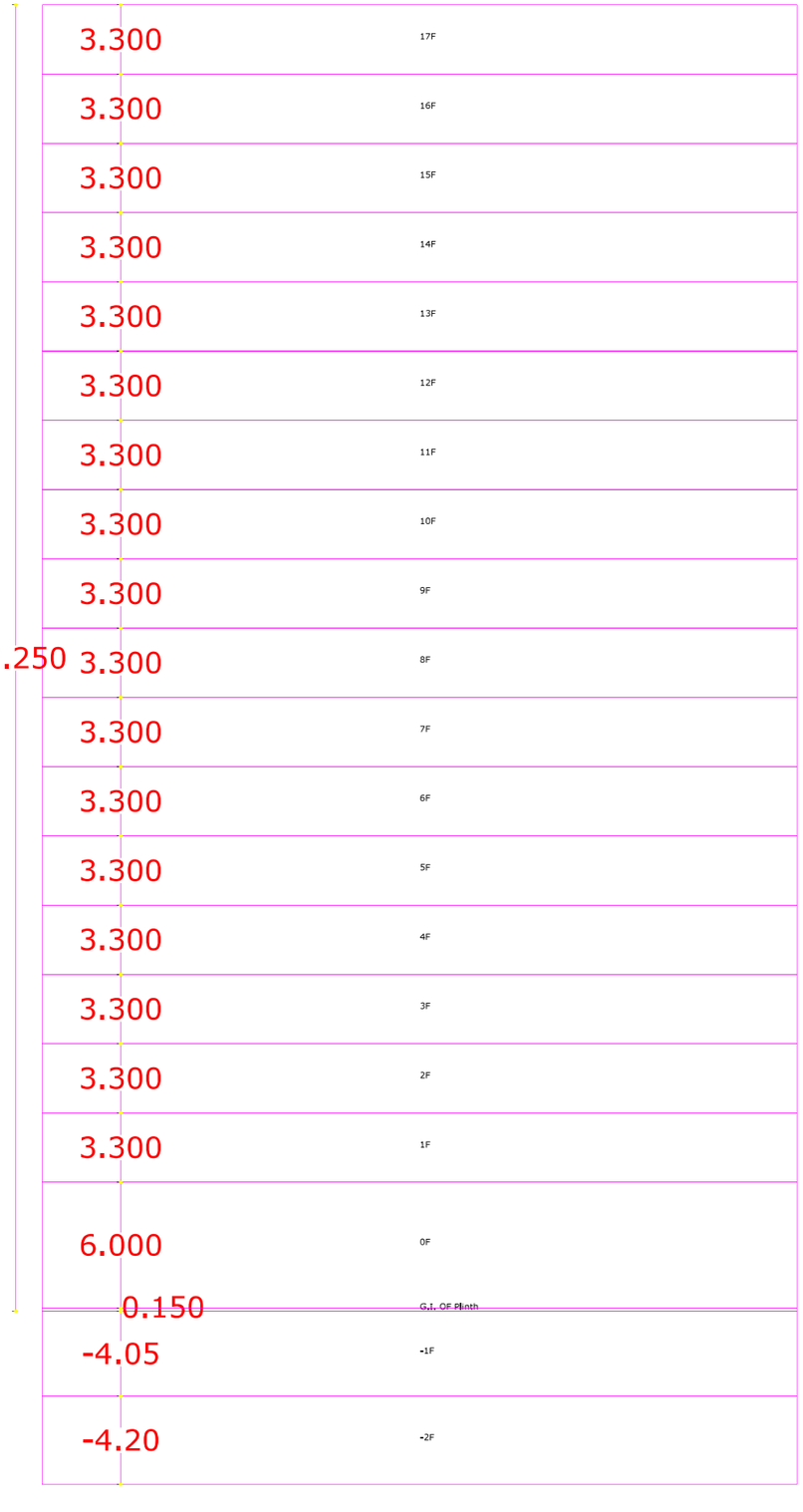


SECTION VIEW - MIXED

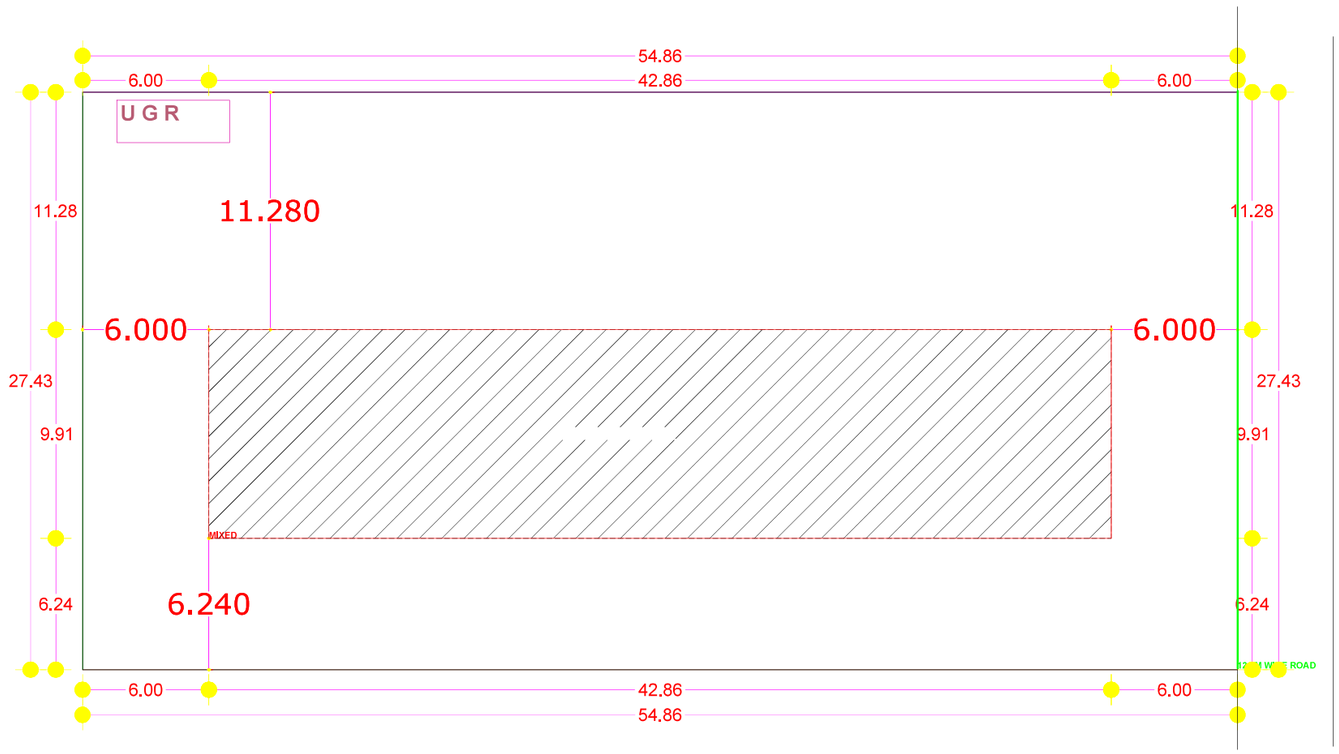
BUILDING	FLOORS	FAR AREA					BALCONY	TERRACE	LIFT	LIFT WELL	DUCT	VENT SHAFT	Stair Cabin	TOTAL
		Covers	RERA	BUA	FACTOR	RERA	AREA	AREA				Exclusion		FAR AREA
PLOT	TOTAL	N/A	PLOT	PLOT	N/A	PLOT	PLOT	PLOT	N/A	PLOT	PLOT	N/A	N/A	PLOT
MIXED	STILT FLOOR+ 15TH TO 16TH+ 17TH+ 18TH+ 19TH+ 20TH+ 21ST+ 22ND+ 23RD+ 24TH FLOOR	1041.20	5910.28	PLOT	N/A	PLOT	PLOT	PLOT	N/A	114.76	49.24	N/A	N/A	6159.71
MIXED	STILT FLOOR+ 25TH FLOOR	349.29	1416.38	PLOT	N/A	PLOT	PLOT	PLOT	N/A	57.24	N/A	N/A	39.20	1416.23
PLOT	PLOT	N/A	PLOT	PLOT	N/A	PLOT	PLOT	PLOT	N/A	PLOT	PLOT	N/A	N/A	PLOT
MIXED	STILT	N/A	PLOT	PLOT	N/A	PLOT	PLOT	PLOT	N/A	PLOT	PLOT	N/A	N/A	PLOT
MIXED	23RD FLOOR	N/A	PLOT	PLOT	N/A	PLOT	PLOT	PLOT	N/A	PLOT	PLOT	N/A	N/A	PLOT
MIXED	TOP	1041.20	1032.41	PLOT	N/A	PLOT	PLOT	PLOT	N/A	PLOT	PLOT	N/A	N/A	1032.41

Building Name	USE	TENAMENT AREA	RATIO			NO.OF	Required			Proposed		
			car(Min i Bus)	scooter	cycle	Tenants/Areas/Units	car(Min i Bus)	scooter	Cycle	car(Min i Bus)	scooter	Cycle
MIXED	Residential	For every unit above 80 sq. mt	1	2	1	32	32	64	32	36	72	40
MIXED	Commercial	100 sq.m. carpet area or fraction thereof	1	2	2	396.88	3.97	7.94	7.94	36	72	40
Total	-	-	-	-	-	-	35.97	71.94	35.94	36	72	40

Sr.No.	Deed FSI (as per Col.4 of Sr.1)	Premium FSI (as per Col.5 of Sr.1)	TDR (as per Col.6 of Sr.1)	Additional FSI/TDR Purchased / Fungible Compensatory FSI (Inclusive FSI)	Ancillary Area 60% of (3+4+5)	Ancillary Area 25% of (3+4+5)	Total	Inclusive Housing 20% of Aggregate	Drawing Value
a) Permissible FSI	1.00	3.00	0.00	0.00	N/A	N/A	4.00	PLOT	N/A
b) Proposed Maximum FSI	PLOT	N/A	PLOT	PLOT	N/A	PLOT	PLOT	PLOT	N/A
c) Total Permissible FSI	1.00	3.00	0.00	0.00	N/A	PLOT	4.00	PLOT	N/A
d) Total Proposed FSI	1.94	4.04	0.00	0.00	3.59	1.50	6.04	PLOT	N/A
e) Proposed Fungible Area (Incl.Balcony Area)	1616.40	3367.50	0.00	0.00	2991.67	1254.03	5037.92	PLOT	4993.71
f) Open Spaces	0.21	0.43	0.00	0.00	N/A	N/A	0.64	PLOT	N/A

Building Name	Floor Name	Carpet Area	Tenement No.	Carpet Area	Enclosed Balcony Area	Open Balcony Area	Total Carpet Area
MIXED	STILT FLOOR+ 26TH FLOOR	71.97	1	179.93	5.39	5.39	179.93
MIXED	STILT FLOOR+ 27TH FLOOR	71.97	1	179.93	5.39	5.39	179.93
MIXED	STILT FLOOR+ 28TH FLOOR	377.83	1	377.83	5.39	5.39	377.83
MIXED	STILT FLOOR+ 29TH FLOOR	377.83	1	377.83	5.39	5.39	377.83
MIXED	1ST TO 7TH+ 15TH TO 16TH+ 17TH+ 18TH+ 19TH+ 20TH+ 21ST+ 22ND+ 23RD+ 24TH FLOOR	71.97	13	935.71	5.39	5.39	935.71
MIXED	1ST TO 7TH+ 15TH TO 16TH+ 17TH+ 18TH+ 19TH+ 20TH+ 21ST+ 22ND+ 23RD+ 24TH FLOOR	377.83	13	4911.71	5.39	5.39	4911.71
MIXED	1ST TO 7TH+ 15TH TO 16TH+ 17TH+ 18TH+ 19TH+ 20TH+ 21ST+ 22ND+ 23RD+ 24TH FLOOR	71.97	13	935.61	5.39	5.39	935.61
MIXED	1ST TO 7TH+ 15TH TO 16TH+ 17TH+ 18TH+ 19TH+ 20TH+ 21ST+ 22ND+ 23RD+ 24TH FLOOR	377.83	13	4911.71	5.39	5.39	4911.71





Project Details

Building Type - Building Development
Zone Type - Residential Zone - (R1)
Location - TOD
Ward No - 0
Plot No. - 41
Cts No./Servey No. - 52/1113
Sheet No. - 1
Zone Number: Mauza Lendra
Ward Name :
Prorata Value : 0.00

Signature valid
Digitally signed by PRAMOD BHAGWANRAO GAWANDE
Date: 2023.06.28 12:04:27 IST
Reason: Approved
Location: Nagpur Municipal Corporation
Project Code : NMO-22-86903
Application Number : NMC/TP/00366
Proposal Number : 174515
Certificate Number : NMO/BS/2023/APL/01575

Proforma I Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	1505.02
(a) As per ownership document (7/12, CTS extract)	1505.05
(b) as per TLR or City Survey measurement sheet	1505.05
(c) as per Demarcated drawing area	1505.02
LESS	
2.Area not in possession	0.00
3. Entire area (1+2)	1505.02
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
5.Balance area of plot (3-4)	1505.02
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required =(a) Upto 20000 sqmt= Nil	-
(b) Above 20000 sqmt= (a) + 5 % of Total area	0.00
7. Net Plot Area (5+6)	1505.02
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt = 10 % of (6) is required.	0.00
Proposed	0.00
(b) If area is less than 4000 sqmt =Check -	-
(i) If it is full number like 1,2,125,419,etc. As per 7/12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2, 2/5 , 125/1 419/1 etc,then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I. of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2022-11-16 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 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 person so as to ensure the quality and safety at the work site.
Owner (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

Name Of : Owner R SANDESH CONSTRUCTION □ □ BELOGING TO Ramdeo Prahladrai Agrawal

Postal Address : Plot No.,3-A And Flat No 1302 An1402 Gauri Heights,Canal Road, Shankar Nagar, Shankar Nagar,Nagpur-440010,Maharashtra
Phone No.,9890916332

DESCRIPTION OF PROJECT :
Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.-1/3

SITE ADDRESS :
PROPOSED RESIDENTIAL CONSTRUCTION AT NAZUL PLOT NO 41 CITY SURVEY No-113 SHEET NO 52/14, MOUZA LENDRA, WARD NO 72 FARMLAND LAYOUT, RAMDASPETH NAGPUR □ □

Name Of Architect : Pranav Lakhotiya

LOGO	ADDRESS OF OFFICE
	OFFICE - 105, Hakim Arcade, Coffee House Square, Dharampeth, Nagpur 440010
OWNERS SIGN -	TECHNICAL SUPERVISION Signature valid
	SCALE = 1:100 — Date: 04/05/23
	JOB NO - NMO-22-86903 — CHECK BY --

SUBMISSION DRAWING

