PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

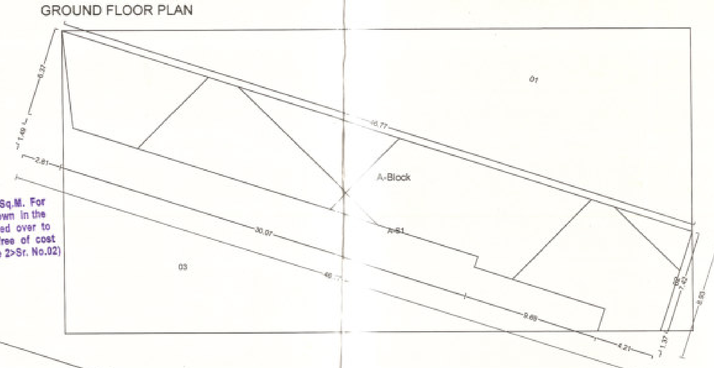


OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 74/BP/Borgaon/TP/NMC/13 (Rev.2nd) Date 20/10/2013
SANCTIONED
subject to conditions mentioned in the building permit
Assistant Director
Town Planning
Nagpur Municipal Corporation

The area admeasuring 597.73 Sq.M. For Construction of Market as shown in the Plan. Third floor shall be handed over to Nagpur Municipal Corporation free of cost as per regulation No.28 (Table 2>Sr. No.02) of DCR.2000

Additional FSI is added in this floor

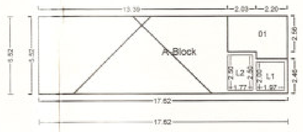
GROUND FLOOR PLAN




| Polygon | Area |
|---|---|
| A-Block | 957.77 |
| 01 | 322.01 |
| 02 | 8.06 |
| 03 | 324.49 |
| A-S1 | 0.00 |
| Total | 303.21 |

Additional FSI is added in this floor

GROUND FLOOR PLAN




| Polygon | Area |
|---|---|
| A-Block | 97.34 |
| 01 | 11.93 |
| L1 | 3.95 |
| L2 | 4.43 |
| Total | 77.03 |

Provisions For Solar Water Heating Systems

Solar Water Heating System should be installed in the building for the following uses at the per capita capacity mentioned as under.

| Type of Buildings | Per Capita Capacity Recommended |
|---|---|
| 1) Hospitals | —100 Ltrs./day/person, |
| 2) Hotels | —150 Ltrs./day/person, |
| 3) Hostel & other such buildings | —25 Ltrs./day/person, |
| 4) Resident | —25 Ltrs./day/person, |

If the provisions as above is not made, the occupancy certificate will not be issued from NMC

SESMIC ANALYSIS OF THE BUILDING FOR EARTHQUAKE BE SUBMITTED WITHSTRUCTURAL DESIGN & DRAWING DULY CHECKED FROM VNIT FOR NMC RECORD, BEFORE ONE MONTH OF COMMENCEMENT OF CONSTRUCTION OR AFTER THREE MONTHS FROM THE SANCTION OF BUILDING PLAN WHICHEVER IS EARLIER.

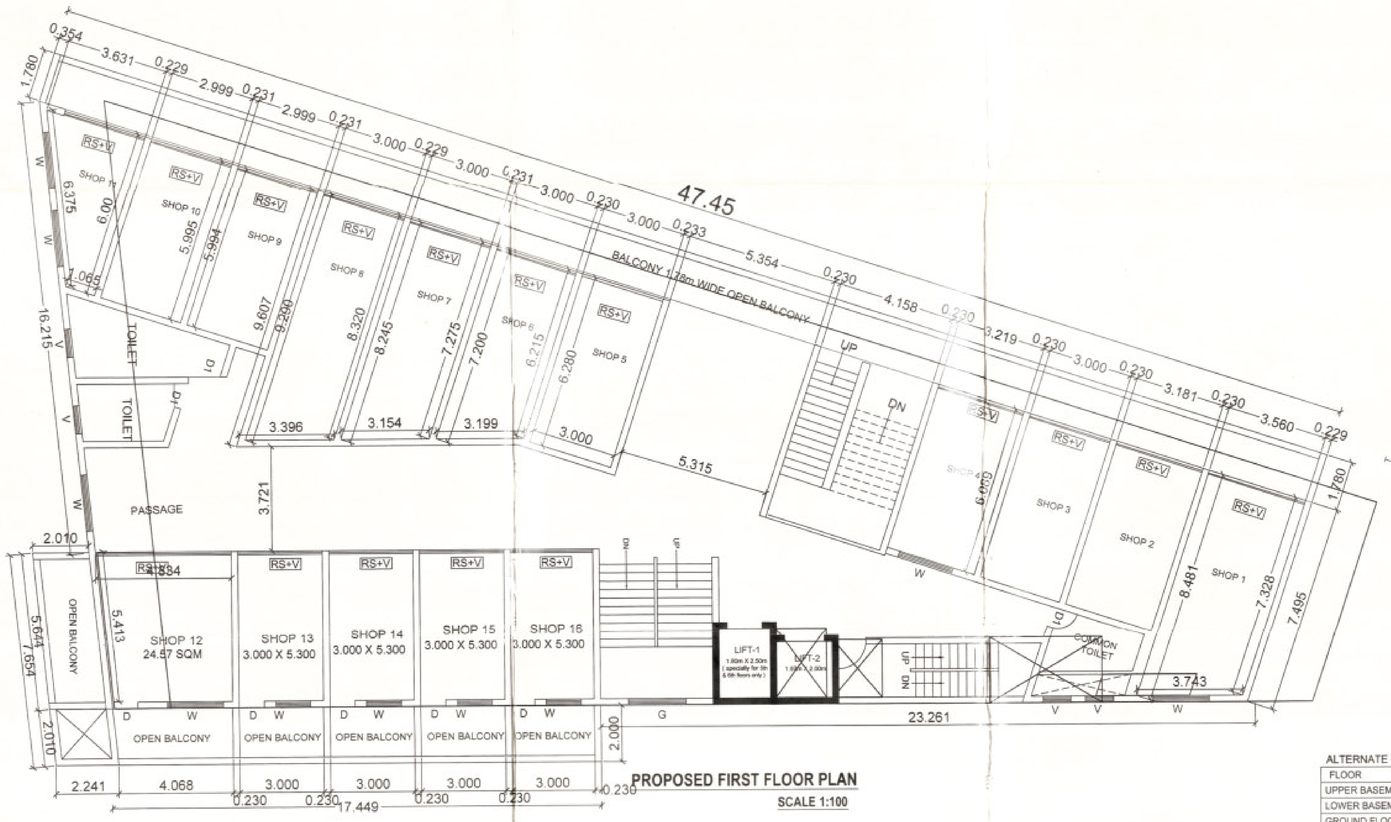
**BALCONY CALCULATIONS:** 1 (BUILDING)

| FLOOR | SIZE | OPEN | ENCLOSED | AREA | TOT. AREA |
|---|---|---|---|---|---|
| FIRST FLOOR PLAN... | 2.00 X 17.65 X 1 | 35.10(1) | 0.00(0) | 35.10 | 131.39 |
| | 1.81 X 47.45 X 1 | 85.00(1) | 0.00(0) | 85.00 | |
| | 2.00 X 5.64 X 1 | 11.29(1) | 0.00(0) | 11.29 | |
| SECOND FLOOR PLAN... | 2.27 X 7.50 X 1 | 0.00(0) | 16.13(1) | 16.13 | 152.15 |
| | 1.79 X 6.75 X 1 | 0.00(0) | 11.51(1) | 11.51 | |
| | 2.01 X 9.78 X 1 | 19.56(1) | 0.00(0) | 19.56 | |
| | 2.01 X 17.35 X 1 | 34.51(1) | 0.00(0) | 34.51 | |
| | 1.52 X 47.06 X 1 | 70.44(1) | 0.00(0) | 70.44 | |
| THIRD FLOOR PLAN... | 1.57 X 21.27 X 1 | 0.00(0) | 32.71(1) | 32.71 | 150.32 |
| | 2.27 X 7.50 X 1 | 0.00(0) | 16.13(1) | 16.13 | |
| | 1.79 X 6.75 X 1 | 0.00(0) | 11.51(1) | 11.51 | |
| | 2.01 X 9.78 X 1 | 19.56(1) | 0.00(0) | 19.56 | |
| | 2.01 X 15.05 X 1 | 29.91(1) | 0.00(0) | 29.91 | |
| | 1.58 X 25.79 X 1 | 40.50(1) | 0.00(0) | 40.50 | |
| FOURTH FLOOR PLAN... | 2.01 X 8.70 X 1 | 17.20(1) | 0.00(0) | 17.20 | 142.53 |
| | 2.05 X 8.94 X 1 | 17.57(1) | 0.00(0) | 17.57 | |
| | 2.01 X 11.44 X 1 | 22.24(1) | 0.00(0) | 22.24 | |
| | 1.45 X 45.02 X 1 | 64.22(1) | 0.00(0) | 64.22 | |
| | 2.24 X 9.55 X 1 | 21.30(1) | 0.00(0) | 21.30 | |
| FIFTH FLOOR PLAN... | 2.00 X 8.70 X 1 | 17.19(1) | 0.00(0) | 17.19 | 143.06 |
| | 2.23 X 9.78 X 1 | 21.81(1) | 0.00(0) | 21.81 | |
| | 2.05 X 8.94 X 1 | 17.57(1) | 0.00(0) | 17.57 | |
| | 2.00 X 11.44 X 1 | 22.22(1) | 0.00(0) | 22.22 | |
| | 1.45 X 45.02 X 1 | 64.27(1) | 0.00(0) | 64.27 | |
| SIXTH FLOOR PLAN... | 1.92 X 9.56 X 1 | 17.66(1) | 0.00(0) | 17.66 | 121.30 |
| | 2.01 X 7.50 X 1 | 14.37(1) | 0.00(0) | 14.37 | |
| | 2.01 X 11.44 X 1 | 22.25(1) | 0.00(0) | 22.25 | |
| | 1.44 X 47.08 X 1 | 67.02(1) | 0.00(0) | 67.02 | |
| Total | - | 752.75(23) | 87.98(5) | - | 840.72 |




## PROPOSED GROUND PLAN

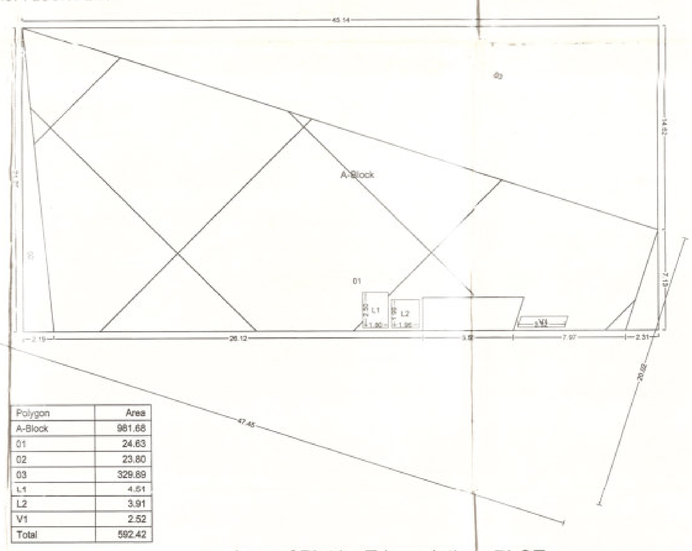
SCALE - 1 : 100




## PROPOSED FIRST FLOOR PLAN

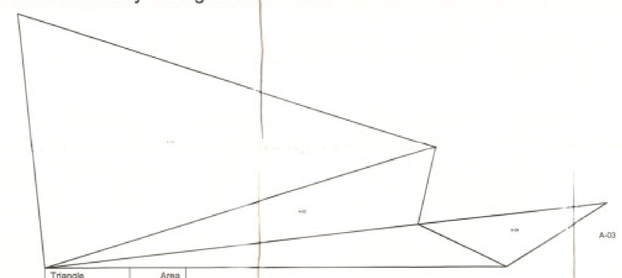
SCALE 1:100

FIRST FLOOR PLAN




| Polygon | Area |
|---|---|
| A-Block | 981.68 |
| 01 | 24.63 |
| 02 | 23.80 |
| 03 | 329.89 |
| L1 | 4.61 |
| L2 | 3.91 |
| V1 | 2.52 |
| Total | 592.42 |

Area of Plot by Triangulation : PLOT




| Triangle | Area |
|---|---|
| A-01 | 1047.63 |
| A-02 | 287.50 |
| A-03 | 199.65 |
| A-04 | 100.54 |
| Total (PLOT) | 1635.32 |

**SCHEDULE OF OPENING:** 1 (BUILDING)

| NAME | LENGTH | HEIGHT | NOS. | |
|---|---|---|---|---|
| D1 | 0.90 | 2.10 | 01 | |
| D1 | 0.90 | 2.10 | 01 | |
| R.S. | 3.00 | 2.700 | 02 | |
| R.S. | 3.00 | 2.700 | 02 | |

**SCHEDULE OF OPENING:** 1 (BUILDING)

| NAME | LENGTH | HEIGHT | NOS | |
|---|---|---|---|---|
| W | 2.00 | 1.50 | 01 | |
| W | 2.00 | 1.50 | 01 | |

ALTERNATE TERRACE:1 (BUILDING)

| FLOOR | PERM. | PROP. | EXCESS |
|---|---|---|---|
| UPPER BASEMENT FLOOR | 0.00 | 0.00 | 0.00 |
| LOWER BASEMENT FLOOR | 0.00 | 0.00 | 0.00 |
| GROUND FLOOR | 0.00 | 0.00 | 0.00 |
| FIRST FLOOR | 88.88 | 0.00 | 0.00 |
| SECOND FLOOR | 89.65 | 0.00 | 0.00 |
| THIRD FLOOR | 89.66 | 0.00 | 0.00 |
| FOURTH FLOOR | 89.65 | 0.00 | 0.00 |
| FIFTH FLOOR | 89.64 | 0.00 | 0.00 |
| SIXTH FLOOR | 89.65 | 0.00 | 0.00 |
| TERRACE FLOOR | 0.00 | 0.00 | 0.00 |
| Total | 537.12 | 0.00 | 0.00 |

**FLOOR WISE FSI STATEMENT:** 1 (BUILDING)

| FLOORS | PROPOSED BUILT UP AREA | | | | EXISTING BUILT UP AREA | | | | BALCONY AREA | | | | | EXCESS TERRACE | PROP PREMIUM AREA | | | PROPOSED TENEMENTS | TOTAL BUILT UP AREA |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | COMM. | RESI. | IND. | SPEC. | COMM. | RESI. | IND. | SPEC. | PERM.(A) | PROP(B+C) | OPEN(B) | ENCLO(C) | EXCESS(D) (b-a)+c | | STAIR CASE | PASSAGE | LIFT/WALL | | |
| UPPER BASEMENT FLOOR | 22.40 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 22.40 |
| LOWER BASEMENT FLOOR | 22.40 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 22.40 |
| GROUND FLOOR | 388.62 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 388.62 |
| FIRST FLOOR | 592.42 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 88.86 | 131.38 | 131.38 | 0.00 | 42.52 | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 592.42 |
| SECOND FLOOR | 597.66 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 89.65 | 152.14 | 124.51 | 25.72 | 62.49 | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 597.66 |
| THIRD FLOOR | 597.73 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 89.66 | 150.32 | 89.98 | 25.72 | 60.66 | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 597.73 |
| FOURTH FLOOR | 597.67 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 89.65 | 142.52 | 142.52 | 0.00 | 52.87 | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 597.67 |
| FIFTH FLOOR | 0.00 | 0.00 | 0.00 | 597.62 | 0.00 | 0.00 | 0.00 | 0.00 | 89.64 | 143.06 | 143.06 | 0.00 | 53.42 | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 597.62 |
| SIXTH FLOOR | 0.00 | 0.00 | 0.00 | 597.64 | 0.00 | 0.00 | 0.00 | 0.00 | 89.65 | 121.30 | 121.30 | 0.00 | 31.65 | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 597.64 |
| TERRACE FLOOR | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 0.00 |
| Total | 2818.93 | 0.00 | 0.00 | 1195.26 | 0.00 | 0.00 | 0.00 | 0.00 | 537.12 | 840.72 | 752.75 | 51.44 | 303.61 | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 4014.18 + 303.61 |

**PARKING CALCULATION**

| TYPE | CARPET AREA/ FSI (M2) | TENEMENT (NOS) | | CAR (NOS) | | SCOOTER (NOS.) | | CYCLE (NOS.) | |
|---|---|---|---|---|---|---|---|---|---|
| | | UNIT | PROP. | BY RULE | REQD. | BY RULE | REQD. | BY RULE | REQD. |
| Commercial | 2056.20 | 100 | 20 | 2 | 41 | 4 | 82 | 4 | 82 |
| Special | 1195.26 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | Required | - | - | - | 41 | - | 82 | - | 82 |
| Total | Proposed | - | - | - | 48 | - | 92 | - | 92 |

**BUILDING WISE FSI STATEMENT**

| BUILDING | PROPOSED BUILT UP AREA | | | | EXISTING BUILT UP AREA | | | | BALCONY AREA | | | | | EXCESS TERRACE | PERM. PREMIUM AREA | PROP PREMIUM AREA | | | PROPOSED TENEMENTS | TOTAL BUILT UP AREA |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | COMM. | RESI. | IND. | SPEC. | COMM. | RESI. | IND. | SPEC. | PERM.(A) | PROP(B+C) | OPEN(B) | ENCLO(C) | EXCESS(D) (b-a)+c | | | STAIR CASE | PASSAGE | LIFT/WALL | | |
| 1-1 (BUILDING) | 2818.93 | 0.00 | 0.00 | 1195.26 | 0.00 | 0.00 | 0.00 | 0.00 | 537.12 | 840.72 | 752.75 | 51.44 | 303.61 | 0.00 | - | 0.00 | 0.00 | 0.00 | 0 | 4014.18 + 303.61 |
| Total | 2818.93 | 0.00 | 0.00 | 1195.26 | 0.00 | 0.00 | 0.00 | 0.00 | 537.12 | 840.72 | 752.75 | 51.44 | 303.61 | 0.00 | 1136.25 | 0.00 | 0.00 | 0.00 | 0 | 4014.18 + 303.61 |

PLOT NO :
BEACONSFIELD
SUPRME URBAN REALITY PVT LTD
Supreme Urban Realities Pvt. Ltd.
Director
SIGN:

LAND USE AS PER SANCTION DEVELOPMENT PLAN : Commercial
LOCATION OF PLOT : Non-Congested
ZONE AS PER APPENDIX-M : C
PROP BLDG USE SUBMITTED AS PER PLAN : Commercial

SPECIFICATIONS

PROPOSED COMMERCIAL COMPLEX SCHEME AT KH. NO. 174/1, MOUZA : BORGAON, CORPORATION HOUSE NO. 125-A, CITY SURVEY NO. 497, SHEET NO. 38 NAGPUR, TAH. & DISTT. : NAGPUR.

| A) AREA STATEMENT | SQ.M. |
|---|---|
| 1. AREA OF PLOT | 1515.00 |
| 2. DEDUCTIONS FOR | |
| (a) ROAD SET-BACK (R+P) | 0.00 |
| (b) PROPOSED ROAD (P) | 0.00 |
| (c) RESERV AREA | 0.00 |
| (d) ENCROACHMENT AREA | 0.00 |
| (e) NDZ AREA | 000.00 |
| TOTAL (a+b+c+d+e) | 0.00 |
| 3. BALANCE AREA OF PLOT (1-2) | 1515.00 |
| 4. DEDUCTIONS FOR | |
| (a) AMENITY SPACE (IF DEDUCTABLE) | 0.00 |
| (b) RECREATIONAL GROUND (IF DEDUCTABLE) | 0.00 |
| PHYSICAL RG PROVIDED 000.00 | |
| 5. NET BALANCE PLOT AREA OF PLOT (3-4) | 1515.00 |
| 6. ADDITION FOR NET PLOT | |
| (a) ROAD-1 SET-BACK 000.00 | 000.00 |
| (b) ROAD-2 SET-BACK 000.00 | 000.00 |
| (c) ROAD-3 SET-BACK 000.00 | 000.00 |
| (d) ROAD-4 SET-BACK 000.00 | 000.00 |
| (e) PROPOSED ROAD (P) | 0.00 |
| (f) AMENITY SPACE | 0.00 |
| (f) NDZ AREA | 000.00 |
| (g) OTHER (CRZ AREA ETC.) | 0.00 |
| TOTAL (a+b+c+d+e+f+g) | 0.00 |
| 7. NET PLOT AREA (5+6) | 1515.00 |
| 8. PERMISSIBLE FSI | 2.5000 |
| PERM. BUILT UP AREA (7 x 8) | 3787.50 |
| 9. TDR AREA | 0.00 |
| 10. SPECIAL CASES FSI | 0.00 |
| 11. TOTAL PERM. BUILT UP AREA (8+9+10) | 3787.50 |
| 12. PROPOSED AREAS | |
| (a) PROPOSED RESIDENTIAL AREA | 0.00 |
| (b) PROPOSED COMMERCIAL AREA | 2818.93 |
| (c) PROPOSED INDUSTRIAL AREA | 0.00 |
| (d) PROPOSED SPECIAL USE AREA | 1195.26 |
| TOTAL PROPOSED AREA (a+b+c+d) | 4014.18 |
| 13. SUB STRUCTURE AREA ADDITION (FOR FSI) | 0.00 |
| 14. SUB STRUCTURE AREA DEDUCTION (FOR FSI) | 0.00 |
| 15. EXCESS BALCONY AREA TAKEN IN F.S.I. | 303.61 |
| 16. EXISTING BUILT UP AREA | 0.00 |
| 17. SURRENDERED AREA | 000.00 |
| 18. TOTAL BUILT UP AREA PROPOSED | 4317.79 |
| 19. CONSUMED FSI | 2.85 |

| B) BALCONY STATEMENT | |
|---|---|
| (i) PERMISSIBLE BALCONY AREA | 537.12 |
| (ii) PROPOSED BALCONY AREA | 840.72 |
| (iii) EXCESS BALCONY AREA | 303.61 |

| C) TENEMENT STATEMENT | |
|---|---|
| (i) PROPOSED AREA (12) | 4014.18 |
| (ii) LESS NON_RESIDENTIAL AREA | 4014.18 |
| (iii) AREA AVAILABLE FOR TENEMENTS (i - ii) | 0.00 |
| (iv) TENEMENTS PERMISSIBLE 250.00/Hec. | 38 |
| (v) TENEMENTS PROPOSED | 0 |
| (vi) TENEMENTS EXISTING | 0 |
| (vii) TOTAL TENEMENTS ON THE PLOT (v+vi) | 0 |

PROJECT:
Survey No. : CTS No :
NAGPUR.

LEGEND

PLOT BOUNDARY SHOWN THICK BLACK
PROPOSED WORK SHOWN RED FILLED IN
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLUE DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON ..... AND THAT THE DIMENTIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS ..... SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

ARCHITECT: Ashtavinayak Consultancy Services Pvt. Ltd.
ASHFAQUE AHMED
COA REGD. NO. CA/1991/20066-2007, F.I.V-8724,
MIT L. S. No. 1559, Sur. Lic. No. 479
Architects, Valuers, Interior Designers, Town Planners
ARCHITECT'S SIGN

| JOB NO. | DRG. NO. | SCALE | DRAWN BY | CHECKED BY |
|---|---|---|---|---|
| | | 1:100 | | |
| INWARD NO. | 0079/BOG/TP/NMC/13 | DATE | 18-04-2013 | |
| KEY NO. | | SHEET NO. | Model | |

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AUTO-DCR CELL
PAID CHALLAN

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