NAGPUR MUNICIPAL CORPORATION

(Town Planning Deptt.)

Opp. 'G' Type Gate, Mahatma Gandhi Road, Accounts Law Building, Mahapalika Marg, Civil Lines, Nagpur-440 001,
Phone (0712) 2567033, Fax No. 0712 – 2561134, Website - www.nmcnagpur.gov.in

'Appendix -D-1'

SANCTION OF BUILDING PERMIT AND COMMENCEMENT CERTIFICATE
U/s 45 of M.R.T.P. Act

Permit No. :- 178/UPPAN/TPIMC/26.35 Date:- 07/7/2022

To,

Shri. Vilash Ambudas Lahbasetwar And Other 17
Through P.O.A. M/s Atharvaa Infrastructure,
Through Partner Shri. Mahesh Ramkrishna Bhangre
Plot No. 182, Ravindra Apartment, Nagpur.

Sir,

With reference to your Application Plan No. LFMS/WL/AJn/TPN.MC/Proposed Plan, Dated 08.03.2021 & Resubmission dt. 17.06.2021 & Dt. 23.12.2021 for grant of sanction of Commencement Certificate under Section 18(4) of Maharashtra Regional and Town Planning Act, 1966 to carry out development work/to erect building on Plot No. 182, Kh. No. 18, CTS No. 715, NMC House No. 781, Ward No. 75, Name of layout/Mohalla- Ravindra Apartment, Nagpur at Village/Mauza – Ajni the commencement Certificate / Building permit is granted under section 18(4) of the said Act, subject to the following conditions :-

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
2. This permission does not entitle you to develop the land which does not vest in you.
3. The commencement certificate/building permit shall remain valid for a period of one year commencing from the date of its issue. Before lapse of this period, commencement certificate/building permit shall have to be renewed. The renewal may be granted for three years.
4. No Construction /Renovation activities would be carried out between 8.00 pm. To 8.00 am as per directions issued by Hon'ble High court of Judicature at Bombay, Nagpur Bench in PIL no. 136 of 2015 on 11/12/2015.
5. The notice for commencement of the work shall be given to N.M.C. in the form prescribed in Appendix 'F'.
6. The information of completion of work up to plinth level shall be given to N.M.C. in Appendix 'F' and after having certified the work by N.M.C. engineer.
7. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate has been granted. Otherwise, for unauthorized occupation, applicant and architect shall be liable for action. For occupation certificate, application by owner and architect shall be submitted to N.M.C. in appendix 'G' along with three copies of completion plan.
8. The building shall be used for the purpose shown in the approved plans.
9. Stopping shall not be allowed on the plots which are located on no stopping frontage streets listed in Development Control Regulations.
10. No deviation from the sanctioned plan should be made without obtaining previous sanction of N.M.C. It should be noted that if any construction is carried out in contravention of the sanctioned plan, it should be treated as unauthorized. The owner and the architect shall be liable for action under M.R. & T.P. Act – 1966 and the corporation of the city of Nagpur act 1948.
11. All water supply work shall be got done through licensed plumber approved by N.M.C.
12. All sanitary requirements and drainage requirements shall be completed as stipulated in sanctioned Development Control Regulations for Nagpur city.
13. Rain water harvesting as shown on the plan are required to be provided as per the directions issued by Govt. of Maharashtra, Urban Development Deptt., Mantralaya, Mumbai vide Circular No. TPB 4320/CR133/CR-210/2010/UD11 Dt. 09/12/2005. The authority impose a levy of not exceeding Rs. 10/- per annum for every 100 sq.mt. of built up area for the failure of the owner of any building to provide or to maintain Rain Water Harvesting structures as required under these bye-laws.

14. During the course of construction of building, the sanctioned plan shall always be kept available at the site for inspection by officials of N.M.C.
15. All the provisions in sanctioned Development Control Regulations for Nagpur city shall be binding on you.
16. The applicant shall plant and grow 12 Nos. Shady trees in vacant land of plot.
17. Solar water heating system is required to be provided for the residential apartment of the capacity calculated at the rate of 25 liters per person per day as per NMC Circular No. NMC/TP/ADM/No./ 2189 Dt. 01/01/2008 as per Government Circular Notification No. TPS-1104-2515-CR-10-UD-9-2005 dt. 05/01/2005 published on Dt. 28/01/2005 in appendix-'N' (Regulation No. 11). During the course of construction of building, the sanctioned plan shall always be kept available at the site for inspection by officials of N.M.C.
18. As per Regulation No. 36 Model building bye-laws to provide facilities for physically Handicapped persons provision of facilities for Handicapped Person shall be provided as specified in a Appendix 'T', As per notification TPS. 1104-2515-CR-10-UD-9-2005 This bye-laws are applicable to all buildings and facilities used by the public. (If applicable).
19. The water connection and sewage disposal is not guaranteed by N.M.C.
20. Dust bins of suitable sizes should be provided within the plot boundary and should be easily accessible from road.
21. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.
22. If any mistake / error is found in calculations shown on plan which contravenes the provisions of Development Control Regulations, then such portion of the building / construction which does not fit into regulations, shall be treated as unauthorized. The decision of N.M.C. in this regard shall be final.
23. Existing construction in marginal spaces shall be demolished by you. Moreover, this permit does not approve any existing construction which is not approved earlier by N.M.C.
24. Building material should be stacked in such a manner that it will not cause obstruction to drain water & traffic etc., failing which, action will be taken by N.M.C.
25. Breach of any of the condition may lead to revocation of this permit.
26. Party will have to take utmost care during construction and adopt all safety measures and precautions to avoid occurrence of accident. In case of any accident, party will be solely held responsible for the same.
27. Applicant should pay additional charges for High Rise building in future (If applicable).
28. Party should take approval for sewer line storm water drain and water pipe line from Nagpur Municipal Corporation
29. Applicant should erect the Display Board at site duly mention the Building Permit No. & date along with the name of structural Engineer, Civil Engineer, Architect & Contractor with their Mobile / Telephone Numbers. And the copy of sanctioned plan should be made available at site.
30. Precautionary measures shall be taken by the applicant to display a notice board on work site regarding Construction and demolition (C & D) Waste. It is also mandatory to an applicant to submit the compliance of the conditions of the said Construction and Demolition (C & D) Waste rules and as guidelines as per directions issued by the office of The Central Pollution Control Board, provisions made available under Construction and Demolition Waste Management Rules 2016 to the Competent authority.
31. Applicant should strictly follow the conditions mentioned in the N.O.C. / Recommendation letter given by Chief Fire officer and Emergency service, Nagpur Municipal Corporation Nagpur Vide L. No. FES/1300/FPO, Dt. 12.11.2020.
32. Applicant should strictly follow the conditions mentioned in the N.O.C. / Recommendation letter given by Chief Fire officer and Emergency service, Nagpur Municipal Corporation Nagpur Vide L. No. FES/1265/CFO, Dt. 15.08.2021.

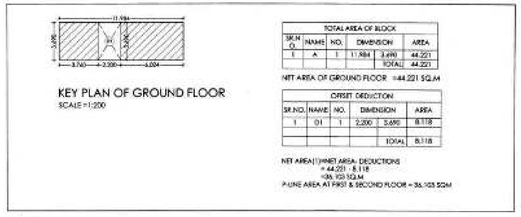
Notes :- 1) _____ _____ _____ _____
_ _____ _____ _____
2) _____ _____ _____ _____
_ _____ _____ _____

Enclosure: One copy / set of sanctioned plan.

Deputy Director
Town Planning Dept.
Nagpur Municipal Corporation

Copy forwarded to ,

1. Ward Office Laxminagar Zone No. III, Nagpur Municipal Corporation, Nagpur alongwith one copy of sanctioned plan.
2. The Assessor Nagpur Municipal Corporation, Nagpur.



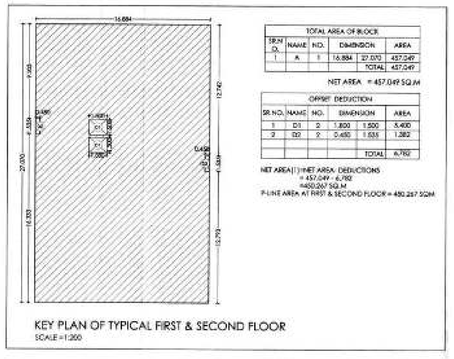
KEY PLAN OF GROUND FLOOR
SCALE =1:200

TOTAL AREA OF BLOCK				
SR.NO.	NAME	NO.	DIMENSION	AREA
1	A	1	11.884	3.690
			TOTAL	44.221

NETT AREA OF GROUND FLOOR =44.221 SQ.M

OFFSET DEDUCTION				
SR.NO.	NAME	NO.	DIMENSION	AREA
1	D1	1	2.200	3.690
			TOTAL	8.118

NET AREA(T)=NET AREA- DEDUCTIONS
= 44.221 - 8.118
=(Rs. 92.152 sq.m
P-LINE AREA AT FIRST & SECOND FLOOR = 36.103 SQM



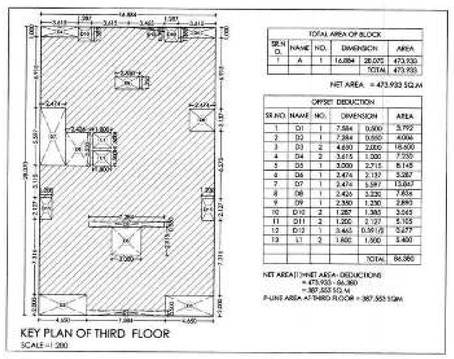
KEY PLAN OF TYPICAL FIRST & SECOND FLOOR
SCALE =1:200

TOTAL AREA OF BLOCK				
SR.NO.	NAME	NO.	DIMENSION	AREA
1	A	1	16.884	27.070
			TOTAL	457.049

NET AREA = 457.049 SQ.M

OFFSET DEDUCTION				
SR.NO.	NAME	NO.	DIMENSION	AREA
1	D1	2	1.800	1.500
2	D2	2	0.450	1.035
			TOTAL	6.782

NET AREA(T)=NET AREA- DEDUCTIONS
= 457.049 - 6.782
=450.267 SQ.M
P-LINE AREA AT FIRST & SECOND FLOOR = 450.267 SQM



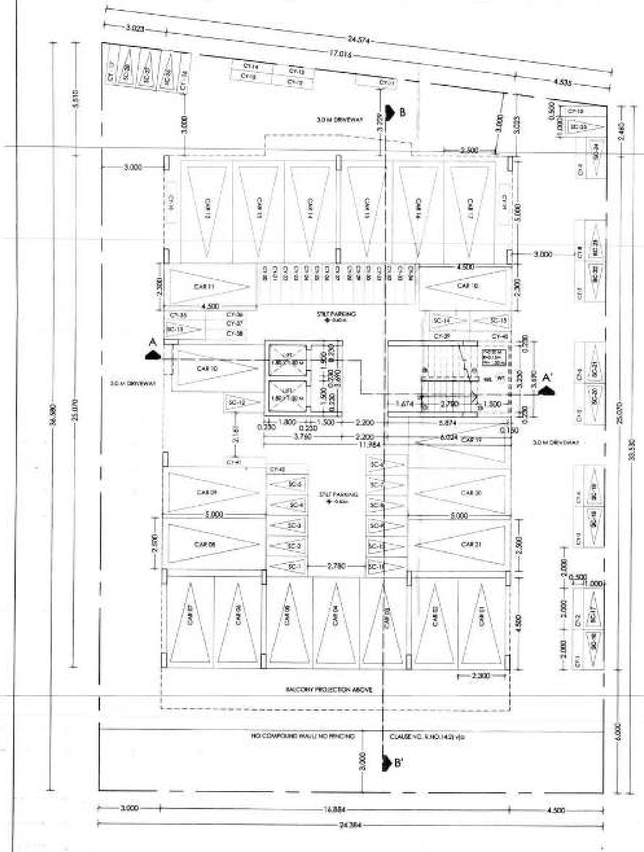
KEY PLAN OF THIRD FLOOR
SCALE =1:200

TOTAL AREA OF BLOCK				
SR.NO.	NAME	NO.	DIMENSION	AREA
1	A	1	16.884	28.025
			TOTAL	473.930

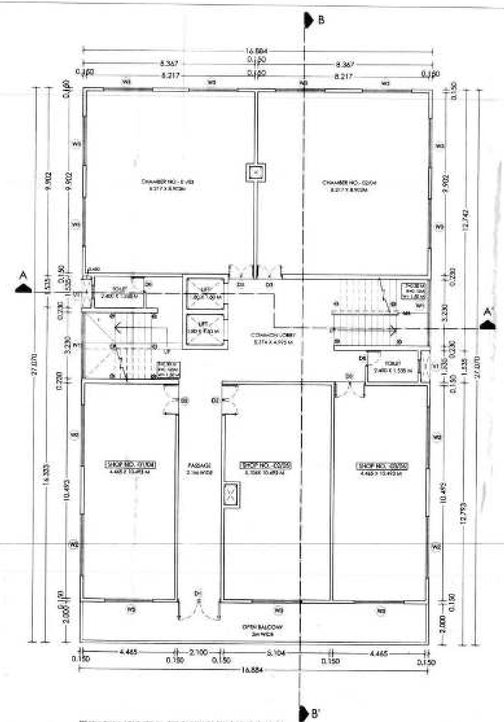
NET AREA = 473.930 SQ.M

OFFSET DEDUCTION				
SR.NO.	NAME	NO.	DIMENSION	AREA
1	D1	1	7.584	0.600
2	D2	1	7.584	0.600
3	D3	2	4.690	2.000
4	D4	2	3.615	1.000
5	D5	1	3.000	2.715
6	D6	1	2.474	2.132
7	D7	1	2.474	1.597
8	D8	1	2.420	3.230
9	D9	1	2.300	1.230
10	D10	2	1.287	1.365
11	D11	2	1.200	2.127
12	D12	1	3.465	0.561
13	L1	2	1.800	1.900
			TOTAL	84.380

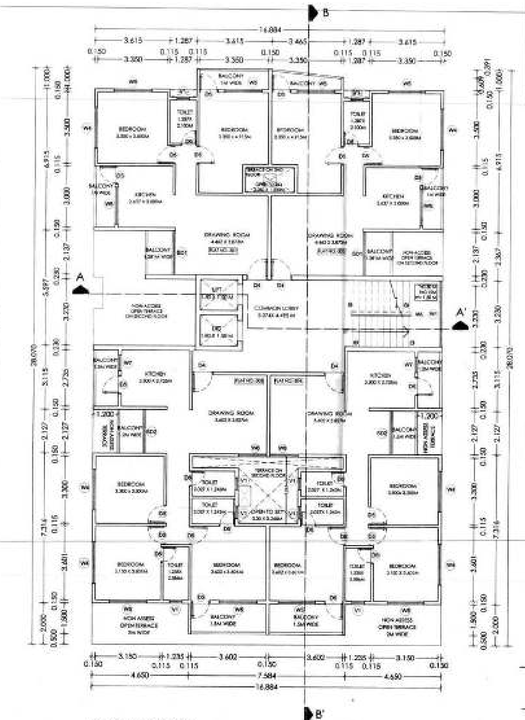
NET AREA(T)=NET AREA- DEDUCTIONS
= 473.930 - 84.380
= 389.555 SQ.M
P-LINE AREA AT THIRD FLOOR = 389.555 SQM



GROUND FLOOR PLAN
SCALE - 1:100



TYPICAL FIRST & SECOND FLOOR PLAN
SCALE - 1:100



THIRD FLOOR PLAN
SCALE - 1:100

CARPET DETAILS			
BUILDING NAME	FLOOR NAME	CARPET NAME	CARPET AREA (SQM)
	G.FLOOR	PARKING	0
	1ST FLOOR	CHAMBER 01	73.091
		CHAMBER 02	73.091
		SHOP 01	47.076
		SHOP 02	52.806
		SHOP 03	47.076
	2ND FLOOR	CHAMBER 03	73.091
		CHAMBER 04	73.091
		SHOP 04	47.076
		SHOP 05	52.806
		SHOP 06	47.076
	3RD FLOOR	301	59.457
		302	59.457
		303	79.289
		304	79.289
	4TH FLOOR	401	59.457
		402	59.457
		403	79.289
		404	79.289
	5TH FLOOR	501	59.457
		502	59.457
		503	79.289
		504	79.289
	6TH FLOOR	601	111.548
		602	79.289
		603	79.289
	7TH FLOOR	701	79.941
		702	79.289
		703	79.289
	TOTAL		1927.4213

PARKING CALCULATION (TABLE NO.14B)									
TYPE	CARPET AREA(IN SQM)	TENAMENTS (NOS)	CARS (NOS)		SCOOTER (NOS)		CYCLE (NOS)		
			UNIT	PROP.	BY RULE	REQUIRED	BY RULE	REQUIRED	BY RULE	REQUIRED
RESIDENTIAL	ABOVE 300	2	A	1	2	1	1	1	2	2
	60-300	1	11	1	11	1	11	2	22	
	Above 80	1	1	1	1	2	2	1	1	
COMMERCIAL (EXIST 100 SQM)	FOR 286.28 SQM	1	A	1	4	2	12	2	12	
TOTAL	REQUIRED	—	—	—	31	—	28	—	43	
	PROPOSED		18		31		28		42	

FLOOR WISE P-LINE AREA STATEMENT						
FLOOR	PROPOSED P-LINE AREA	BALCONY AREA		PROPOSED TENAMENTS	TOTAL P-LINE AREA	
		BAL. (B+C)	OPEN (B)	ENCL.OSED (C)		
G.F PARKING	36.103	—	—	—	0	36.103
1ST COMMERCIAL	450.267	33.768	33.768	0.000	0	450.267
2ND COMMERCIAL	450.267	33.768	33.768	0.000	0	450.267
3RD	387.553	42.396	42.396	0.000	4	387.553
4TH	387.553	42.396	42.396	0.000	4	387.553
5TH	387.553	42.396	42.396	0.000	4	387.553
6TH	370.941	33.043	33.043	0.000	3	370.941
7TH	338.748	31.166	31.166	0.000	3	338.748
TOTAL	2820.885	258.933	258.933	0.000	18	2820.885

Provisions For S.o.a. Water Heating Systems
Solar Water Heating System should be installed in the building for the following uses, if the per capita capacity exceeds [illegible]

[illegible] shall be made [illegible]

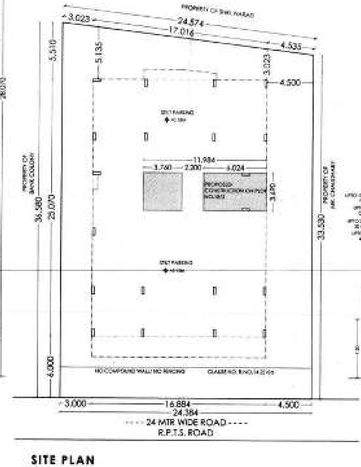
[illegible] Rain Water Harvesting is required as provided as per Direction of Govt. of Maharashtra No. TPS 4309/[illegible]/2133/CR - 238/[illegible] dated 15th March, 2005 as per [illegible] no. 80 cum. built-up area [illegible] [illegible] building [illegible] other options mentioned in the scheme. As adopted by Tax authority may impose a levy of [illegible] per annum for every 100 sq.mts. of built area, for failure of the owner [illegible]

OFFICE OF THE CORPORATION OF THE CITY NAGPUR
Building Permit No.175/Zone/20
DIN/CE/2435/Date 22/12/21
SANCTIONED
Subject to conditions mentioned in the [illegible]
Nagpur Municipal Corporation

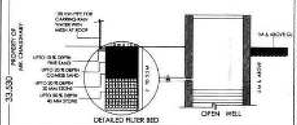
SITE LOCATION



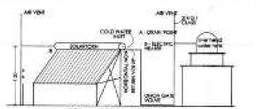
D.P. SHEET NO. 24



SITE PLAN
SCALE =1:200



DETAILED FILTER BED



DETAILS OF SOLAR SYSTEM



RAINWATER WATER HARVESTING DETAILS

PROJECT TITLE
PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO.187/2, IN KHASRA NO. 19, CORPORATION HOUSE NO. 7851, CITY SURVEY NO. 7118, SHEET NO.: 40, MOUZA- AJNI, WARD NO. 75, NAGPUR.
BELONGING TO :
SHRI VIKAS AMBADAS LAMBI-SETWAR AND 17 OTHER.
THROUGH P.O.A.
M/S SHARVASHREE INFRASTRUCTURES
THROUGH POA:
SHRI. MAHESH RAMKRISHNA BHINGARE

AREA STATEMENT

1	Area Of Plot (minimum area of o.p. c to be considered)	
	(a) As per ownership document	834.75
	(b) As per measurement sheet	834.75
	(c) As per site	834.75
2	Deductions for	
	(a) Proposed D.P. / D.P. Road widening Area / Service Road / Highway widening	0.00
	(b) Any D.P. Reservation Area	0.00
	Total (a + b)	0.00
3	Balance Area of plot (1-2)	834.75
4	Amenity Space (if applicable)	
	(a) Required	0.00
	(b) Adjustment of 25(c) , if any -	0.00
	(c) Balance proposed -	0.00
5	Net Plot Area (3-4 (c))	834.75
6	Recreation Open space (if applicable)	
	(a) Required	0.00
	(b) Proposed	0.00
7	Internal Road Area	0.00
8	Plotable Area (if applicable)	0.00
9	Build up area wrt Basic F.S.I. as per front road width (for no. 5 a basic FSI (834.75 x 1.1)	940.200
10	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI based on road width/TDR zone	0.90
	(b) Proposed FSI on payment of premium (834.75 X 0.6)	512.838
11	Inside FSI/TDR loading	
	(a) Inside area against D.P. road (2 x 9/no. 2(a)), if any	0.00
	(b) Inside area against Amenity space if handed over (2 or 1.85 x sr. no. 4 (b) and / or(c))	0.00
	(c) TDR Area (0.40 x 466.51)	0.00
	(d) Total- inside /TDR loading proposed (11 (a) + (b) + (c))	0.00
12	Additional incentive FSI area under (clause no. 7.6.1 (v) of UDCPR = 30% of plot area) (834.75 X 0.3)	236.419
13	Total entitlement of FSI in the proposal	
	(a) (9+10(b)+11(d) or 12 whichever is applicable)	1709.66
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges	
	i) Ancillary residential 60% (1900.32*1/1.6 = 1187.7)	712.631
	ii) Ancillary commercial 80% (300 554/1.8 = 500.296 (500.296 x 80%)	400.237
	Total (i) + (ii)	1112.868
14	Maximum utilization limit of FSI (Building Potential) permissible as per Residential/Non Residential (for Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) = 1.6 or 1.8 (for 14.a + 3.2)	2622.528
15	Total Build up Area in proposal (Excluding area of Sr.No. 17 (c))	
	(a) Existing Built -up Area	0.00
	(b) Proposed Built- up Area (As per Plans)	2809.005
	(c) Total (a+b)	2809.005
16	Consumed FSI (15/13) (should not be more than serial No. 14 above	0.993
17	Area of inductive housing, if any	
	(a) 20% of Sr. No. 5	
	(b) Proposed	

CERTIFICATE OF AREA -
CERTIFIED THAT THE PLOT OF UNDER REFERENCE WAS SURVEYED BY ME ON 04/12/2020 AND THE SEEMED NO. 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/ LAND RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

A.P. RAVINDRA SONKUSARE
C.A. NO. : 87722092

SCHEDULE OF OPENINGS

S.NO.	TYPE	SIZE	DESCRIPTION
1	D1	0.10 X 2.10	FLUSH DOOR
2	D2	0.80 X 2.10	FLUSH DOOR
3	D3	1.20 X 2.10	FLUSH DOOR
4	D4	0.90 X 2.10	FLUSH DOOR
5	D5	0.90 X 2.10	FLUSH DOOR
6	D6	0.75 X 2.10	FLUSH DOOR
7	SD1	2.75 X 1.95	SLIDING DOOR
8	SD2	2.75 X 1.95	SLIDING DOOR
9	W1	3.20 X 1.20	ALUMINIUM WINDOW
10	W2	3.00 X 1.20	ALUMINIUM WINDOW
11	W3	2.40 X 1.20	ALUMINIUM WINDOW
12	W4	2.00 X 1.20	ALUMINIUM WINDOW
13	W5	1.80 X 1.20	ALUMINIUM WINDOW
14	W6	1.20 X 1.20	ALUMINIUM WINDOW
15	W7	0.75 X 0.9	ALUMINIUM WINDOW
16	V1	0.6 X 0.60	ALUMINIUM WINDOW

F. NAME OF OWNERS	SIGN
1) SHRI. VIKAS AMBADAS LAMBISETWAR	
2) SHRI. DIWAKAR KAMALAKARRAO BENDRE	
3) SHRI. SURESH DAMPALRAO DELEKAR	
4) SHRIMATI. RAJESHRI SURESH DELEKAR	
5) SHRI. ASHOK RAMDHAN CHEMMANE	
6) SHRI. KISHOR KANHAIYALAL KAPOOR	
7) SHRIMATI. ASHA AMBADAS LAMBISETWAR	
8) SHRI. SHANTANARAYAN DEAR BENDRE	
9) SHRIMATI. APARNA RAJ WAHANE	
10) SHRI. AMBUDDHA VISHVANATH KASHKAR	
11) SHRI. PRAKASH HITHARAO KOTHALKAR	
12) SUJATA PRAKASH KOTHALKAR	
13) SHRI. KIRTHI PRAKASH KOTHALKAR	
14) SHRI. HOTRAM SAJUJI KOPDATE	
15) SHRI. JAGDISH RAGHUNATH MARKANDE	
16) SHRIMATI. ANSHUL SHRI. RAJESH	
17) SHRI. HEMANT BRAHMARAO BHOND	
18) SHRIMATI. VANDANA HEMANT BHOND	

THROUGH P.O.A.
M/s. ATHARVASHREE INFRASTRUCTURES
THROUGH PARTNER
SHRI. MAHESH RAMKRISHNA BHINGARE

INDEX

PLOT BOUNDARY SHOWN IN — BLACK
PROPOSED CONSTRUCTION SHOWN IN — RED

DRAWING TITLE : **SUBMISSION DRAWING: GROUND-3RD FLOOR PLANS**

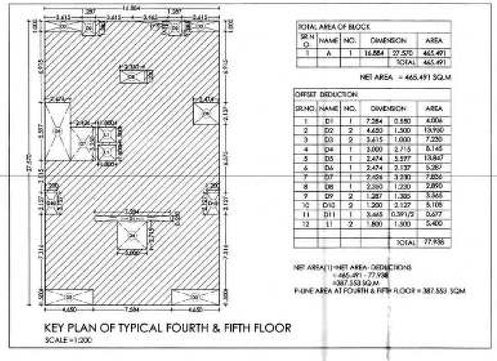
NORTH

ARCHITECT SIGN:

Ar. R. S. Sonkusare
C.A. NO. : 87722092
INT. NO. : 1124
WAC. NO. : WAC/R/271

SHEET NO. 01/03

ARCHITECT:
RAVI SONKUSARE ARCHITECTS
B.ARCH(NAGPUR),M.C.A.(UK)
C2, RADHAKRISHNA APPT., 187, GOKULPETH, NAGPUR.
PH.NO. (0712) 2551321 98225 78331
E-MAIL spandancorion1um@gmail.com



KEY PLAN OF TYPICAL FOURTH & FIFTH FLOOR
SCALE =1:200

TOTAL AREA OF BLOCK

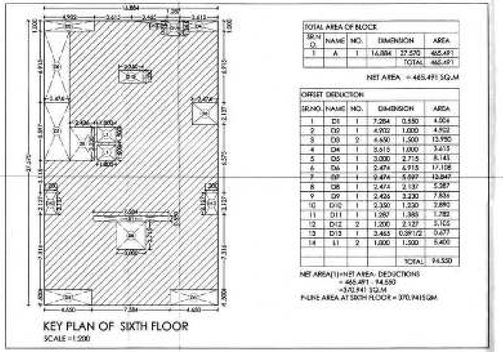
SR.NO	NAME	NO.	DIMENSION	AREA
1	A	1	16.884	27.570	465.491
				TOTAL	465.491

NET AREA = 465.491 SQ.M

OFFSET DEDUCTION

SR.NO.	NAME	NO.	DIMENSION	AREA
1	D1	1	7.284	0.550	4.006
2	D2	2	4.450	1.300	13.900
3	D3	2	3.415	1.000	7.230
4	D4	1	3.000	2.715	8.145
5	D5	1	2.474	5.597	13.847
6	D6	1	2.474	2.137	5.287
7	D7	1	2.426	3.230	7.836
8	D8	1	2.250	1.230	2.890
9	D9	2	1.287	1.305	3.365
10	D10	1	1.200	2.127	5.105
11	D11	1	3.465	0.391/2	0.677
12	L1	2	1.800	1.300	5.400
				TOTAL	77.936

NET AREA(1)=NET AREA - DEDUCTIONS
= 465.491 - 77.936
=387.553 SQ.M
P-LINE AREA AT FOURTH & FIFTH FLOOR = 387.553 SQM



KEY PLAN OF SIXTH FLOOR
SCALE =1:200

TOTAL AREA OF BLOCK

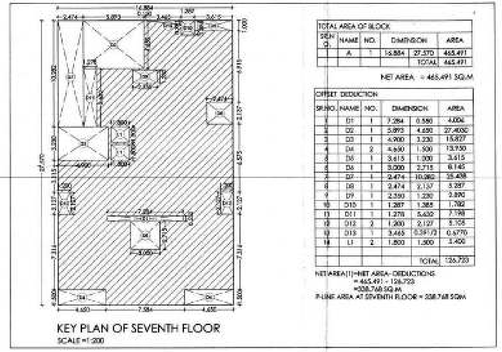
SR.NO	NAME	NO.	DIMENSION	AREA
1	A	1	16.884	27.570	465.491
				TOTAL	465.491

NET AREA = 465.491 SQ.M

OFFSET DEDUCTION

SR.NO.	NAME	NO.	DIMENSION	AREA
1	D1	1	7.284	0.550	4.006
2	D2	1	4.902	1.000	4.902
3	D3	2	6.650	1.500	13.950
4	D4	1	3.615	1.000	3.615
5	D5	1	3.000	2.715	8.145
6	D6	1	2.474	4.915	17.108
7	D7	1	2.474	5.597	13.847
8	D8	1	2.474	2.137	5.287
9	D9	1	2.426	3.230	7.836
10	D10	1	2.250	1.230	2.890
11	D11	1	1.287	1.385	1.782
12	D12	2	1.200	2.127	5.105
13	D13	1	3.465	0.391/2	0.677
14	L1	2	1.800	1.300	5.400
				TOTAL	94.550

NET AREA(1)=NET AREA- DEDUCTIONS
= 465.491 - 94.550
=370.941 SQ.M
P-LINE AREA AT SIXTH FLOOR = 370.941SQM



KEY PLAN OF SEVENTH FLOOR
SCALE =1:200

TOTAL AREA OF BLOCK

SR.NO	NAME	NO.	DIMENSION	AREA
1	A	1	16.884	27.570	465.491
				TOTAL	465.491

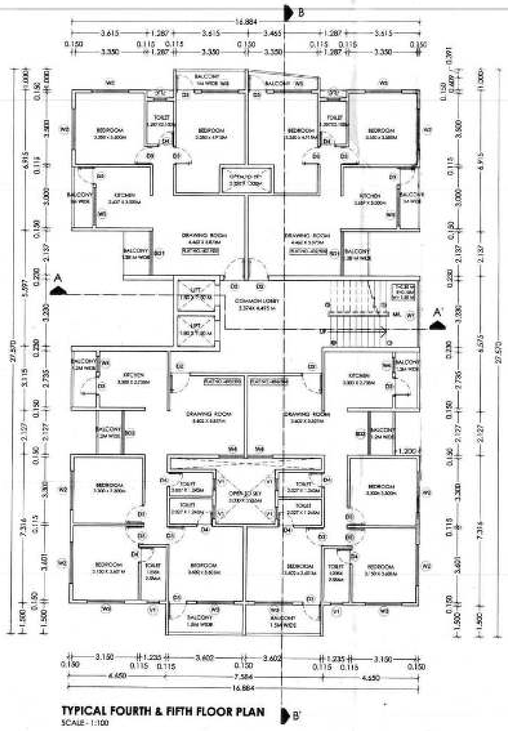
NET AREA = 465.491 SQ.M

OFFSET DEDUCTION

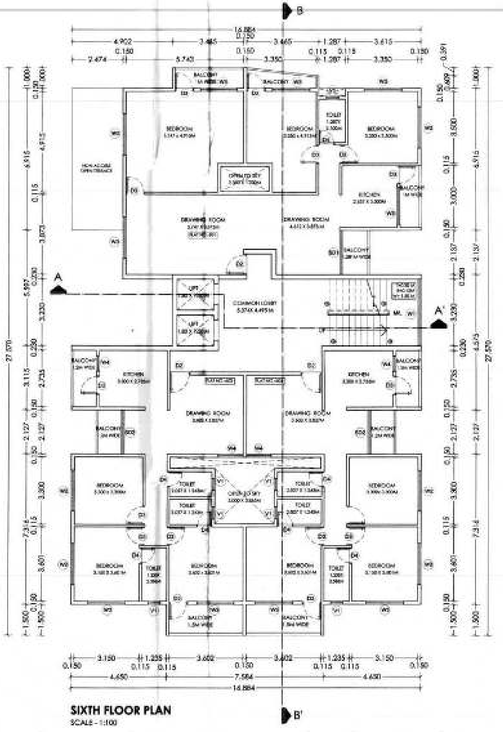
SR.NO.	NAME	NO.	DIMENSION	AREA
1	D1	1	7.284	0.550	4.006
2	D2	1	5.893	4.650	27.4000
3	D3	1	4.900	3.230	15.827
4	D4	2	4.950	1.300	13.130
5	D5	1	3.615	1.000	3.615
6	D6	1	3.000	2.715	8.145
7	D7	1	2.474	10.282	25.408
8	D8	1	2.474	2.137	5.287
9	D9	1	2.250	1.230	2.890
10	D10	1	1.287	1.385	1.782
11	D11	1	1.278	5.630	7.198
12	D12	2	1.200	2.127	5.105
13	D13	1	3.465	0.391/2	0.677
14	L1	2	1.800	1.300	5.400
				TOTAL	126.723

NET AREA(1)=NET AREA- DEDUCTIONS
= 465.491 - 126.723
=338.768 SQ.M
P-LINE AREA AT SEVENTH FLOOR = 338.768 SQM

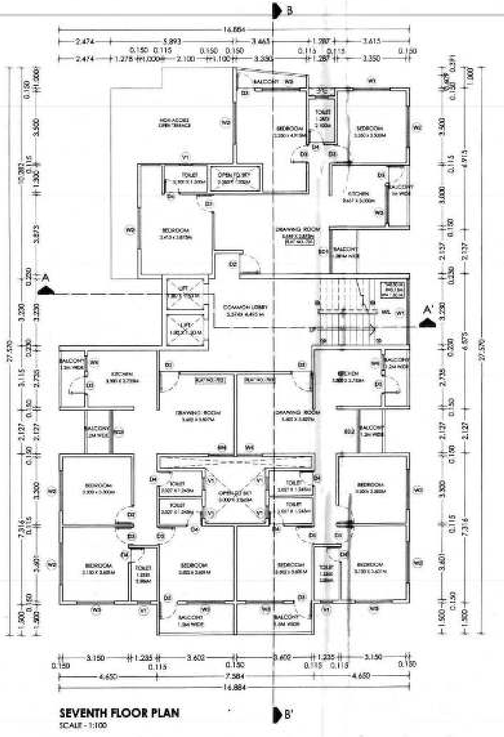
OFFICE OF THE CORPORATION OF THE CITY NAGPUR
Building Permit No. 128/LAP/ARCH/MNCR/2836 Date 27/12/22
SANCTIONED
Subject to the conditions mentioned in the Building Permit
C.O. Engineer
Town Planner
Nagpur Municipal Corporation



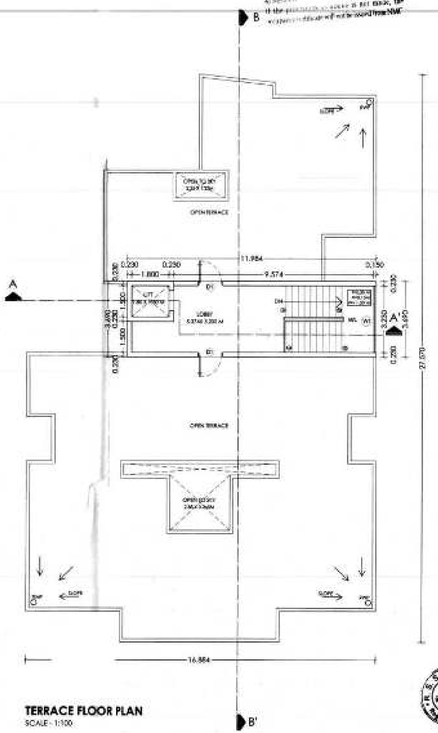
TYPICAL FOURTH & FIFTH FLOOR PLAN
SCALE - 1:100



SIXTH FLOOR PLAN
SCALE - 1:100



SEVENTH FLOOR PLAN
SCALE - 1:100



TERRACE FLOOR PLAN
SCALE - 1:100

PROJECT TITLE

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO.18/2, IN KHASRA NO. 18, CORPORATION HOUSE NO. 781, CITY SURVEY NO. 718, SHEET NO. 40, MOUZA A-JNI, WARD NO. 75, NAGPUR.
BELONGING TO:
SHRI VIKAS AMBADAS LAMBSETWAR AND 17 OTHER.
THROUGH P.O.A.
M/S ATHARVASHREE INFRASTRUCTURES
THROUGH P.O.A.
SHRI. MAHESH RAMKRISHNA BHINGARE

AREA STATEMENT

1	Area Of Plot (Minimum area of a.b. c is to be considered)	
	(a) As per ownership document	854.73
	(b) As per measurement sheet	854.73
	(c) As per site	854.73
2	Deductions for	
	(a) Proposed D.P. / T.P. Road widening Area / Service Road / Highway widening	0.00
	(b) Any D.P. Reservation Area	0.00
	Total a + b	0.00
3	Balance Area of plot (1)-(2)	854.73
4	Amenity Space (if applicable)	
	(a) Required	0.00
	(b) Adjustment of 2(b) , if any -	0.00
	(c) Balance proposed -	0.00
5	Net Plot Area (3.4 (c))	854.73
A	Recreation Open space (if applicable)	
	(a) Required	0.00
	(b) Proposed	0.00
7	Internal Road Area	0.00
8	Plottable Area (if applicable)	0.00
9	Built up area wrt Basic F.S.I. as per front road width (Sr.no. 5 x basic FSI) (854.73 x 1.1)	940.200
10	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI based on road width/TOD zone	0.90
	(b) Proposed FSI on payment of premium (854.73 X 0.6)	512.838
11	In-situ FSI/TDR loading	
	(a) In-situ area against D.P. road (2 x 5(Mc. 2)(i)), if any	0.00
	(b) In-situ area against Amenity space if handed over (2 or 1.65 x sr. no. 4 (b) and / or(c))	0.00
	(c) TDR Area (0.40 x 464.51)	0.00
	(d) Total in-situ /TDR loading proposed (11 (a) + (b) + (c))	0.00
12	Additional incentive FSI area under clause no. 7.6.1(V) of UDCPR = 30% of plot area (854.73 X 0.3)	256.419
13	Total entitlement of FSI in the proposal	
	(a) (9+ 10(b)+ 11(d)) or 12 whichever is applicable	1709.46
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges	
	(i) Ancillary residential 30% (1900.357) (A = 1187.719) (1187.719x 60%)	712.631
	(ii) Ancillary commercial 80% (1900.357) (B = 500.29) x (500.29 x 80%)	400.237
	Total (i) + (ii)	1112.868
14	Maximum utilization limit of FSI (Building Potential) permissible as per Roadwidth (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.8 or 1.8 (Sr.6 x 3.1)	2822.328
15	Total Built Up Area in proposal (Excluding area of Sr.No. 17 b)	
	(a) Existing Built up Area	0.00
	(b) Proposed Built- up Area (As per 9-line)	2809.005
	(c) Total (a+b)	2809.005
16	FSI consumed (15/16) should not be more than serial No. 14 above	0.995
17	Area of inclusive housing, if any	
	(a) 20% of Sr. No. 5	
	(b) Proposed	

CERTIFICATE OF AREA :-
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04/12/2020 AND THE SIDES TO, 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/ LAND RECORDS DEPARTMENTS/ CITY SURVEY RECORDS.

AR. RAVINDRA SONKUSARE
C.A. NO. : 17/22290

SCHEDULE OF OPENINGS

S.NO	TYPE	SIZE	DESCRIPTION
1	D1	1.000 X 2.10	FLUSH DOOR
2	D2	0.750 X 2.10	FLUSH DOOR
3	D3	0.900 X 2.10	FLUSH DOOR
4	D4	0.750 X 2.10	FLUSH DOOR
5	D5	0.675 X 1.80	WOODEN DOOR
6	D6	0.600 X 1.80	WOODEN DOOR
7	W1	1.200 X 1.20	ALUMINIUM WINDOW
8	W2	1.800 X 1.20	ALUMINIUM WINDOW
9	W3	1.200 X 1.20	ALUMINIUM WINDOW
10	W4	1.800 X 1.20	ALUMINIUM WINDOW
11	W5	0.750 X 0.90	ALUMINIUM WINDOW
12	V1	0.6 X 0.60	ALUMINIUM WINDOW

F. NAME OF OWNERS — **SIGN**

1) SHRI. VIKAS AMBADAS LABHSETWAR
2) SHRI. DEEPAK KAMALAKARRAO BENDRE
3) SHRI. SUBHASHRAO SAMPATRAO DESULKAR
4) SHRIMATI. RAJESHRI SUBHASH DESULKAR
5) SHRI. ASHOKH BALIRAM GUNDAWAR
6) SHRI. ISHWAR KANHAIYALAL KAPOOR
7) SHRIMATI. ASHA AMBADAS LABHSETWAR
8) SHRI. SUMANT KAMALKAR SENDRE
9) SHRIMATI. APARNA RAJ PAWANE
10) SHRI. AMBUJESHA VISHWANATH KASREAR
11) SHRI. PRAKASH VITHALRAO KOTHALKAR
12) SUJATA PRAKASH KOTHALKAR
13) SHRI. ADITYA PRAKASH KOTHALKAR
14) SHRI. ACHINTAN BALAJI KOPDATE
15) SHRI. JAGDISH RAGHUNATH MARSKANE
16) SHRIMATI. ANDHULSUNIL BABUTA
17) SHRI. HEMANT KISHANRAO KHOND
18) SHRIMATI. VARSHA HEMANT KHOND

THROUGH P.O.A.
M/s. ATHARVASHREE INFRASTRUCTURES
THROUGH PARTNER
SHRI. MAHESH RAMKRISHNA BHINGARE

INDEX

PLOT BOUNDARY SHOWN IN — BLACK
PROPOSED CONSTRUCTION SHOWN IN — RED

DRAWING TITLE : **SUBMISSION DRAWING: 4TH - 7TH FLOOR PLANS**

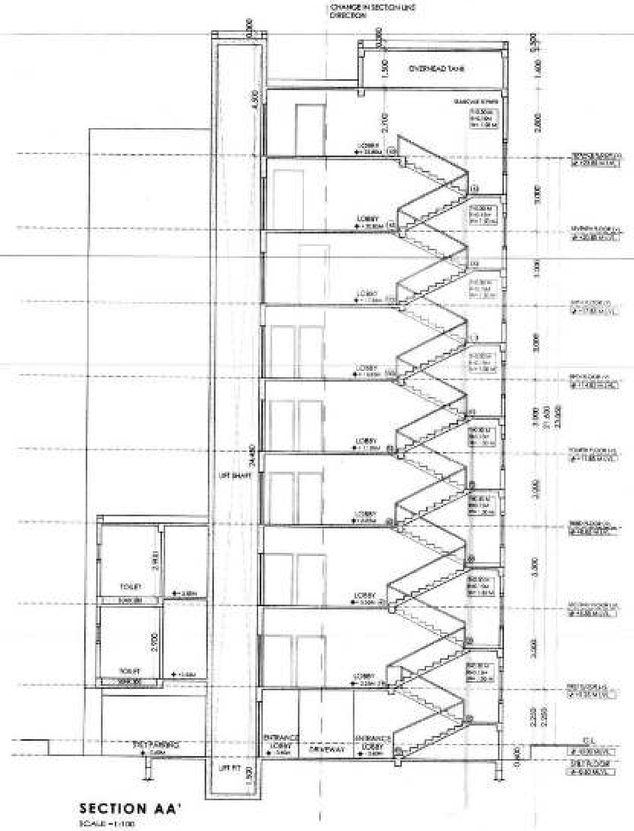
NORTH

ARCHITECT SIGN:

Ar. R. S. Sonkusare
C.A. NO. : 9702290
NR. NO. : 1124
MIC NO. : KAC/R-871

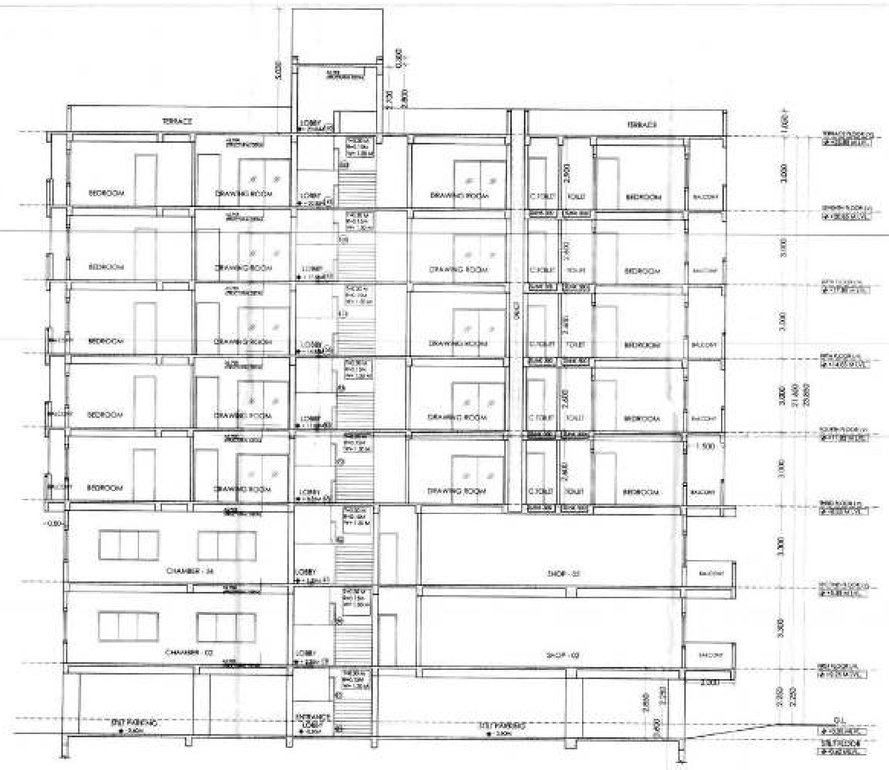
SHEET NO. **02/03**

ARCHITECT:
RAVI SONKUSARE ARCHITECTS
B.ARCH(NAGPUR) M.ARCH.(U.S.A.) M.C.A.(U.K.)
C2, RADHAKRISHNA APPT., 187, GOKULPETH, NAGPUR.
PH.NO. (0712) 2551301 , 98225 78331
E-MAIL spandanconsortium9@gmail.com



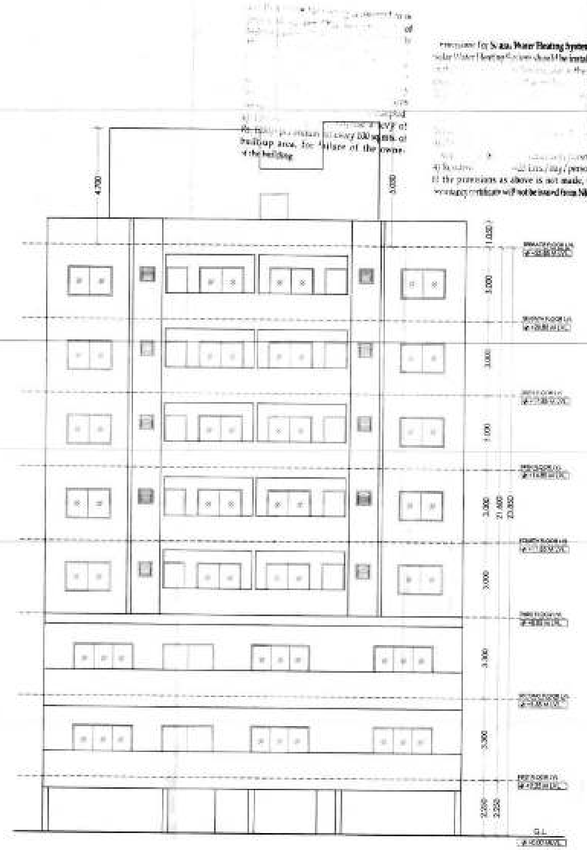
SECTION AA'

SCALE = 1:100



SECTION BB'

SCALE = 1:100



FRONT ELEVATION

SCALE = 1:100

OFFICE OF THE CORPORATION OF THE CITY NAGPUR
Building Permit No. 22/TP/NO/01
TP/NAG/1835 Date 27/7/22
SANCTIONED
Subject to terms and conditions mentioned in Building Permit
Town Planning
Nagpur Municipal Corporation

PROJECT TITLE

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO.18/2, IN KHASRA NO. 18, CORPORATION HOUSE NO. 781, CITY SURVEY NO. 718, SHEET NO. 40, MOUZA-AJNI, WARD NO. 73, NAGPUR.
BELONGING TO:
SHRI VIKAS AMBADAS LAMBHSETWAR AND 17 OTHER.
THROUGH P.O.A.
M/S ATHARVASHREE INFRASTRUCTURES
THROUGH POA:
SHRI. MAHESH RAMKRISHNA BHINGARE

AREA STATEMENT

1	Area Of Plot (minimum area of a,b, c to be considered)		
	(a) As per ownership document		854.73
	(b) As per measurement sheet		854.73
	(c) As per site		854.73
2	Deductions for		
	(a) Proposed D.P. / D.P. Road widening Area / Service Road / Highway widening		0.00
	(b) Any D.P. Reservation Area		0.00
	Total (a + b)		0.00
3	Balance Area of plot (1 - 2)		854.73
4	Amenity Space (If applicable)		
	(a) Required		0.00
	(b) Adjustment of 2(b) , if any -		0.00
	(c) Balance proposed -		0.00
5	Net Plot Area (3-4 (c))		854.73
6	Recreation Open space (if applicable)		
	(a) Required		0.00
	(b) Proposed		0.00
7	Internal Road Area		0.00
8	Plotable Area (If applicable)		0.00
9	Build up area wrt Basic F.S.I. as per front road width (Sr.no. 5 x basic FSI) (854.73 x 1.1)		940.203
10	Addition of FSI on payment of premium		
	(a) Maximum permissible premium FSI allowed on road width/TOD zone.		0.90
	(b) Proposed FSI on payment of premium (854.73 X 0.6)		512.838
11	In-situ FSI/TDR loading		
	(a) In-situ area against D.P. road (2 x 9 /3 x 20)), if any		0.00
	(b) In-situ area against Amenity space if handed over (2 or 1.83 x sr. no. 4 (b) and / or (c))		0.00
	(c) TDR Area (0.40 x 464.5)		0.00
	(d) Total Premium FSI loading proposed (11 (a) + (b) + (c))		0.00
12	Additional incentive FSI area under (clause no. 7.6.1 (A) of UDCPR + 30% of plot area) (854.73 X 0.3)		256.419
13	Total entitlement of FSI in the proposal		
	(a) 9% TDR(9 / 11(a)) or 12 whichever is applicable		1709.46
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges		
	(i) Ancillary residential 60% (1900.35(1.5 = 1187.719) (1187.719x 60%)		712.631
	(ii) Ancillary Commercial 80% (900.294 x 0 = 900.294) (900.294 x 80%)		400.237
	Total (i) + (ii)		1112.868
14	Maximum / Permissible limit of FSI (Building Potential) (admissible as per Roadwidth (as per Regulation No. s.1 or s.2 or s.3 or s.4 as applicable) x 1.5 or 1.8 (s.1.4 + s.2)		2822.326
15	Total Build Up Area in proposal (Excluding area of Sr.No. 17 (b))		
	(a) Existing Built up Area		0.00
	(b) Proposed Built up Area (As per T-line)		2809.005
	(c) Total (a+b)		2809.005
16	FSI consumed (15(13) should not be more than serial No. 14 above		0.995
17	Area of inclusive housing, if any		
	(a) 20% of Sr. No. 5		
	(b) Proposed		

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 04/12/2020 AND THE SIDES TO, 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/ LAND RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

AR. RAVINDRA SONKUSARE
C.A. NO. : 97/22290

SCHEDULE OF OPENINGS

S.NO	TYPE	SIZE	DESCRIPTION
1.	D1	1.00 X 2.10	PLUSH DOOR
2.	D2	1.00 X 2.10	PLUSH DOOR
3.	D3	0.90 X 2.10	PLUSH DOOR
4.	D4	0.75 X 2.10	PLUSH DOOR
5.	SD1	2.13 X 1.83	SLIDING DOOR
6.	SD2	2.13 X 1.83	SLIDING DOOR
7.	W1	2.00 X 1.20	ALUMINIUM WINDOW
8.	W2	2.00 X 1.20	ALUMINIUM WINDOW
9.	W3	1.80 X 1.20	ALUMINIUM WINDOW
10.	W4	1.20 X 1.20	ALUMINIUM WINDOW
11.	W5	0.75 X 0.90	ALUMINIUM WINDOW
12.	V1	0.6 X 0.60	ALUMINIUM WINDOW

P. NAME OF OWNERS — **SIGN**

1) SHRI. VIKAS AMBADAS LABHSETWAR
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15) SHRI. JAGDISH RAGHUNATH MAHRANCE
16) SHRIMATI. ANSHUL SUNIL BARJIYA
17) SHRI. REVANTI DEVSHARAO KHOND
18) SHRIMATI. VARSHA HEMANT KHOND

THROUGH P.O.A.
M/s. ATHARVASHREE INFRASTRUCTURES
THROUGH PARTNER :
SHRI. MAHESH RAMKRISHNA BHINGARE

INDEX

PLOT BOUNDARY SHOWN IN — BLACK
PROPOSED CONSTRUCTION SHOWN IN — RED

DRAWING TITLE : **SUBMISSION DRAWING: SECTIONS & ELEVATION**

NORTH

ARCHITECT SIGN:

Ar. R. S. Sonkusare
C.A. NO. : 97/22290
INT. NO. : 1124
MMC. NO. : N.M.C./R-371

SHEET NO. **03/03**

ARCHITECT:
RAVI SONKUSARE ARCHITECTS
B.ARCH(HONS.) M.ARCH(U.D.) M.C.A., A.I.I.A.
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