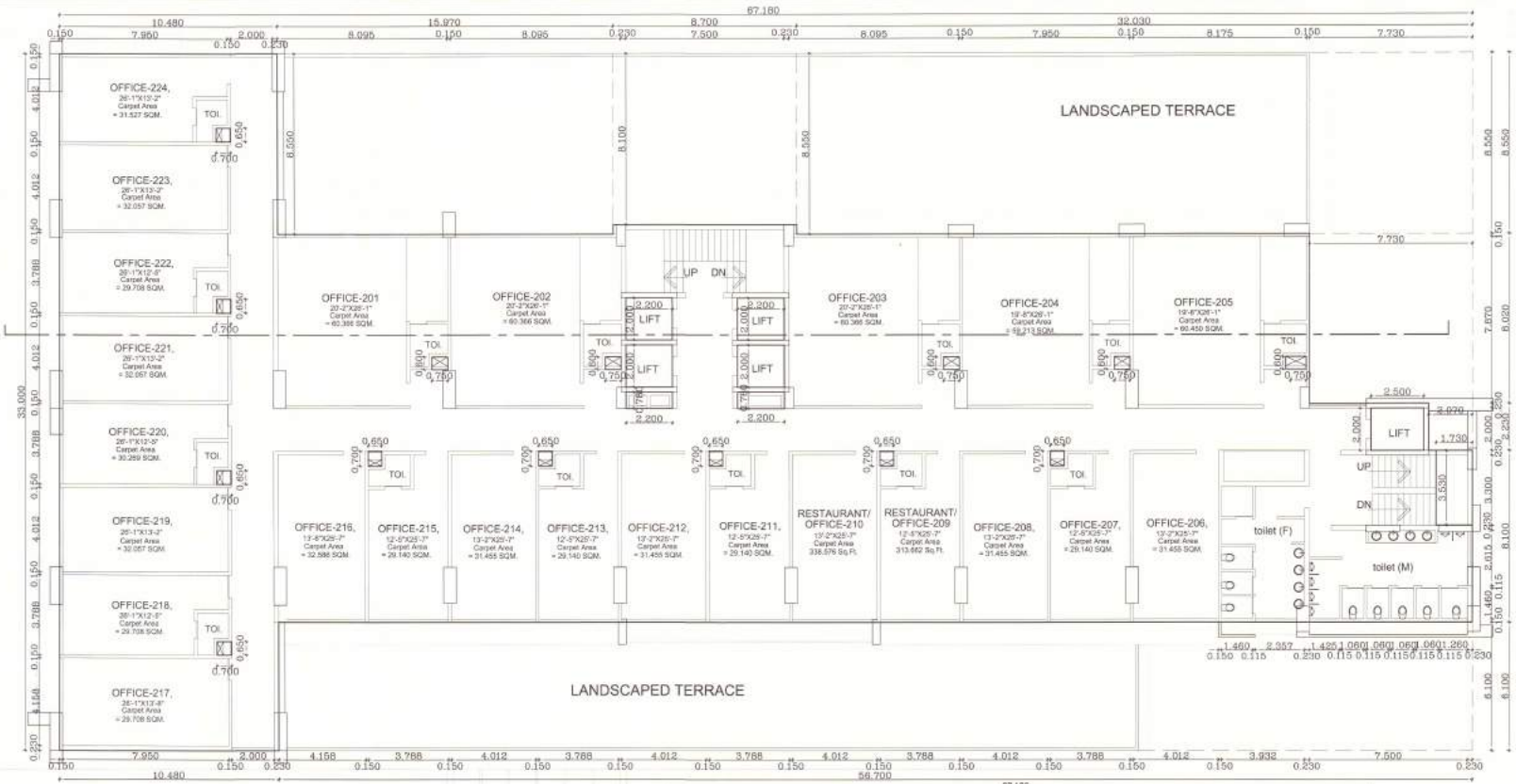
SECOND FLOOR
OFFICE BUILDING
SHEET NO. 22 / 24

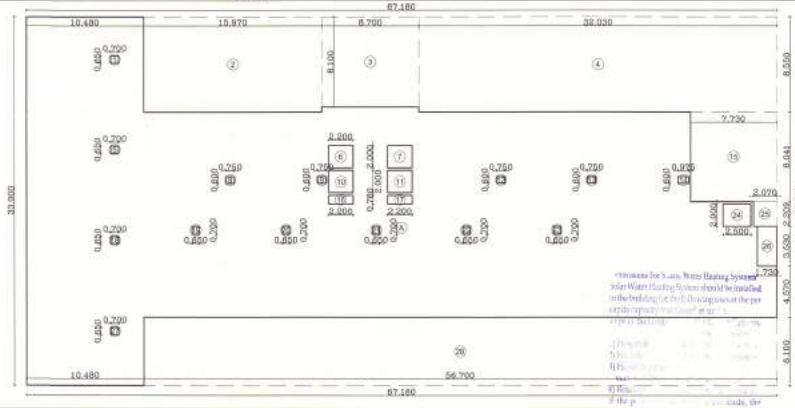
OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 781/Mic/1379 Date 19/12/22
SANCTIONED
subject to conditions mentioned in the building permit
Assistant Director
Town Planning
Nagpur Municipal Corporation



SECOND FLOOR PLAN

TYPICAL SECOND FLOOR
BUILT UP AREA CALCULATION

A	67.180 X 33.000 X 1.00	=	2215.940 SQM.
TOTAL		=	2215.940 SQM.
DEDUCTIONS			
1	0.700 X 0.650 X 1.00	=	0.455 SQM.
2	15.970 X 8.550 X 1.00	=	136.544 SQM.
3	8.700 X 8.100 X 1.00	=	70.470 SQM.
4	32.030 X 8.550 X 1.00	=	273.857 SQM.
5	0.700 X 0.650 X 1.00	=	0.455 SQM.
6	2.200 X 2.000 X 1.00	=	4.400 SQM.
7	2.200 X 2.000 X 1.00	=	4.400 SQM.
8	0.750 X 0.600 X 1.00	=	0.450 SQM.
9	0.750 X 0.600 X 1.00	=	0.450 SQM.
10	2.200 X 2.000 X 1.00	=	4.400 SQM.
11	2.200 X 2.000 X 1.00	=	4.400 SQM.
12	0.750 X 0.600 X 1.00	=	0.450 SQM.
13	0.750 X 0.600 X 1.00	=	0.450 SQM.
14	0.975 X 0.600 X 1.00	=	0.585 SQM.
15	7.730 X 8.000 X 1.00	=	61.840 SQM.
16	2.200 X 0.780 X 1.00	=	1.716 SQM.
17	2.200 X 0.780 X 1.00	=	1.716 SQM.
18	0.700 X 0.650 X 1.00	=	0.455 SQM.
19	0.650 X 0.700 X 1.00	=	0.455 SQM.
20	0.650 X 0.700 X 1.00	=	0.455 SQM.
21	0.650 X 0.700 X 1.00	=	0.455 SQM.
22	0.650 X 0.700 X 1.00	=	0.455 SQM.
23	0.650 X 0.700 X 1.00	=	0.455 SQM.
24	2.000 X 2.000 X 1.00	=	4.000 SQM.
25	2.070 X 2.230 X 1.00	=	4.616 SQM.
26	1.730 X 3.530 X 1.00	=	6.107 SQM.
27	0.700 X 0.650 X 1.00	=	0.455 SQM.
28	56.700 X 6.100 X 1.00	=	345.870 SQM.
TOTAL DEDUCTION		=	931.971 SQM.
NET AREA		=1284.969	SQM.



Proforma – I: Area Statement

EXISTING/PROPOSED COMMERCIAL & RESIDENTIAL APARTMENT BUILDING AT PLOT NO.-1, C.T.S. NO.- 101(PART), SHEET NO. 255, 260, 269, 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)		89500.811
	(b) as per measurement sheet (dakhil patrika)		89500.811
	(c) as per site		89500.811
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)		89500.811
4	Amenity Space (If applicable)		
	(a) Required		
	(b) Adjustment of 2(b), if any -		
	(c) Balance Proposed		
5	Net Plot Area (3 - 4 (c))		89500.811
6	Recreational Open Space (If applicable)		
	(a) Required		
	(b) Proposed		
7	Internal Road Area		
8	Potable 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. 3 (a)], if any		
	(b) In-situ area against Amenity Space if handed over [2.00 or1.85 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		171001.622
	(b) Ancillary Area FSI upto 65% or 80% with payment of charges = 171001.622 -(56337.280 + 53897.770 = 110235.050) = 60765.562		4813.250
	(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 1.8 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 'F-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.

Goldcrocks Infrastructure Pvt. Ltd.
Director
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/95/18507