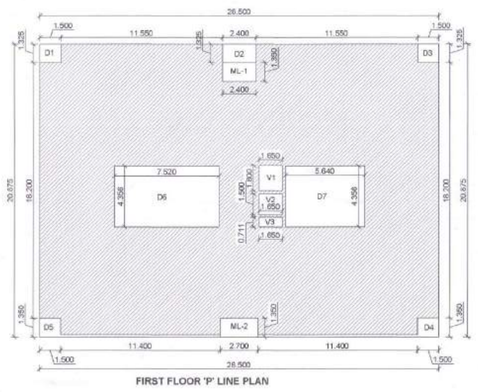
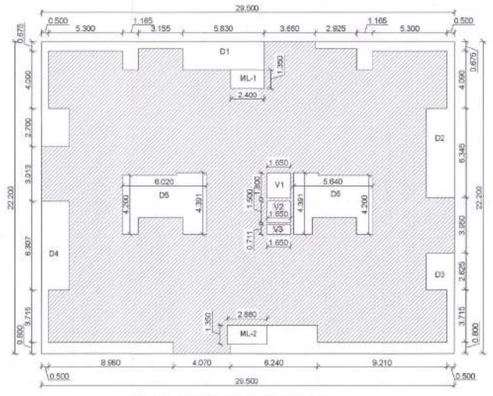
SHEET NO. - 1/2



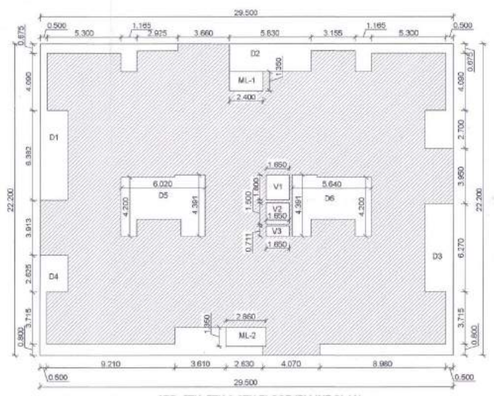
FIRST FLOOR 'P' LINE PLAN

BUILT UP AREA CALCULATION FOR FIRST FLOOR COMMERTIAL			
AREA NAME	LENGTH	WIDTH	AREA (SQ.M.)
BLOCK	28.500	20.875	594.938
BLOCK AREA TOTAL			594.938
DEDUCTION			
V1	1.650	1.800	2.970
V2	1.650	1.500	2.475
V3	1.650	0.711	1.173
ML-1	2.400	1.350	3.240
ML-1	2.700	1.350	3.645
D1	1.500	1.325	1.988
D2	2.400	1.325	3.180
D3	1.500	1.325	1.988
D4	-	-	3.735
D5	-	-	3.735
D6	7.520	4.356	32.757
D7	5.640	4.356	24.568
TOTAL DEDUCTION			85.453
NET BUILT UP AREA			509.484



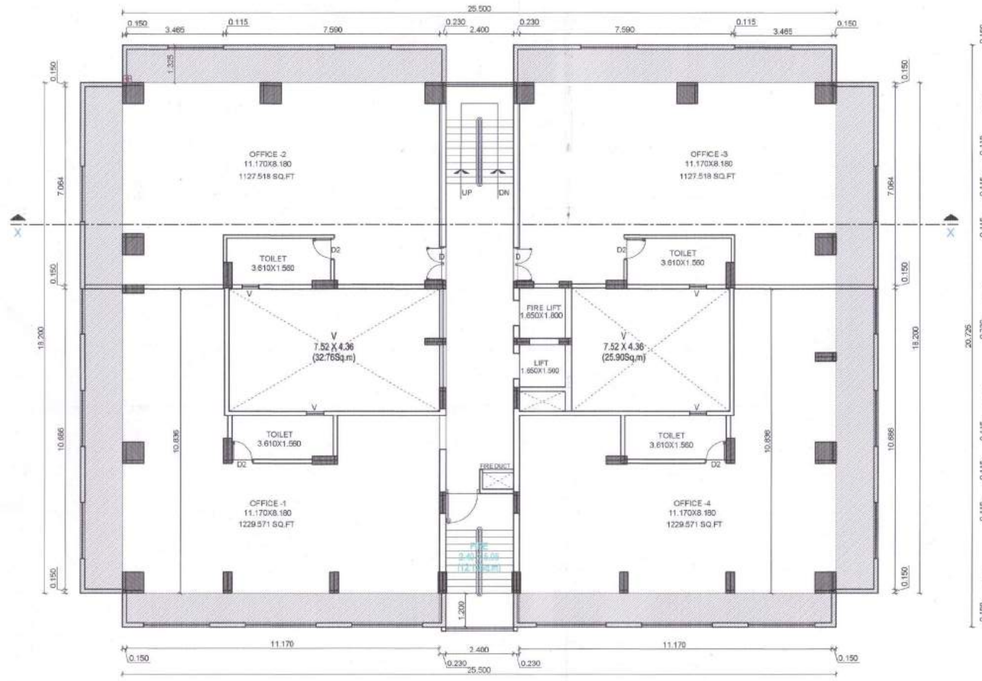
2ND, 4TH, 6TH & 8TH FLOOR 'P' LINE PLAN

BUILT UP AREA CALCULATION FOR 2ND,4TH, 6TH & 8TH FLOOR RESIDENTIAL			
AREA NAME	LENGTH	WIDTH	AREA (SQ.M.)
BLOCK	29.500	22.200	654.900
BLOCK AREA TOTAL			654.900
DEDUCTION			
V1	1.650	1.800	2.970
V2	1.650	1.500	2.475
V3	1.650	0.711	1.173
ML-1	2.400	1.350	3.240
ML-1	2.860	1.350	3.861
D1	-	-	26.927
D2	-	-	22.442
D3	-	-	23.805
D4	-	-	22.056
D7	-	-	21.907
D8	-	-	20.239
TOTAL			151.095
BUILT UP AREA [AS PER OUTER CONSTRUCTION LINE (P LINE)]			503.805

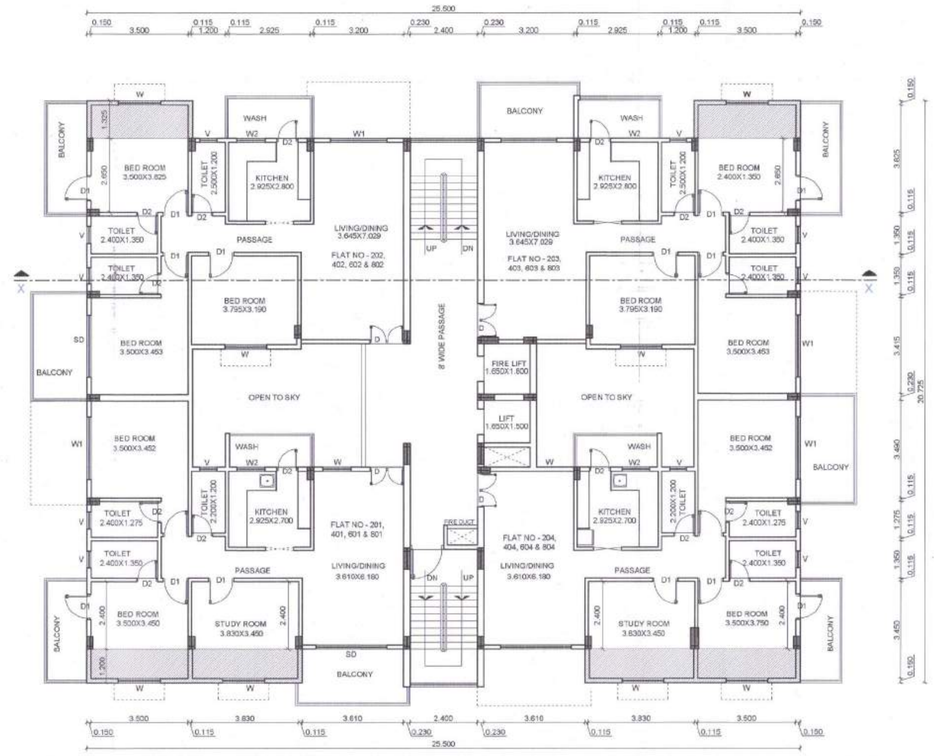


3RD, 5TH, 7TH & 9TH FLOOR 'P' LINE PLAN

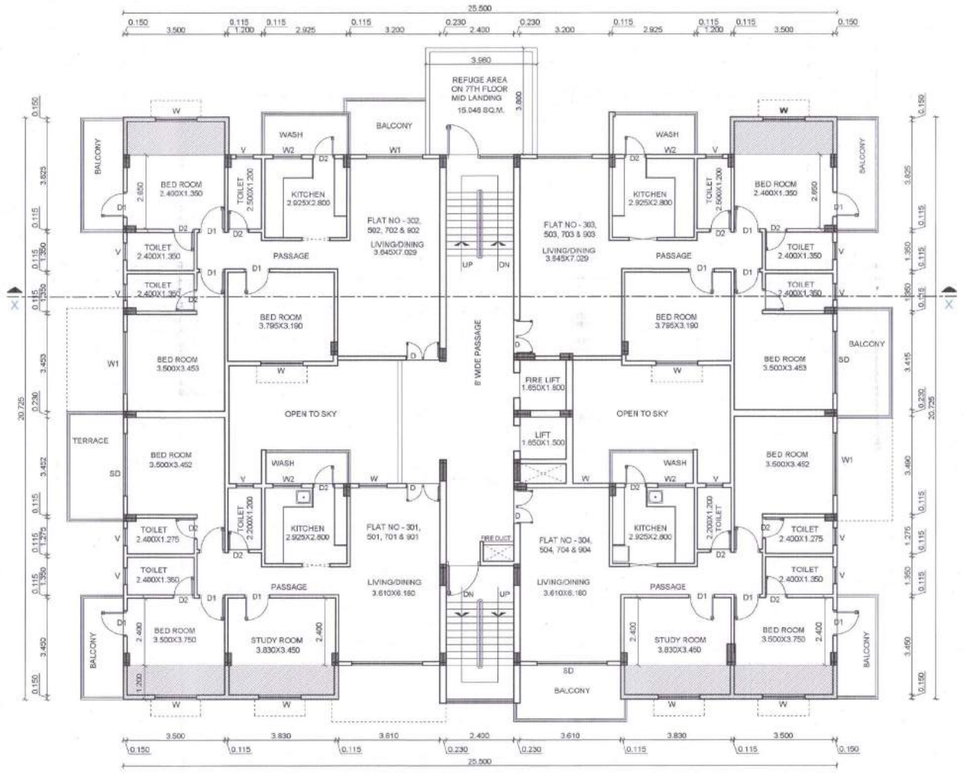
BUILT UP AREA CALCULATION FOR 3RD,5TH, 7TH & 9TH FLOOR RESIDENTIAL			
AREA NAME	LENGTH	WIDTH	AREA (SQ.M.)
BLOCK	29.500	22.200	654.900
BLOCK AREA TOTAL			654.900
DEDUCTION			
V1	1.650	1.800	2.970
V2	1.650	1.500	2.475
V3	1.650	0.711	1.173
ML-1	2.400	1.350	3.240
ML-1	2.860	1.350	3.861
D1	-	-	22.517
D2	-	-	26.927
D3	-	-	21.981
D4	-	-	23.805
D7	-	-	21.907
D8	-	-	20.239
TOTAL			151.095
BUILT UP AREA [AS PER OUTER CONSTRUCTION LINE (P LINE)]			503.805



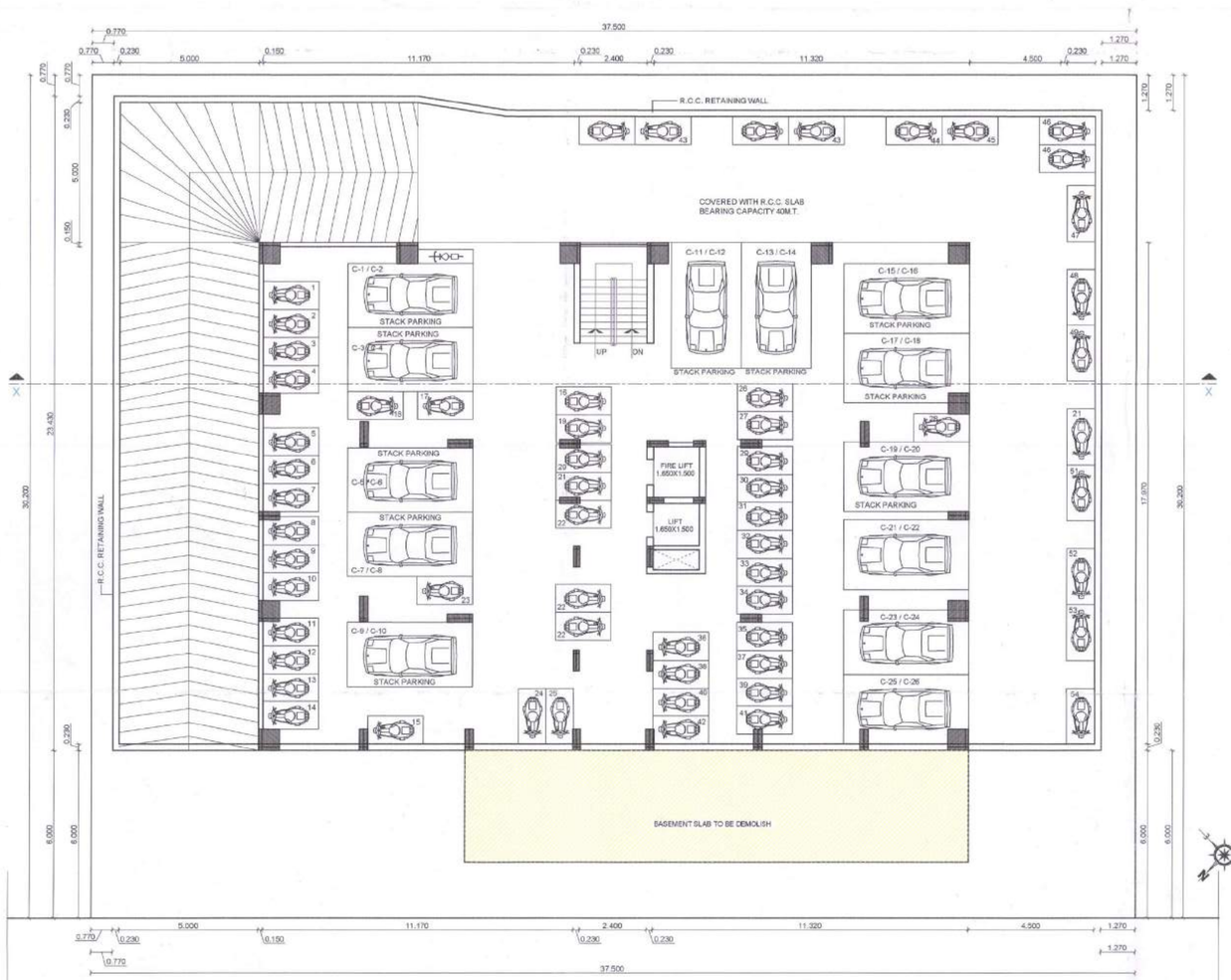
EXISTING FIRST FLOOR PLAN SCALE 1 : 100



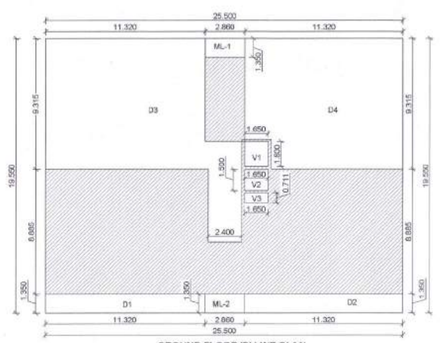
2ND, 4TH, 6TH & 8TH FLOOR PLAN SCALE 1 : 100



3RD, 5TH, 7TH & 9TH FLOOR PLAN SCALE 1 : 100

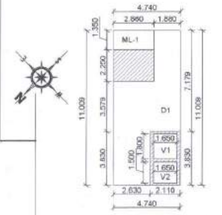


EXISTING BASEMENT FLOOR PLAN SCALE 1 : 100



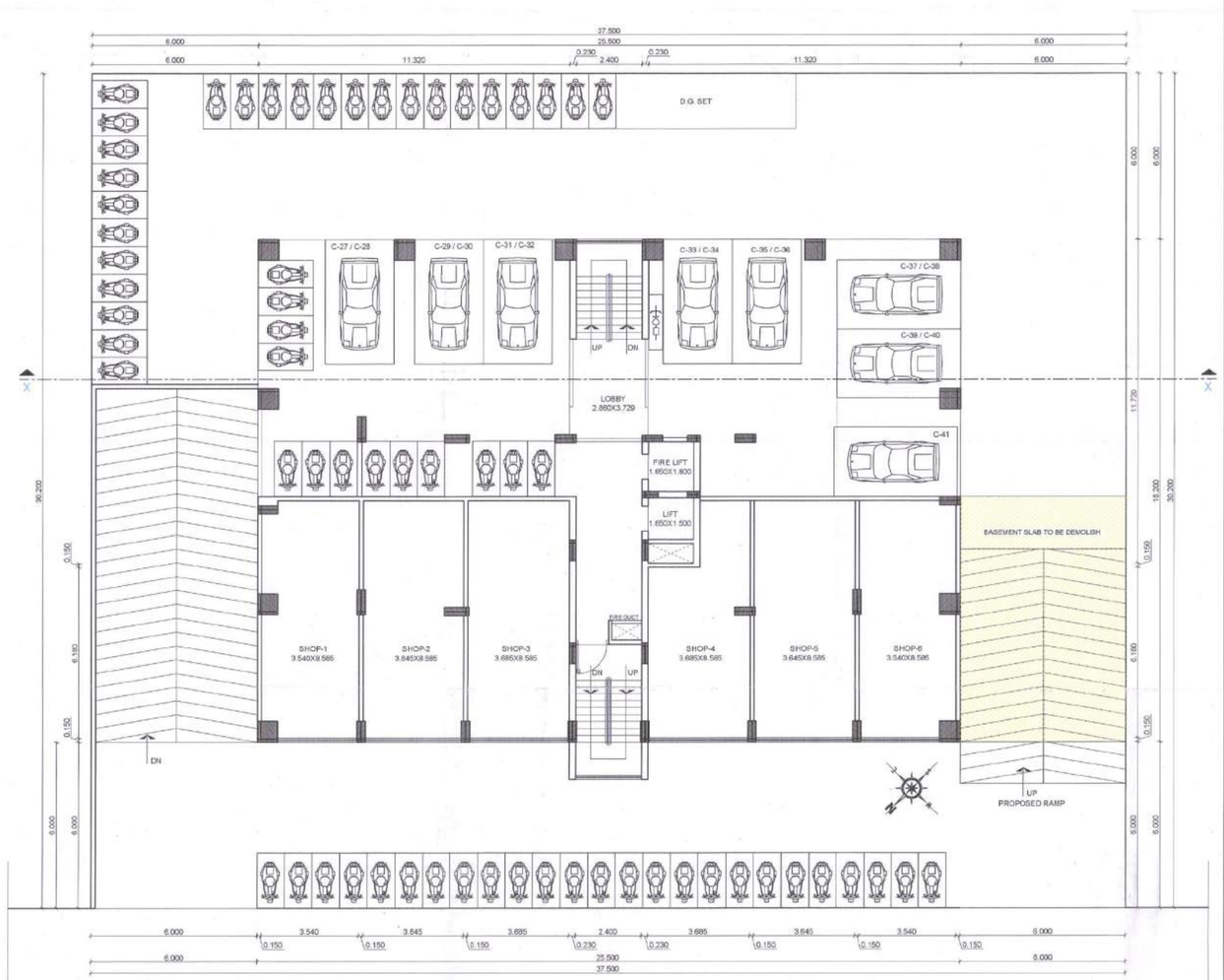
GROUND FLOOR 'P' LINE PLAN

BUILT UP AREA CALCULATION FOR GROUND FLOOR COMMERTIAL			
AREA NAME	LENGTH	WIDTH	AREA (SQ.M.)
BLOCK	25.500	19.550	498.525
BLOCK AREA TOTAL			498.525
DEDUCTION			
V1	1.650	1.800	2.970
V2	1.650	1.500	2.475
V3	1.650	0.711	1.173
ML-1	2.860	1.350	3.861
ML-1	2.860	1.350	3.861
D1	11.320	1.350	15.282
D2	11.320	1.350	15.282
D3	-	-	123.116
D4	-	-	101.432
TOTAL DEDUCTION			269.452
NET BUILT UP AREA			229.073



BASEMENT 'P' LINE PLAN

BUILT UP AREA CALCULATION FOR BASEMENT FLOOR RESIDENTIAL			
AREA NAME	LENGTH	WIDTH	AREA (SQ.M.)
BLOCK	4.740	11.009	52.183
BLOCK AREA TOTAL			52.183
DEDUCTION			
V1	1.650	1.800	2.970
V2	1.650	1.500	2.475
ML-1	2.860	1.350	3.861
D3	....	....	33.805
TOTAL DEDUCTION			43.111
NET BUILT UP AREA			9.072



EXISTING GROUND FLOOR PLAN SCALE 1 : 100

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 321/BP/Mahada/TP/NMC/162 Date 07/12/22
SANCTIONED
subject to conditions mentioned in the building permit
Assistant Director of Town Planning
Nagpur Municipal Corporation

...the Rain Water Harvesting is required to be provided as per Directon of Govt. of Maharashtra No. TPB 432001/2133 CR - 230/01/UD-II, dated 10th March, 2005 as per schedule for every 300 sq.mtrs. built-up area. The system may be by open well 1 mtr. dia to ... mtrs. deep with filtration chamber for every 500 sq.mtr. built-up area. Other options mentioned in the schedule may be adopted
a) The authority may impose a levy of Rs. 1000/- per annum for every 100 sq.mts. of built-up area, for failure of the owner of the building.

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

Type of Buildings	Per Capita Capacity Recommended
i) Hospitals	-100 Ltrs./day/person.
ii) Hotels	-150 Ltrs./day/passage.
iii) Hostel & others such buildings	--25 Ltrs./day/person.
iv) Residential	--25 Ltrs./day/person.

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

Proforma - I : Area Statement

PROPOSED COMMERCIAL & RESIDENTIAL BUILDING PLAN ON PLOT NO. - ..... SURVEY NO. - 2040, SHEET NO. - ..... M. NO. - 1646, WARD NO. - 75, MOUZA - KHAMLA , KHAMLA ROAD, - NAGPUR.

Stamp of Approval of Plan

AREA STATEMENT		
1	Area Of Plot (Minimum area of plot to be considered)	1132.500
	(a) As Per Ownership document (7/12, CTS extract)	1132.500
	(b) As Per Measurement sheet	1132.500
	(c) As Per Site	1132.500
2	Deduction for	
	(a) Proposed D.P. / D.P. Road Widening Area / Service Road / Highway Widening	0.000
	(b) Any D.P. Reservation Area	0.000
	Total (a+b)	0.000
3	Balance Area of Plot (1-2)	1132.500
4	Amenity Space (if applicable)	
	(a) Required -	0.000
	(b) Adjustment of 2(b), if any	0.000
	(c) Balance Proposed -	0.000
5	Net Plot Area (3-4(C))	1132.500
6	Recreational Open Space (if applicable)	
	(a) Required -	0.000
	(b) Proposed -	0.000
7	Internal Road Area	0.000
8	Mutable Area (if applicable)	0.000
9	Built up area with reference to Basic FSI as per Front Road Width (Sr. No. 1xbasic FSI)	1415.625
10	Additional of FSI in Payment of Premium	
	(a) Maximum permissible Premium FSI - Based on Road with / TOD Zone.	566.250
	(b) Proposed FSI on Payment of Premium.	566.250
11	In-situ FSI / TDR Loading	
	(a) In-situ area against D.P. Road (2.0 x Sr. No. 2 (a)), if any	0.000
	(b) In-situ Area against Amenity Space if handed over (2.00 or 3.85 x Sr. No. 4 (b) and / or (c))	0.000
	(c) TDR Area	3302.375
	(d) Total In-situ / TDR Loading Proposed (11 (a) + (b) + (c))	3302.375
12	Additional FSI Area Under Chapter No. 7	0.000
13	Total entitlement of FSI in the proposal	
	(a) [9 + 10 (b) +11 (c)] or 12 whichever is applicable	3284.250
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges	1843.067
	(c) Total entitlement (a+b)	5127.317
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)	2.750
15	Total Built-up Area in proposal. (excluding area at Sr. No. 17 b)	
	(a) Existing Built-up Area	0.000
	(b) Proposed Built-up Area [as per 'P'-line)	4778.068
	(c) Total (a+b)	4778.068
16	F.S.I. Consumed (15/13) (should not be more than serial No. 14 Above)	2.590
17	Area for inclusive Housing, if any	
	(a) Required (20% of sr. No. 5)	
	(b) Proposed	

Certificate Of Area:
Certificate that the plot under reference was survey by me on .....and 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 Record Department / City Survey Record.

Signature
(Sandeep R. Pandit)

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 plan. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safty at the work site.

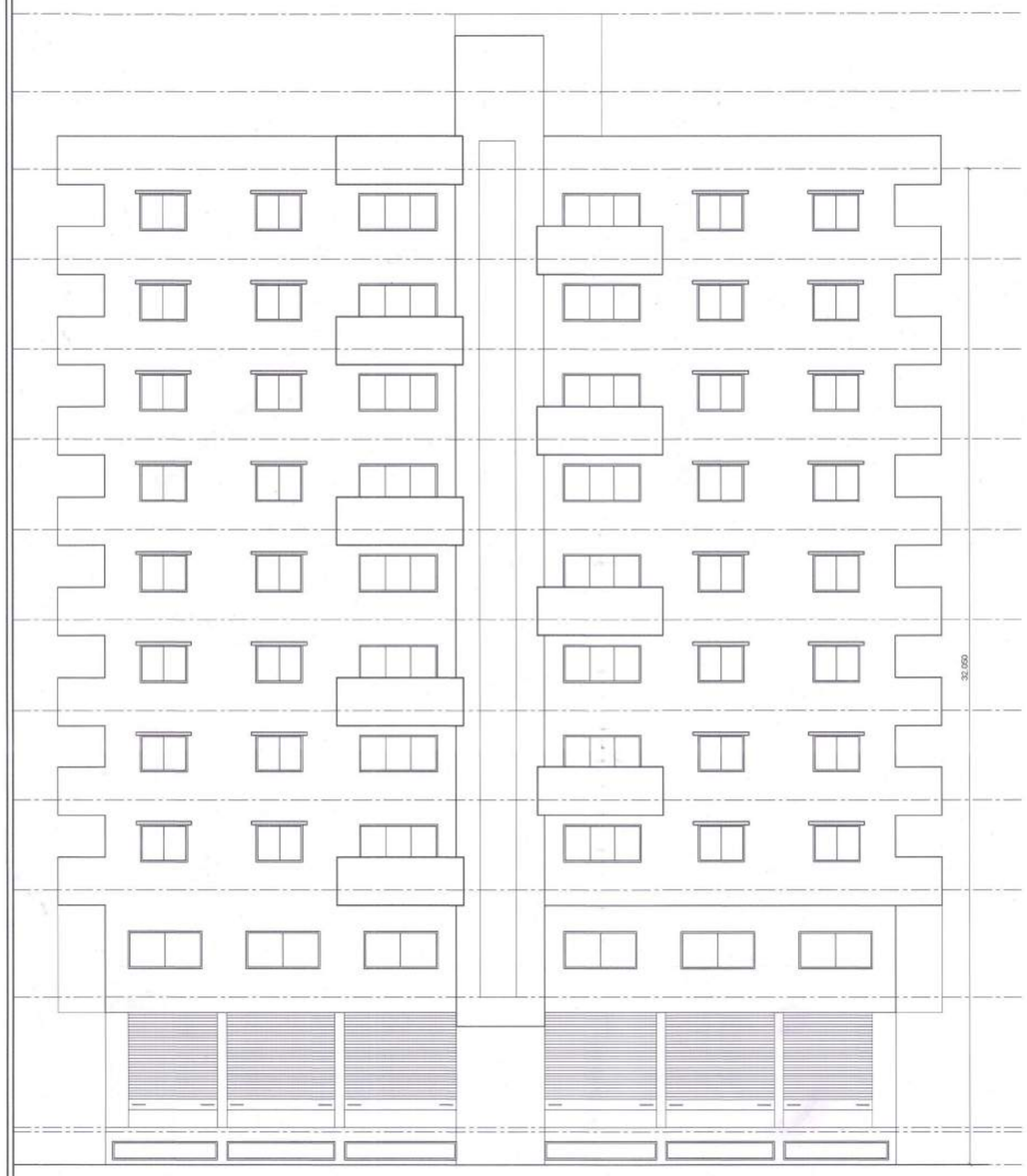
Owner(s) Name and Signature
BELONGING TO,
M/S GOVIND URBAN CREDIT CO-OP SOCIETY LTD.
THROUGH ITS PRESIDENT
SHRI ABHIJIT GOVINDRAO WANJARI
President Govind Urban Cr. Co-op. Society Ltd. NAGPUR

Architects Name and Signature
SANDEEP PANDIT
ARCHITECT
N.I.T.L.S. NO. 2388
N.M.C./R- 524

SANDEEP PANDIT ARCHITECTS
architects • interiors • landscape designers
PLNO.883, SHOP NO. 4, JARAR APARTMENT, TRIMURTI NAGAR, NEAR N.I.T. GARDEN, NAGPUR, Mob. 09975497212
E-Mail: sandeeppandit.architects@gmail.com

C.O.A. REG. NO	N.I.T. REG. NO	N.M.C. REG. NO
CA / 2010 / 49238	2388	N.M.C. / R - 524
SCALE 1:100 & 1:200		DRAWN BY S.P.
DATE 04-03-2021		CHECKED BY S.P.
JOB NO. SPA-NGP-WN		ARCH. DWG. NO. A-01-0
		REV.

Note - ALL DIMENSIONS ARE IN METERS.



FRONT ELEVATION SCALE 1 : 100



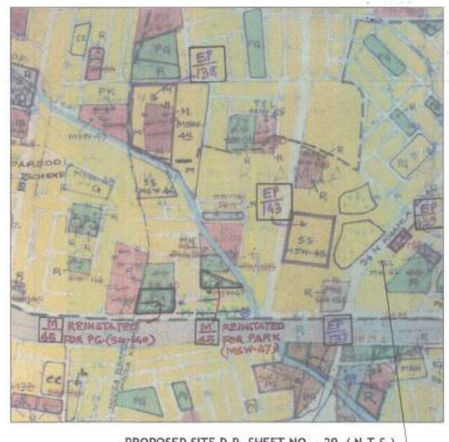
SECTION AT X-X SCALE 1 : 100

Form of Statement 3 [Sr. No. 9 (g)] Area details of Apartment							
Building No.	Floor No.	Apartment No.	Carpet Area of Apartment	No. Of Flat	Total Carpet Area of Apartment	Area of Balcony attached to Apartment	Total Area of Balcony attached to Apartment
1	2	3	4	5	6	7	8
1	GROUND FLOOR	SHOP-1	30.389	1	30.389	12.570	12.570
		SHOP-2	31.291	1	31.291	9.286	9.286
		SHOP-3	31.634	1	31.634	9.247	9.247
		SHOP-4	27.113	1	27.113	9.282	9.282
		SHOP-5	31.291	1	31.291	13.265	13.265
		SHOP-6	30.389	1	30.389	9.247	9.247
	1ST FLOOR	OFFICE -1	114.234	1	114.234	13.260	13.260
		OFFICE -2	104.301	1	104.301	9.247	9.247
		OFFICE -3	104.301	1	104.301	9.397	9.397
		OFFICE -4	114.234	1	114.234	9.247	9.247
	2ND, 4TH, 6TH & 8TH FLOOR	201, 401, 601 & 801	86.646	4	346.584	22.378	89.512
		202, 402, 602 & 802	90.781	4	363.124	23.727	94.908
		203, 403, 603 & 803	90.781	4	363.124	22.877	91.508
		204, 404, 604 & 804	86.777	4	347.108	22.724	90.896
	3RD, 5TH, 7TH & 9TH FLOOR	301, 501, 701 & 901	86.646	4	346.584	22.649	90.596
		302, 502, 702 & 902	90.781	4	363.124	22.877	91.508
		303, 503, 703 & 903	90.781	4	363.124	23.802	95.208
		304, 504, 704 & 904	86.777	4	347.108	22.688	90.752
Total				42	3465.057		846.936

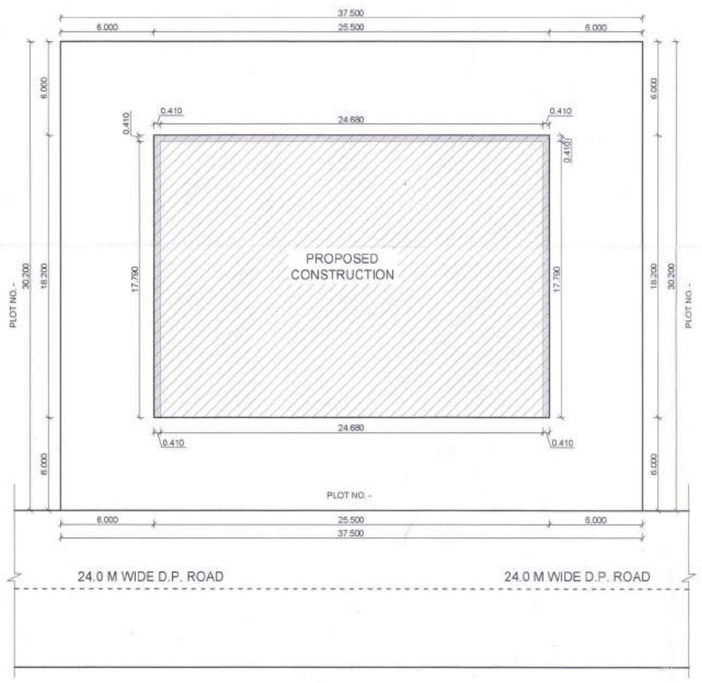
PARKING CALCULATION							
TENEMENT AREA	AS PER RULE		TENEMENT	PARKING			
	CAR	SCOOTER		CAR		SCOOTER	
				REQD.	PROP.	REQD.	PROP.
For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1	3	32	32	32	96	96
VISITORS PARKING @ 5%				2	2	5	5
Mercantile (For Every 100 sq.m. carpet area or fraction thereof	2	6	619	12	12	37	37
TOTAL				46	46	138	138
MULTIPLYING FACTOR FOR NAGPUR CORPORATION AREA			0.90	41	41	124	124
TOTAL				41	41	124	124

Relaxation Area Statement		
FLOOR	Relaxation Area	Remark
GROUND/STILT FLOOR	25.042	Marginal Relaxation
1ST FLOOR	25.042	Marginal Relaxation
2ND FLOOR	25.042	Marginal Relaxation
3rd FLOOR	25.042	Marginal Relaxation
4th FLOOR	25.042	Marginal Relaxation
5th FLOOR	25.042	Marginal Relaxation
6th FLOOR	25.042	Marginal Relaxation
7th FLOOR	25.042	Marginal Relaxation
8th FLOOR	25.042	Marginal Relaxation
9th FLOOR	25.042	Marginal Relaxation
TOTAL	250.420	

Form of Statement 2 [Sr. No. 9 (a)] Proposed Building		
Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line.
	Basement	9.07166
	Ground	229.073
	1st Floor	509.484
	2nd Floor	503.805
	3rd Floor	503.80
	4th Floor	503.805
	5th Floor	503.805
	6th Floor	503.805
	7th Floor	503.805
	8th Floor	503.805
	9th Floor	503.805
	Total	4778.068



PROPOSED SITE D.P. SHEET NO. - 29 (N.T.S.)



SITE PLAN SCALE 1 : 200

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 381/RH/Ward/10 TP/NMC/57 Date 18/4/22
SANCTIONED
subject to conditions mentioned in the building permit
Assistant Director Town Planning Nagpur Municipal Corporation

The Rain Water Harvesting is required to be provided as per Directon of Govt. of Maharashtra No. TPB 432001/2133 CR - 230/01/UD-II, dated 10th March, 2005 as per schedule for every 300 sq.mtrs. built-up area The system may be by open well 1 mtr. dia 6 mtrs. deep with filteration chamber for every 300 sq.mtr. Built-up area. Other options mentioned in the schedule may be adopted
a) The authority may impose a levy of Rs. 1000/- per annum for every 100 sq.mts. of built-up area, for failure of the owner of the building.

Provisions For Solar Water Heating System
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.

Proforma - I : Area Statement

PROPOSED COMMERCIAL & RESIDENTIAL BUILDING PLAN ON PLOT NO. - ....., SURVEY NO. - 2040, SHEET NO. - ....., M. NO. - 3646, WARD NO. - 75, MOUZA - KHAMLA , KHAMLA ROAD , -NAGPUR.

Stamp of Approval of Plan

AREA STATEMENT		
1	Area Of Plot (Minimum area of a,b,c to be considerd)	1132.500
	(a) As Per Ownership document (7/12, CTS extract)	1132.500
	(b) As Per Measurment sheet	1132.500
	(c) As Per Site	1132.500
2	Deduction for	
	(a) Proposed D.P. / D.P. Road Widening Area / Service Road / Highway Widening	0.000
	(b) Any D.P. Reservation Area	0.000
	Total (a+b)	0.000
3	Balance Area of Plot (1-2)	1132.500
4	Amenity Space (if applicable)	
	(a) Required -	0.000
	(b) Adjustment of 2(b), if any	0.000
	(c) Balance Proposed -	0.000
5	Net Plot Area (3-4(C))	1132.500
6	Recreational Open Space (if applicable)	
	(a) Required -	0.000
	(b) Proposed -	0.000
7	Internal Road Area	0.000
8	Pictable Area (if applicable)	0.000
9	Built up area with reference to Basic FSI as per Front Road Width (Sr. No. 5xbasic FSI)	3415.625
10	Additional of FSI In Payment of Premium	
	(a) Maximum permissible Premium FSI - Based on Road With / TOD Zone.	566.250
	(b) Proposed FSI on Payment of Premium.	566.250
11	In-situ FSI / TDR Loading	
	(a) In-situ area against D.P. Road [2.0 x Sr. No. 2 (a)], if any	0.000
	(b) In-situ Area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and / or (c)]	0.000
	(c) TDR Area	1302.375
	(d) Total In-situ / TDR Loading Proposed (11 (a) + (b) + (c))	1302.375
12	Additional FSI Area Under Chapter No. 7	0.000
13	Total entitlement of FSI in the proposal	
	(a) [9 + 10 (b) +11 (d)] or 12 whichever is applicable	3284.250
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges	1843.067
	(c) Total entitlement (a+b)	5127.317
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)	2.750
15	Total Built-up Area in proposal. (excluding area at Sr. No. 17 b)	
	(a) Existing Built-up Area	0.000
	(b) Proposed Built-up Area (as per 'P-line)	4778.068
	(C) Total (a+b)	4778.068
16	F.S.I. Consumed (15/13) (should not be more than serial No. 14 Above)	2.590
17	Area for Inclusive Housing, if any	
	(a) Required (20% of sr. No. 5)	
	(b) Proposed	

Certificate Of Area:
Certificate that the plot under reference was survey by me on .....and dimentions 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 Record Department / City Survey Record.

Signature
(Sandeep R. Pandit)

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 plan. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safty at the work site.

Owner(s) Name and Signature
BELONGING TO,
M/S GOVIND URBAN CREDIT CO-OP SOCIETY LTD.
THROUGH ITS PRESIDENT
SHRI ABHIJIT GOVINDRAO WANJARI
President Govind Urban Cr. Co-op. Society Ltd. NAGPUR.

Architects Name and Signature
SANDEEP PANDIT
ARCHITECT
N.I.T.L.S. NO. 2388
N.M.C./R- 524

SANDEEP PANDIT ARCHITECTS
architects • interiors • landscape designers
PL.NO. 59B, SHOP NO. -1, JAIRAM APATMENT, TRIMURTI NAGAR
NEAR N.I.T. GARDEN, NAGPUR, Mob. 09975497212
E-Mail: sandeeppanditarchitects@gmail.com

C.O.A. REG. NO	N.I.T. REG. NO	N.M.C. REG. NO
CA / 2010 / 49238	2388	N.M.C. / R - 524
SCALE 1:100 & 1:200		DEALT BY S.P.
DATE 04-03-2021		CHECKED BY S.P.

JOB NO. SPA-NGP-WN ARCH. DWG. NO. A-01-0 REV.

Note - ALL DIMENSIONS ARE IN METERS.