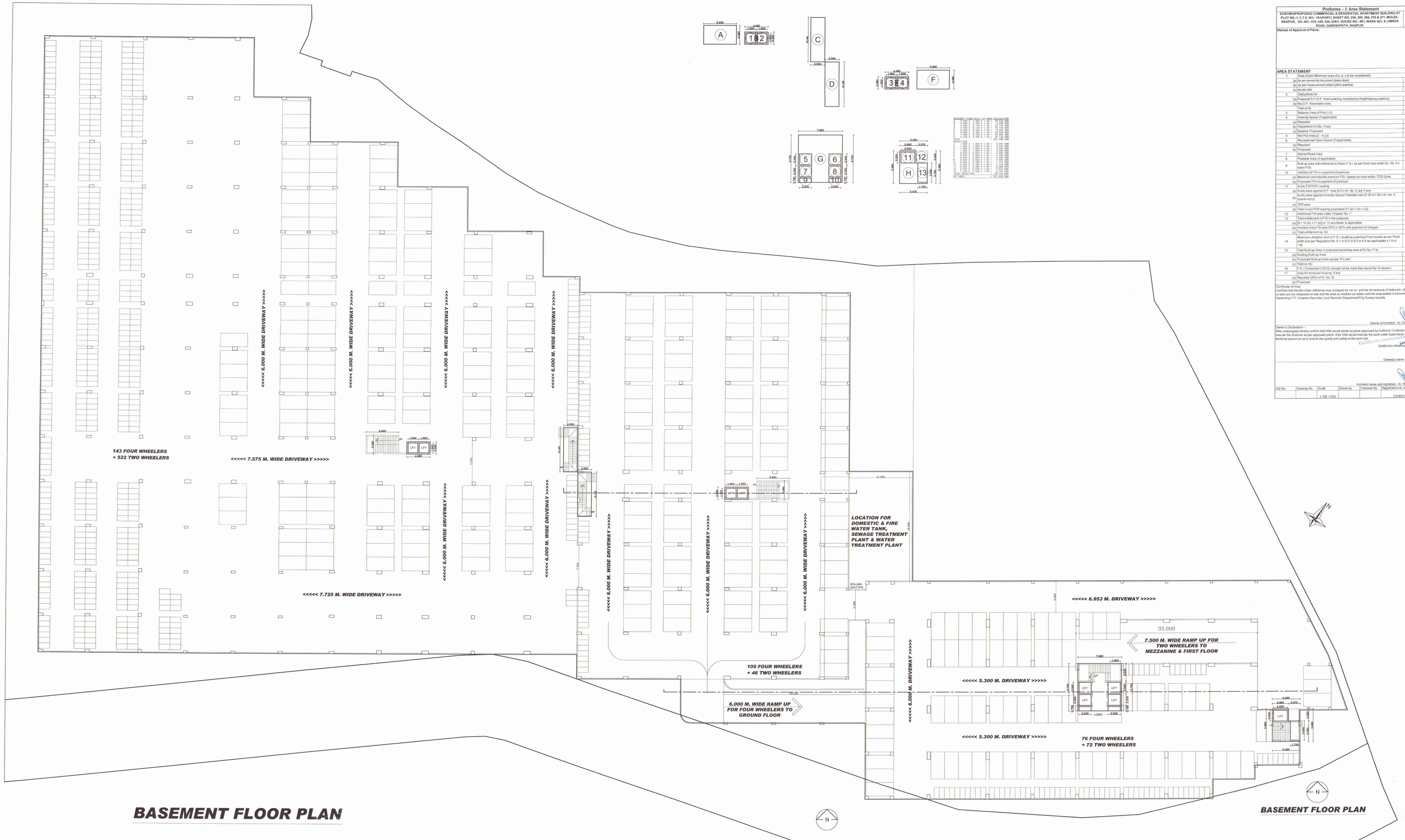
BASEMENT FLOOR
OFFICE, RETAIL-1, RETAIL-2 BUILDING
SHEET NO. 15 / 24



BASEMENT FLOOR PLAN

BASEMENT FLOOR PLAN

Proforma – I Area Statement

EXISTING/PROPOSED COMMERCIAL & RESIDENTIAL APARTMENT BUILDING AT PLOT NO.-I, C.T.S. NO.- 101(PART), SHEET NO. 259, 260, 268, 270 & 271, MOUZA - NAGPUR, KH. NO.- 419, 420, 424, 426/1, HOUSE NO.- 881, WARD NO.- 8, UMRER ROAD, GANESHPETH, NAGPUR.

Drawing Sheet No.

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)	65500.811
	(b) As per measurement sheet (akhiv patrika)	65500.811
	(c) as per site	65500.811
2	Deductions for	
	(a) Proposed D.P.-6 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)	65500.811
4	Amenity Space (if applicable)	
	(a) Required	
	(b) Adjustment of 20(c) if any -	
	(c) Balance Proposed	
5	Net Plot Area (3 - 4 (c))	65500.811
6	Recreational Open Space (if applicable)	
	(a) Required	
	(b) Proposed	
7	Internal Road Area	
8	Plotable 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)	171001.622
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 nos.] 85 x Sr. No. 4 (b)and (c)(i)	
	(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	171001.622
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges	
	(c) Total entitlement (a +b)	171001.622
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 (1.5 or 1.8)	383043.633
15	Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
	(a) Existing Built-up Area	58020.850
	(b) Proposed Built-up Area (as per 'P-Line')	90111.427
	(c) Total (a +b)	148121.280
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.866
17	Area for Inclusive Housing, if any	
	(a) Required (20% of Sr. No. 5)	
	(b) Proposed	

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.

(Name of Architect - Ar. Rajesh Jaiswal)
Signature

Owner's Declaration :-
We undersigned hereby confirm that We would abide by plans approved by Authority / Collector. We would execute the structure as per approved plans. Also We would execute the work under supervision of proper L.S. 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/95/18807

- provisions For S.w.h. Drains Heating Systems
Solar Water Heater
on the building
capita
Type of building

i) Hospital
ii) Hotel
iii) Hotel & other
such buildings
iv) Resident
If the provisions as
occupancy certificate will not be issued from NMC

- the Rain Water Harvesting is required to be provided as per Directors of Govt. of Maharashtra No. TPS 4309/1313/CR-230/09/UD-11 dated
schedule
Dwelling
units, deep
100 sq.mtr. ta
mentioned in
a) The
Rs.500/- per
built-up area,
of the building.

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 241/621/0028/21
RR/NOC/1574 Date 14.12.2022
SANCTIONED
subject to conditions mentioned in the building permit.
Assistant Director
Town Planning
Nagpur Municipal Corporation