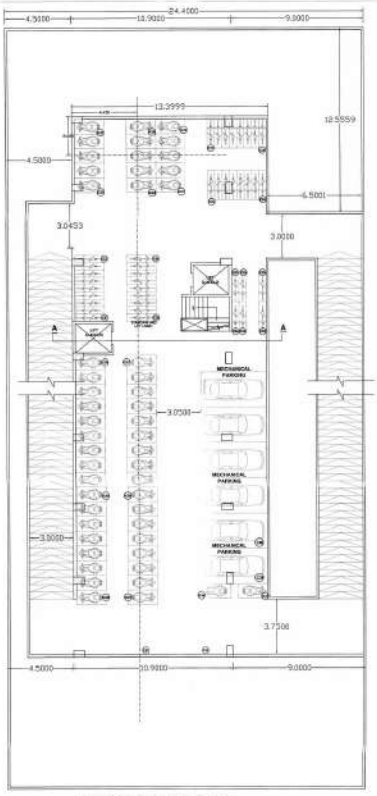
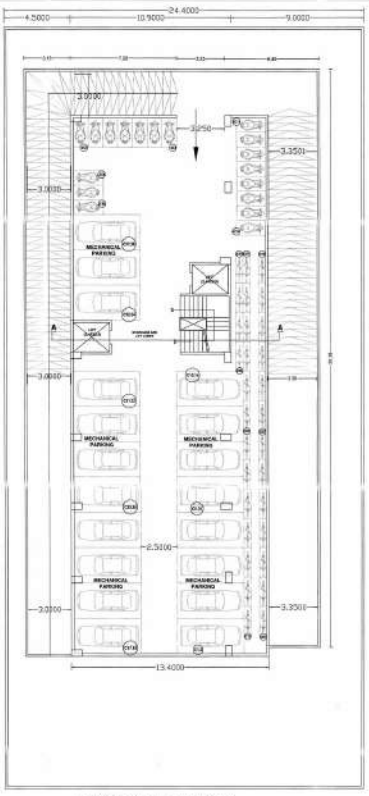
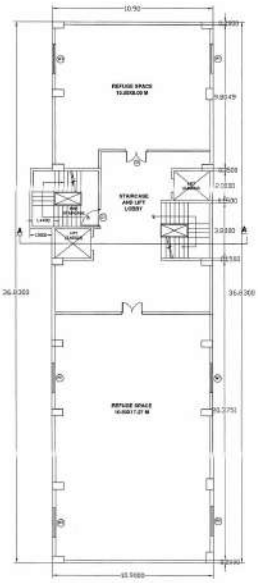


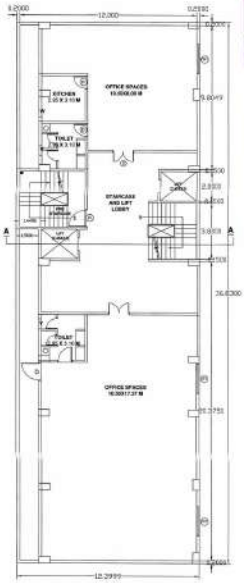

**UPPER BASEMENT PLAN**
**1:100**



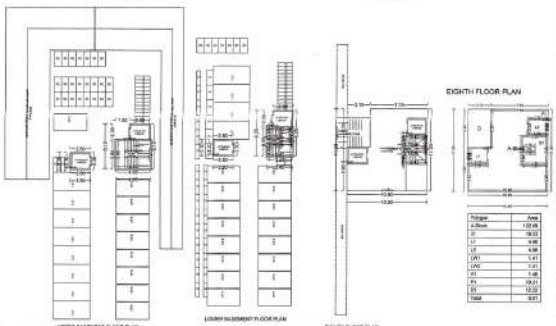

**LOWER BASEMENT PLAN**
**1:100**




**EIGHT (REFUSE) FLOOR PLAN**
**1:100**




**11 th FLOOR PLAN**
**1:100**




LOWER BASEMENT FLOOR PLAN

| Polygon | Area |
|---|---|
| A-Block | 6.40 |
| C1 | 0.00 |
| LT | 0.04 |
| LIFT | 1.61 |
| Total | 8.05 |

LOWER BASEMENT FLOOR PLAN

| Polygon | Area |
|---|---|
| A-Block | 21.56 |
| C1 | 7.48 |
| LT | 6.05 |
| LIFT | 1.48 |
| C2 | 7.48 |
| S1 | 10.03 |
| Total | 9.58 |

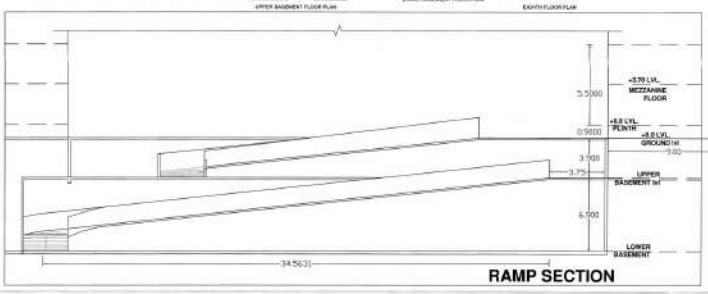
UPPER BASEMENT FLOOR PLAN

| Polygon | Area |
|---|---|
| A-Block | 6.40 |
| C1 | 0.00 |
| S2 | 6.05 |
| LT | 0.05 |
| LIFT | 1.61 |
| Total | 0.00 |

UPPER BASEMENT FLOOR PLAN

| Polygon | Area |
|---|---|
| A-Block | 25.37 |
| C1 | 0.00 |
| S2 | 9.58 |
| S3 | 4.29 |
| LT | 5.65 |
| LIFT | 1.61 |
| V1 | 1.48 |
| S1 | 16.37 |
| Total | 0.00 |

| Polygon | Area |
|---|---|
| A-Block | 122.48 |
| S1 | 19.33 |
| LT | 4.98 |
| LE | 4.98 |
| LIFT | 1.47 |
| LFD | 7.41 |
| S1 | 1.48 |
| F1 | 29.51 |
| S1 | 12.22 |
| Total | 9.61 |




**RAMP SECTION**

**FLOOR WISE FSI STATEMENT:-**A (PROPOSED BUILDING)

| FLOORS | PROPOSED BUILT UP AREA | | | | EXISTING BUILT UP AREA | | | | BALCONY AREA | | | | EXISTING | PROP PREMIUM AREA | | | | PROPOSED | TOTAL BUILT UP AREA |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | COMM. | RESI. | IND. | SPEC. | COMM. | RESI. | IND. | SPEC. | PREM.(A)(PROPOSED) | OPEN(B) | SHED(C) | EXCESS OPEN(A) | TERRACE | STAIR CASE | PASSAGE | LIFT WALL | | TENEMENTS | |
| 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 | 12.22 | 6.00 | 2.81 | 0 | 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 | 16.07 | 6.00 | 2.81 | 0 | 0 | 0.00 |
| GROUND FLOOR | 206.91 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 12.22 | 6.06 | 2.79 | 0 | 0 | 226.97 |
| MEZZA -@ SPECIAL FLOOR | 117.28 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 12.22 | 4.50 | 1.41 | 0 | 0 | 117.28 |
| FIRST FLOOR | 283.47 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 42.52 | 46.10 | 46.10 | 0.00 | 0.00 | 12.22 | 79.31 | 2.81 | 0 | 0 | 283.47 |
| SECOND FLOOR | 283.47 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 42.52 | 46.10 | 46.10 | 0.00 | 0.00 | 12.22 | 79.31 | 2.81 | 0 | 0 | 283.47 |
| THIRD FLOOR | 283.47 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 42.52 | 46.10 | 46.10 | 0.00 | 0.00 | 12.22 | 79.31 | 2.81 | 0 | 0 | 283.47 |
| FOURTH FLOOR | 283.47 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 42.52 | 46.10 | 46.10 | 0.00 | 0.00 | 12.22 | 79.31 | 2.81 | 0 | 0 | 283.47 |
| FIFTH FLOOR | 283.47 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 42.52 | 46.10 | 46.10 | 0.00 | 0.00 | 12.22 | 79.31 | 2.81 | 0 | 0 | 283.47 |
| SIXTH FLOOR | 283.47 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 42.52 | 46.10 | 46.10 | 0.00 | 0.00 | 12.22 | 79.31 | 2.81 | 0 | 0 | 283.47 |
| SEVENTH FLOOR | 283.47 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 42.52 | 46.10 | 46.10 | 0.00 | 0.00 | 12.22 | 79.31 | 2.81 | 0 | 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 | 12.22 | 79.31 | 2.81 | 0 | 0 | 0.00 |
| NINTH FLOOR | 283.47 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 42.52 | 46.10 | 46.10 | 0.00 | 0.00 | 12.22 | 79.31 | 2.81 | 0 | 0 | 283.47 |
| TENTH FLOOR | 256.47 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 42.52 | 46.10 | 46.10 | 0.00 | 0.00 | 12.22 | 79.31 | 2.81 | 0 | 0 | 283.47 |
| ELEVENTH FLOOR | 267.47 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 42.52 | 46.10 | 46.10 | 0.00 | 0.00 | 12.22 | 79.31 | 2.81 | 0 | 0 | 283.47 |
| TWELFTH FLOOR | 256.70 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 44.28 | 46.10 | 46.10 | 0.00 | 4.73 | 0.00 | 0.00 | 79.31 | 2.81 | 0 | 284.76 |
| THIRTEENTH FLOOR | 256.70 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 44.28 | 46.10 | 46.10 | 0.00 | 4.73 | 0.00 | 0.00 | 79.31 | 2.81 | 0 | 284.76 |
| FOURTEENTH FLOOR | 274.65 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 66.33 | 46.10 | 46.10 | 0.00 | 0.00 | 0.00 | 0.00 | 2.81 | 0 | 0 | 315.83 |
| Total | 4275.85 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 570.13 | 636.34 | 636.34 | 0.00 | 77.33 | 0.00 | 967.40 | 1941.13 | 36.99 | 0 | 4275.85 + 77.33 |

SHEET NO.5/5

OFFICE OF THE CORPORATION OF THE CITY NAGPUR
Plot / Layout No. 228 Dated 24-8-17
SANCTIONED
Subject to remarks if any
Nagpur Municipal Corporation

STAMP OF APPROVAL

PLOT NO. 118
BELONGS TO
PRATIKJEE MITRA PRIVATE LIMITED THROUGH DIRECTOR SHRI PRAFUL NARENDRA SEDAMKAR
LAND USE: ASTER DIRECTION (DEVELOPMENT PLAN) : COMMERCIAL
LOCATION OF PROP. : MOUZA-DHARAMPETH
LOND AS PER REFERENCE at :-
PROP BLOCK USE SUBMITTED AS PER PLAN : COMMERCIAL

SPECIFICATIONS

**PROPOSED COMMERCIAL COMPLEX PLAN ON NAZUL PLOT NO.118,ANIL HOUSE,NO.228, WARD NO.73, CTS NO. 220, SITUATED AT - DHARAMPETH MOUZA - AMBAZARI DIST. NAGPUR.**

| A) AREA STATEMENT | SQ.M. |
|---|---|
| 1. AREA OF PLOT | 1937.97 |
| 2. DEDUCTIONS FOR | |
| (a) ROAD 30" WIDE* (R/W) | 67.97 |
| (b) PROPOSED ROAD (SP) | 0.00 |
| (c) RESERV AREA | 0.00 |
| (d) BROADCAST AREA | 0.00 |
| (e) NO AREA | 0.00 |
| TOTAL (a+b+c+d+e) | 67.97 |
| 3. BALANCE AREA OF PLOT (1-2) | 1870.00 |
| 4. DEDUCTIONS FOR | |
| (a) AMENITY SPACE (IF ZERO/NIL) | 0.00 |
| (b) RESERVATIONS, AMOUNT OF (ROAD/NALA) | 0.00 |
| (c) NALA AREA 800.00 | |
| 5. NET BALANCE PLOT AREA OF PLOT (3-4) | 1870.00 |
| 6. ADDITION FOR NET PLOT | |
| (a) ROAD / SET BACK ROAD WIDENING | 67.97 |
| (b) ROAD SETBACK | 550.00 |
| (c) ROAD SETBACK | 550.00 |
| (d) ROAD SETBACK | 550.00 |
| (e) PROPOSED ROAD (SP) | 0.00 |
| (f) AMENITY SPACE | 0.00 |
| (g) NO AREA | 0.00 |
| (h) OTHERS (ANY) (SPECIFY) | 0.00 |
| TOTAL (a+b+c+d+e+f+g+h) | 0.00 |
| 7. NET PLOT AREA (5+6) | 1937.97 |
| 8. PERMISSIBLE FSI (AS PER TDR) | 3.00 |
| TOTAL BUILT UP AREA (1 x 2) OR (7 x 8) | 4687.25 |
| 9. TOTAL PROPOSED BUILT UP AREA (B+G+1E) | 4687.25 |
| 10. AMENITIES | |
| (a) PROPOSED RESIDENTIAL AREA | 0.00 |
| (b) PROPOSED COMMERCIAL AREA | 4275.85 |
| (c) PROPOSED INDUSTRIAL AREA | 0.00 |
| (d) PROPOSED SPECIAL (GLA) AREA | 0.00 |
| TOTAL PROPOSED AREA (a+b+c+d) | 4275.85 |
| 11. SUB STRUCTURE AREA (EXISTING FOR RS) | 0.00 |
| 12. SUB STRUCTURE AREA (DEDUCTION (FOR TDR)) | 0.00 |
| 13. EXCESS BALCONY AREA TAKEN IN F.S.I. | 70.20 |
| 14. EXISTING BUILT UP AREA | 0.00 |
| 15. DEMOLISHED AREA | 0.00 |
| 16. TOTAL BUILT UP AREA PROPOSED | 4345.45 |
| 17. SURRENDER PR | 0.00 |
| B) BALCONY STATEMENT | |
| (i) PERMISSIBLE BALCONY AREA | 529.13 |
| (ii) PROPOSED BALCONY AREA | 529.34 |
| (iii) EXCESS BALCONY AREA | 70.20 |
| C) TENEMENT STATEMENT | |
| (i) PROPOSED AREA (>0) | 4275.85 |
| (ii) LESS NON RESIDENTIAL AREA | 4275.85 |
| (iii) AREA AVAILABLE FOR TENEMENTS (i-ii) | 0.00 |
| (iv) TENEMENTS PERMISSIBLE 250 SQ.M/DU | 00 |
| (v) TENEMENTS PROPOSED | 0.00 |
| (vi) TENEMENTS EXISTING | 0.00 |
| (vii) TOTAL TENEMENTS ON THE PLOT (v+vi) | 0 |

PROJECT:
Survey No. CTS no. 220
NAGPUR.

LEGEND
PLOT BOUNDARY
PROPOSED WORK ROOMS RED COLOR
BRAMHAN C (NE SHOWN RED COLOR)
SC (SC SHOWN BLUE COLOR)
BRAHMA (BRAHMAN GREEN)
BRAHMA (BRAHMAN YELLOW)

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIZES ETC OF THE PLOT STATED ON THE PLAN ARE AS INDICATED ON THE SITE AND THE AREA ACCORDINGLY IS SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/OTHER PLANNING BODIES RECORDS.

ARCHITECT: PRANAV A. LOKHOTIYA
REG.NO. - 4918

| SCALE | DRAWN | CHECKED |
|---|---|---|
| 1:100 | | |

DRAWING NO. 05/08/2017/PRATIKJEE/ DATE 16-07-2018
CITY NO. sh SHEET NO. 5/5

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