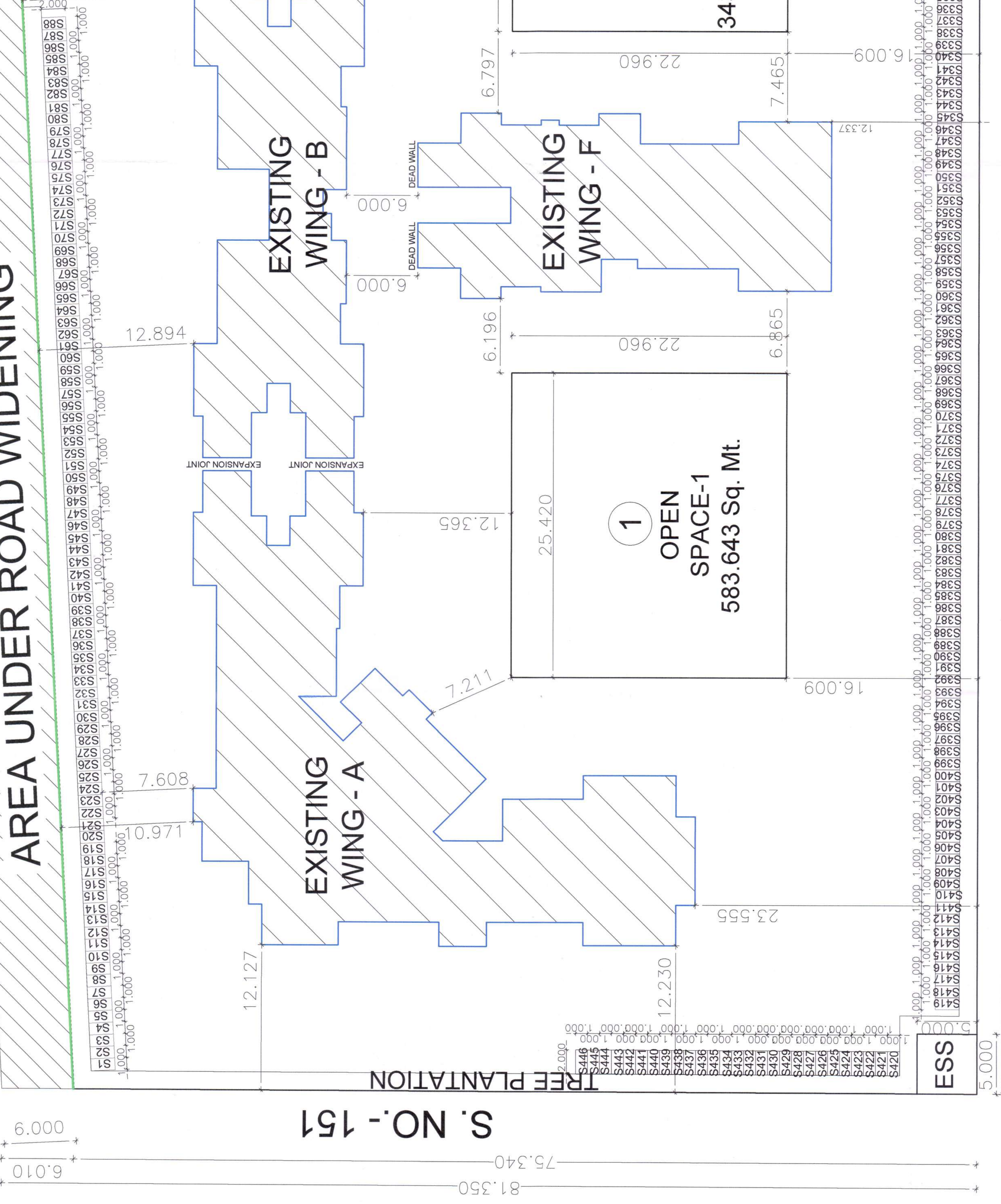


S. NO.- 152

<<<<< 12.000 M. WIDE DP ROAD >>>>>

AREA UNDER ROAD WIDENING



PARKING REQUIREMENTS			
Sr. No.	Occupancy	Size/Area Of Tenement/Shop/Office	No. Of Tenements
1	Multi Family Residential	For every two tenements with each to or above 40 sq.m. but less than 80 sq.m. (1 Car : 2 Scooter)	322
2	Add 5% Visitor Parking (5% of 1)		16
3	Gross Parking Requirement (1 + 2)		169.050
4	Multiplying Factor (Table 8C) 0.400 of 3		67.620
5	Parking Area Provided		68

S. NO.- 123/1

Subject to the condition that Developer / Applicant shall submit the required copies of the following documents to the concerned authorities for their approval and release of the same occupation permission not to be issued.

1. Release Letter from the concerned authorities.

2. Release Letter from the concerned authorities.

3. Release Letter from the concerned authorities.

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Proforma - i: Area Statement
PLAN FOR PROPOSED RESIDENTIAL APARTMENT BUILDING AT S. NO. 123/1, 123/2, P. H. No. 38, MOUZA - PPLA, TAHSIL - NAGPUR (RURAL), DIST. - NAGPUR.

Stamps of Approval of Plans:
1. Stamp of the Nagar Palika, Nagpur.
2. Stamp of the District Collector, Nagpur.
3. Stamp of the District Engineer, Nagpur.
4. Stamp of the District Surveyor, Nagpur.
5. Stamp of the District Engineer, Nagpur.
6. Stamp of the District Surveyor, Nagpur.
7. Stamp of the District Engineer, Nagpur.
8. Stamp of the District Surveyor, Nagpur.
9. Stamp of the District Engineer, Nagpur.
10. Stamp of the District Surveyor, Nagpur.

Previous Revised Building Permit no. NPBPTDPB/P/2278/2024 dt. 15/03/2024			
AREA STATEMENT			
1	Area of plot (Minimum area of a, b, c to be considered)	16200.000	
(a)	As per ownership document (712 CTS Extract)	16200.000	
(b)	As per measurement sheet (K plat)	16200.000	
(c)	As per site	16200.000	
2	Deductions for		
(a)	Proposed D.P./D.P. Road widening Area/Service Road/Highway widening	1099.636	
(b)	Any D.P. Reservation area	1099.636	
3	Total (a+b)	1099.636	
4	Balance Area of Plot (1-2)	15100.364	
5	Amenity Space (if applicable)		
(a)	Required		
(b)	Adjustment of 2(b), if any -		
(c)	Balance Proposed		
6	Net Plot Area (3 - 4 (c))	15100.364	
7	Recreational Open Space (if applicable)		
(a)	Required		
(b)	Proposed		
8	Internal Road Area	1510.538	
9	Plotable Area (if applicable)		
10	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic F.S.I)	16610.400	
11	Additional FSI on payment of premium	4530.109	
(a)	Maximum permissible premium FSI - based on road width / TOD Zone: (0.300)	1892.000	
(b)	Proposed FSI on payment of premium	2199.272	
(c)	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any		
(d)	In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and / or (c)]		
(e)	TDR area (0.600) = 9060.218		
(f)	Total in-situ/TDR loading proposed (11 (a) + (b) + (c))	2000.000	
(g)	Additional FSI area under Chapter No. 7	4199.272	
12	Total entitlement of FSI in the proposal	22701.672	
13	Total entitlement of FSI in the proposal	13621.003	
(a)	[9 + 10 (b) + 11 (d)] or 12 whichever is applicable	36322.676	
(b)	Ancillary Area FSI upto 60% or 80% with payment of charges		
(c)	Total entitlement (a + b)	48151.265	
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8		
15	Total Built-up Area in proposal (excluding area at Sr. No. 17 b)	23709.226	
(a)	Existing Built-up Area (Tower A, B, F)	12612.132	
(b)	Proposed Built-up Area (as per 'P-Line') (Tower C, E)	36321.358	
(c)	Total (a + b)	1.000	
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)		
17	Area for Inclusive Housing, if any		
(a)	Required (20% of Sr. No. 5)		
(b)	Proposed		

Certificate of Area:
Certified that the plot under reference was surveyed by me on 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.

Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Signature (Name of Architect - Ar. Rajesh Jaiswal)	Signature (Name of Architect - Ar. Rajesh Jaiswal)
Owner's Declaration - I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.	Owner's Declaration - I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.
Job No.	Architect name and signature - Ar. Rajesh Jaiswal
Drawing	Scale
1:100	1:200
Checked	Registration no. of
CA/95/18807	