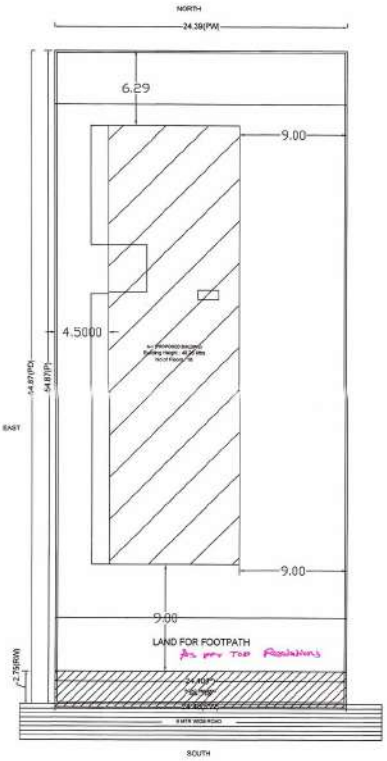
OFFICE OF THE CORPORATION OF THE CITY NAGPUR
Building Permit No. 2561/B/1 Ambazari
TP/MH/354 Date 26.06.19
SANCTIONED
subject to conditions mentioned in the building permit
Assistant Director Town Planning Nagpur Municipal Corporation
31/8/19

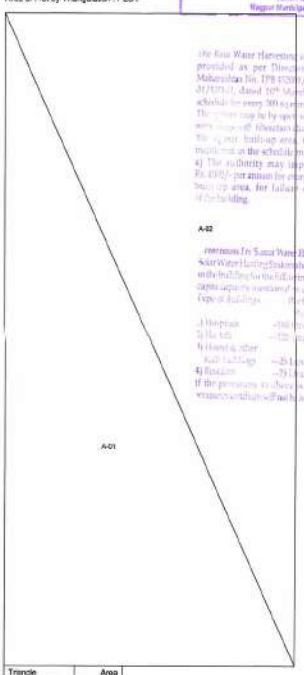
## ADJOINING PLOT NO. 240




**SITE PLAN**
**SCALE 1:200**




Area of Plot by Triangulation : PLOT




| Triangle | Area |
|---|---|
| A-01 | 668.93 |
| A-02 | 668.93 |
| Total (PLOT) | 1337.85 |

The Rain Water Harvesting is required as per provided as per Directives of Govt. of Maharashtra No. PR 0509/Q.733/CR - 258/ 2(3)/UD, dated 16th March, 2005 as per schedule for every 300 sq.mtrs. built-up area The owner may be by open well 1 no. dia 1 mtrs. cum-soft filtration chamber for every 300 sq.mtr. built-up area. Other options modification in the schedule may be adopted
a) The authority may impose a levy of Rs. 1000/- per annum for every 300 sq.mts. of built up area, for failure of the owner of the building.
Provision for Rain Water Harvesting System
Soak Water Hosting Structure should be installed only but not limited to the following provisions as per norms applicable mentioned under
Type of Buildings
1) Hospitals
2) Hotels
3) Malls & other
4) Residential

## STAMP OF APPROVAL

PLOT NO : 198
BELONGS TO — SIGN:
PRAFULVED INFRA PRIVATE LIMITED THROUGH DIRECTOR SHRI PRAFUL NARENDRA DESHMUKH

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 PLAN ON NAZUL PLOT NO.198,NMC HOUSE NO 230, WARD NO.73, CTS NO. 222, SITUATED AT - DHARAMPETH, MOUZA - AMBAZARI DIST. NAGPUR.**

| A) AREA STATEMENT | SQ.M. |
|---|---|
| 1. AREA OF PLOT | 1337.50 |
| 2. DEDUCTIONS FOR | |
| (a) ROAD SET-BACK (RW) | 67.07 |
| (b) PROPOSED ROAD (DP) | 0.00 |
| (c) RESERV AREA | 0.00 |
| (d) ENCROACHMENT AREA | 0.00 |
| (e) NDZ AREA | 0.00 |
| TOTAL (a+b+c+d+e) | 67.07 |
| 3. BALANCE AREA OF PLOT (1-2) | 1270.43 |
| 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) | 1270.43 |
| 6. ADDITION FOR NET PLOT | |
| (a) ROAD-1 SET-BACK ROAD_WINDING | 67.07 |
| (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 (DP) | 000.00 |
| (f) AMENITY SPACE | 000.00 |
| (f) NDZ AREA | 000.00 |
| (g) OTHER (CRZ AREA ETC.) | 00.00 |
| TOTAL (a+b+c+d+e+f+g) | 73.20 |
| 7. NET PLOT AREA (5+6) : | 1337.50 |
| 8. PERMISSIBLE FSI (AS PER TOD) | 3.500 |
| PERM. BUILT UP AREA (7 x 8) GR. DT 02-11-18 | 4681.25 |
| 9. TOD AREA PERMISSIBLE | 3007.12 |
| TOD AREA USED | 2679 |
| 10. SPECIAL CASES FSI | 00 |
| 11. TOTAL PERM. BUILT UP AREA (8+9+10) | 4681.25 |
| 12. PROPOSED AREAS | |
| (a) PROPOSED RESIDENTIAL AREA | 0.00 |
| (b) PROPOSED COMMERCIAL AREA | 4275.26 |
| (c) PROPOSED INDUSTRIAL AREA | 0.00 |
| (d) PROPOSED SPECIAL USE AREA | 0.00 |
| TOTAL PROPOSED AREA (a+b+c+d) | 4275.26 |
| 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. | 75.30 |
| 16. EXISTING BUILT UP AREA | 0.00 |
| 17. SURRENDERED AREA | 0.00 |
| 18. TOTAL BUILT UP AREA PROPOSED | 4350.56 |
| 19. CONSUMED FSI | 3.25 |
| B) BALCONY STATEMENT | |
| (i) PERMISSIBLE BALCONY AREA | 570.13 |
| (ii) PROPOSED BALCONY AREA | 638.24 |
| (iii) EXCESS BALCONY AREA | 75.30 |
| C) TENEMENT STATEMENT | |
| (i) PROPOSED AREA (12) | 4275.26 |
| (ii) LESS NON_RESIDENTIAL AREA | 4275.26 |
| (iii) AREA AVAILABLE FOR TENEMENTS (i - ii) | 0.00 |
| (iv) TENEMENTS PERMISSIBLE 250.00/HEC. | 33 |
| (v) TENEMENTS PROPOSED | 0.00 |
| (vi) TENEMENTS EXISTING | 0.00 |
| (vii) TOTAL TENEMENTS ON THE PLOT (v+vi) | 0 |

PROJECT:
Survey No. : CTS No : 222
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: — ARCHITECT'S SIGN:
PRANAV A LOKHOTIYA
AR. PRANAV LAKHOTIYA
NMC/R - 493
NEF - 2342

| JOB NO. | DWG. NO. | SCALE | DRAWN BY | CHECKED BY |
|---|---|---|---|---|
| | | 1:100 | | |
| INWARD NO. | 0166/AMZ/TP/N | DATE | 19-07-2018 | |
| KEY NO. | a1 | SHEET NO. | 1/5 | |

Disclaimer: AutoDCR is an input based software tool used by Municipal Corporations but the final approval lies with concerned Officer / Authority.

**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 | -NA- | 100 | NaN | 2 | NaN | 4 | NaN | 4 | NaN |
| Total | Required | - | - | - | NaN | - | NaN | - | NaN |
| Total | Proposed | - | - | - | 37 | - | 68 | - | 69 |

**BALCONY CALCULATIONS:** A (PROPOSED BUILDING)

| FLOOR | SIZE | OPEN | ENCLOSED | AREA | TOT. AREA |
|---|---|---|---|---|---|
| TYPICAL - 1, 2, 3... | 1.50 X 10.01 X 7 | 105.07(7) | 0.00(0) | 105.07 | 343.70 |
| | 1.50 X 22.73 X 7 | 238.83(7) | 0.00(0) | 238.83 | |
| TYPICAL - 9, 10, ... | 1.50 X 10.01 X 6 | 90.06(6) | 0.00(0) | 90.06 | 294.60 |
| | 1.50 X 22.73 X 6 | 204.54(6) | 0.00(0) | 204.54 | |
| Total | - | 638.24(26) | 0.00(0) | - | 638.24 |

**SCHEDULE OF OPENING:** A (PROPOSED BUILDING)

| NAME | LENGTH | HEIGHT | NOS. |
|---|---|---|---|
| W | 1.42 | 1.20 | 13 |
| W | 1.80 | 1.20 | 18 |
| W | 2.00 | 1.20 | 67 |
| W | 2.01 | 1.20 | 13 |

**SCHEDULE OF OPENING:** A (PROPOSED BUILDING)

| NAME | LENGTH | HEIGHT | NOS. |
|---|---|---|---|
| D | 0.90 | 2.10 | 01 |
| D | 1.20 | 2.10 | 01 |
| D | 1.28 | 2.10 | 26 |
| D | 1.42 | 2.10 | 02 |

**FLOOR WISE FSI STATEMENT:** A (PROPOSED 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-(0.04)) | | STAIR CASE | PASSAGE | LIFT/WALL | | |
| LOWER BASEMENT 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 | 12.23 | 0.00 | 2.81 | 0 | 0.00 |
| UPPER BASEMENT 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 | 16.27 | 0.00 | 2.81 | 0 | 0.00 |
| GROUND FLOOR | 356.97 | 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 | 12.23 | 5.54 | 2.79 | 0 | 356.97 |
| MEZZA. @ GROUND FLOOR | 117.26 | 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 | 12.23 | 4.56 | 1.41 | 0 | 117.26 |
| FIRST FLOOR | 283.47 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 42.52 | 49.10 | 49.10 | 0.00 | 6.58 | 0.00 | 12.23 | 79.31 | 12.61 | 0 | 283.47 |
| SECOND FLOOR | 283.47 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 42.52 | 49.10 | 49.10 | 0.00 | 6.58 | 0.00 | 12.23 | 79.31 | 2.81 | 0 | 283.47 |
| THIRD FLOOR | 283.47 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 42.52 | 49.10 | 49.10 | 0.00 | 6.58 | 0.00 | 12.23 | 79.31 | 2.81 | 0 | 283.47 |
| FOURTH FLOOR | 283.47 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 42.52 | 49.10 | 49.10 | 0.00 | 6.58 | 0.00 | 12.23 | 79.31 | 2.81 | 0 | 283.47 |
| FIFTH FLOOR | 283.47 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 42.52 | 49.10 | 49.10 | 0.00 | 6.58 | 0.00 | 12.23 | 79.31 | 2.81 | 0 | 283.47 |
| SIXTH FLOOR | 283.47 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 42.52 | 49.10 | 49.10 | 0.00 | 6.58 | 0.00 | 12.23 | 79.31 | 2.81 | 0 | 283.47 |
| SEVENTH FLOOR | 283.47 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 42.52 | 49.10 | 49.10 | 0.00 | 6.58 | 0.00 | 12.23 | 79.31 | 2.81 | 0 | 283.47 |
| EIGHTH 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 | 12.23 | 79.31 | 2.81 | 0 | 0.01 |
| NINTH FLOOR | 283.47 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 42.52 | 49.10 | 49.10 | 0.00 | 6.58 | 0.00 | 12.23 | 79.31 | 2.81 | 0 | 283.47 |
| TENTH FLOOR | 283.47 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 42.52 | 49.10 | 49.10 | 0.00 | 6.58 | 0.00 | 12.23 | 79.31 | 2.81 | 0 | 283.47 |
| ELEVENTH FLOOR | 283.47 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 42.52 | 49.10 | 49.10 | 0.00 | 6.58 | 0.00 | 12.23 | 79.31 | 2.81 | 0 | 283.47 |
| TWELFTH FLOOR | 295.70 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 44.35 | 49.10 | 49.10 | 0.00 | 4.75 | 0.00 | 0.00 | 79.31 | 2.81 | 0 | 295.70 |
| THIRTEENTH FLOOR | 295.70 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 44.35 | 49.10 | 49.10 | 0.00 | 4.75 | 0.00 | 0.00 | 79.31 | 2.81 | 0 | 295.70 |
| FOURTEENTH FLOOR | 374.93 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 56.23 | 49.10 | 49.10 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2.81 | 0 | 374.93 |
| Total | 4275.26 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 570.13 | 638.24 | 638.24 | 0.00 | 75.30 | 0.00 | 187.49 | 1041.13 | 58.95 | 0 | 4275.26 + 75.30 |

**ALTERNATE TERRACE:** A (PROPOSED BUILDING)

| FLOOR | PERM. | PROP. | EXCESS |
|---|---|---|---|
| LOWER BASEMENT FLOOR | 0.00 | 0.00 | 0.00 |
| UPPER BASEMENT FLOOR | 0.00 | 0.00 | 0.00 |
| GROUND FLOOR | 0.00 | 0.00 | 0.00 |
| MEZZANINE @ GROUND FLOOR | 0.00 | 0.00 | 0.00 |
| FIRST FLOOR | 42.52 | 0.00 | 0.00 |
| SECOND FLOOR | 42.52 | 0.00 | 0.00 |
| THIRD FLOOR | 42.52 | 0.00 | 0.00 |
| FOURTH FLOOR | 42.52 | 0.00 | 0.00 |
| FIFTH FLOOR | 42.52 | 0.00 | 0.00 |
| SIXTH FLOOR | 42.52 | 0.00 | 0.00 |
| SEVENTH FLOOR | 42.52 | 0.00 | 0.00 |
| EIGHTH FLOOR | 0.00 | 0.00 | 0.00 |
| NINTH FLOOR | 42.52 | 0.00 | 0.00 |
| TENTH FLOOR | 42.52 | 0.00 | 0.00 |
| ELEVENTH FLOOR | 42.52 | 0.00 | 0.00 |
| TWELFTH FLOOR | 42.52 | 0.00 | 0.00 |
| THIRTEENTH FLOOR | 42.52 | 0.00 | 0.00 |
| FOURTEENTH FLOOR | 42.52 | 0.00 | 0.00 |
| TERRACE FLOOR | 0.00 | 0.00 | 0.00 |
| Total | 552.76 | 0.00 | 0.00 |

**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-(0.04)) | | | STAIR CASE | PASSAGE | LIFT/WALL | | |
| A-1 [PROPOSED BUILDING] | 4275.26 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 552.76 | 638.24 | 638.24 | 0.00 | 75.30 | 0.00 | - | 224.18 | 1120.44 | 58.95 | 0 | 4275.26 + 75.30 |
| Total | 4275.26 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 552.76 | 638.24 | 638.24 | 0.00 | 75.30 | 0.00 | 1273.43 | 224.18 | 1120.44 | 58.95 | 0 | 4275.26 + 75.30 |