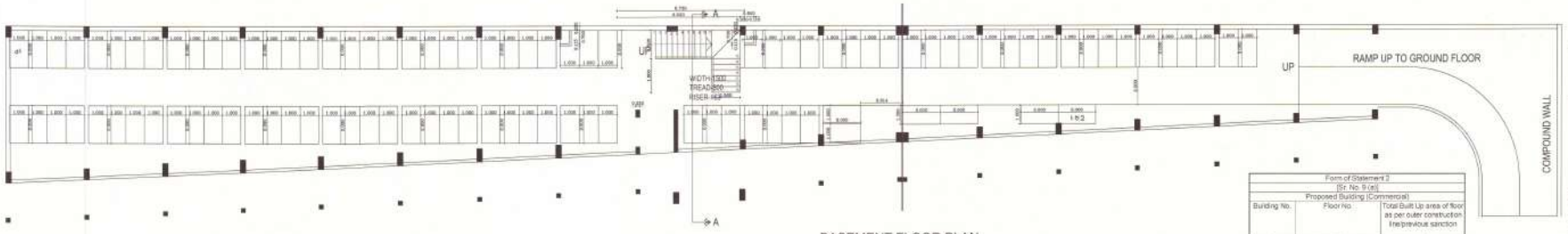
BASEMENT & GROUND FLOOR
RHS BUILDING
SHEET NO. 5 / 24



BASEMENT FLOOR PLAN
(RHS BUILDING)

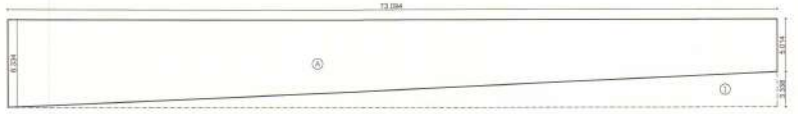


BASEMENT FLOOR BUILT UP AREA CALCULATION

A	6.730 X 1.500 X 1.00 =	10.095 SQM.
B	1.500 X 1.800 X 1.00 =	2.750 SQM.
NET AREA		= 12.795 SQM.

Form of Statement 2
(Sr. No. 9 (a))
Proposed Building (Commercial)

Building No.	Floor No.	Total Built Up area of floor as per outer construction line/previous sanction
1	2	3
LHS	Ground	675.840
	1st	725.500
	2nd*	523.205
	3rd*	174.070
	Total-LHS	**2100.415**
RHS	Basement	12.795
	Ground	884.255
	1st	663.159
	2nd*	515.672
	3rd*	195.855
	Total-RHS	**2051.816**
Super Market	Basement	48.163
	Ground	1319.842
	1st	1455.787
	2nd	1408.212
	3rd	1322.577
	4th	120.589
	Total (A)	**5736.160**
Retail & Office	Basement	151.633
	Total (B)	**151.633**
Retail - 1	Ground	1967.830
	1st	2634.799
	2nd	2634.799
	3rd	2634.793
	Total (C)	**9872.309**
Office	Ground	898.968
	Mezzanine	520.159
	1st	141.365
	2nd	1284.969
	3rd	1284.969
	4th	1284.969
	5th	1284.969
	6th	1284.969
	7th	1284.969
	8th	1284.969
	9th	1284.969
	10th	1284.969
	11th	1284.969
	12th	1284.969
	13th	1284.969
	14th	1284.969
	Total (D)	**18232.687**
	Total (LHS+RHS +A+B+C+ D)	**38145.021**



GROUND FLOOR BUILT UP AREA CALCULATION

A	73.094 X 8.334 X 1.00 =	609.165 SQM.
TOTAL		= 609.165 SQM.
DEDUCTIONS		
I	73.814 X 3.338 X 0.50 =	122.194 SQM.
TOTAL DEDUCTION		= 122.194 SQM.
NET AREA		= 486.970 SQM.

CORRIDOR AREA

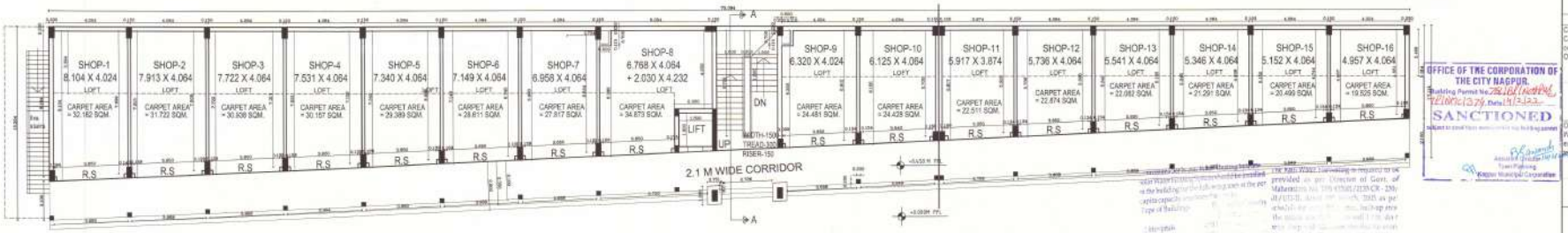
A	73.094 X 2.100 X 1.00 =	153.490 SQM.
TOTAL		= 153.490 SQM.

STAIRCASE AREA

A	1.200 X 9.000 X 1.00 =	10.800 SQM.
TOTAL		= 10.800 SQM.

TOTAL GROUND FLOOR P-LINE AREA

486.970 + 153.490 + 12.750 + 10.800 =	
TOTAL	= 664.255 SQM.



GROUND FLOOR PLAN
(RHS BUILDING)

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 2618/Nag/Mnpl
Dated 17-3-22
SANCTIONED
Nagpur Municipal Corporation

Proforma – I: Area Statement

EXISTING/PROPOSED COMMERCIAL & RESIDENTIAL APARTMENT BUILDING AT PLOT NO.-I, C.T.S. NO.-101(PART), SHEET NO. 259, 260, 269, 270 & 271, MOUZA - NAGPUR, KH. NO.-419, 420, 424, 426/1, HOUSE NO.- 581, WARD NO.- 8, UNREER 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)		85500.811
	(b) as per measurement sheet (akhiv patrika)		85500.811
	(c) as per site		85500.811
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)		85500.811
4	Amenity Space (If applicable)		
	(a) Required		
	(b) Adjustment of 2(b), if any -		
	(c) Balance Proposed		
5	Net Plot Area (3 - 4 (c))		85500.811
6	Recreational Open Space (If applicable)		
	(a) Required		
	(b) Proposed		
7	Internal Road Area		
8	Pintable 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)		171001.622
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 or1.85 x Sr. No. 4 (hand/ deed)]		
	(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		171001.622
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges = 171001.622 - (56337.290 + 53897.779 = 110235.069) = 60766.562		48613.250
	(c) Total entitlement (a +b)		219614.872
14	Maximum up-lyption 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 1.8 or 1.8)		
15	Total Built-up Area in proposal (excluding area at Sr No.17 b)		110235.069
	(a) Existing & Proposed Built-up Area to be retained as per previous sanction		38145.021
	(b) Proposed Built-up Area (as per 'P-Line')		
	(c) Total (a +b)		148380.081
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)		0.678
17	Area for Inclusive Housing, if any		
	(a) Required (20% of Sr. No. 5 or FSI used for residential purpose) = 20% of 110235.069		32047.012
	(b) Proposed (Tower I, J, K)		22234.540

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 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 persons so as to ensure the quality and safety at the work site.

for Godbricks Infrastructure Pvt. Ltd.

Director

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