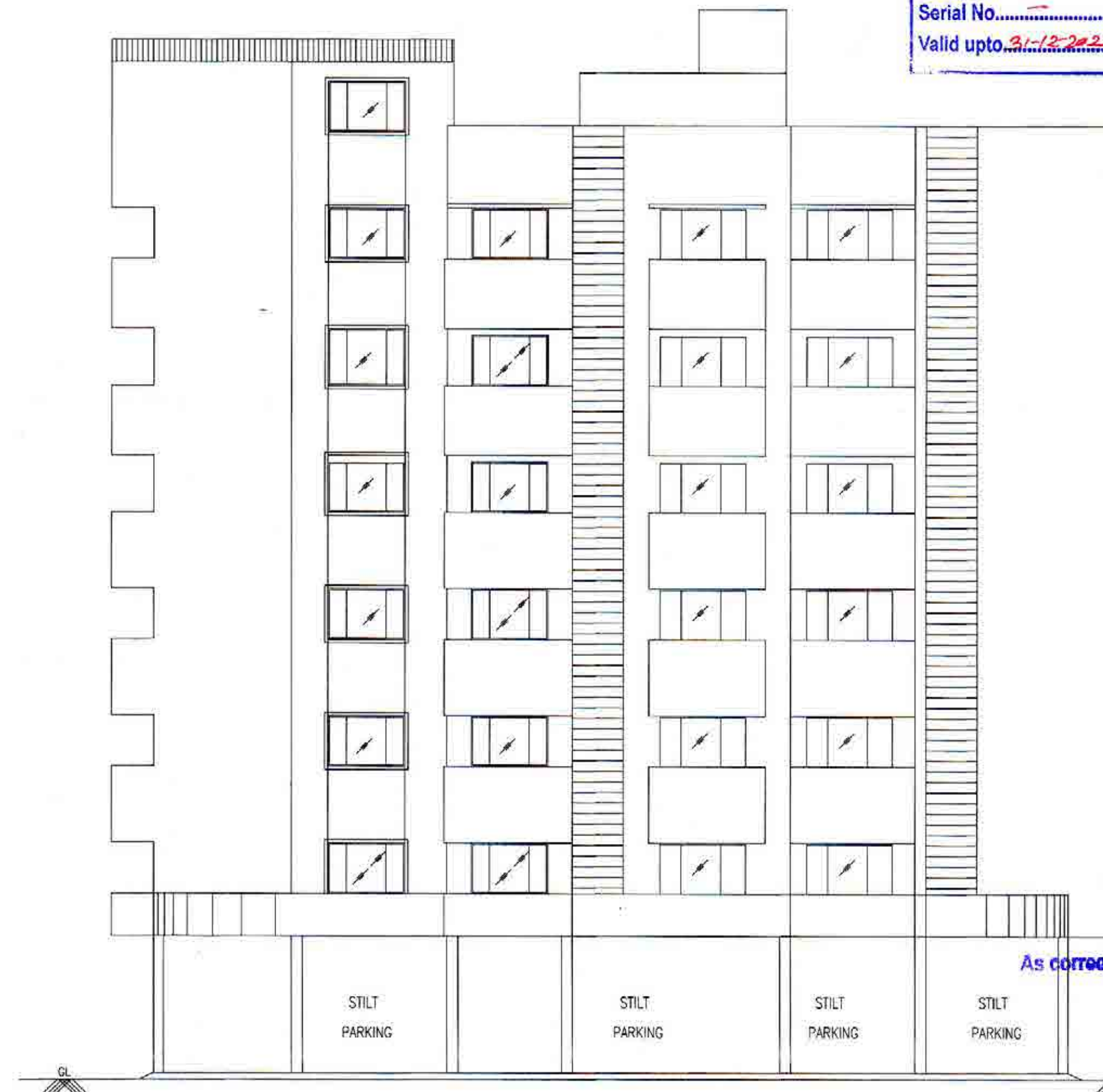
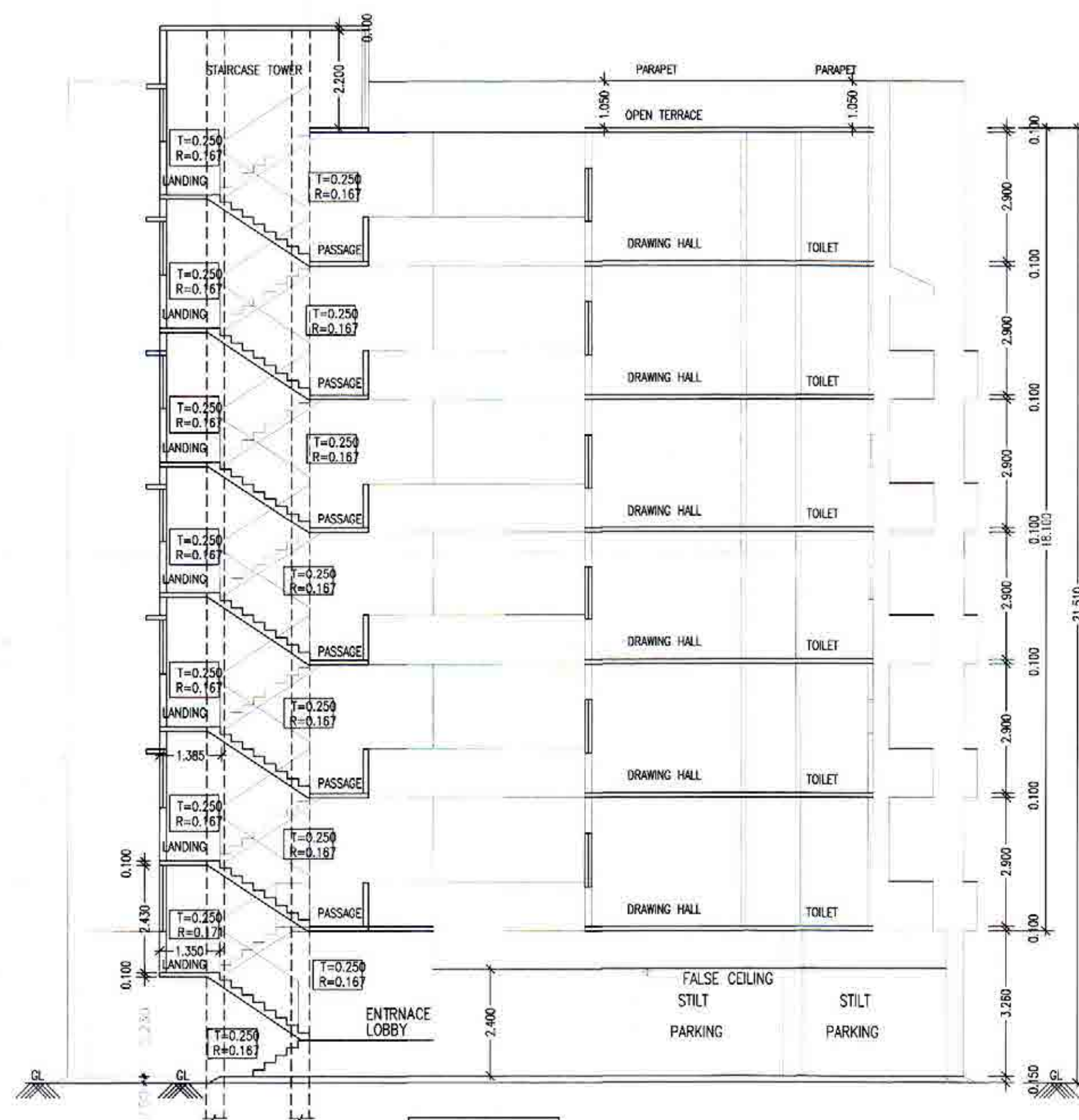


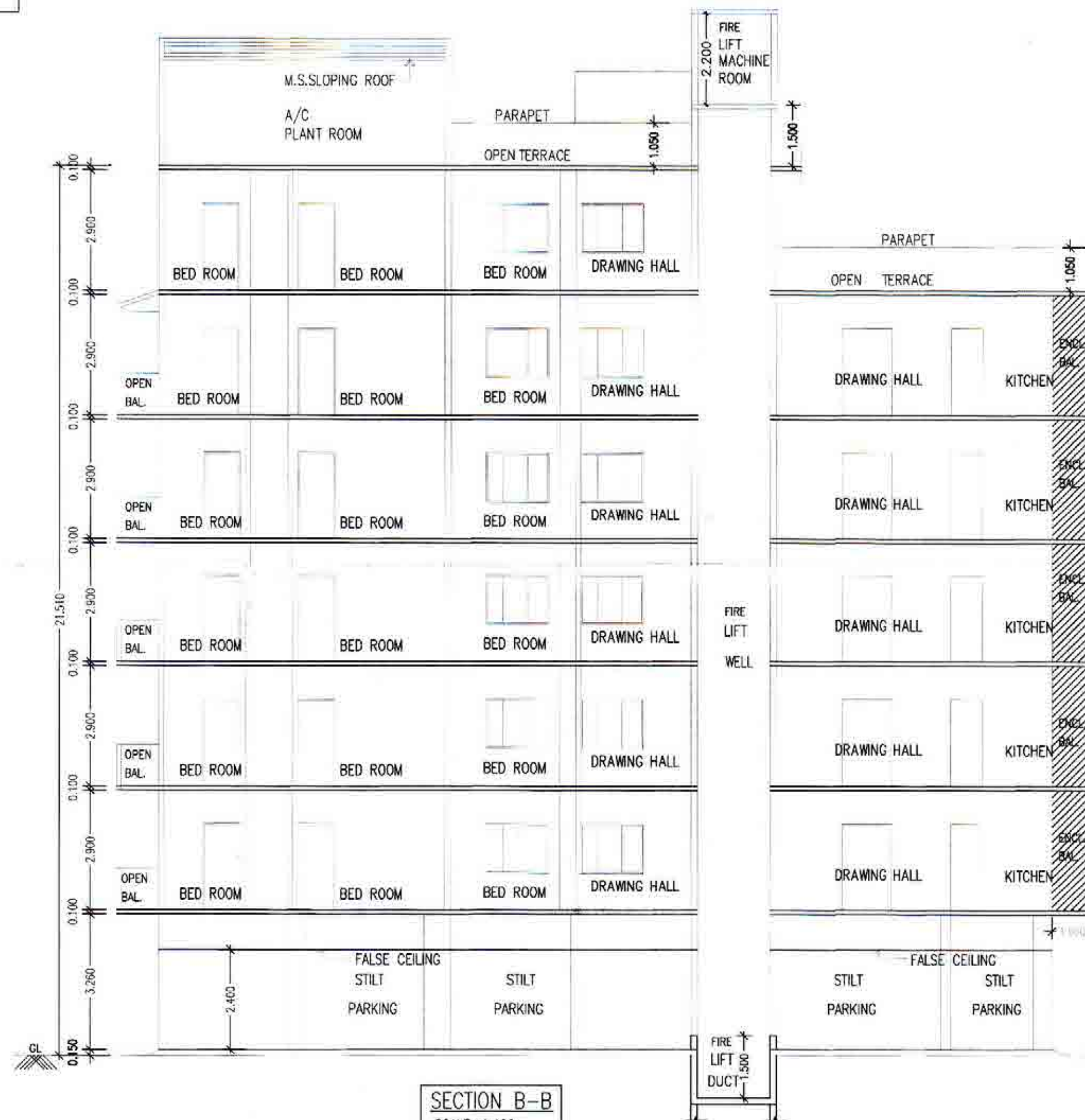
NIT
L.S. No. 876
Serial No.
Valid upto 2-12-2025



FRONT ELEVATION
SCALE: 1:100



SECTION A-A
SCALE: 1:100



SECTION B-B
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.- 3/3

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.	Plotable 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	-- 1.10 -- = 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. MEHTA
Job No. 3/3 Drawing No. 3/3 Scale 1:100 1:200 N.T.S. Drawn by S. D. PANDEY Checked by K. N. MEHTA
Registration No. of Architect/ License No. of Licensed Engineer/Supervisor
NWC.L.S. No. 44
1999-17
LICENSED ENGINEER