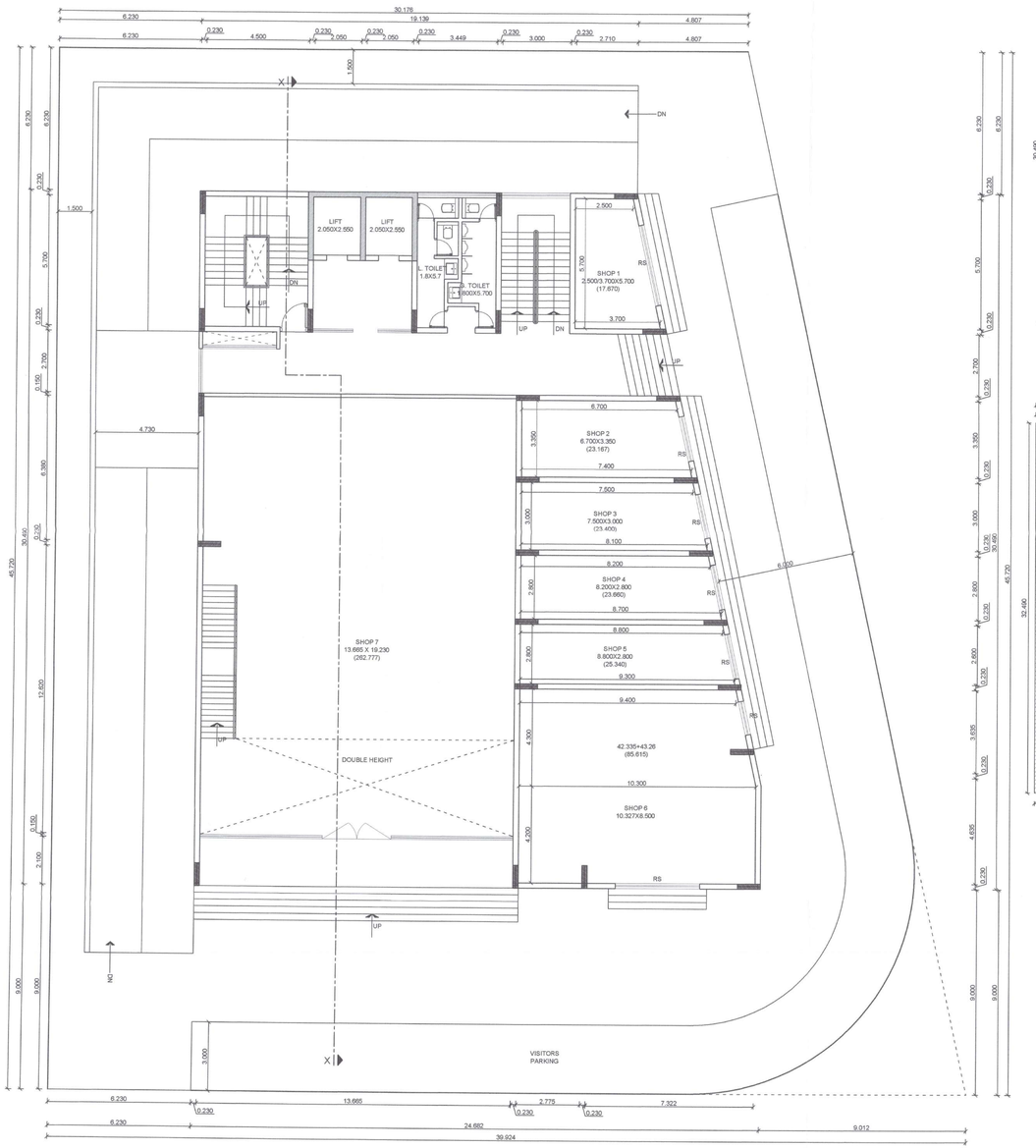
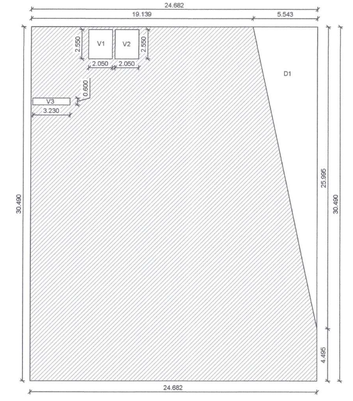
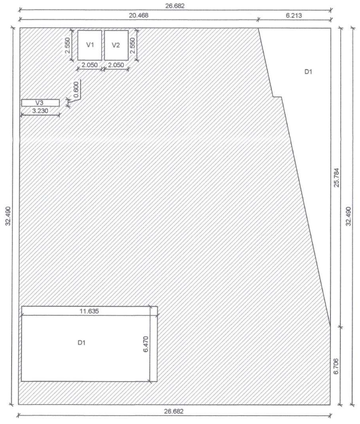


GROUND FLOOR PLPAN SCALE 1 : 100



GROUND FLOOR AREA KEY PLAN (COMMERCIAL)

BUILT UP AREA CALCULATION FOR GROUND FLOOR RESIDENTIAL			
AREA NAME	LENGTH	WIDTH	AREA (SQ.M.)
BLOCK	24.682	30.490	752.554
BLOCK AREA TOTAL			752.554
DEDUCTION			
V1	2.050	2.550	5.228
V2	2.050	2.550	5.228
V3	3.230	0.600	1.938
D1	-	-	72.039
TOTAL DEDUCTION			84.432
NET BUILT UP AREA			**668.122**



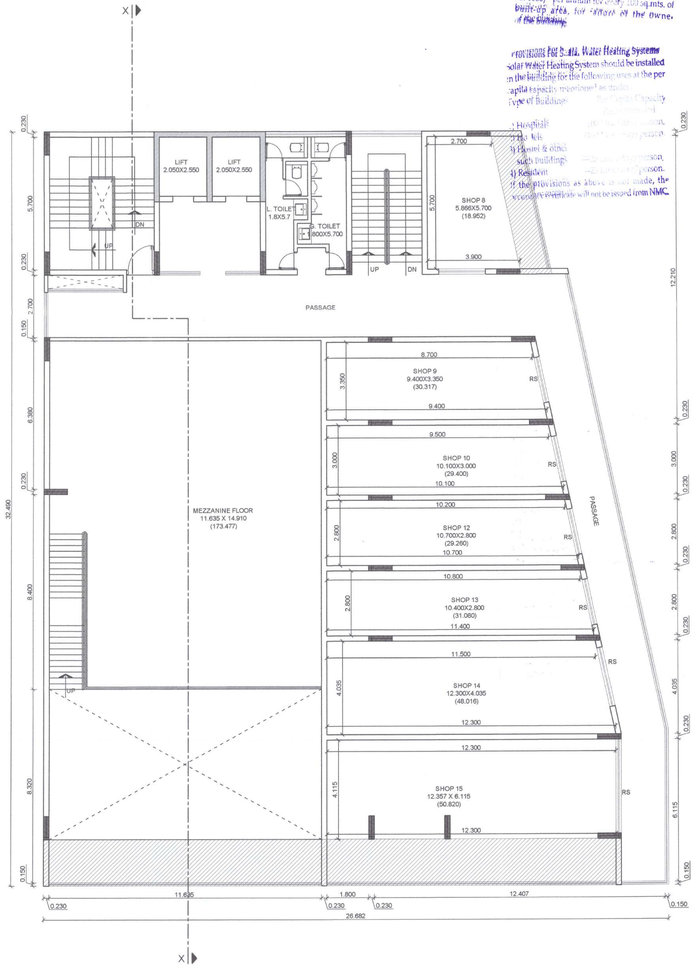
FIRST FLOOR AREA KEY PLAN (COMMERCIAL)

BUILT UP AREA CALCULATION FOR FIRST FLOOR RESIDENTIAL			
AREA NAME	LENGTH	WIDTH	AREA (SQ.M.)
BLOCK	26.682	32.490	866.898
BLOCK AREA TOTAL			866.898
DEDUCTION			
V1	2.050	2.550	5.228
V2	2.050	2.550	5.228
V3	3.230	0.600	1.938
D1	-	-	75.119
D2	11.635	6.470	75.278
TOTAL DEDUCTION			162.790
NET BUILT UP AREA			**704.108**

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 26/154/Comm/14 Date 24/12/14
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 Direcion of Govt. of Maharashtra No. TPB 432001/2133 CR - 230/ 01/UD-11 dated 10th March, 2005 as per schedule for every 25 sq.mtrs. built-up area. The owner may be put any 1 nos. Dia 1 mtrs. deep rain water harvesting structure for every 100 sq.mtr. Building area. Other options mentioned in the said circular may be adopted at the authority may levy a levy of Rs. 1000/- per annum for every 100 sq.mts. of built-up area, for default of the owner.

Provisions for Solar Water Heating Systems
Solar Water Heating System should be installed in the buildings for the following uses as per capita capacity mentioned as under.
Type of Buildings
1) Hospitals
2) Hotels
3) Hostel & other such buildings
4) Residen
If the provisions as above is not made, the occupancy certificate will not be issued from NMC.



FIRST FLOOR PLPAN SCALE 1 : 100

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. Sabasic 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.L.T.L.S. NO. 2388
N.M.C./R- 524

SANDEEP PANDIT ARCHITECTS
architects • interiors • landscape designers
PL.NO. 55/B, SHOP NO.-1, JAIRAM APATMENT, TRIMURTI NAGAR
NEAR N.I.T. GARDEN, NAGPUR, Mob. 09975497212
E-Mail: sandeeppanditarchitects@gmail.com

C.O.A. REG. NO	N.I.T. REG. NO	N.M.C. REG. NO
CA / 2510 / 49239	2388	N.M.C. / R - 524
SCALE 1:100 & 1:200		DEALT BY S.P.
DATE 22-09-2021		CHECKED BY S.P.

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

Note - ALL DIMENSIONS ARE IN METERS.