

OFFICE OF THE CORPORATION OF
THE CITY NAGPUR,
Building Permit No. 253/18/11/14/9/14
T.P./N.M.U.R.T.A. Date: 23.05.2019
SANCTIONED
subject to conditions mentioned in the building permit
Assistant Director
Town Planning
Nagpur Municipal Corporation

The Rain Water Harvesting is required to be provided as per Direction of Govt. of Maharashtra No. TPB 432001/2133 CR - 230/01/UD-II, dated 10th March, 2005 as per schedule for every 300 sq.mts. built-up area. The system may be by open well 1 mtr. dia & 1 mtrs. deep with filtration chamber for every 300 sq.mtr. built-up area. Other options mentioned in the schedule may be adopted. a) The authority may impose a levy of Rs. 1000/- per annum for every 100 sq.mts. of built-up area, for failure of the owner of the building.

Provisions for Solar Water Heating Systems
Solar Water Heating System should be installed in the building for the following uses at the per capita capacity mentioned as under:
Type of Buildings Per Capita Capacity Recommended
1) Hospitals -100 Ltrs./day/person,
2) Hotels -150 Ltrs./day/person,
3) Hostel & other such buildings -25 Ltrs./day/person,
4) Resident -25 Ltrs./day/person.
If the provisions as above is not made, the occupancy certificate will not be issued from NMC.

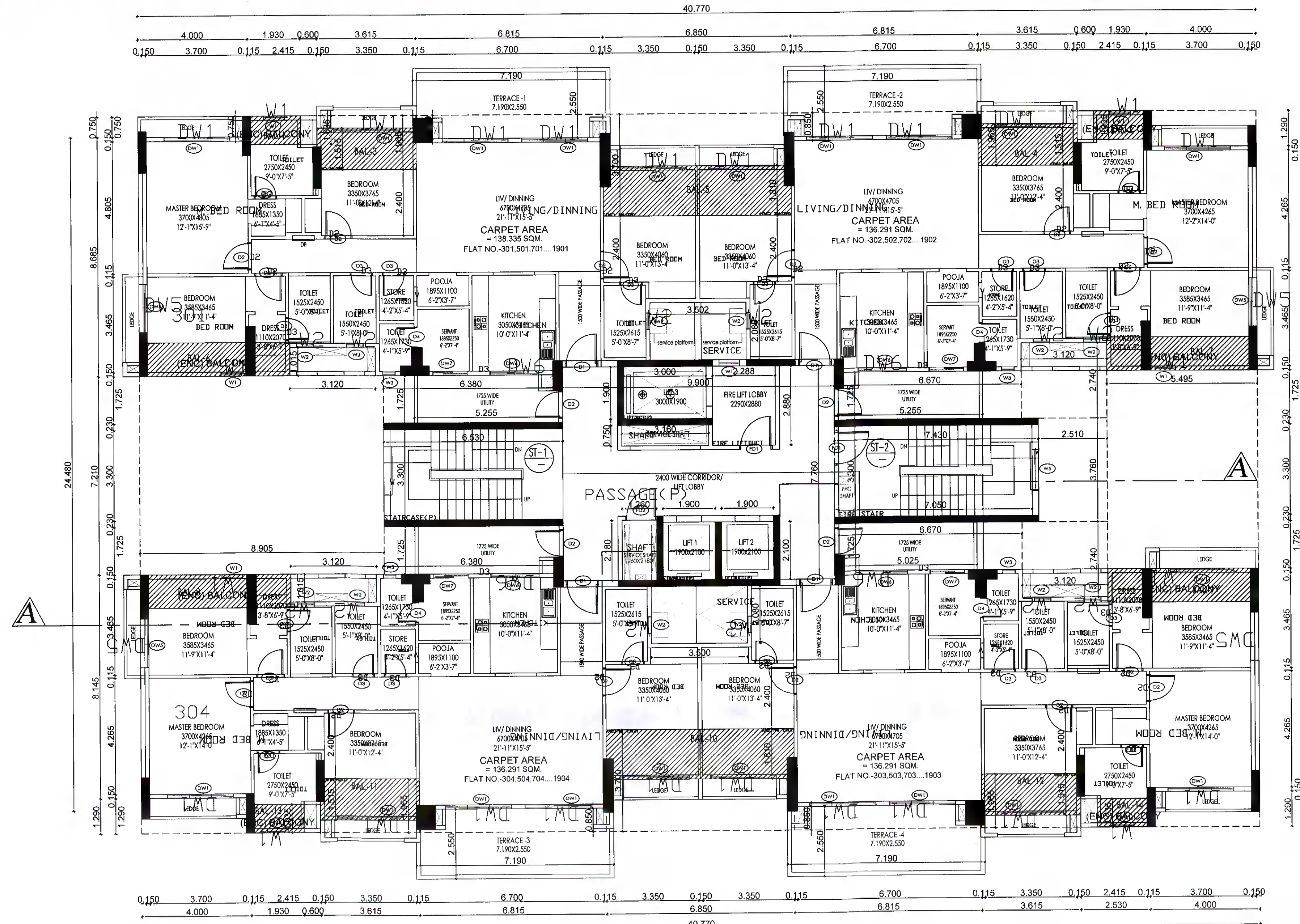
STAMP OF APPROVAL

PLOT NO.:
BELONGS TO: Coldbricks Infrastructure Pvt. Ltd.
Mrs. GOLDBRICKS INFRASTRUCTURE PVT. LTD.
Director

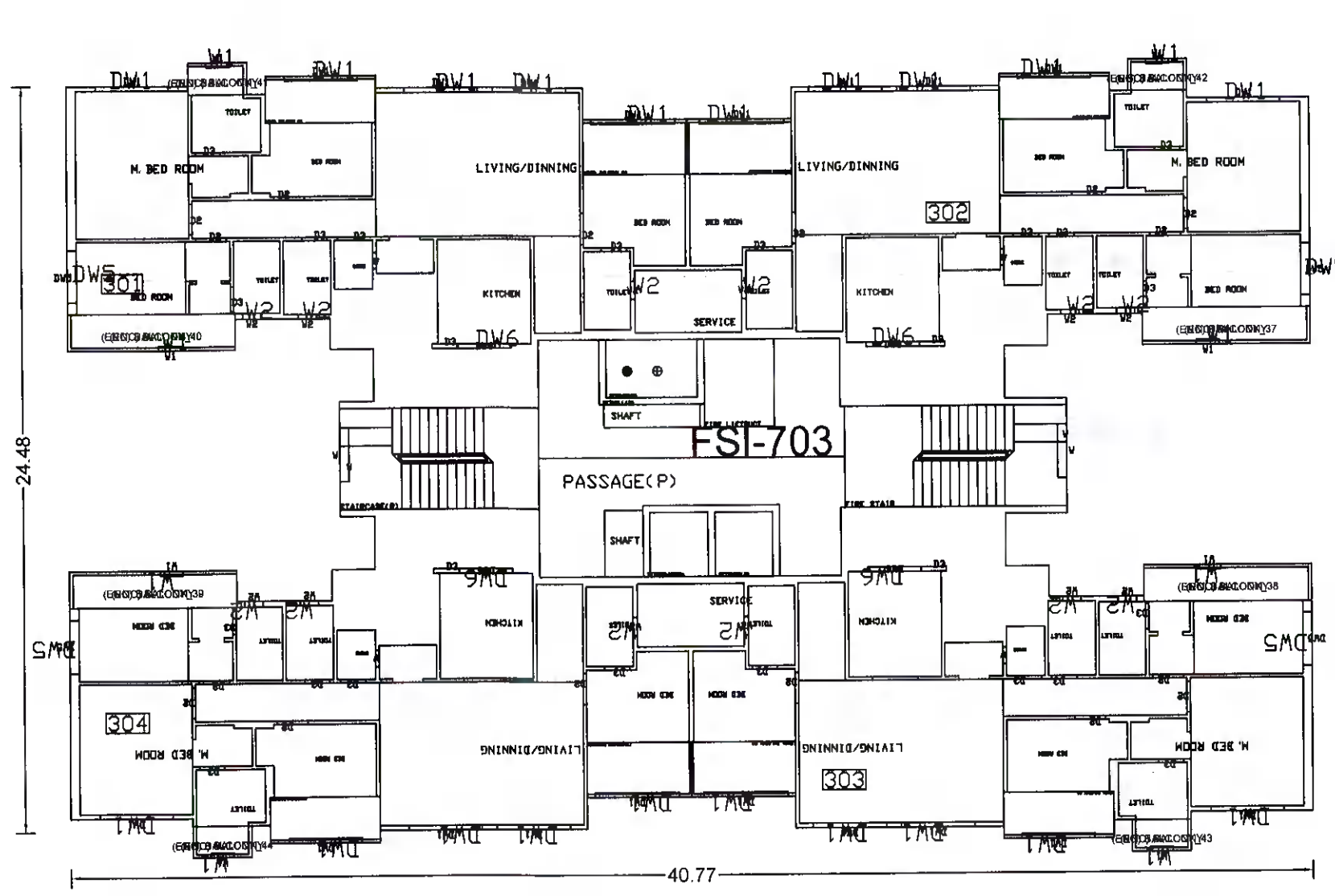
LAND USE AS PER SANCTION DEVELOPMENT PLAN: Res. Commercial
LOCATION OF PLOT: Congested
ZONE AS PER APPENDIX-A: C
PROP. BLDG USE SUBMITTED AS PER PLAN: Residential, Residential,
Residential, Residential, Residential, Residential, Residential

SPECIFICATIONS
EXISTING/PROPOSED COMMERCIAL & RESIDENTIAL APARTMENT
BUILDING AT PLOT NO.-1, C.T.S. NO.- 101(PART), SHEET NO. 269,
260, 269, 270 & 271, MOUZA - NAGPUR, KH. NO.-419, 420, 424, 426/1,
HOUSE NO.- 881, WARD NO.- 8, UNMER ROAD, GANESHPETH,
NAGPUR.

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	73775.111
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK (RW)	0.00
(b) PROPOSED ROAD (DP)	0.00
(c) RESERV. AREA	0.00
(d) ENCROACHMENT AREA	0.00
(e) NDZ AREA	000.00
TOTAL (a+b+c+d+e)	0.00
3. BALANCE AREA OF PLOT (1-2)	73775.111
4. DEDUCTIONS FOR	
(a) AMENITY SPACE (IF DEDUCTIBLE)	0.00
(b) RECREATIONAL GROUND (IF DEDUCTIBLE)	0.00
PHYSICAL RG PROVIDED	000.00
5. NET BALANCE PLOT AREA OF PLOT (3-4)	73775.111
6. ADDITION FOR NET PLOT	
(a) ROAD-1 SET-BACK	000.00
(b) ROAD-2 SET-BACK	000.00
(c) ROAD-3 SET-BACK	000.00
(d) ROAD-4 SET-BACK	000.00
(e) PROPOSED ROAD (DP)	0.00
(f) AMENITY SPACE	0.00
(g) OTHER (CRZ AREA ETC.)	0.00
TOTAL (a+b+c+d+e+f+g)	0.00
7. NET PLOT AREA (5+6)	73775.111
8. PERMISSIBLE FSI	2.0000
PERM. BUILT UP AREA (7 x 8)	147550.222
9. TDR AREA	0.00
ORIGINAL TDR AREA	0.00
BALANCE TDR AREA	0.00
10. SPECIAL CASES FSI	0.00
11. TOTAL PERM. BUILT UP AREA (8+9+10)	147550.222
12. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	110224.319
(b) PROPOSED COMMERCIAL AREA	35159.320
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	145383.640
13. SUB STRUCTURE AREA ADDITION (FOR FSI)	0.00
14. SUB STRUCTURE AREA DEDUCTION (FOR FSI)	0.00
15. EXCESS BALCONY AREA TAKEN IN F.S.I.	122.740
16. EXISTING BUILT UP AREA	0.00
17. SURRENDERED AREA	000.00
18. TOTAL BUILT UP AREA PROPOSED	145506.380
19. CONSUMED FSI	1.972
B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	21807.546
(ii) PROPOSED BALCONY AREA	18476.010
(iii) EXCESS BALCONY AREA	122.740
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	145383.640
(ii) LESS NON-RESIDENTIAL AREA	35159.320
(iii) AREA AVAILABLE FOR TENEMENTS (i-ii)	110224.320
(iv) TENEMENTS PERMISSIBLE	250.00/Hec. 1844
(v) TENEMENTS PROPOSED	677
(vi) TENEMENTS EXISTING	480
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	1157
PROJECT:	
Survey No.: 101/1	CTS No.:
NAGPUR.	
LEGEND	
PLOT BOUNDARY SHOWN THICK BLACK	
PROPOSED WORK SHOWN RED FILLED IN	
DRAINAGE LINE SHOWN RED DOTTED	
WATERLINE SHOWN BLUE DOTTED	
EXISTING TO BE RETAINED HATCHED	
DEMOLITION SHOWN HATCHED YELLOW	
CERTIFICATE OF AREA	
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON _____	
AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE	
PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA	
SO WORKED OUT IS _____ SQUARE METRES AND	
TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN	
PLANNING SCHEME RECORDS.	
ARCHITECT: RAJESH JAINSWAL	ARCHITECT'S SIGN: RAJESH JAINSWAL
587, Cotton Market, Ghat Road, Nagpur - 440 018	
DATE: 20-08-2018	DRAWN BY: CHECKED BY:
INWARD NO. 0006NG4/TPN/DATE	1:100
KEY NO. *OÇAD RÜO	SHEET NO. Model
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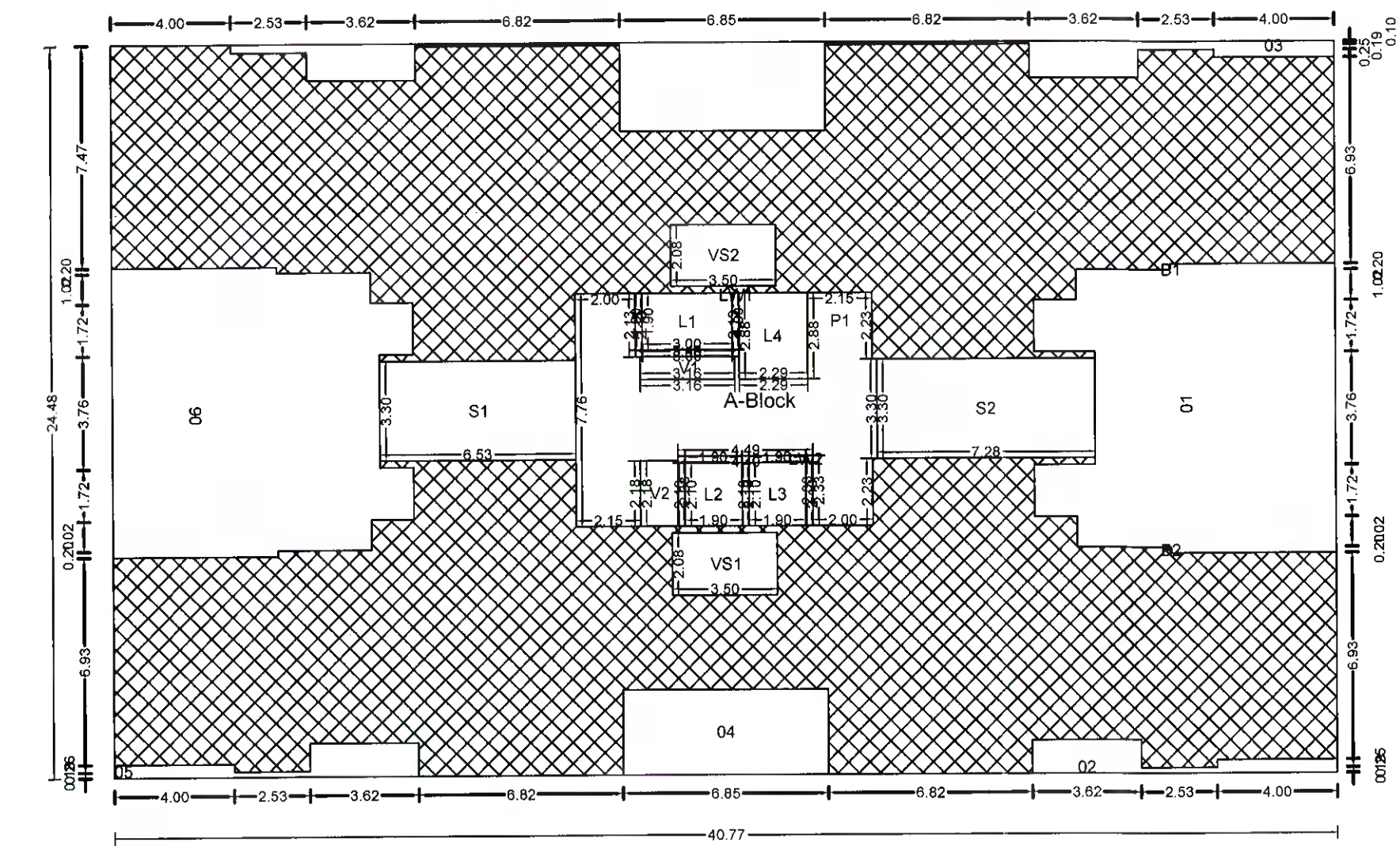


TYPICAL - 3, 5, 7, 9, 11, 13, 15, 17 & 19 FLOOR PLAN



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Polygon	Area
A-Block	998.05
01	84.39
02	6.26
03	33.96
04	19.52
05	6.26
06	87.77
L1	5.70
L2	3.99
L3	3.99
L4	6.60
LW1	1.67
LW2	2.48
VS1	7.28
VS2	7.28
V1	2.37
V2	2.75
P1	47.78
S1	21.55
S2	24.02
B1	0.00
B2	0.00
Total	622.43