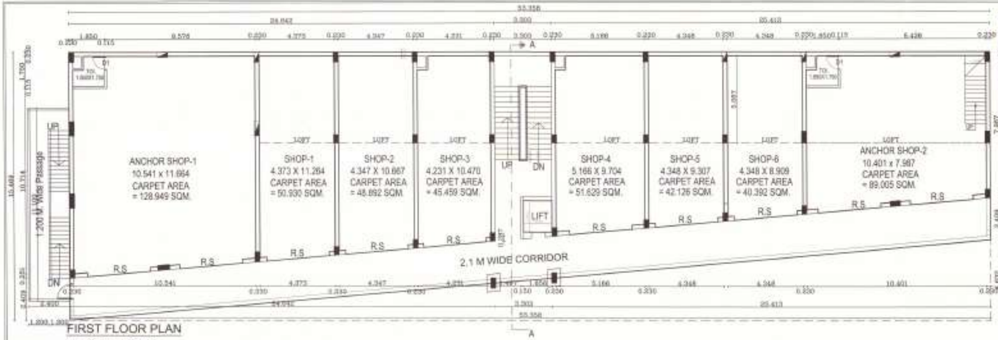
FIRST & SECOND FLOOR
LHS BUILDING
SHEET NO. 3 / 24



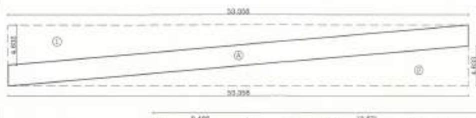
FIRST FLOOR PLAN
(LHS BUILDING)

FIRST FLOOR BUILT UP AREA CALCULATION
A 53.358 X 13.060 X 1.00 = 696.855 SQM.
TOTAL = 696.855 SQM.
DEDUCTIONS
1 1.653 X 1.800 X 1.00 = 2.975 SQM.
2 53.358 X 4.632 X 0.50 = 123.577 SQM.
TOTAL DEDUCTION = 126.550 SQM.
NET AREA = 570.300 SQM.

CORRIDOR AREA CALCULATION
ADD 2.100 M WIDE CORRIDOR = 108.566 SQM.
TOTAL = 108.566 SQM.

STAIRCASE AREA
A 2.400 X 11.100 X 1.00 = 26.640 SQM.
TOTAL = 26.640 SQM.

TOTAL FIRST FLOOR P-LINE AREA
570.300 + 108.566 + 26.640 =
TOTAL = 705.506 SQM.

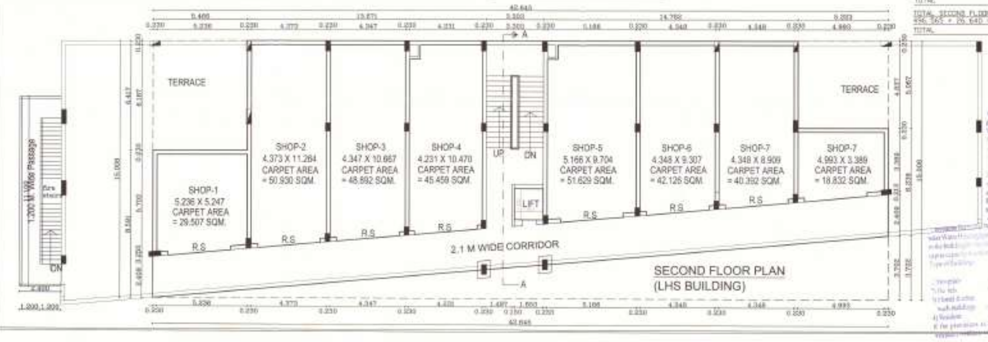


BALCONY AT FIRST FLOOR AREA CALCULATION
A 53.358 X 7.042 X 1.00 = 375.747 SQM.
TOTAL = 375.747 SQM.
DEDUCTIONS
1 53.358 X 4.632 X 0.50 = 123.577 SQM.
2 53.358 X 4.633 X 0.50 = 123.604 SQM.
TOTAL DEDUCTION = 247.181 SQM.
NET AREA = 128.566 SQM.

SECOND FLOOR BUILT UP AREA CALCULATION
A 42.645 X 15.008 X 1.00 = 640.016 SQM.
TOTAL = 640.016 SQM.
DEDUCTIONS
1 5.466 X 6.417 X 1.00 = 35.075 SQM.
2 5.223 X 5.067 X 1.00 = 26.465 SQM.
3 1.653 X 1.800 X 1.00 = 2.975 SQM.
4 42.645 X 3.702 X 0.50 = 78.936 SQM.
TOTAL DEDUCTION = 143.450 SQM.
NET AREA = 496.563 SQM.

STAIRCASE AREA
A 2.400 X 11.100 X 1.00 = 26.640 SQM.
TOTAL = 26.640 SQM.

TOTAL SECOND FLOOR P-LINE AREA
496.563 + 26.640 =
TOTAL = 523.203 SQM.



SECOND FLOOR PLAN
(LHS BUILDING)

OFFICE OF THE CORPORATION OF THE CITY NAGPUR
SANCTIONED

Proforma – I: Area Statement	Drawing Sheet No.
EXISTING/PROPOSED COMMERCIAL & RESIDENTIAL APARTMENT BUILDING AT PLOT NO.-1, C.T.S. NO.-101(PART), SHEET NO. 259, 260, 269, 270 & 271, MOUZA - NAGPUR, KH. NO.-419, 420, 424, 426/1, HOUSE NO.-061, WARD NO.-8, UMRER ROAD, GANESHPETH, NAGPUR.	

Stamps of Approval of Plans:

AREA STATEMENT

1		Area of plot (Minimum area of a, b, c to be considered)	
	(a)	As per ownership document (lease deed)	85500.811
	(b)	as per measurement sheet (skitv patrika)	85500.811
	(c)	as per site	85500.811
2		Deductions for	
	(a)	Proposed D.P./D.P. Road widening Area/Service Road/Highway widening	
	(b)	Any D.P. Reservation area	
		Total (a+b)	
3		Balance Area of Plot (1-2)	85500.811
4		Amenity Space (if applicable)	
	(a)	Required	
	(b)	Adjustment of 2(b), if any	
	(c)	Balance Proposed	
5		Net Plot Area (3 - 4 (c))	85500.811
6		Recreational Open Space (if applicable)	
	(a)	Required	
	(b)	Proposed	
7		Internal Road Area	
8		Plottable Area (if applicable)	
9		Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI)	171001.822
10		Addition of FSI on payment of premium	
	(a)	Maximum permissible premium FSI - based on road width / TOD Zone	
	(b)	Proposed FSI on payment of premium	
11		In-situ FSI/TDR Loading	
	(a)	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	
	(b)	In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and /or (c)]	
	(c)	TDR area	
	(d)	Total in-situ/TDR loading proposed (11 (a) + (b) + (c))	
12		Additional FSI area under Chapter No. 7	
13		Total entitlement of FSI in the proposal	
	(a)	[9 + 10 (b) +11 (d)] or 12 whichever is applicable	171001.822
	(b)	Ancillary Area FSI upto 60% or 80% with payment of charges = 171001.822 - (56337.290 + 53897.770 = 110235.060) = 60766.562	48813.250
	(c)	Total entitlement (a +b)	219814.872
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)	
	(a)	Existing & Proposed Built up Area to be retained as per previous sanction	110235.060
	(b)	Proposed Built up Area (as per 'P-Line')	38145.021
	(c)	Total (a +b)	148380.081
16		F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.676
17		Area for Inclusive Housing, if any	
	(a)	Required (20% of Sr. No. 5 or FSI used for residential purpose) = 20% of 110235.060	22047.012
	(b)	Proposed (Tower I, J, K)	22234.540

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.

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.

Goldbricks Infrastructure Pvt. Ltd.
Owner(s) name and signature

Architect name and signature - Ar. Rajesh Jaiswal

Job No.	Drawing No.	Scale	Drawn by	Checked By	Registration no. of Architect
		1:100,1:200			CA/90/16607