



3 upper GROUND FLOOR AREA >>						
A1	26.703	x	26.994	=	720.821	
A2	1.500	x	10.500	=	15.750	
TOTAL					= 736.571	SQ.M.
DEDUCT						
d1	2.000	x	2.200	=	4.400	
d2	2.500	x	1.800	=	3.600	
d3	1.200	x	3.000	=	3.600	
d4	1.200	x	1.730	=	2.076	
X 2	3.365	x	3.000	=	20.190	
Y	3.148	x	3.000	=	9.444	
TOTAL					= 43.310	SQ.M.
TOTAL upper GROUND FLOOR AREA					= 693.261	SQ.M.
+ITION						
A	1.500	x	5.550	=	8.325	
TOTAL upper GROUND FLOOR AREA					= 701.586	SQ.M.

S	I/F	FLOOR AREA	->			
A1		28.703	x	30.994	=	889.621
A2		2.000	x	5.167	=	10.334
A3		1.367	x	3.230	=	4.415
A4		3.367	x	5.167	=	17.397
A5		1.367	x	2.610	=	3.568
B6	0.5	1.367	x	0.950	=	0.677
s1	4	0.600	x	2.030	=	4.972
s2	3	0.800	x	2.400	=	4.320
s3	[0.40+1.7]/2	1.050	x	2.610	=	2.736
s4	(0.40+1.165)/2	0.783	x	0.600	=	0.476
s5	0.5	1.023	x	0.410	=	0.210
TOTAL = 936.828						SQ.M.

DEDUCT				
d1	3	3,000	x	3,000 = 27,000
d2		2,000	x	1,800 = 3,600
d3		1,200	x	3,600 = 3,600
d4		1,200	x	1,730 = 2,076
d5		2,000	x	2,200 = 4,400
d6		1,110	x	9,082 = 19,163
d7		3,350	x	3,000 = 9,990
d8	2	2,000	x	5,600 = 21,200
d9		2,400	x	9,460 = 18,920
D10		1,458	x	5,218 = 7,608
TOTAL				= 118,757
				SQ. M.
TOTAL 1st FLOOR AREA =				818,071
				SQ.M.

Stamps of Approval of Plans:

1	AREA OF PLOT (Minimum area to be considered)	1543.97	
	(a) as per ownership document (CTS extract, LEASE DEED)	1558.20	SQ.M.
	(b) as per measurement sheet (after tangent deduction)	1543.97	SQ.M.
	(c) as per site	1558.20	SQ.M.
2	Deduction for		
	(a) proposed D.P./D.P road widening Area/Service Road /Highway widening	0.00	SQ.M.
	(b) any D.P. Reservation area	0.00	SQ.M.
	TOTAL (a+b)	0.00	SQ.M.
3	Balance area of plot (1-2)	1543.97	
4	amenity space (if available)		
	(a) Required -	0.00	SQ.M.
	(b) Adjustment of 2(b),if any	0.00	SQ.M.
	(c) Balance amenity space -	0.00	SQ.M.

5	Net plot Area (3-4 [c])		1543.967	SQ.M.
6	Recreational open space (if applicable)			
	(a) Required-	0.00		SQ.M.
	(b) Proposed -	0.00		SQ.M.
7	Internal road area			
8	Plottable area (if applicable)		1543.967	SQ.M.
9	Built up area with reference to basic F.S.I. as per front road width ($S \times 5$ basic FSI) = BASIC FSI 1.25		1929.958	SQ.M.
10	Addition FSI on payment of premium			
	(a) Maximum permissible premium FSI - based on road width/TOD Zone.	0.000		SQ.M.
	(b) proposed FSI on payment of premium.	0.00		SQ.M.
11	In-situ FSI/TDR loading			
	(a) In-situ area against D.P road	0.00		SQ.M.
	(b) In-situ area against amenity space if handed over	0.00		SQ.M.
	(c) TDR area	0.00		SQ.M.
	(d) Total in situ/TDR loading proposed $11(a)+b+c$	0.00		SQ.M.
12	Addition FSI area under chapter NO.7			
13	Total entitlement of FSI in the proposal			
	(a) $10-12(a)+11(d)$ or 12 whichever is applicable.	1929.958		SQ.M.
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	1157.975		SQ.M.
	(c) Total entitlement as per	3087.933		SQ.M.
14	Maximum utilization limit of F.S.I (building potential) permissible as per road width (as per regulation no.6)		3.5	
15	Total built - up Area in proposal (excluding area at no. 17 b)		3087.933	
	(a) existing built -up area AS PER PREVIOUS SANCTION	0.00		SQ.M.
	(b) proposed built-up area (as per 'P- Line')	0.00		SQ.M.
	(c) Total built -up	0.00		SQ.M.
16	F.S.I consumed $15/13(a)$ should not be more than serial no. 14 above.			
17	Area for inclusive housing, if any			
	(a) Required (20% of sr. No. 3)	----		
	(b) proposed -	----		

Certificate of Area:

Certified that plot under reference was surveyed by me on 31.03.2021 and the dimensions of sides etc. Of plot states 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 Record's department / city survey records.

(Signature)

Owner's declaration-
I/We undersigned hereby confirm that I/We would abide by plan 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 at the work site.

Owner (s) name and signature	
SMT. ALKA ANIL BHATIA	
SMT. ANU LAJIT MALHOTRA	
SMT. RENU CHANDRAHAAS PAPNEJA	
SMT. RITU RUPESH BHATIA	

Architect /Licensed Engineer / supervisor name and signature

Dr. Rahul N. Gulhane
ARCHITECT
CA/2012/58084
N.I.T. L.S. No - 2589
N.M.C.F. - 624

OF _____

Individual

ALL DIMENSIONS ARE SHOWN IN METER.
PLOT BOUNDARY SHOWN IN

PROPOSED CONSTRUCTION SHOWN IN
REFERENCE SECTION SHOWN IN

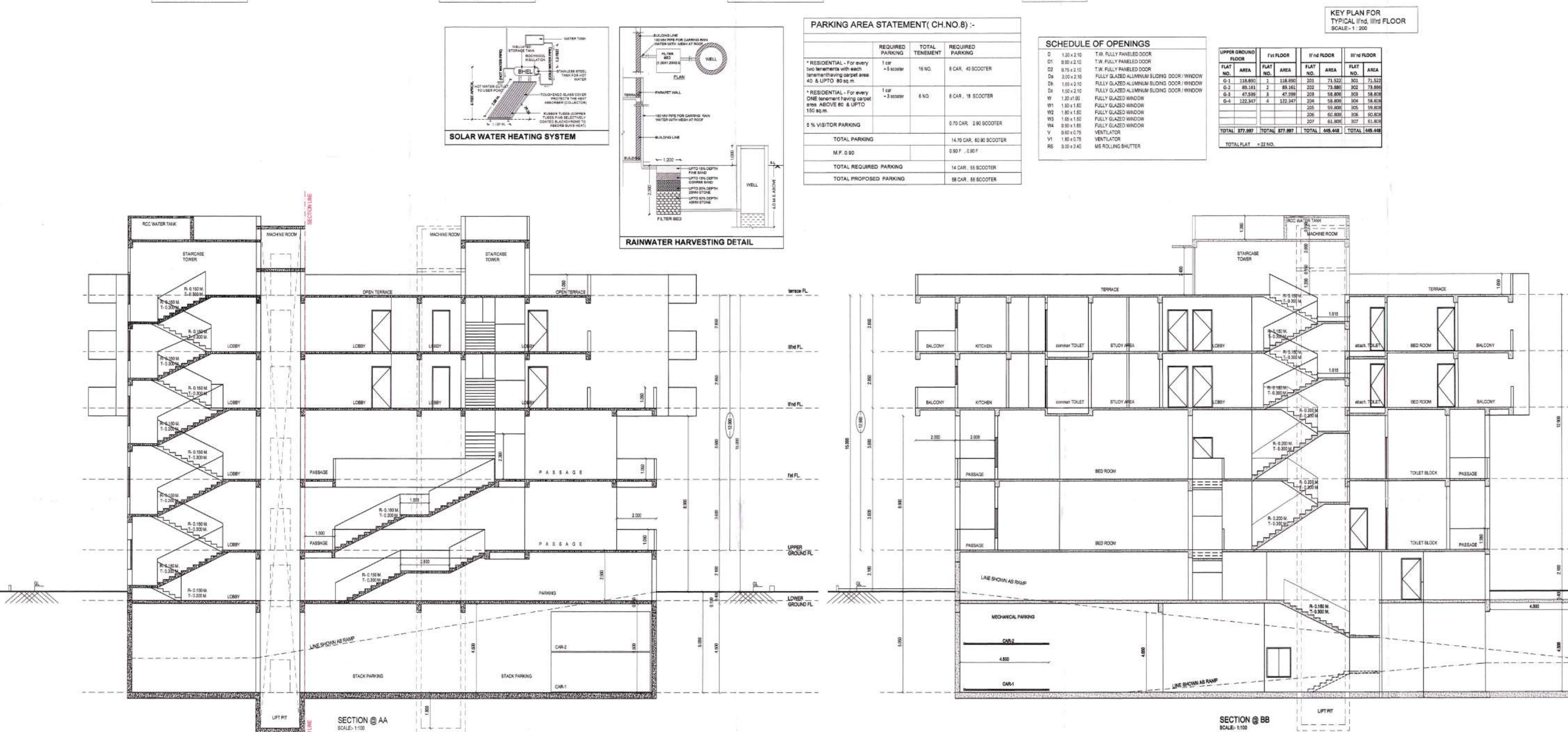
EXISTING CONSTRUCTION TO BE DEMOLISHED SHOWN IN		
	Date	24/08/2021

Diag. No.	002
Doct. by	002

NORTH YORK District School Board	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">Drawn by</td> <td style="width: 50%; padding: 2px;">RG</td> </tr> <tr> <td style="padding: 2px;">Checked by</td> <td style="padding: 2px;">RG</td> </tr> <tr> <td style="padding: 2px;"> </td> <td style="padding: 2px;"> </td> </tr> </table>	Drawn by	RG	Checked by	RG		
Drawn by	RG						
Checked by	RG						

Scale	1:100,200
File	

ARCHITECTURE PLANNING ENGINEERING LANDSCAPE INTERIOR DESIGN



The Rain Water Harvesting is required to be provided as per Direction of Govt. of Maharashtra No. 17B 432001/2133 CR- 230, 01/UD-II, dated 10th March, 2005 as per schedule for every 300 sq.mts. built-up area. The system may be of open well 1 mtr. dia & 1 mtrs. deep with fibreglass 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 owners of the owner, of the building.

OFFICE OF THE CORPORATION OF
THE CITY NAGPUR.
Building Permit No. 214/BP/Wadankar
TE/UMC/LFMS/22/33 Date 14/09/2024
SANCTIONED

Subject to conditions mentioned in the Building Permit

U. Gader
Asst. Secy. to Director 14/09
Town Planning
Nagpur Municipal Corporation