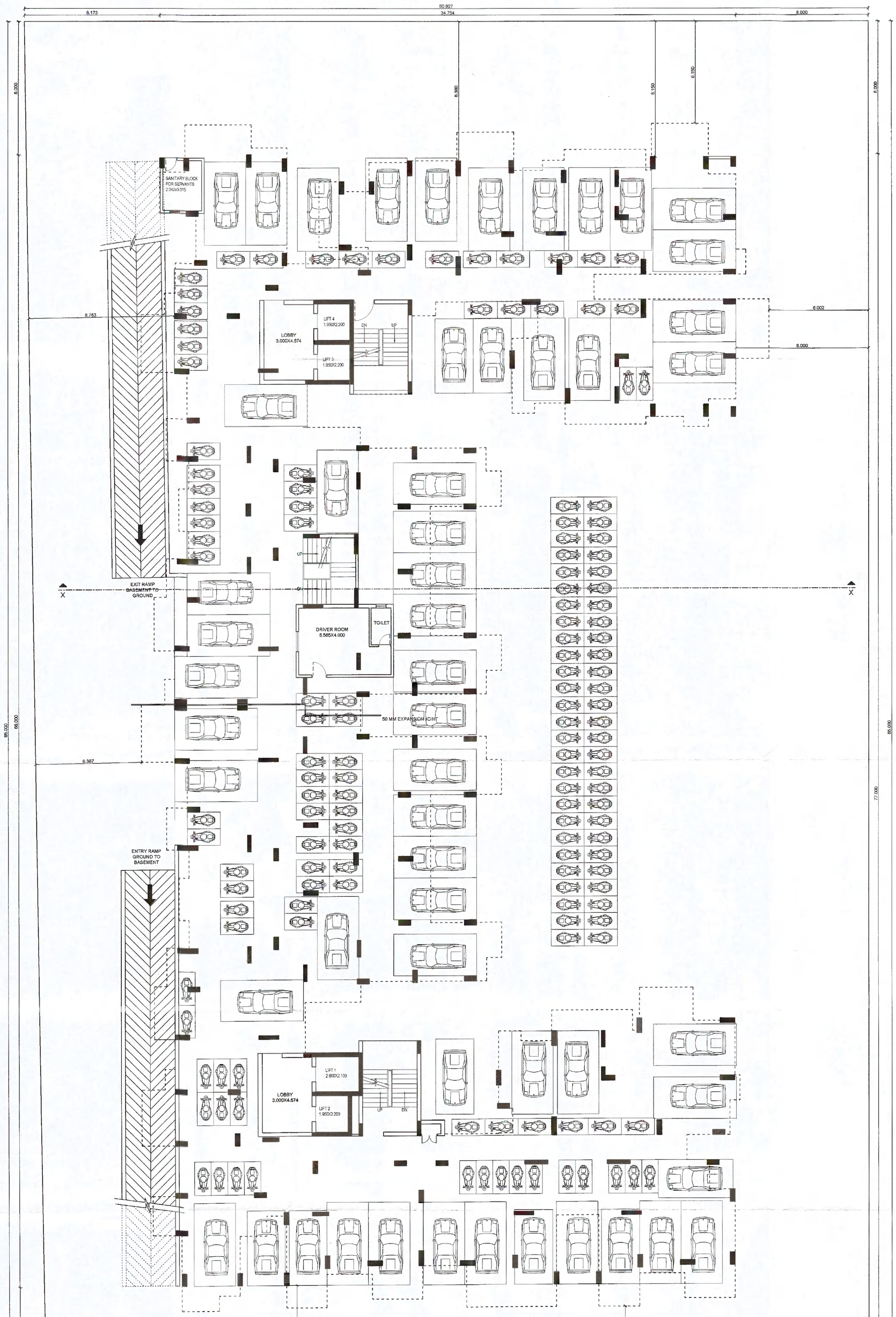
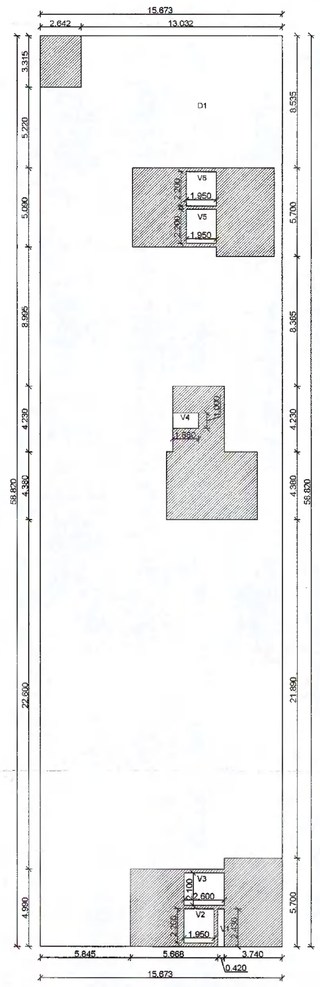
SHEET NO. - 3/6
PROPOSED GROUND FLOOR PLAN





BUILT UP AREA CALCULATION FOR GROUND FLOOR RESIDENTIAL			
AREA NAME	LENGTH	WIDTH	AREA (SQ.M.)
BLOCK	15.673	58.820	921.885
BLOCK AREA TOTAL			921.885
DEDUCTION			
V1	0.420	2.480	1.021
V2	1.950	2.200	4.290
V3	2.600	2.100	5.460
V4	1.680	1.000	1.680
V5	1.950	2.200	4.290
V6	1.950	2.200	4.290
D1	---	---	772.709
TOTAL DEDUCTION			793.740
NET BUILT UP AREA			128.146

Proforma - I : Area Statement

DRAWING SHOWING PROPOSED FLAT SCHEME ON PLOT NO. - 08 KH. NO. - 78, 166, 167 & 168, CTS NO. - 489 & 648, SHEET NO. -....., MUNUCIPAL HOUSE NO- 1047/8, WARD NO. -74, MOUZA - JAITALA, TAH DIST, TAH. & DIST. - NAGPUR.

Stamp of Approval of Plan

AREA STATEMENT		
1	Area Of Plot (Minimum area of a,b,c to be considerd)	4277.200
	(a) As Per Ownership document (7/12, CTS extract)	4277.200
	(b) As Per Measurment sheet	4277.200
	(c) As Per Site	4277.200
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)	4277.200
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))	4277.200
6	Recreational Open Space (if applicable)	
	(a) Required -	0.000
	(b) Proposed -	0.000
7	Internal Road Area	0.000
8	Plotable Area (if applicable)	0.000
9	Built up area with reference to Basic FSI as per Front Road Width (Sr. No. 5xbasic FSI)	4704.920
10	Additional of FSI In Payment of Premium	
	(a) Maximum permissible Premium FSI - Based on Road With / TOD Zone.	0.000
	(b) Proposed FSI on Payment of Premium.	2138.600
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	2780.180
	(d) Total In-situ / TDR Loading Proposed [11 (a) + (b) + (c)]	2780.180
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	9623.700
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges	5774.220
	(c) Total entitlement (a+b)	15397.920
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)	3.600
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)	15390.026
	(C) Total (a+b)	15390.026
16	F.S.I. Consumed (15/13) (should not be more than serial No. 14 Above)	3.598
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.

SANDEEP PANDIT
ARCHITECT
N.I.T.L.S. NO. 2388 Signature
N.M.C./R- 624 (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 excecute 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

M/S SHRI KEDARESHWAR BUILDERS AND DEVELOPERS THROUGH ITS PARTNERS
1. SHRI MADHAV WAMANRAO DESHPANDE
2. SHRI ABHIJIT BAPURAOJI DUDHANE

Architects Name and Signature

SANDEEP PANDIT
ARCHITECT
N.I.T.L.S. NO. 2388
N.M.C./R- 624

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 091/BP/Jaitala/TP/NMC/5982 Date 23/5/22
SANCTIONED
subject to conditions mentioned in the building permit
Assistant Director
Town Planning
Nagpur Municipal Corporation
23/5/2022

Provisions For Solar Water Heating Systems
Solar Water Heating System should be installed in [illegible] of the following types at the per [illegible] specified as under.
Buildings — Per Capita Capacity Recommended
Hospitals — ... Litres/day/person.
Hotels — ... Litres/day/person.
Hostel & other such buildings — ...25 Litres/day/person.
4) Resident — ...25 Litres/day/person.
If the provisions as above is not made, the occupancy certificate will not be issued from NMC

The Rain Water Harvesting is required to be provided as per Directon of Govt. of Maharashtra No. TPB 432001/2133 CR - 230/01/UD-11, 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 t mtrs. deep will filteration chamber for every 00 sq.mtr. built-up area. Other options mentioned in the schedule may be adopted The authority may impose a levy of s. 1000/- per an... sq.mts. of built-up area, ... ture of the owne of the building.

SANDEEP PANDIT ARCHITECTS
architects • interiors • landscape designers
PLINO. 55/B, 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 - 624
SCALE 1:100 & 1:200		DEALT BY S.P.
DATE 28-12-2020		CHECKED BY S.P.

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

Note - ALL DIMENSIONS ARE IN METERS.

PROPOSED GROUND FLOOR PLAN SCALE 1 : 100