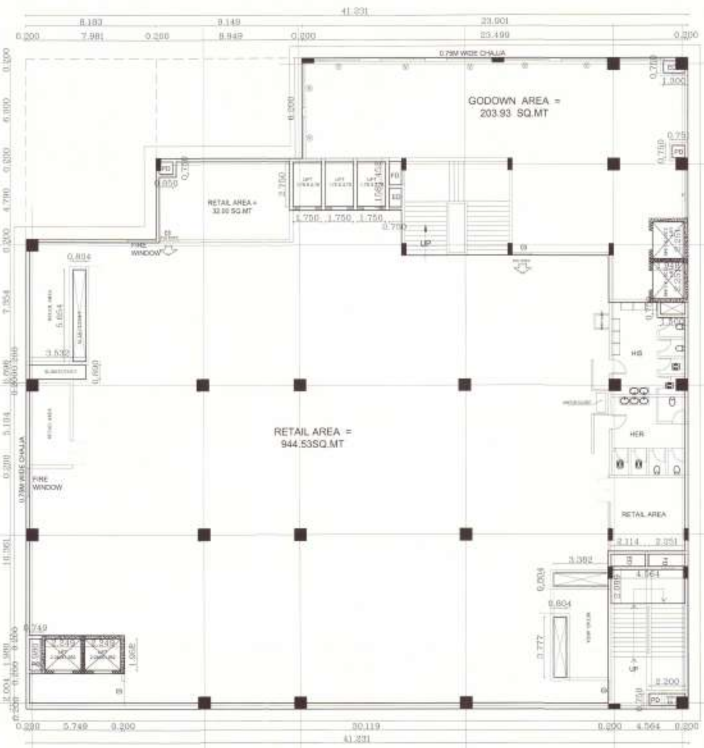
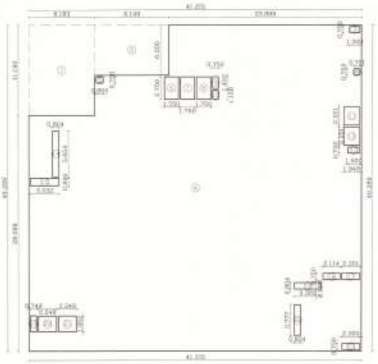


FIRST FLOOR PLAN



FIRST FLOOR BUILT UP AREA CALCULATION

A	41.231	X	40.289	X	1.00	=	1661.156	SQM
TOTAL						=	1661.156	SQM
DEDUCTIONS								
1	8.183	X	11.190	X	1.00	=	91.568	SQM
2	9.149	X	6.200	X	1.00	=	56.724	SQM
3	1.300	X	0.750	X	1.00	=	0.975	SQM
4	0.751	X	0.750	X	1.00	=	0.563	SQM
5	0.850	X	0.750	X	1.00	=	0.638	SQM
6	1.750	X	2.750	X	1.00	=	4.813	SQM
7	1.750	X	2.750	X	1.00	=	4.813	SQM
8	1.750	X	2.750	X	1.00	=	4.813	SQM
9	0.750	X	1.450	X	1.00	=	1.089	SQM
10	0.750	X	1.158	X	1.00	=	0.868	SQM
11	1.948	X	2.251	X	1.00	=	4.385	SQM
12	1.948	X	2.251	X	1.00	=	4.385	SQM
13	1.500	X	0.750	X	1.00	=	1.125	SQM
14	0.804	X	5.654	X	1.00	=	4.546	SQM
15	3.530	X	0.890	X	1.00	=	3.143	SQM
16	2.114	X	0.750	X	1.00	=	1.586	SQM
17	2.251	X	0.749	X	1.00	=	1.686	SQM
18	3.382	X	0.854	X	1.00	=	2.719	SQM
19	0.749	X	1.988	X	1.00	=	1.489	SQM
20	2.249	X	1.958	X	1.00	=	4.390	SQM
21	2.249	X	1.958	X	1.00	=	4.390	SQM
22	0.804	X	3.777	X	1.00	=	3.037	SQM
23	2.200	X	0.750	X	1.00	=	1.650	SQM
TOTAL DEDUCTION						=	205.389	SQM
NET AREA						=	1455.767	SQM

OFFICE OF THE CORPORATION OF THE CITY NAGPUR
Building Permit No. [illegible] Date [illegible]
SANCTIONED
subject to conditions [illegible]
Assistant Director Town Planning Nagpur Municipal Corporation

FIRST FLOOR
SUPER MARKET
SHEET NO. 10 / 24

Proforma – I: Area Statement

EXISTING/PROPOSED COMMERCIAL & RESIDENTIAL APARTMENT BUILDING AT PLOT NO.-1, C.T.S. NO.-101(PART), SHEET NO. 258, 260, 269, 270 & 271, MOUZA - NAGPUR, KH. NO.-419, 420, 424, 426/1, HOUSE NO.- 901, WARD NO.- 9, 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 (akhu patrika)	65500.811
	(c)	as per site	65500.811
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)	65500.811
4		Amenity Space (if applicable)	
	(a)	Required	
	(b)	Adjustment of 2(b), if any	
	(c)	Balance Proposed	
5		Net Plot Area (3 - 4 (c))	65500.811
6		Recreational Open Space (if applicable)	
	(a)	Required	
	(b)	Proposed	
7		Internal Road Area	
8		Plottable 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)	171001.822
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 or 1.85 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	171001.822
	(b)	Ancillary Area FSI upto 60% or 80% with payment of charges = 171001.822 - (36037.290 + 35897.770 + 110235.360) = 68768.562	48013.236
	(c)	Total entitlement (a +b)	219014.872
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 1.6 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	110232.366
	(b)	Proposed Built-up Area (as per 'P-Line')	38145.821
	(c)	Total (a +b)	148380.981
16		F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.876
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)	22214.546

Certificate of Area

Certified that the plot under reference was surveyed by me on [illegible] 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.

Goldenrays 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