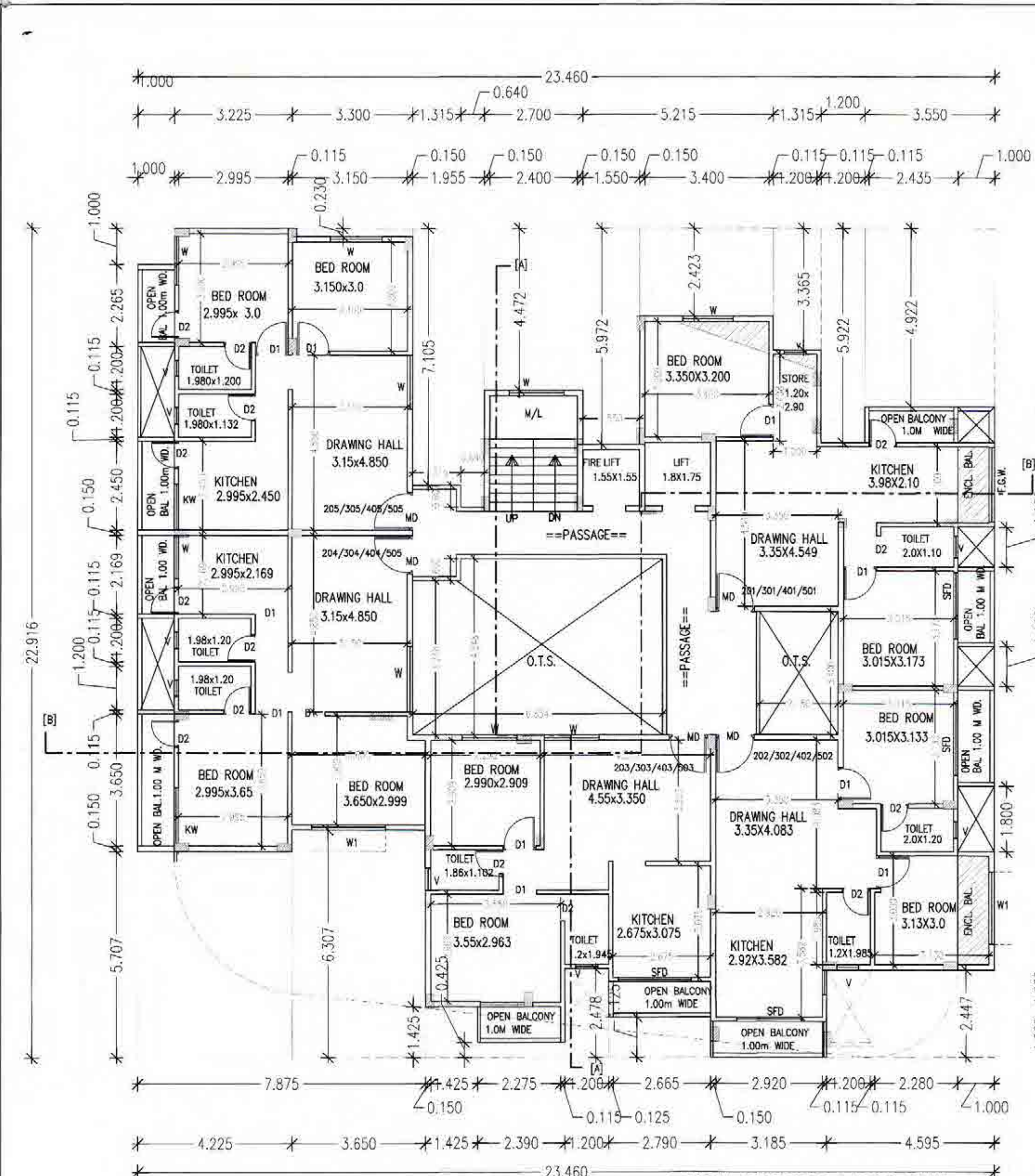
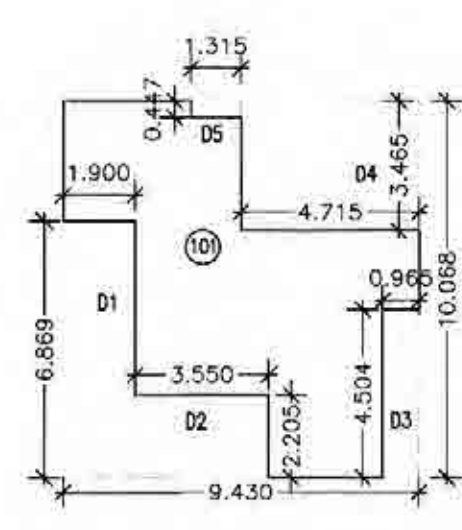




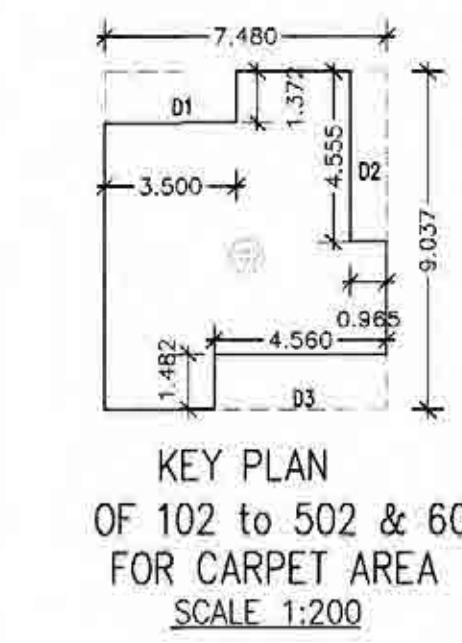
NIT
L.S. No. 826
Serial No. -
Valid upto 31-12-2025

TYPICAL PROPOSED FLOOR PLAN
FOR 2nd, 3rd, 4th & 5th FLOORS

SCALE: -1=100

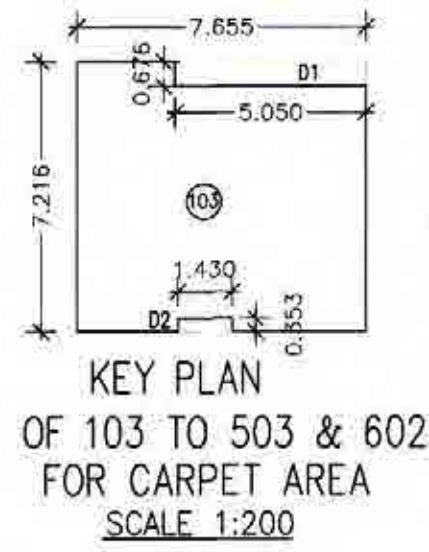


KEY PLAN
OF 101 to 501
FOR CARPET AREA
SCALE 1:200



KEY PLAN
OF 102 to 502 & 601
FOR CARPET AREA
SCALE 1:200

CARPET AREA FOR 101 TO 501						
9.430 X 10.088 = 94.941						
D1	1.90	X	8.869	X	01	= 13.051
D2	3.55	X	2.205	X	01	= 7.827
D3	0.985	X	4.504	X	01	= 4.346
D4	4.715	X	3.465	X	01	= 16.337
D5	1.315	X	0.445	X	01	= 0.585

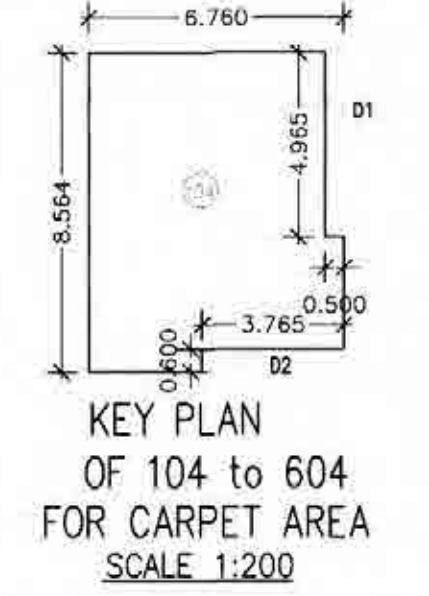


KEY PLAN
OF 103 to 503 & 602
FOR CARPET AREA
SCALE 1:200

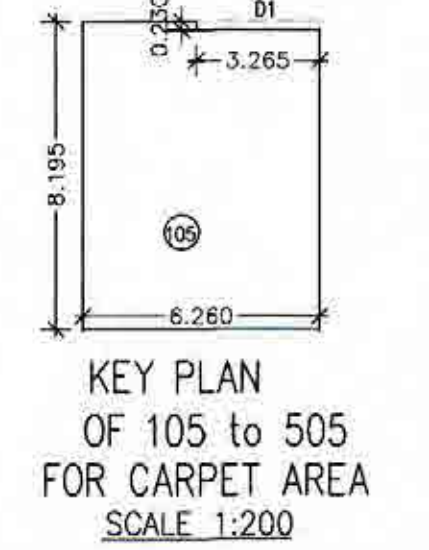
CARPET AREA FOR 103 TO 503 & 602									
7.655 X 7.216 =55.238									
D1	5.05	X	0.678	X	D1	=	3.413		
D2	1.43	X	0.353	X	D1	=	0.504		
TOTAL							3.917		
NET AREA=55.238-3.917=51.321 SQ.M.									

CARPET AREA FOR 104 TO 604						
6.76 X 8.564=57.892						
D1	0.500	X	4.965	X	01	= 2.482
D2	3.765	X	0.60	X	01	= 2.259
TOTAL						4.741
NET AREA=57.892-4.741=53.151 SQ.M.						

CARPET AREA FOR 105 TO 505						
6.26x8.195=51.300						
D1	3.265	X	0.23	X	01	= 0.750
TOTAL						0.750
NET AREA=51.3-0.75=50.55 SQ.M.						

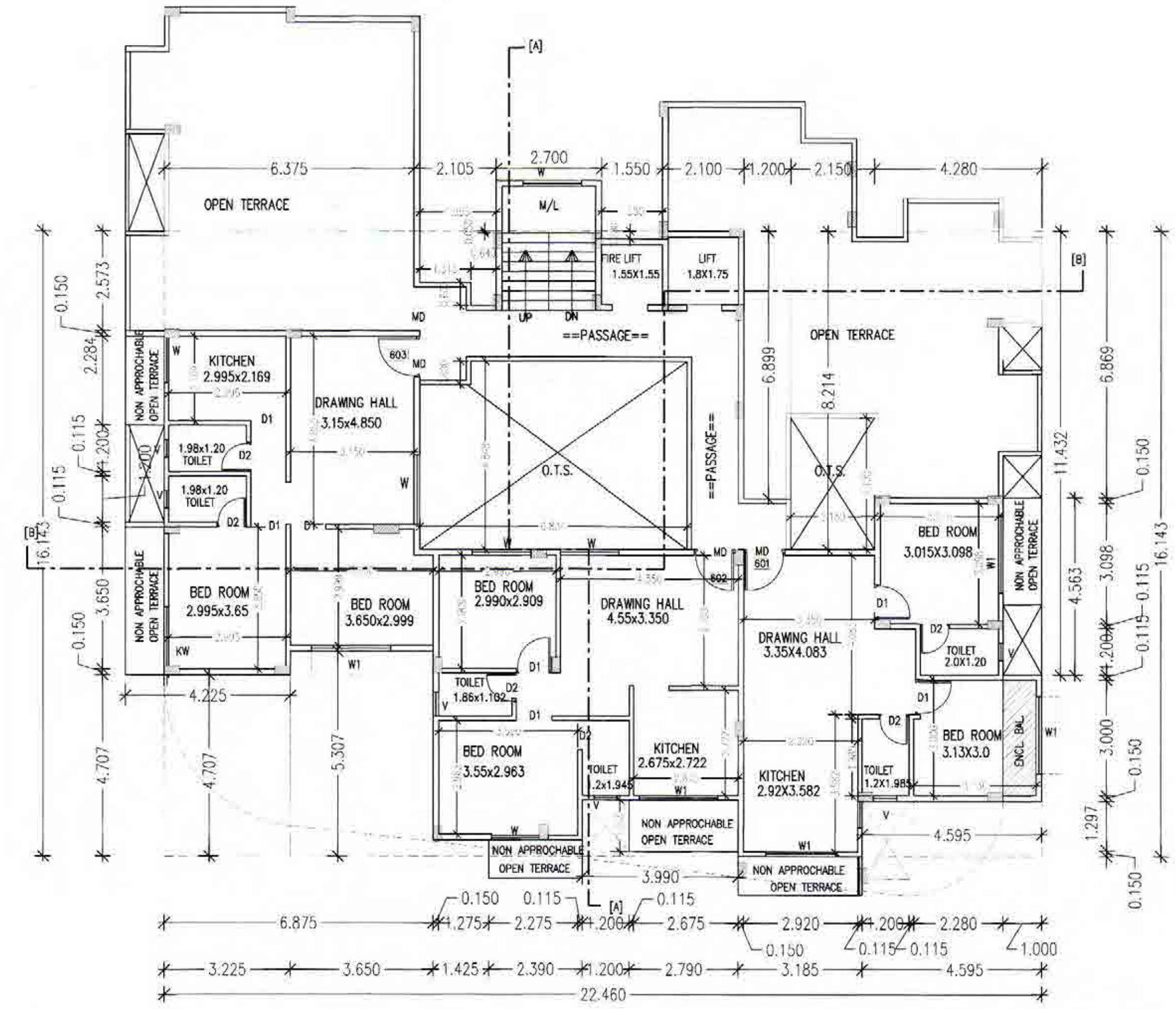


KEY PLAN
OF 104 to 604
FOR CARPET AREA
SCALE 1:200

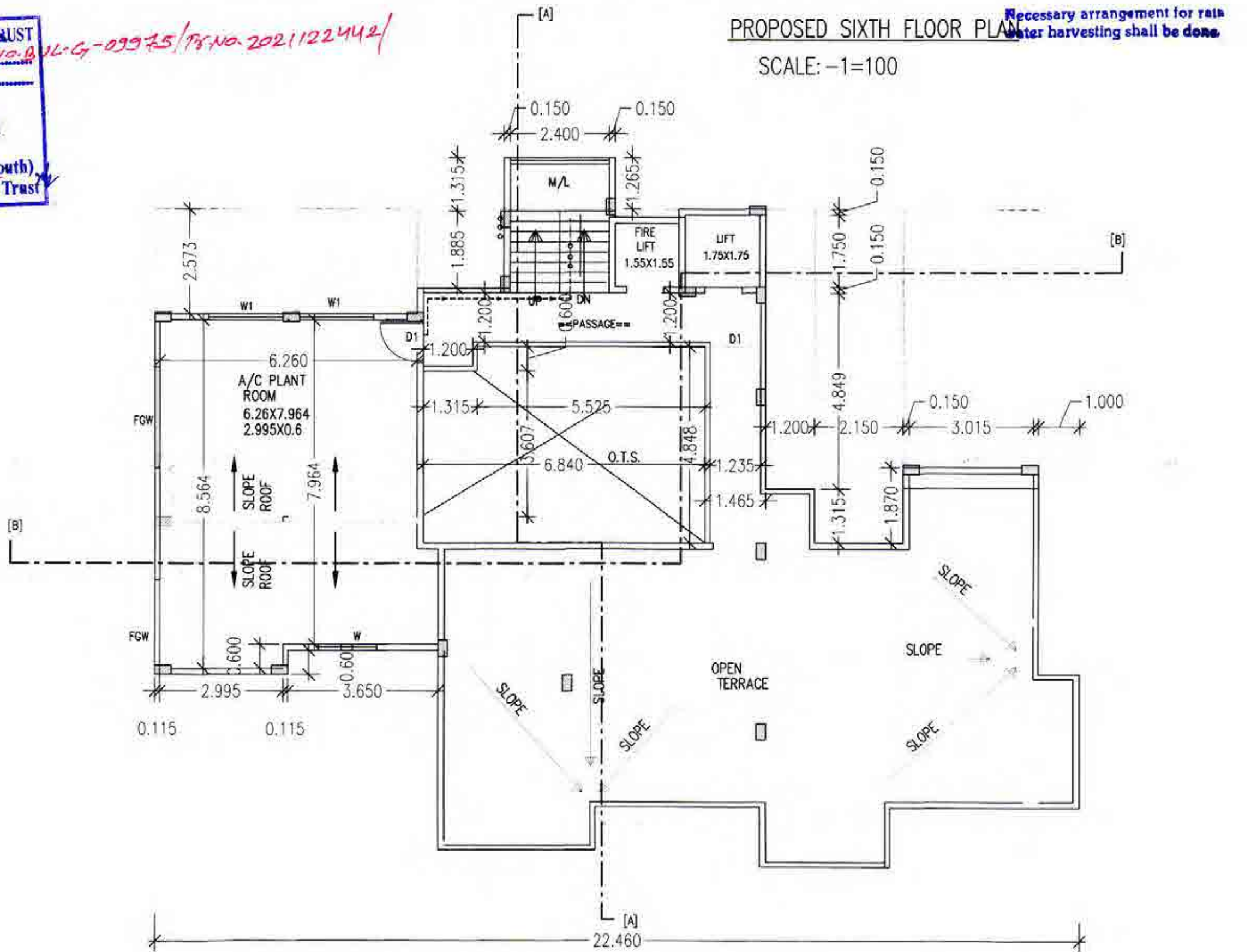


KEY PLAN
OF 105 to 505
FOR CARPET AREA
SCALE 1:200

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. 856 (South) Case No. 202/122442/
Date: 31-12-2025
SANCTIONED
3/6/25
Building Engineer (South)
Nagpur Improvement Trust



PROPOSED SIXTH FLOOR PLAN
SCALE: -1=100



TERRACE FLOOR PLAN
SCALE: -1=100

PROPOSED PLAN FOR MULTI FAMILY RESIDENTIAL BUILDING ON
PLOT NO- 20,21,22,23,24,25, KH. NO-35 MOUJA- MANEWADA
IN LAYOUT OF BHAKRE LAYOUT NAGPUR.
TAH. & DIST - NAGPUR.
BELONGING TO- SHRI PRAKASH WAMANRAO PAPADKAR AND [OTHERS 6]
THROUGH IT'S POWER OF ATTORNEY HOLDER
M/S EVEREST BUILDERS THROUGH THEIR AUTHORISED PARTNER
SHRI RAHUL LAHUJI DESHMUKH
SHRI YUSUFBAI KANCHWALA

Drawing
Sheet
No.- 2/3

STATE OF APPROVAL OF PLANS:-

AREA STATEMENT:-	
1. AREA OF PLOT (MINIMUM AREA of a, b, c, to be considered)	742.438 SQ.M
(a) As per ownership document (7/12, CTS extract)	742.438 SQ.M
(b) as per measurement sheet	742.438 SQ.M
(c) as per site	742.438 SQ.M
2. Deduction for	
(a) Proposed D.P. / D.P. Road widening Area /Service Road / Highway widening	-N/A-
(b) Any D.P. Reservation area	-N/A-
(Total a+b)	-N/A-
3. Balance area of plot (1-2)	742.438 SQ.M
4. Amenity Space (if applicable)	
(a) Required -	-N/A-
(b) Adjustment of 2(b), if any -	-N/A-
(c) Balance Proposed-	-N/A-
5. Net Plot Area (3- 4(c))	742.438 SQ.M
6. Recreational Open space (if applicable)	
(a) Required -	-N/A-
(b) Proposed-	-N/A-
7. Internal Road area-	-N/A-
8. Platable area (if applicable)	-N/A-
9. Built up area with reference to Basic F.S.I as per front road width (Sr. No.-5 x basic F.S.I.)	F.S.I. = 1.10 X 742.438 = 816.681 SQ.M
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.	= 742.438 X 0.50 = 371.219 SQ.M
11. In-situ FSI/ TDR loading	
(a) In-situ area against D.P. road [2.0 x Sr.No.-2(a)], if any-	-N/A-
(b) In-situ area Amenity Space if handed over [2.00 of 1.85 x Sr.No.4(b) and / or(c)],	-N/A-
(c) TDR area	-N/A-
(d) Total in situ / TDR loading proposed (11 (a)+(b)+(c))	-N/A-
12. Additional FSI area under Chapter No.- 7	-N/A-
13. Total entitlement of FSI in proposal	
(a) [9+10(b)+11(d)] or 12 whichever is applicable.	816.681+371.219 = 1187.9 SQ.M
(b) Common area FSI upto 60 % or 80 % with payment of charges 60% of 1187.9	= 712.74 SQ.M
(c) Total entitlement (a+b)	712.74+1187.9=1900.64 SQ.M
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 } 1.60	
15. Total Built-up Area in proposal (excluding area at Sr.No.-17b)	
(a) Existing Built-up Area.	-N/A-
(b) Proposed Built-up Area (as per 'P-line')	=1900.529 SQ.M.
(c) Total (a+b)	=1900.529 SQ.M.
16. F.S.I. Consumed (15/13) (should not be more than serial No.-14 above.)	1900.529/1900.64= 0.999
17. Area for Inclusive Housing , if any	
(a) Required (20 % of Sr. No.-5)	-N/A-
(b) Proposed % of Sr. No.-5	-N/A-

Owner's Declaration:-
I/We undersigned hereby confirmed 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.

Owner's Signature
Owner(s) name:- P.O.A. M/S EVEREST BUILDERS THROUGH ITS PARTNER
RAHUL LAHUJI DESHMUKH SHRI YUSUFBAI KANCHWALA

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 Record/ Land Records Department/ City Survey records.

Signature (Name of Architect/Licensed Engineer/Supervisor):- KISHOR N. MEHATA					
Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect/ License No. of Licensed Engineer/Supervisor
2/3	2/3	1:100 1:200 N.T.S.	S. D. PANDEY	K. N. MEHATA	NIT L.S. No.-875 VMC L.S. No.-44 15/09/2024