

1) SHRI SURESH UMAKANT DEO
2) SHRI PRAKASH OMKARJI GOSAVI (AS PER PROPERTY CARD PLAN)

AREA STATEMENTS		
1. Area of plot (Minimum area of a, b, c to be considered)		
a) As per ownership document / 7/12. CTS extract)		1200.596 Sq. Mt.
b) As per measurement sheet / Amalgamation Letter		1200.597 Sq. Mt.
c) As per site		1200.596 Sq. Mt.
2. Deductions for		
(a) Proposed D.P./D.P. Road widening Area/Service Road/Highway Widening		Not Applicable
(b) any D. P. Reservation area		Not Applicable
Total(++)		0.000 Sq. Mt.
3. Balance area of plot (1-2)		1200.596 Sq. Mt.
4. Amenity Space (If applicable)		
(a) Required –		Not Applicable
(b) Adjustment of 2(b), If any –		Not Applicable
(c) Balance Proposed –		Not Applicable
5. Net Plot Area (3-4 (c))		1200.596 Sq. Mt.
6. Recreational Open Space (If applicable)		
(a) Required –		Not Applicable
(b) Proposed –		Not Applicable
7. Internal Road Area		Not Applicable
8. Plazable area (If applicable)		Not Applicable
9. Built up area with reference to Basic F.S.I. as per Front road width (Sr. No. Subcase FS)		1320.655 Sq. Mt.
10. Addition of FSI on payment of premium		
(a) Maximum permissible premium FSI – based on road width / TOD Zone 50%		600.298 Sq. Mt.
(b) Maximum FSI on payment of premium		495.165 Sq. Mt.
11. In-situ FSI/TDR loading		
(a) In-situ area against D.P. Road/2.0 x Sr. No. 2 (c) , if any		Not Applicable
(b) In-situ area against Amenity Space If handed over /2.00 or 1.85 x Sr. No. 4 (b) and /or (c)		Not Applicable
(c) TDR area		0.000 Sq. Mt.
(d) Total In-situ/TDR loading proposed (11 (a)+(b)+(c))		0.000 Sq. Mt.
12. Additional FSI area under Chapter No. 7		Not Applicable
13. Total entitlement of FSI in the proposed		
(a) $9 + \frac{10(b)+(11)(g)}{4}$ or 12 whichever is applicable.		1815.820 sq. m.
(b) Anybody Area FSI upto 60% or 80% with payment of charges.		1186.450 sq. m.
(c) Total entitlement (a+b)		3002.279 sq. m.
14. Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (As per Regulation No. 61 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8		2.75X1.8= 4.95
15. Total built-up Area in proposed, (excluding area for Sr. No. 17 b)		
(a) Existing built-up Area.		0.000 Sq. Mt.
(b) Proposed built-up Area. (as per P=Line)		3002.279 Sq. Mt.
(c) Total (a+b)		3002.279 Sq. Mt.
16. F.S.I. Consumed (15/5) (should not be more than serial No. 14 above).		2.501
17. Area of Inclusive Housing, if any		
(a) Required (20% of Sr. No. 5)		Not Applicable
(b) Proposed –		Not Applicable

Parking		Required
as per Clause No. B.2 & Table No. B8 of UDPR-2020		
Residential (i) Multi – Family residential		
For every two tenements with each tenement having carpet area equal to or above 40 sq. m. but less than 80 sq. m.		= 1 car + 2 Scooter + 5X Visitor Parking
For 4 to 40 sqm carpet area equal to or above 40 sqm but less than 80 sqm.		= 2 car + 4 + Scooter
For every two tenements with each tenement having carpet area less than 30 sqm.		= 0 car + 2 + Scooter + 5X Visitor Parking
For 40 tenements carpet area less than 30 sqm.		= 0 car + 4 + Scooter
	Total	= 2 Car + 44 Scooter
	Add 5X Visitor Parking	= 0 car + 22.5 Scooter
	Total Residential Parking	= 21 Car + 46.2 Scooter
Required Parking for Nagar City With Multiplicity Factor = 0.9 for Car		= 1.89 Car + 41.62 Scooter
• Mercantile (Markets, department stores, shops and other (Commerciads users)		
For every 100 sq. m. carpet area of fraction thereof		= 2 car + 6 Scooter
For 157.68 sq. m. carpet area		= 3.35 Car + 10.06 Scooter
• Whole sale shops not being used for retail trading.		
For every 100 sq.m. carpet area of fraction thereof		= 1 Car + 5 Scooter
For 328.615 sq. m. carpet area		= 3.29 Car + 16.43 Scooter
	Total other than Residential Parking	= 6.64 Car + 26.49 Scooter
	Total Parking Required	= 8.53 Car + 43.84 Scooter
Required Parking for Nagar City With Multiplicity Factor = 0.8		
	Total Parking Required	= 7.866 Car + 70.041 Scooter
	Proposed Parking	= 8 Car + 70 Scooter
	Total EV Parking Required	= 1.9 Car + 14 Scooter
• Mercantile/Residential EV Parking Required = 20%		
	Total EV Parking Required	= 1.8 Car + 14 Scooter
	Proposed EV Parking Proposed	= 1.8 Car + 14 Scooter

SCHEDULE OF OPENING	
D 1.00 X 2.10	T. W. PANEL DOOR
D1 1.00 X 2.10	T. W. PANEL DOOR
D2 0.75 X 2.10	T. W. PANEL DOOR
W 1.50 X 1.50	T. W. GLAZED WINDOW
W1 1.20 X 1.50	T. W. GLAZED WINDOW
W2 1.80 X 1.50	T. W. GLAZED WINDOW
V 0.600 X 0.600	VENTILETOR

INDEX	
1} PLOT BOUNDARY SHOWN BY	☐
2} PROPOSED CONST. SHOWN BY	☐
3} OLD CONST. TO BE DEMOLISH	☐
OWNER SIGN.	

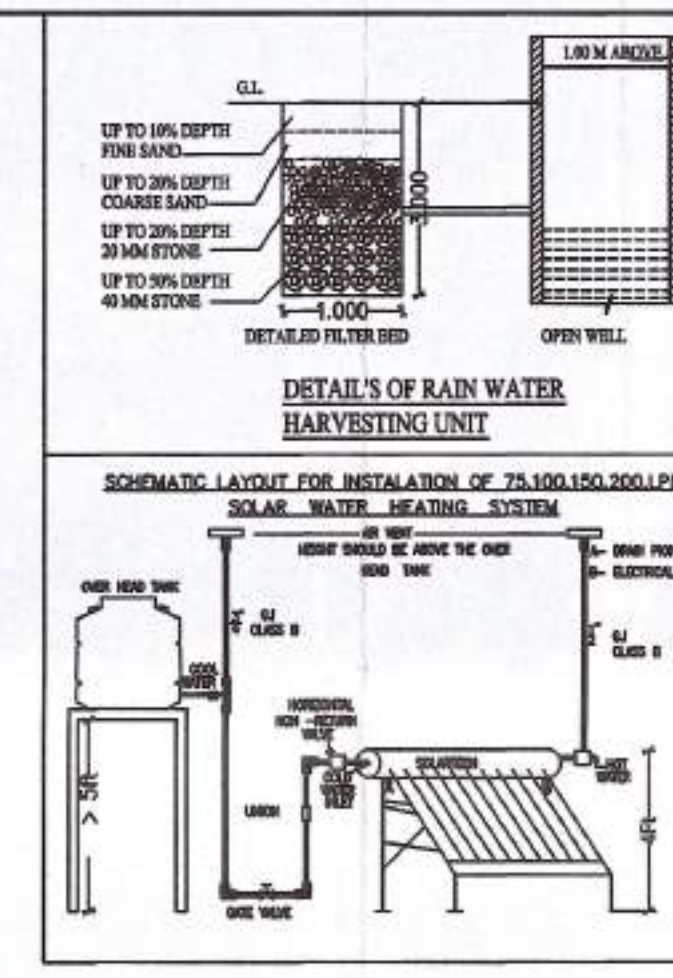
Owner's Declaration -
I/We understand hereby confirm that I/We would abide by plans approved by Authority / collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical hand persons to ensure the quality and safety at the work site.

Partners

ENGINEER SIGN

Certificate of Area
 I hereby certify that the plot under reference was surveyed by me on and the dimensions of sides etc. of plot stated on 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 department / city survey record.

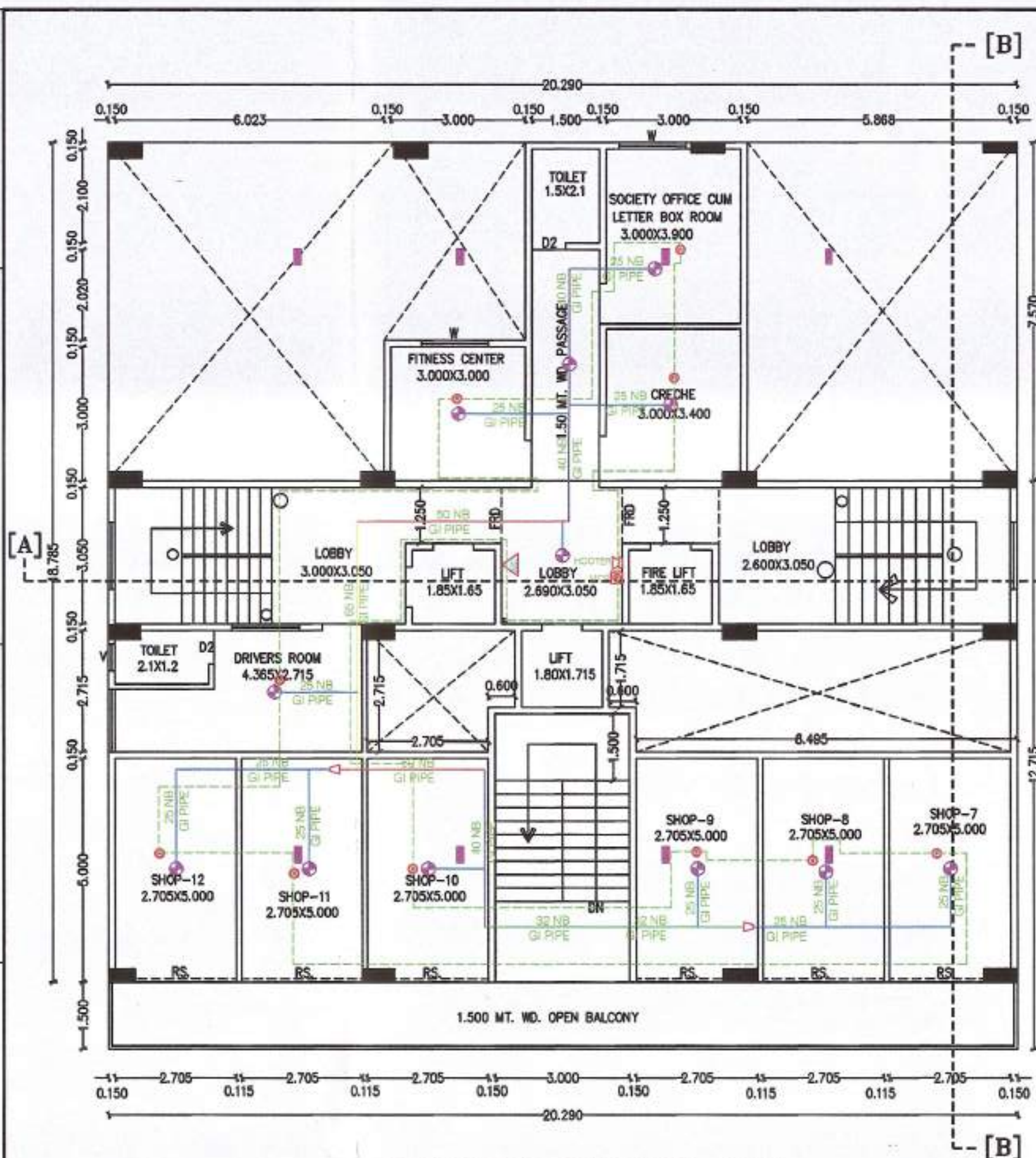
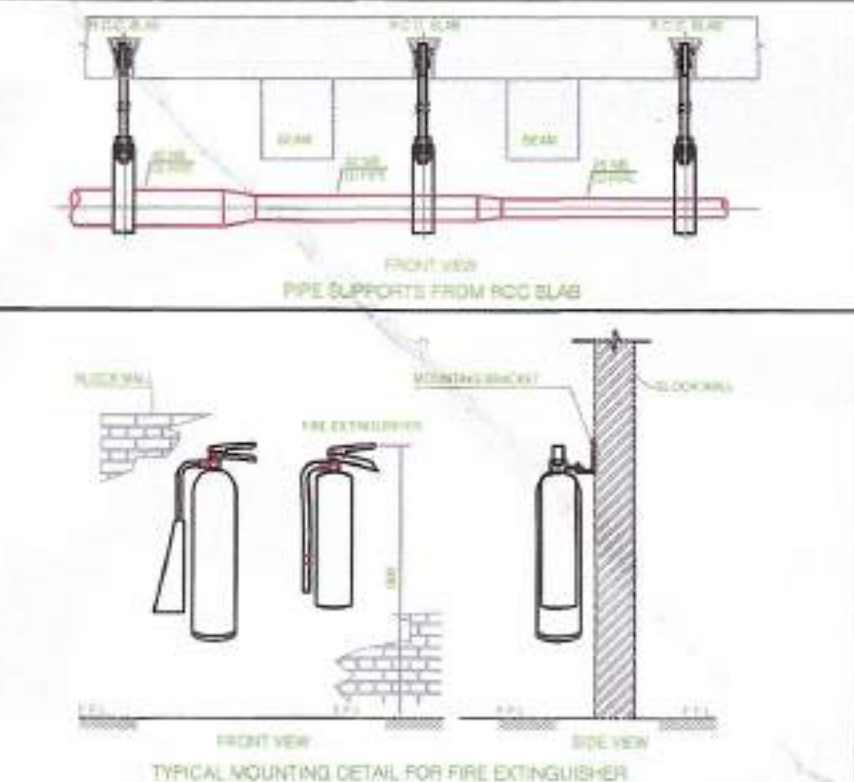
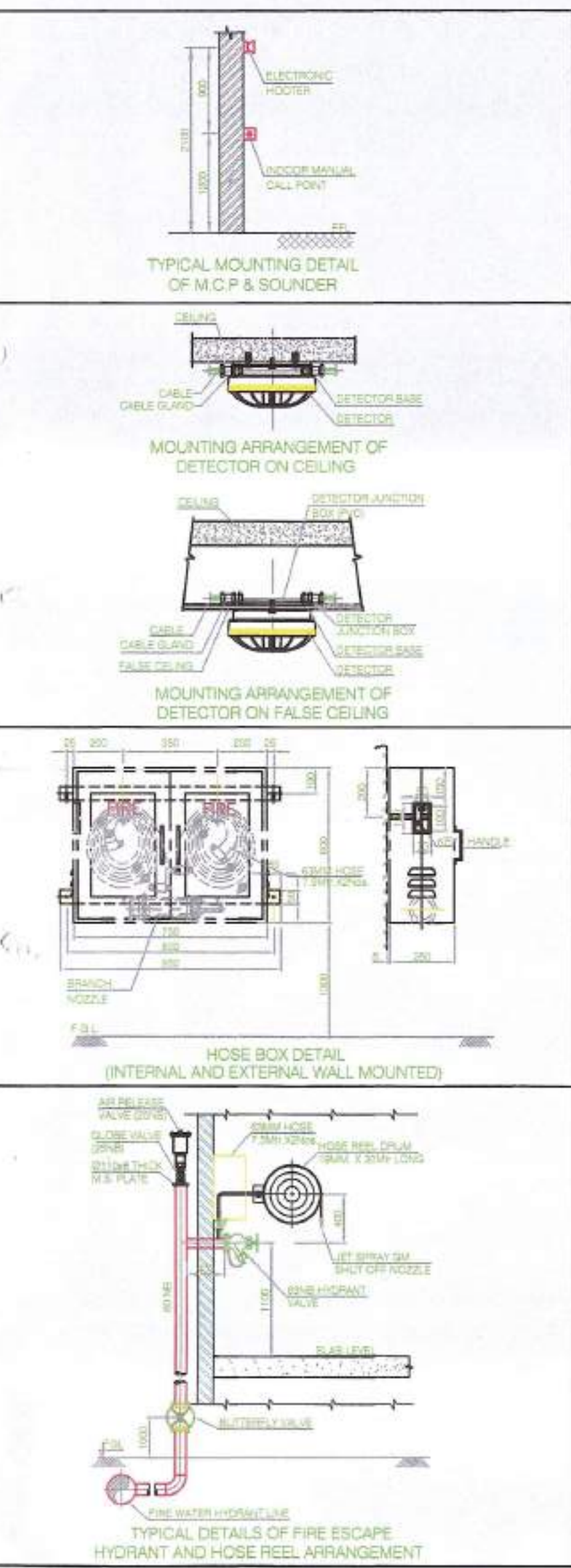
AR. SAMEER R. KACHORE
NMC No.: NNMNO/R/2020/APL/00828
NMRDA : NMRDA/COA/2015/71291/242
COA : CA/2015/71291
NIT : 4308/COA



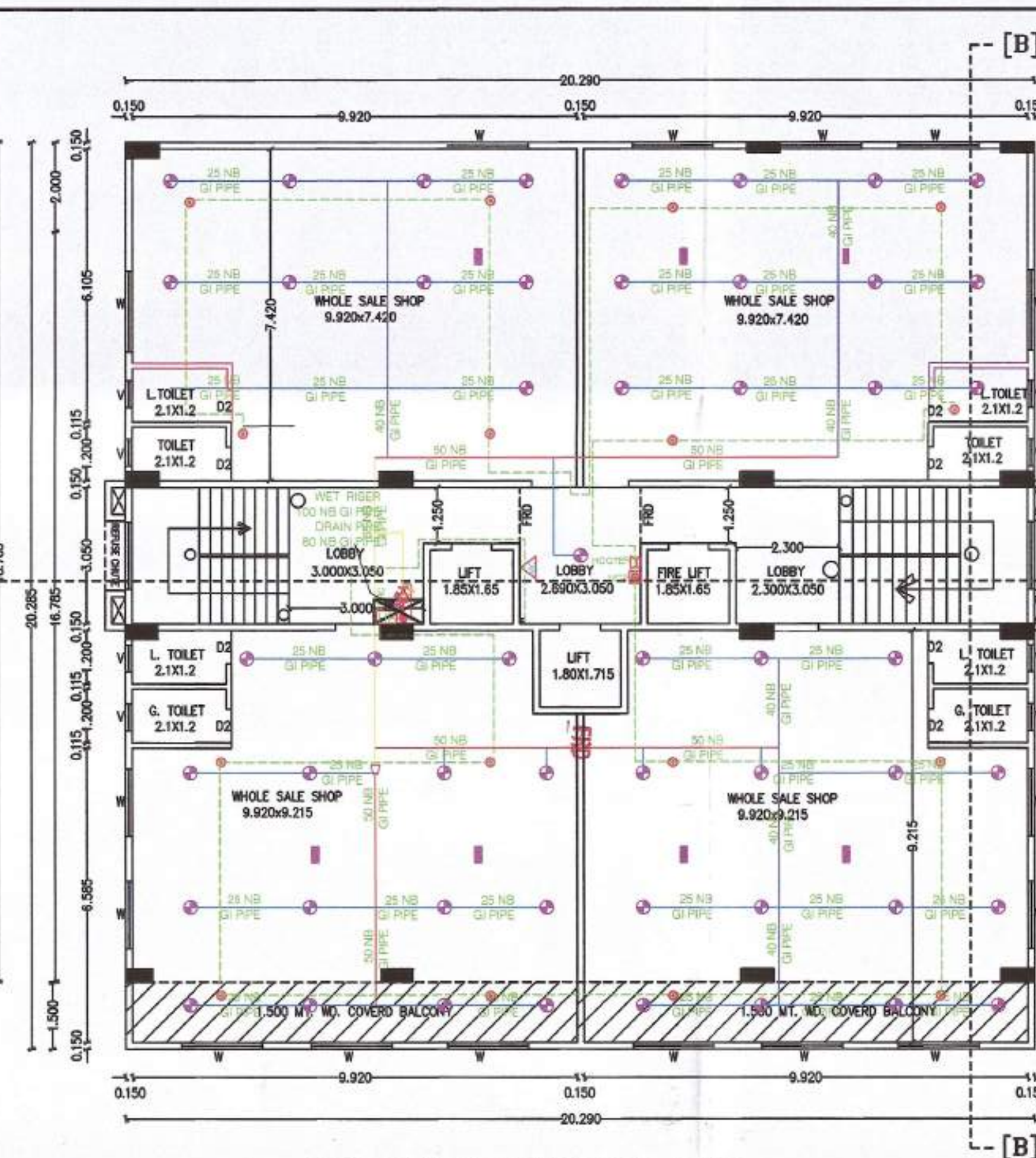
NIT
Lis No. 4308
Serial No. _____
Valid No. 31/12/2026

Subject to the condition as per
Regularisation Letter dt. 14/08/2023
Amalgamation.

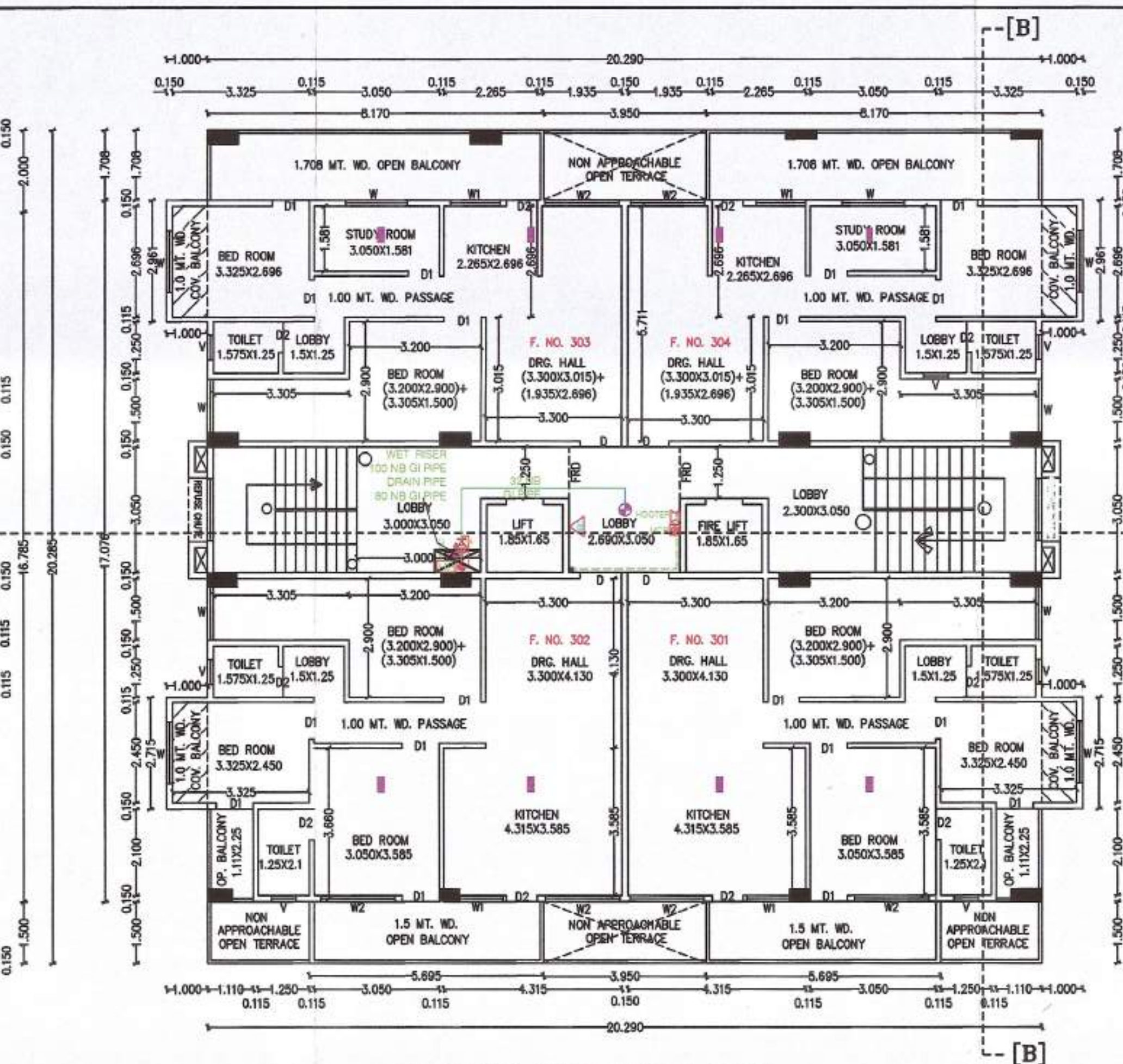
subject to condition of
N.O.C. from Airport Authority.
Dt. 16/02/2024



PROPOSED FIRST FLOOR PLAN
SCALE 1:100

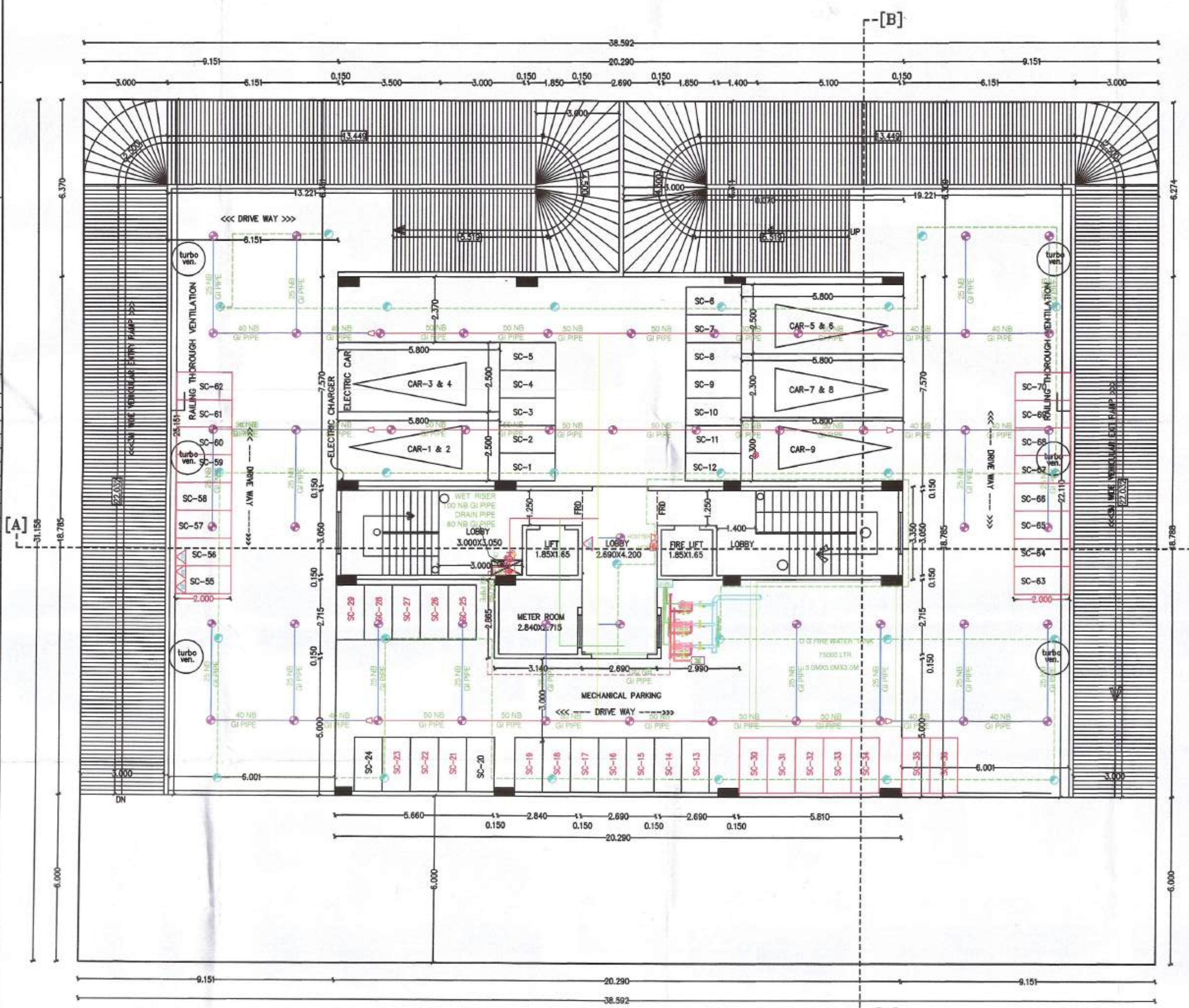


PROPOSED SECOND FLOOR PLAN
SCALE 1:100

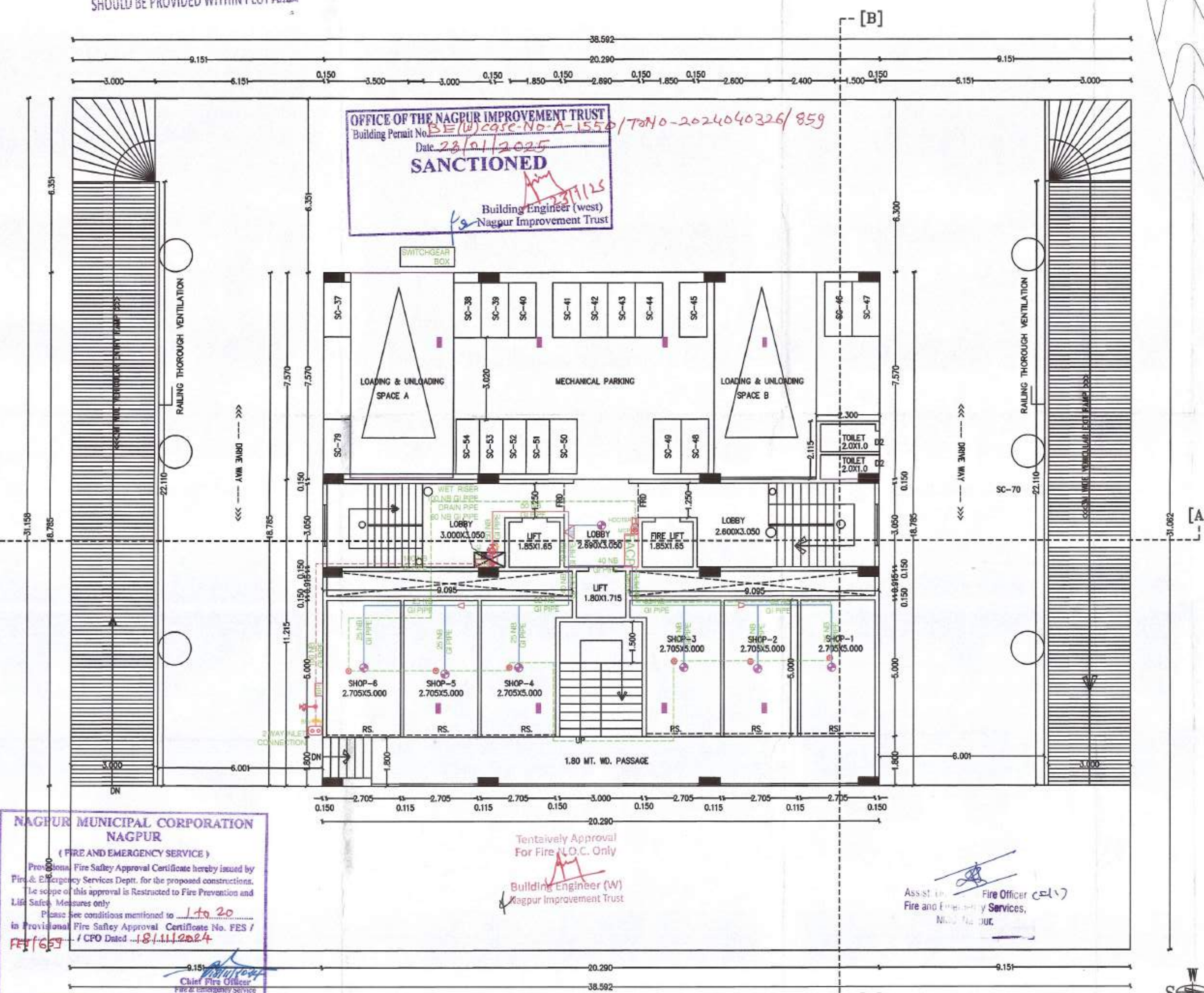


PROPOSED THIRD FLOOR PLAN
SCALE 1:100

ROOF RAINWATER HARVESTING SYSTEM
SHOULD BE PROVIDED WITHIN PLOT AREA



PROPOSED BASEMENT FLOOR PLAN
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:100

NAGPUR MUNICIPAL CORPORATION
NAGPUR
(FIRE AND EMERGENCY SERVICE)

Proforma Fire Safety Approval Certificate hereby issued by
Fire & Emergency Services Deptt. for the proposed construction.
The scope of this approval is Restricted to Fire Prevention and
Life Safety Measures only.
Please see conditions mentioned to 1 to 20
in Provisional Fire Safety Approval Certificate No. FES /
171657 / CPO Dated 18.11.2024

015
Chief Fire Officer
Fire & Emergency Services
N.M.C. Nagpur

Tentatively Approval
For Fire N.O.C. Only

Building Engineer (W)
Kagpur Improvement Trust

Assist. Fire Officer (ای)
Fire and Emergency Services,
Mombasa Dist.

AR. SAMEER R. KACHORE
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