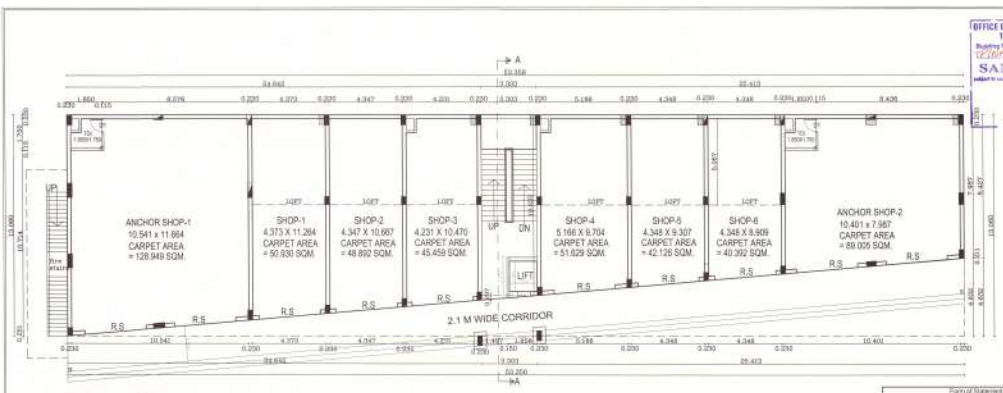


GROUND FLOOR PLAN
(LHS BUILDING) (EXISTING WITH SANCTION)



GROUND FLOOR BUILT UP AREA CALCULATION
A 53.356 X 13.060 X 1.00 = 696.855 SQM
TOTAL = 696.855 SQM
DEDUCTIONS
1 3.303 X 2.030 X 1.00 = 6.705 SQM
2 1.653 X 1.800 X 1.00 = 2.975 SQM
3 53.356 X 4.432 X 0.70 = 165.577 SQM
TOTAL DEDUCTION = 175.257 SQM
NET AREA = 563.598 SQM

CORRIDOR AREA CALCULATION
A 53.356 X 2.100 X 1.00 = 112.050 SQM
TOTAL = 112.050 SQM

TOTAL GROUND FLOOR P+L INC AREA
563.598 + 112.050 =
TOTAL = 675.640 SQM

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. /X1127/R2/2016
Date. 19/12/16
SANCTIONED
subject to conditions mentioned in the building permit

Assistant Director Town Planning
Nagpur Municipal Corporation

GROUND FLOOR
LHS BUILDING
SHEET NO. 2 / 24

Proforma – I: Area Statement

EXISTING/PROPOSED COMMERCIAL & RESIDENTIAL APARTMENT BUILDING AT PLOT NO.-1, C.T.S. NO.- 191(PART), SHEET NO. 299, 298, 288, 270 & 271, MOUZA - NAGPUR, KH. NO.- 418, 420, 424, 426/1, HOUSE NO.- 581, WARD NO.- 8, UMRER ROAD, GANESHPETH, NAGPUR.

Drawing Sheet No.

Stamps of Approval of Plans

AREA STATEMENT

1	Area of plan (Minimum area of a, b, c to be considered)		
	(a) As per ownership document (lease deed)		85500.611
	(b) as per measurement sheet (deny-patrika)		85500.611
	(c) as per site		85500.611
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)		85500.611
4	Amenity Space (if applicable)		
	(a) Required		
	(b) Adjustment of 2(b), if any		
	(c) Balance Proposed		
5	Net Plot Area (3 - 4 (c))		85500.611
6	Recreational Open Space (if applicable)		
	(a) Required		
	(b) Proposed		
7	Internal Road Area		
8	Portable 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	Inviting FSI/TDR's loading		
	(a) Inviting area against D.P. road [2.0 x Sr. No. 2 (a)], if any		
	(b) Inviting area against Amenity Space (if handed over [2.00 or1.88 x (b) Nb. 4 (b)wind back)]		
	(c) TDR area		
	(d) Total inviting FDR loading proposed (11 (a) + (b) + (c))		
12	Additional FSI on area under Chapter No. 7		
13	Total entitlement of FSI in the proposal		
	(a) (9 + 10 (d) +11 (d)) or 12 whichever is applicable		171001.822
	(b) Ancillary Area FSI upto 80% or 60% with payment of charges = (171001.822 – 85537.290 + 63867.770 + 110236.080) = 69798.382		48613.293
	(c) Total entitlement (a +b)		219614.872
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 1.8 or 1.8)		
15	Total Built-up Area in proposed (including area at Sr No.17 b)		
	(a) Existing & Proposed Built-up Area to be retained as per previous sanction		115236.080
	(b) Proposed Built-up Area (as per "F-Line")		38145.021
	(c) Total (a +b)		148350.081
16	F.S.I Consumed (15/13) (should not be more than serial No.14 above.)		0.870
17	Area for inclusive Housing, if any		
	(a) Required (20% of Sr. No. 5 or FSI used for residential purpose) = 20% of 115236.080		22234.512
	(b) Proposed (Tower1, 2, 4)		22234.640

Certificate of Area:
Certified that the plot under reference was surveyed by me on and the dimensions of radius 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.

Gaddiwala 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 / 200			CA/2010/807

Form of Statement 2 (Sr. No. 9 (a))		
Proposed Building (Commercial)		
Building No.	Floor No.	Total Built Up area of floor as per outer construction line/previous sanction
1	2	3
LHS	Ground	675.640
	1st	725.930
	2nd*	523.305
	3rd*	176.071
	Total-LHS	2100.416
RHS	Basement	12.750
	Ground	884.250
	1st	583.136
	2nd*	515.872
	3rd*	55.310
	Total-RHS	2051.818
Super Market	Basement	48.180
	Ground	1319.842
	1st	1456.797
	2nd	1469.017
	3rd	1303.577
	4th	1201.980
	Total (A)	8799.160
Retail & Office	Basement	151.633
	Total (B)	151.633
Retail - 1	Ground	1067.550
	1st	2634.793
	2nd	2634.793
	3rd	2634.793
	Total (C)	9672.389
Office	Ground	849.566
	Mezzanine	529.154
	1st	1413.305
	2nd	1284.969
	3rd	1284.969
	4th	1284.969
	5th	1284.969
	6th	1284.969
	7th	1284.969
	8th	1284.969
	9th	1284.969
	10th	1284.969
	11th	1284.969
	12th	1284.969
	13th	1284.969
	14th	1284.969
	Total (D)	16232.667
	Total (LHS+RHS +A+B+C+D)	38145.021