GROUND FLOOR

OFFICE OF THE CORPORATION OF THE CITY NAGPUR
Building Permit No. /Z/0078/Res
Dt. 18/12/23 Demo. 18/12/23
SANCTIONED
Assistant Director
Town Planning
Nagpur Municipal Corporation

GROUND FLOOR
SUPER MARKET
SHEET NO. 9 / 24

Proforma – I: Area Statement

EXISTING/PROPOSED COMMERCIAL & RESIDENTIAL APARTMENT BUILDING AT PLOT NO. I, C.T.S. NO.- V/1(PART), SHEET NO. 259, 260, 265, 270 & 271, MOUZA- NAGPUR, KH. NO.- 418, 420, 424, 426/1, HOUSE NO.- 681, 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		95308.81
	(b) As per measurement sheet (within setback)		95308.81
	(c) As per site		95308.81
2	Deductions for		
	(a) Proposed D.P. R.P. Road widening Area 9m/12m Road/Highway widening		
	(b) Any D.P. Reservation area		
	Total (a+b)		
3	Balance Area of Plot (1-2)		95308.81
4	Amenity Space (if applicable)		
	(a) Required		
	(b) Adjustment of (2(b), if any)		
	(c) Balance Proposed		
5	Net Plot Area (3 - 4 (c))		95308.81
6	Recreational Open Space (if applicable)		
	(a) Required		
	(b) Proposed		
7	Internal Road area		
8	Fortacle Area (if applicable)		
9	Built up area with reference to Basic F.S.I. as per final road width (Sr. No. 3 a basic FSI)		171001.622
10	Additional FSI on payment of premium		
	(a) Maximum permissible premium FSI - based on road width / TOD Zone		
	(b) Proposed FSI on payment of premium		
11	Ready FSI/TDR Loading		
	(a) Ready area against D.P. road @ 2 x (Sr. No. 2 (a)), if any		
	(b) Ready area against Amenity Space (if handed over @ 2(b-a)*1.65 x (Sr. No. 4 (b)) and /or(c))		
	(c) TDR area		
	(d) Total (i+ii+iii) TDR loading proposed (171.00 + 00 = 00)		
12	Additional FSI area under Chapter No. 7		
13	Total admissible FSI (9 (c) + 10 + 11 + 12) proposed		
	(a) [9 + 10 (b) + 11 (d) + 12 whichever is applicable		171001.622
	(b) Ancillary Area FSI upto 60% on 80% upto payment of charges = 171001.622 - (basic 2.00 + 0.667 FSI = 110230.080) = 60768.302		48813.252
	(c) Total entitlement (a +b)		219814.872
14	Maximum obtained limit of P.E.I. (building potential) Permissible as per Road width (as per Regulation No. 8.1 or 8.2 or 8.3 or 8.4 as applicable) (1.8 or 1.5)		
15	Total Built-up Area in proposal (excluding area at Sr.No.17 (c))		
	(a) Existing & Proposed Built-up Area to be retained as per previous sanction		110239.950
	(b) Proposed Built-up Area (as per P-Line)		36145.021
	(c) Total (a +b)		146385.061
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 F.S.I used for residential purpose) + 20% of 110230.080		22047.016
	(b) Proposed (Tower (..) nr)		22234.548

Certificate of Area:
Certified that the plot under reference was surveyed by me on and the dimensions of area etc. of plot stated on plan are as measured on site and the area as per land records/ sub 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 :-
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 personnel so as to ensure the quality and safety of the work site.

Siddhivinayak 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 / 200			CA/90/10697