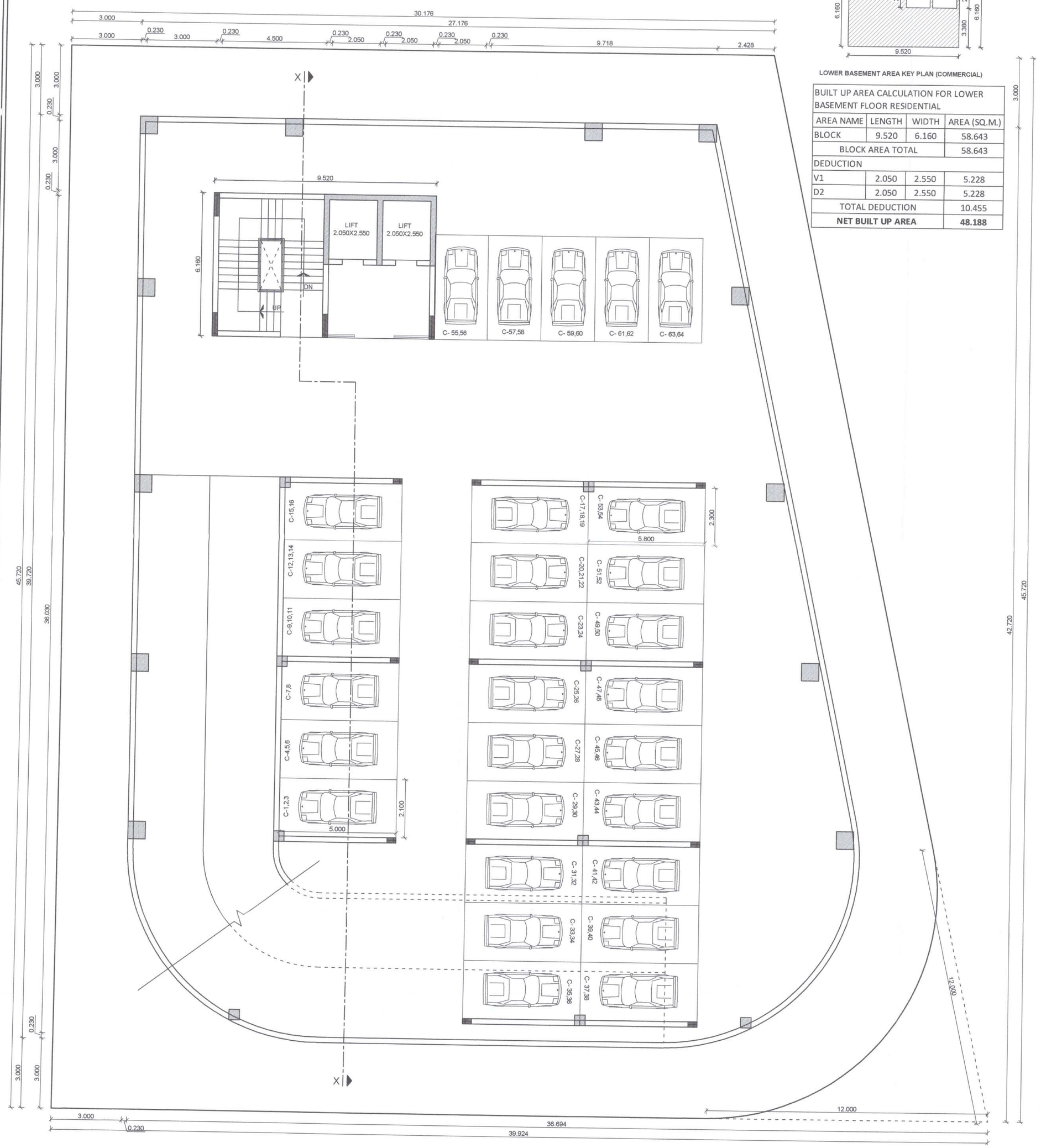
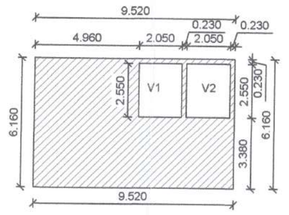
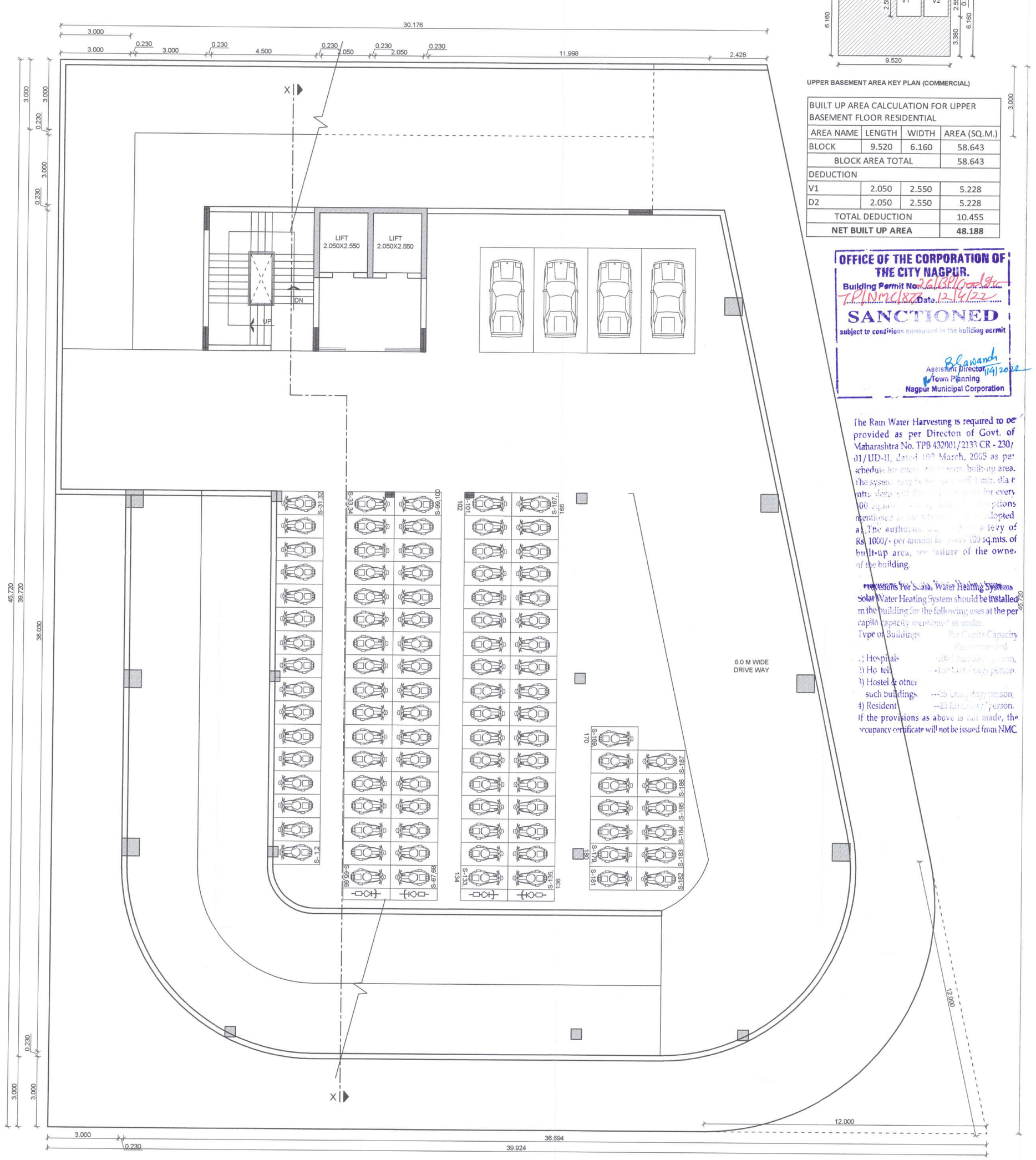




LOWER BASEMENT AREA KEY PLAN (COMMERCIAL)

BUILT UP AREA CALCULATION FOR LOWER BASEMENT FLOOR RESIDENTIAL			
AREA NAME	LENGTH	WIDTH	AREA (SQ.M.)
BLOCK	9.520	6.160	58.643
BLOCK AREA TOTAL			58.643
DEDUCTION			
V1	2.050	2.550	5.228
D2	2.050	2.550	5.228
TOTAL DEDUCTION			10.455
NET BUILT UP AREA			**48.188**



UPPER BASEMENT AREA KEY PLAN (COMMERCIAL)

BUILT UP AREA CALCULATION FOR UPPER BASEMENT FLOOR RESIDENTIAL			
AREA NAME	LENGTH	WIDTH	AREA (SQ.M.)
BLOCK	9.520	6.160	58.643
BLOCK AREA TOTAL			58.643
DEDUCTION			
V1	2.050	2.550	5.228
D2	2.050	2.550	5.228
TOTAL DEDUCTION			10.455
NET BUILT UP AREA			**48.188**

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 2021/5100/dg/dp
TP/NMC/1820 Date 13/12/22
SANCTIONED
subject to conditions mentioned in the building permit
Assistant Director (T.P.)
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-11, dated 9th March, 2005 as per schedule for every [illegible] built-up area. The system [illegible] depending upon [illegible] every 100 sq.mts. [illegible] options developed a fee authorised [illegible] levy of Rs. 1000/- per annum [illegible] 100 sq.mts. of built-up area, irrespective of the nature of the owner of the building.

Provisions For Solar Water Heating System
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 — 125 Litres per person.
2) Ho tels — 120 Litres per person.
3) Hostel & other such buildings — 20 Litres per person.
4) Resident — 22 Litres per person.
If the provisions as above is not made, the occupancy certificate will not be issued from NMC.

Proforma - I : Area Statement		
DRAWING SHOWING PROPOSED COMMERCIAL COMPLEX ON NAGPUR IMPROVEMENT TRUST LEASEHOLD PLOT NO. - 239 IN CIVIL STATION EXPANSION SCHEME, CTS. NO. - 965, SHEET NO. - 24, MUNICIPAL HOUSE NO. - 518, WARD NO. - 70, MOUZA - GADGA, TAH. & DIST. - NAGPUR. Stamp of Approval of Plan		
AREA STATEMENT		
1	Area Of Plot (Minimum area of a,b,c to be considerd)	1562.800
	(a) As Per Ownership document (7/12, CTS extract)	1562.800
	(b) As Per Measurment sheet	1562.800
	(c) As Per Site	1562.800
2	Deduction for	
	(a) Proposed D.P. / D.P. Road Widening Area / Service Road / Highway Widening	0.000
	(b) Any D.P. Reservation Area	0.000
	Total (a+b)	0.000
3	Balance Area of Plot (1-2)	1562.800
4	Amenity Space (if applicable)	
	(a) Required -	0.000
	(b) Adjustment of 2(b), if any	0.000
	(c) Balance Proposed -	0.000
5	Net Plot Area (3-4(C))	1562.800
6	Recreational Open Space (if applicable)	
	(a) Required -	0.000
	(b) Proposed -	0.000
7	Internal Road Area	0.000
8	Plotable Area (if applicable)	0.000
9	Built up area with reference to Basic FSI as per Front Road Width (Sr. No. 5abasic FSI) 2.50	3907.000
10	Additional of FSI In Payment of Premium	
	(a) Maximum permissible Premium FSI - Based on Road With / TOD Zone.	0.000
	(b) Proposed FSI on Payment of Premium.	0.000
11	In-situ FSI / TDR Loading	
	(a) In-situ area against D.P. Road [2.0 x Sr. No. 2 (a)], if any	0.000
	(b) In-situ Area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and / or (c)]	0.000
	(c) TDR Area	0.000
	(d) Total In-situ / TDR Loading Proposed (11 (a) + (b) + (c))	0.000
12	Additional FSI Area Under Chapter No. 7	0.000
13	Total entitlement of FSI in the proposal	
	(a) [9 + 10 (b) +11 (d)] or 12 whichever is applicable	3907.000
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges	2344.200
	(c) Total entitlement (a+b)	6251.200
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)	5.600
15	Total Built-up Area in proposal. (excluding area at Sr. No. 17 b)	
	(a) Existing Built-up Area	0.000
	(b) Proposed Built-up Area (as per 'P-line)	5571.352
	(C) Total (a+b)	5571.352
16	F.S.I. Consumed (15/13) (should not be more than serial No. 14 Above)	3.565
17	Area for Inclusive Housing, If any	
	(a) Required (20% of sr. No. 5)	
	(b) Proposed	

Certificate Of Area:
Certificate that the plot under reference was survey by me on .....and dimentions 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 Record Department / City Survey Record.

Signature
(Sandeep R. Pandit)

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

Owner(s) Name and Signature

BELONGING TO,
1. M/S GOLECHHA HOUSING AND INFRASTRUCTURE (P) LIMITED THROUGH ITS DIRECTOR
SHRI VISHAL WARDHAMAN GOLECHHA
2. SHRI ASHOK JAGANNATH TRIVEDI

Architects Name and Signature
SANDEEP PANDIT
ARCHITECT
N.I.T.L.S. NO. 2388
N.M.C./R- 524

SANDEEP PANDIT ARCHITECTS
architect. interior. landscape designers

SANDEEP PANDIT ARCHITECTS
architects • interiors • landscape designers
PLNO. 56/B, SHOP NO. 4, JARAM APATMENT, TRIMURTI NAGAR
NEAR N.I.T. GARDEN, NAGPUR, Mob. 09975407212
E-Mail: sandeeppanditarchitects@gmail.com

C.O.A. REG. NO	N.I.T. REG. NO	N.M.C. REG. NO
CA / 2010 / 49238	2388	N.M.C. / R - 624
SCALE 1:100 & 1:200		DEALT BY S.P.
DATE 22-09-2021		CHECKED BY S.P.

JOB NO.	ARCH. DWG. NO.	REV.
SPA-NGP-WN	A-01-0	

Note - ALL DIMENSIONS ARE IN METERS.

SHEET NO. - 2/5

LOWER BASEMENT FLOOR PLPAN SCALE 1 : 100

UPPER BASEMENT FLOOR PLPAN SCALE 1 : 100