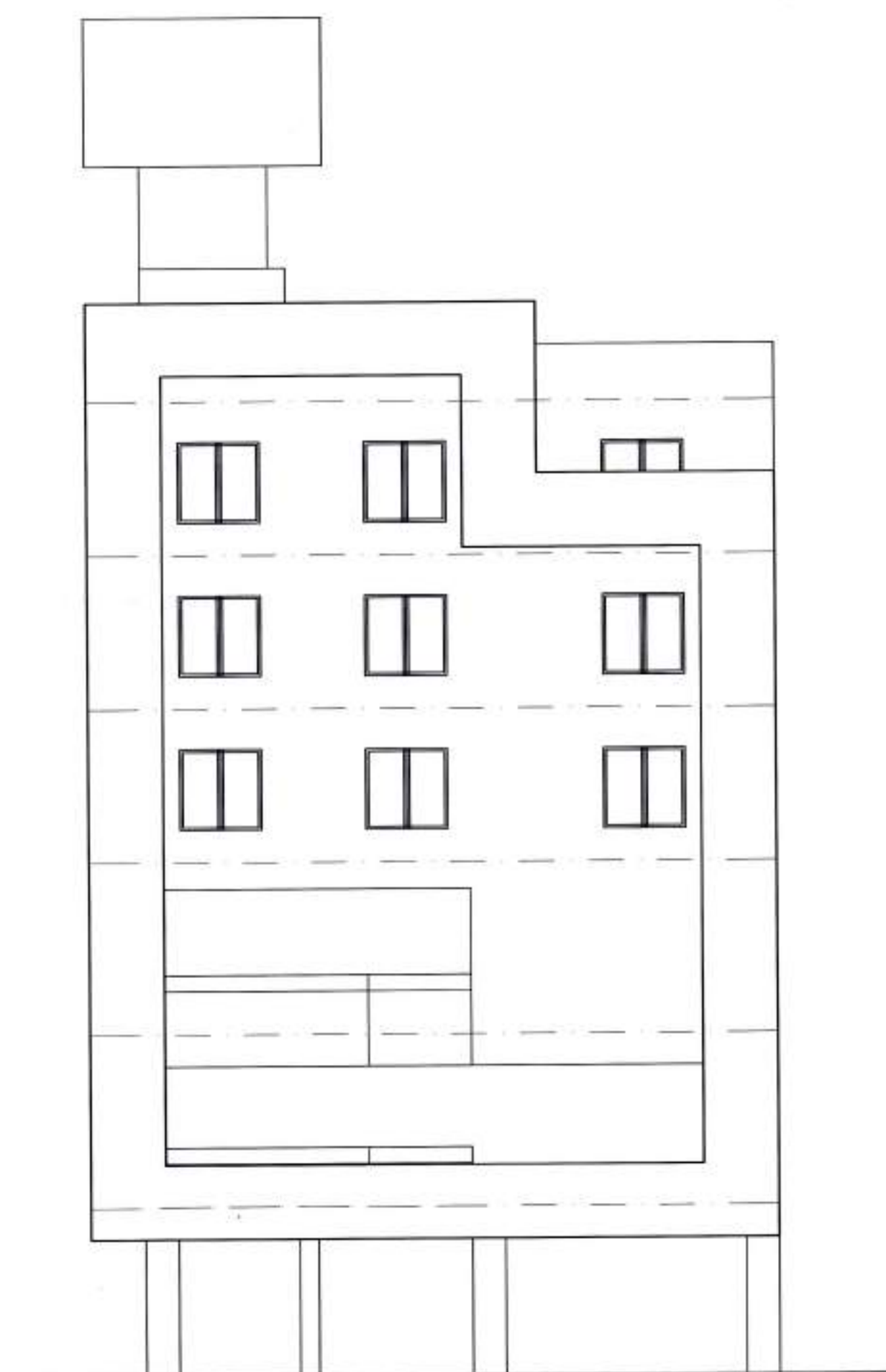
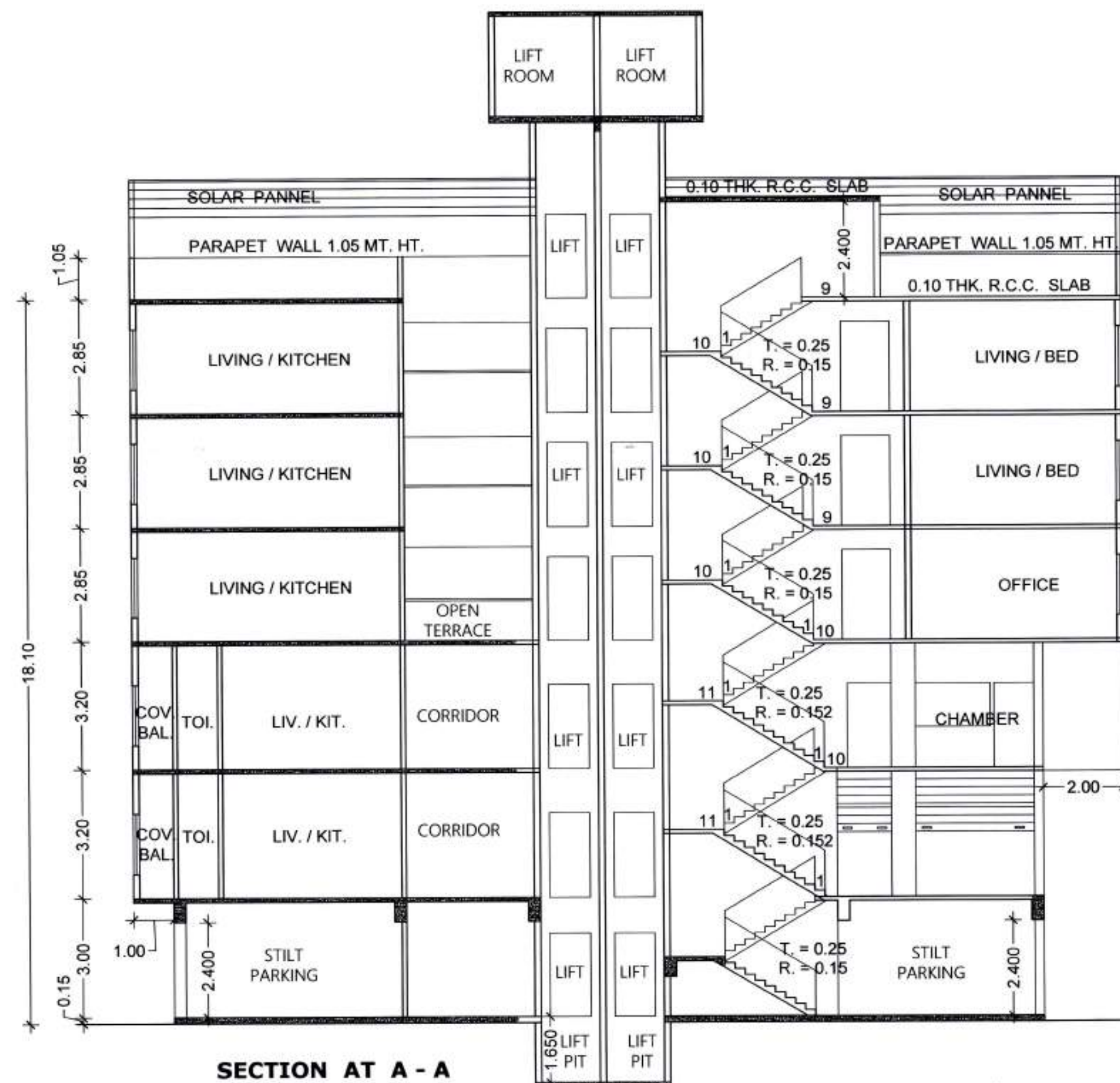




FRONT ELEVATION



SECTION AT A - A



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 mtr. deep with filtration chamber for every 100 sq.mtr. built-up area. Other options mentioned in the schedule may be adopted. 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, if the building for the following uses at the per capita capacity mentioned as under:
Type of Buildings Per Capita Capacity Recommended
Residential - 100 Ltrs./day/person
Schools - 150 Ltrs./day/person
Govt. & other buildings - 20 Ltrs./day/person
Institutions - 25 Ltrs./day/person
If the provisions as above is not made, the sanctioning certificate will not be issued from NMC.

PLAN SHOWING PROPOSED CONSTRUCTION FOR COMMERCIAL & MULTI FAMILY DWELLING UNIT ON PLOT NO. 539, HOUSE NO. 1119/ 539, MOUZA :- NAGPUR, CITY SURVEY NO. 115, SHEET NO. 323, 145, TAH. & DIST. NAGPUR. BELONGING TO SHRI. KAMALKISHOR KISANLAL JAISWAL.

Stamps of Approval of Plans:

AREA STATEMENT			
PLOT AREA		=	
AS PER SELL DEED	15.240 X 33.536	=	511.150 SQMT.
AS PER SITE	14.634 X 33.536	=	490.765 SQMT.
AS PER CITY SURVEY		=	484.500 SQMT.
AS PER LEESE DEED		=	510.990 SQMT.
BASIC FSI	1.10	484.50 X 1.10	= 532.950 SQMT.
FSI FOR PREMIUM	50 % X 484.50 SQMT	=	242.250 SQMT.
NET TOTAL PLOT AREA		=	775.200 SQMT.
ANCILLARY AREA	60 % X 775.20 SQMT	=	465.120 SQMT.
NET TOTAL PERMISSIBLE FSI AREA		=	1240.320 SQMT.

AREA STATEMENT	
1. Area of plot	484.500 SQMT.
(Minimum area of a, b, c to be considered)	484.500 SQMT.
(a) As per ownership document (7/12, CTS extract)	484.500 SQMT.
(b) as per measurement sheet	511.150 SQMT.
(c) as per site	490.765 SQMT.
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)	----
4. Amenity Space (if applicable)	----
(a) Required -	----
(b) Adjustment of 2(b), if any -	----
(c) Balance Proposed -	----
5. Net Plot Area (3 - 4 (c))	----
6. Recreational Open space (if applicable)	----
(a) Required -	----
(b) Proposed -	----
7. Internal Road area	----
8. Platable area (if applicable)	----
9. Built up area with reference to Basic F.S.I. as per front road width	----
(Sr. No. 5(basic FSI))	1.10 FSI
10. Addition of FSI on payment of premium	50 %
(a) Maximum permissible premium FSI - based on road width / TOD Zone.	----
(b) Proposed FSI on payment of premium.	242.250 SQMT.
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 or 1.85 x Sr. No. 4 (b) and /or (c)],	----
(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: --	----
(b) Ancillary Area FSI upto 60% or 80% with payment of charges. 60 %	465.120 SQMT.
(c) Total entitlement (a+b)	----
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)	----
15. Total Built-up Area in proposal. (excluding area at Sr.No.17 b)	1240.320 SQMT.
(a) Existing Built-up Area.	----
(b) Proposed Built-up Area (as per "P-line")	1239.940 SQMT.
(c) Total (a+b)	----
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	99.96 %
17. Area for Inclusive Housing, if any	----
(a) Required (20% of Sr.No.5)	----
(b) Proposed	1239.940 SQMT.

SCHEDULE FOR OPENING			
S. NO.	TYPE	SIZE	DESCRIPTION
1	RS1	2.75 X 2.75	M.S. ROLLING SHUTTER
2	D	1.20 X 2.25	T. W. DOOR & PANNEL
3	D1	1.05 X 2.25	T. W. DOOR & PANNEL
4	D2	0.75 X 2.25	T. W. DOOR & PANNEL
5	W	2.10 X 1.80	T. W. WINDOW & GLAZED
6	W1	1.50 X 1.50	T. W. VENTILATOR
7	V	0.60 X 0.60	T. W. VENTILATOR
PLOT BOUNDARY SHOWN THUS			
EXISTING CONST. SHOWN THUS			
PROPOSED CONST. SHOWN THUS			
TEMP. CONS. TO BE DEMOLISHED			

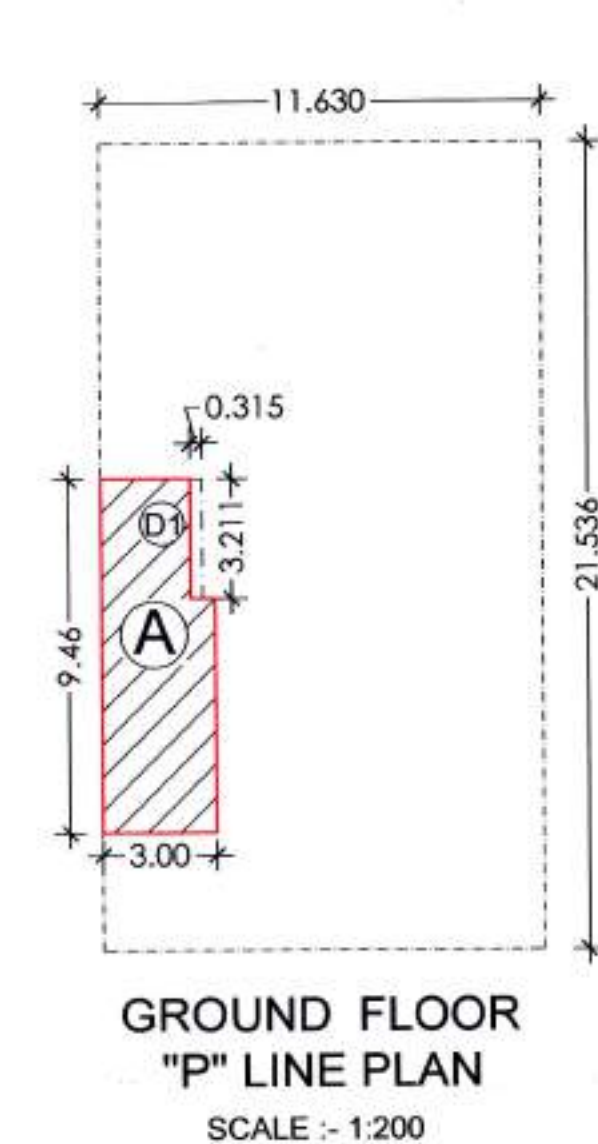
PARKING AREA STATEMENT	
SHOP	
FOR EVERY 100.00 SQMT. CARPET AREA OF FRACTION THEREOF	2 CAR + 6 SCOOTER
HENCE REQUIRED PARKING	2 CAR + 6 SCOOTER
OFFICE	
FOR EVERY 200.00 SQMT. CARPET AREA OF FRACTION THEREOF	3 CAR + 11 SCOOTER
PROPOSED 196.168 SQMT. CARPET AREA	
HENCE REQUIRED PARKING	3 CAR + 11 SCOOTER
FOR EVERY TWO TENAMENT WITH EACH TENAMENT HAVING CARPET AREA EQUAL TO OR ABOVE 30 SQMT BUT LESS THAN 40 SQMT CARPET AREA	1 CAR + 2 SCOOTER
HENCE REQUIRED	1 CAR + 2 SCOOTER
TWO TENAMENT 30 TO 40 SQMT	
HENCE REQUIRED PARKING	1 CAR + 2 SCOOTER
FOR EVERY TWO TENAMENT WITH EACH TENAMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQMT BUT LESS THAN 80 SQMT CARPET AREA	1 CAR + 5 SCOOTER
HENCE REQUIRED	1 CAR + 5 SCOOTER
FOUR TENAMENT 40 TO 80 SQMT	
HENCE REQUIRED PARKING	2 CAR + 10 SCOOTER
TOTAL PARKING AREA	8 CAR + 45 SCOOTER
2.50 X 5.00 X 04	= 50.00 SQMT.
2.30 X 4.50 X 04	= 41.40 SQMT.
1.00 X 2.00 X 45	= 90.00 SQMT.
	181.50 SQMT.
VISITORS PARKING 5% 181.500 X 5%	= 9.075 SQMT
TOTAL REQUIRED PARKING AREA	= 190.575 SQMT.
PROPOSED STILL PARKING AREA	= 223.094 SQMT
PROPOSED OPEN PARKING AREA	= 69.780 SQMT
NET TOTAL PARKING AREA	= 292.874 SQMT

Certificate of Area:
Certified that the plot under reference was surveyed by me on L. B. Kukde 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/ Licensed Engineer/ Supervisor.)

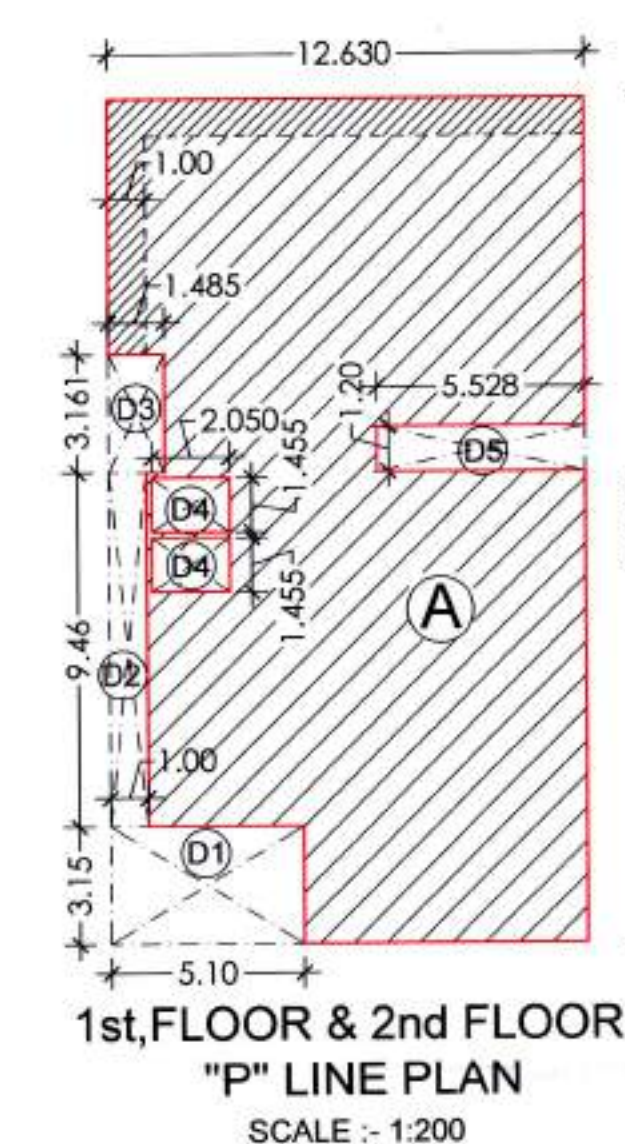
Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by Authority / Collector I/We would execute the structure as approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work site.

Owner (s) name and signature	
Architect/ Licensed Engineer/ Supervisor name and signature	
Job No. / Drawing No.	Scale
120	1:100, 1:200
PRASHANT	S.K.
Registration No. of Architect/ License no. of Licensed Engineer/ Supervisor	



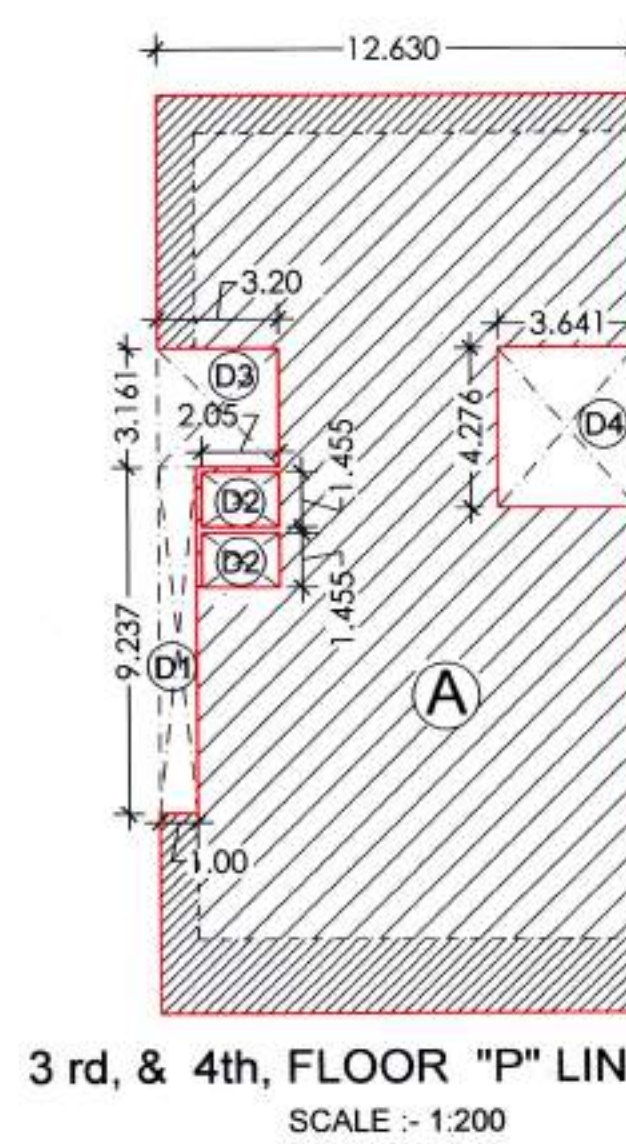
GROUND FLOOR "P" LINE PLAN
SCALE :- 1:200

GROUND FLOOR "P" LINE AREA AREA CALCULATION	
A) 3.00 X 9.460	= 28.380 SQMT.
DED. D1) 0.315 X 3.211	= 1.011 SQMT.
	= 27.369 SQMT.
GROUND FLOOR "P" LINE AREA	
28.380 - 1.011	= 27.369 SQMT.



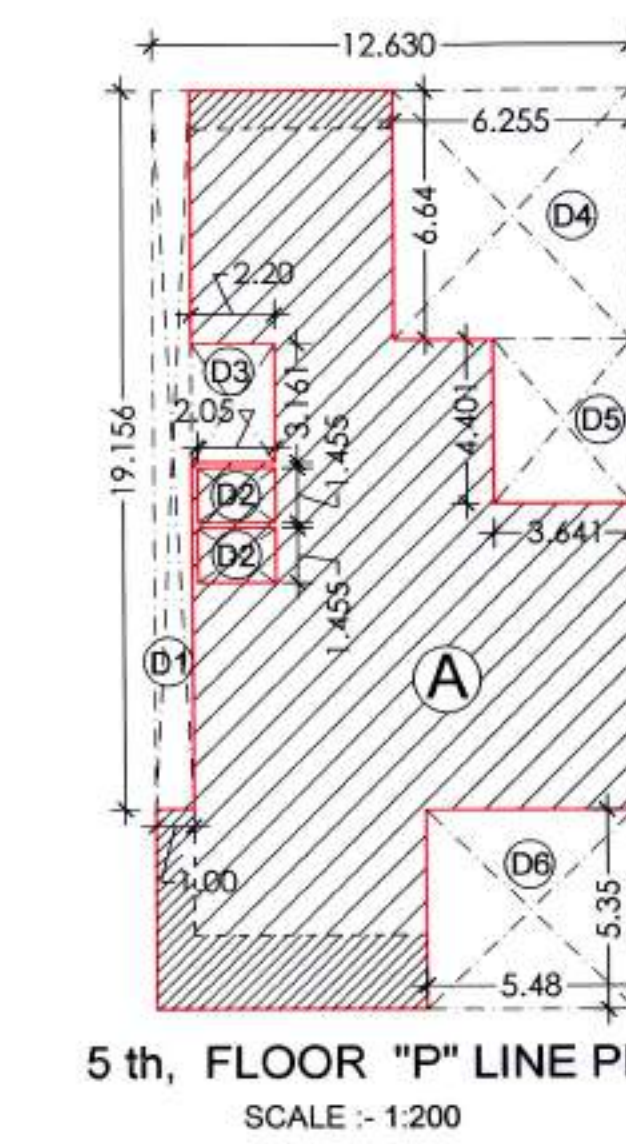
1st, 2nd FLOOR "P" LINE PLAN
SCALE :- 1:200

FIRST & SECOND FLOOR "P" LINE AREA AREA CALCULATION	
A) 12.630 X 22.536	= 284.629 SQMT.
DED. D1) 5.10 X 3.15	= 16.065 SQMT.
D2) 1.00 X 9.460	= 9.460 SQMT.
D3) 1.485 X 3.161	= 4.694 SQMT.
D4) 2.050 X 1.455 X 2	= 5.965 SQMT.
D5) 5.528 X 1.20	= 6.633 SQMT.
	= 42.817 SQMT.
FIRST & SECOND FLOOR "P" LINE AREA	
284.629 - 42.817	= 241.812 SQMT.



3rd, 4th FLOOR "P" LINE PLAN
SCALE :- 1:200

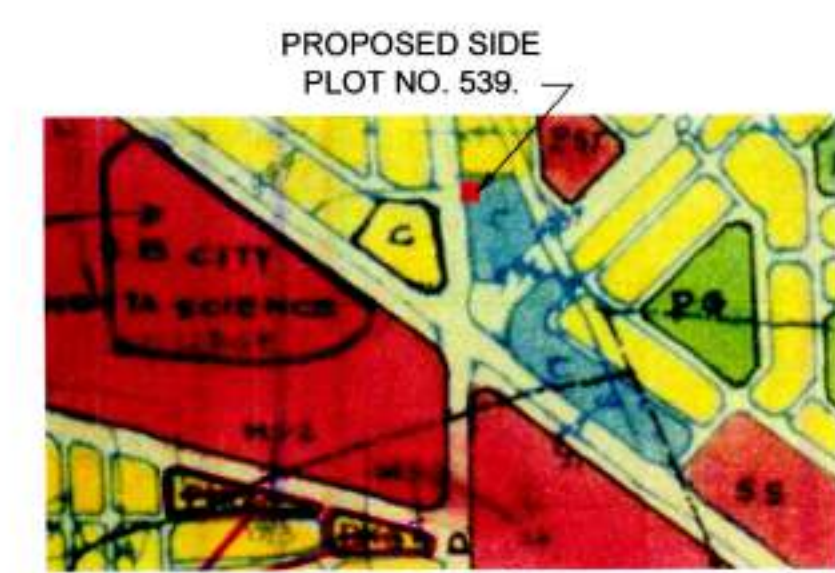
3rd, 4th FLOOR "P" LINE AREA AREA CALCULATION	
A) 12.630 X 24.536	= 309.889 SQMT.
DED. D1) 1.00 X 9.237	= 9.237 SQMT.
D2) 2.050 X 1.455 X 2	= 5.965 SQMT.
D3) 3.20 X 3.161	= 10.115 SQMT.
D4) 3.641 X 4.276	= 15.568 SQMT.
	= 40.885 SQMT.
THIRD & FORTH FLOOR "P" LINE AREA	
309.889 - 40.885	= 269.004 SQMT.



5th FLOOR "P" LINE PLAN
SCALE :- 1:200

4th, 5th FLOOR "P" LINE AREA AREA CALCULATION	
A) 12.630 X 24.536	= 309.889 SQMT.
DED. D1) 1.00 X 19.156	= 19.156 SQMT.
D2) 2.050 X 1.455 X 2	= 5.965 SQMT.
D3) 2.200 X 3.161	= 6.954 SQMT.
D4) 6.255 X 6.640	= 16.024 SQMT.
D5) 3.641 X 4.401	= 41.533 SQMT.
D6) 5.480 X 5.350	= 29.318 SQMT.
	= 118.950 SQMT.
FORTH & FIFTH FLOOR "P" LINE AREA	
309.889 - 118.950	= 190.939 SQMT.

PROPOSED "P" LINE AREA CALCULATION	
GROUND FLOOR "P" LINE AREA	= 27.369 SQMT.
FIRST FLOOR "P" LINE PLAN	= 241.812 SQMT.
SECOND FLOOR "P" LINE PLAN	= 241.812 SQMT.
THIRD FLOOR "P" LINE PLAN	= 269.004 SQMT.
FORTH FLOOR "P" LINE PLAN	= 269.004 SQMT.
FIFTH FLOOR "P" LINE PLAN	= 190.939 SQMT.
NET TOTAL Ground, 1st, 2nd, 3rd, 4th, & 5th FLOOR "P" LINE AREA	= 1239.940 SQMT.



PROPOSED SIDE PLOT NO. 539.

LOCATION PLAN
SHEET NO 25.