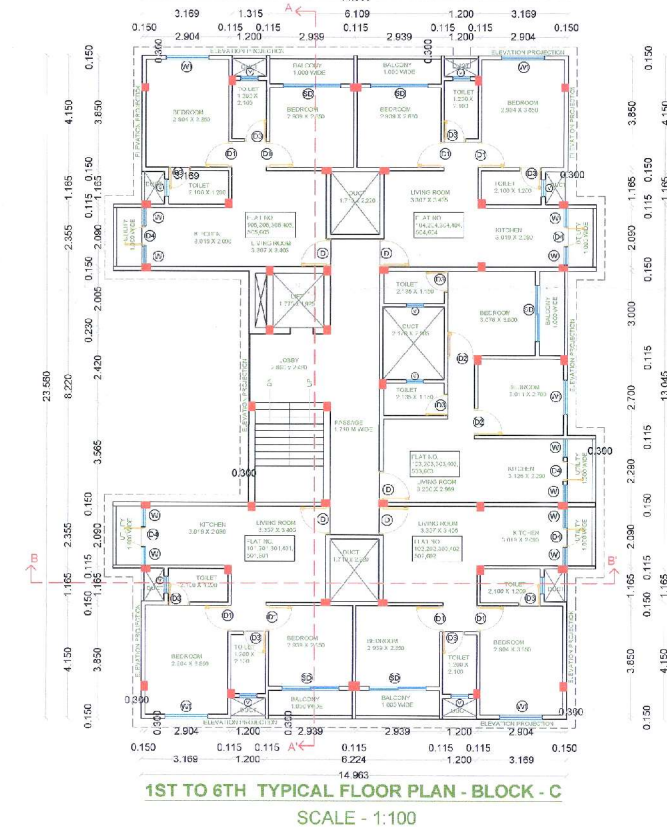
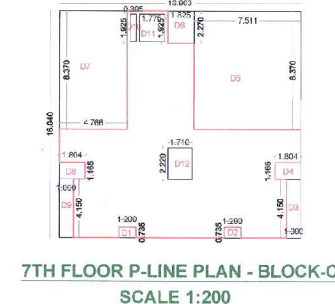
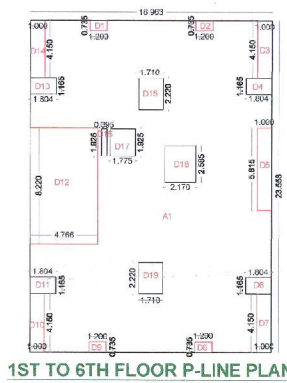
BLOCK - C	
B/U/P AREA ON GROUND FLOOR	100.561
B/U/P AREA ON 1ST FLOOR	308.709
B/U/P AREA ON 2ND FLOOR	308.709
B/U/P AREA ON 3RD FLOOR	308.709
B/U/P AREA ON 4TH FLOOR	308.709
B/U/P AREA ON 5TH FLOOR	308.709
B/U/P AREA ON 6TH FLOOR	308.709
B/U/P AREA ON 7TH FLOOR	142.945
TOTAL B/U/P AREA	2095.780



BUILT UP AREA ON GROUND FLOOR			
A1	14.963	X	6.670
A2	1.430	X	0.265
A3	1.430	X	0.265
TOTAL			100.561

TYPICAL BUILT UP AREA ON 1ST TO 6TH FLOOR			
A1	16.963	X	23.558
D1	1.200	X	0.735
D2	1.200	X	0.735
D3	1.200	X	0.735
D4	1.804	X	1.165
D5	1.000	X	5.815
D6	1.804	X	1.165
D7	1.000	X	4.150
D8	1.200	X	0.735
D9	1.200	X	0.735
D10	1.000	X	4.150
D11	1.804	X	1.165
D12	4.768	X	8.220
D13	1.804	X	1.165
D14	1.000	X	4.150
D15	1.710	X	2.220
D16	0.395	X	1.925
D17	1.775	X	1.925
D18	2.710	X	2.565
D19	1.710	X	2.220
TOTAL			308.709

BUILT UP AREA ON 7TH FLOOR			
A1	16.963	X	16.040
D1	1.200	X	0.735
D2	1.200	X	0.735
D3	1.000	X	4.150
D4	1.804	X	1.165
D5	7.511	X	8.370
D6	1.825	X	2.270
D7	4.768	X	8.370
D8	1.804	X	1.165
D9	1.000	X	4.150
D10	0.395	X	1.925
D11	1.775	X	1.925
D12	1.710	X	2.220
TOTAL			142.945



PROPERTY DETAILS -

PROPOSED RESIDENTIAL MULTI FAMILY DWELLING UNITS
ON PLOT NO. 1, KHASRA NO-185/1A, PH NO-37, NOUZA-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.	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	
3. Balance Area of plot (1-2)	
4. Avenly Spaces, if any	
5. Net Area of Plot (3-4)	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.U.P area with reference to basis FSI as per front road width (s.r.c. basis FSI)	3534.823 sq.m.
10. Addition of FSI on payment of premium	
a) Maximum Permissible Premium FSI based on road width/TOD zone	964.670 sq.m.
b) Proposed FSI on payment of premium	
11. In Situ FSI/TOR Loading	
a) In Situ area against D.P. Road (2.0 x 2.0, if any)	
b) In Situ area against amenity space if provided over (2.0 x 1.85 x 4.0) or (c)	
c) TOR Area	
d) Total In situ TOR loading proposed (11 (a)+(b) + (c))	2599.395 sq.m.
12. Additional FSI Area under chapter no.7	
13. Total entitlement of FSI in the proposal	
a) (9+10)+(11) or 12 whichever is applicable	
b) Another area FSI upto 60% or 80% with payment of charges	
Pro-rata factor - 1.226	1.226 X 7198.368 = 8825.223 sq.m.
c) Total entitlement (a+b)	8825.223 sq.m.
14. Maximum utilization limit of FSI (building potential) (484.355)	
a) Permissible as per road width (as per regulation no. 5.1 or 6.2 or 6.3 as applicable) x 1.5 or 1.8	
b) Proposed B.U.P Area (as per P-line)	8724.868 sq.m.
c) Total (a+b)	8724.868 sq.m.
15. FSI Consumed (15/13)	
a) Should not be more than a no. 14 above	88.85 %
17. Area for inclusive Housing, if any	
a) Required (20% of a no. 5)	
b) Proposed	

SCHEDULE OF OPENING

SR. NO.	TYPE	SIZE	DESCRIPTION	SILL LVL.
01.	D	1.00 x 2.10	RCC FRAME FLUSHED DOOR LAMINATE FINISH	
02.	D1	0.90 x 2.10	RCC FRAME FLUSHED DOOR LAMINATE FINISH	
03.	D2	0.95 x 2.10	RCC FRAME FLUSHED DOOR LAMINATE FINISH	
04.	D3	0.75 x 2.10	RCC FRAME FLUSHED DOOR LAMINATE FINISH	
05.	D4	0.70 x 2.10	RCC FRAME FLUSHED DOOR LAMINATE FINISH	
06.	W	0.65 x 1.20	ALUMINIUM SLIDING WINDOW	0.90 M
07.	W1	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
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.

NIRMAN INFRA,

PARTNER:-

- 1) MR. ASHOK DHIRUBHAI BHUVA
- 2) MR. ANIKET JAGANNATH KHANDASKAR
- 3) MRS. ARCHANA SANDEEP MADURWAR
- 4) SHRI. ASHISH NILAWAR

Job No.

Dwg. No.

Scale

Drawn by

Checked by

1:100, 1:200

AR.YASH

Ar. Sanjay S. Basantani

COA REG. NO

CA/ 2011/53937

13-04-2023

REG. NO. NO

2939

REG. NO. NO

R. 644

N



ARCHITECTS

SSB ASSOCIATES

AR. SANJAY S. BASANTANI

ARCHITECTS, INTERIOR DESIGNERS & PLANNERS

PHONE NO. : 91-7507017003

EMAIL : D - sssassociates.nagpur@gmail.com

