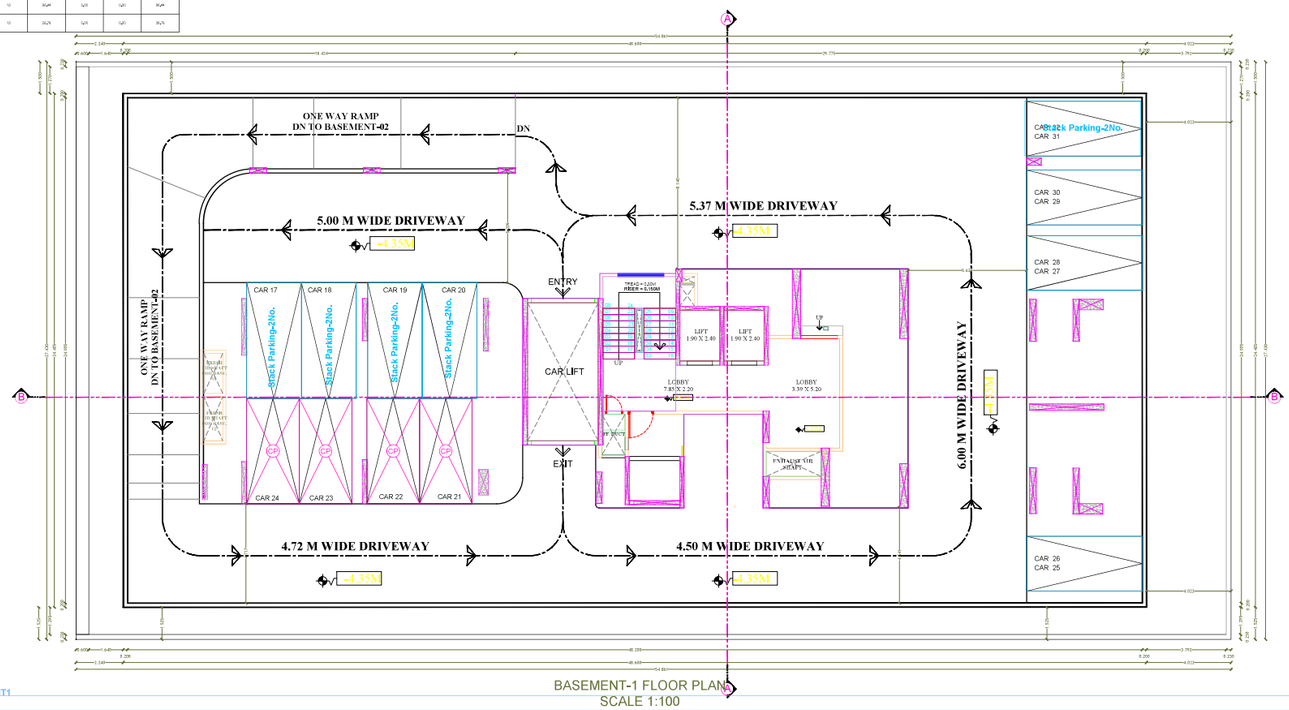
BUILDING	FLOORS	AREA STATEMENT												
		COMM.	RESI.	PSU	SPECIAL	MIXED	BALCONY	TERRACE	LIFT	LIFT WELL	DUCT	VENT	Other	TOTAL
		PHASE	PHASE	PHASE	PHASE	PHASE	PHASE	PHASE	PHASE	PHASE	PHASE	SHAFT	Deduction	FAR/AREA
	N/A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	STILT FLOOR+ FIRST TO TENTH FLOOR+ PART TERRACE FLOOR	1041.40	5852.98	0.00	0.00	0.00	0.00	0.00	0.00	119.28	46.24	0.00	0.00	6959.21
	STILT FLOOR AND 10TH FLOOR	340.20	1401.98	0.00	0.00	0.00	0.00	0.00	0.00	27.05	9.23	0.00	31.71	1696.23
	N/A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	PART	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	PART	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TWIN	1381.60	7254.96	0.00	0.00	0.00	0.00	0.00	0.00	146.33	55.47	0.00	31.71	8655.63

FAR/AREA									
Floors	Basic FSI (on land in %)	Premium FSI (on land in %)	TDR (on land in %)	Deemed FSI/TDR (Fire Staircase & Passage Area) (on land in %)	Achieve Area 95% of [2+3+4+5]	Avail Area 95% of [2+3+4+5]	Total	Deficient Housing (DH) if Applicable	Granting Value
A (Ground+1 to 4 floor)	N/A	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00
B (5 to 8 floor)	N/A	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00
C (9 to 12 floor)	1.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00
D (13 to 16 floor)	1.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00
E (17 to 20 floor)	1.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0.00
F (21 to 24 floor)	1.00	0.00	0.00	0.00	1600.60	1520.57	1600.60	N/A	0.00
G (25 to 28 floor)	1.00	0.00	0.00	0.00	1600.60	1520.57	1600.60	N/A	0.00
H (29 to 32 floor)	1.00	0.00	0.00	0.00	1600.60	1520.57	1600.60	N/A	0.00
I (33 to 36 floor)	1.00	0.00	0.00	0.00	1600.60	1520.57	1600.60	N/A	0.00
J (37 to 40 floor)	1.00	0.00	0.00	0.00	1600.60	1520.57	1600.60	N/A	0.00

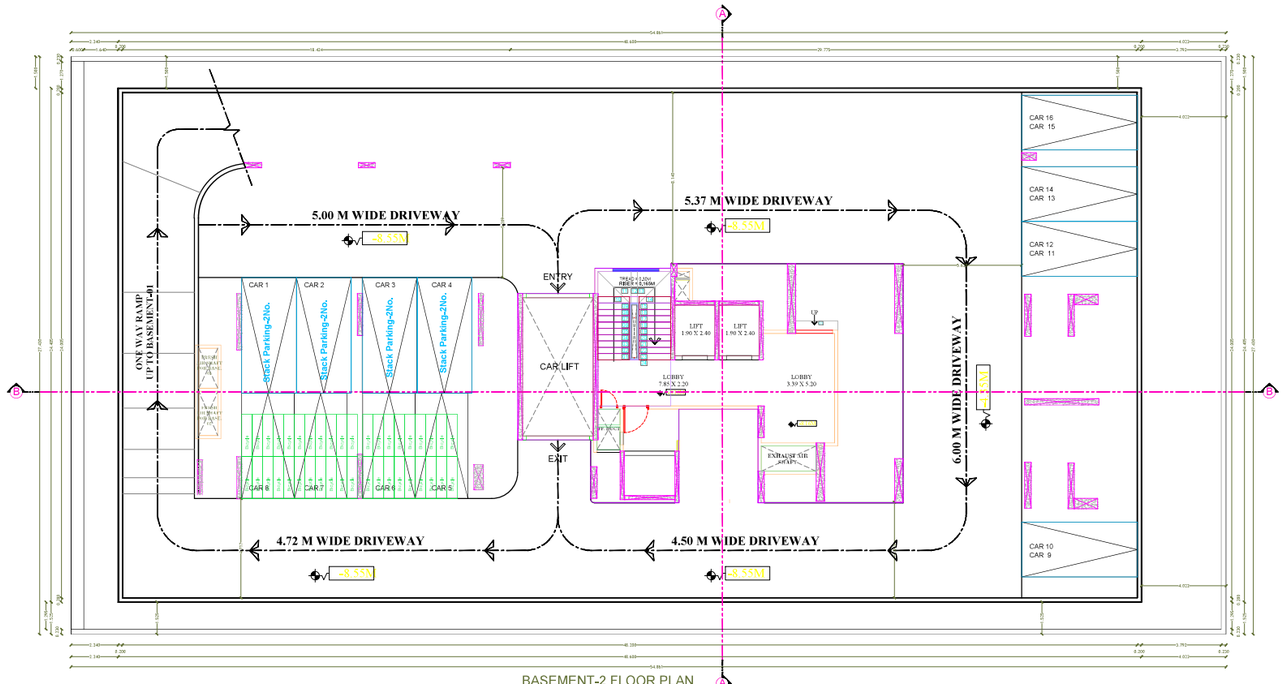
Building Name	USE	TENANT ENT AREA	RATIO			NO.OF	Required			Proposed		
			car(Min I Bus)	scooter	cycle	Tenants/ea/Units	car(Min I Bus)	scooter	Cycle	car(Min I Bus)	scooter	Cycle
MIXED	Residential	For every unit above 80 sq. mt 100 sq.m. carpet area or fraction thereof	1	3	1	33	33	66	33	36	72	40
MIXED	Commercial		1	2	2	396.88	3.97	7.94	7.94	36	72	40
Total	-	-	-	-	-	-	35.97	71.94	39.94	36	72	40

Carpet Area Table						
Building Name	Floor Name	Carpet Area	Tenement No.	Carpet Area	Enclosed Balcony Area	Open/Utility Balcony Area	Total Carpet Area
MIXED	STILT FLOOR AND 10TH FLOOR	FLAT	3	195.21	5.23	0.00	195.21
MIXED	STILT FLOOR AND 10TH FLOOR	FLAT	3	95.48	5.23	0.00	95.48
MIXED	STILT FLOOR AND 10TH FLOOR	OFFICE	3	95.11	5.23	0.00	95.11
MIXED	STILT FLOOR AND 10TH FLOOR	OFFICE	3	34.29	5.23	0.00	34.29
MIXED	1ST TO 9TH+ 11TH TO 20TH+ 1ST TO 9TH AND 11TH FLOOR	FLAT	10	195.21	5.23	0.00	195.21
MIXED	1ST TO 9TH+ 11TH TO 20TH AND 10TH FLOOR	OFFICE	10	95.11	5.23	0.00	95.11
MIXED	1ST TO 9TH+ 11TH TO 20TH AND 10TH FLOOR	FLAT	10	95.48	5.23	0.00	95.48
MIXED	1ST TO 9TH+ 11TH TO 20TH AND 10TH FLOOR	OFFICE	10	34.29	5.23	0.00	34.29



BASEMENT-1 FLOOR PLAN
SCALE 1:100

BSNT1



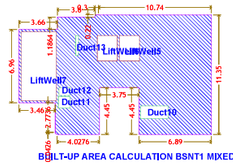
BASEMENT-2 FLOOR PLAN
SCALE 1:100

BSMT2

Project Details

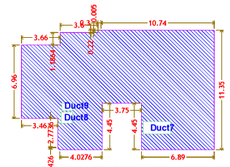
Building Type - Building Development
Zone Type - Residential Zone - (R1)
Location - TOD
Ward No - 0
Plot No. - 41
Cts No./Servey No. - 52/1113
Sheet No. - 1
Zone Number: Mauza Lendra
Ward Name :
Prorata Value : 0.00





BUILT-UP AREA CALCULATION BSNT1 MIXED

BUILT-UP AREA CALCULATION (AS PER BYE LAWS)			
AREA NAME	LENGTH	WIDTH	AREA(SQM)
BLDG1	NOS		TOTAL BUILT-UP AREA (SQ.MTR.)
LIFT-A	-	-	21.67
LIFT-B	-	-	4.56
LIFT-C	-	-	4.56
DUCT10	-	-	6.89
DUCT11	-	-	9.19
DUCT12	-	-	4.0276
			TOTAL BUILDING UP AREA (SQ.MTR.)
			TOTAL BUILDING UP AREA (SQ.FT.)



BUILT-UP AREA CALCULATION BSMT2 MIXED

BUILT-UP AREA CALCULATION (AS PER BYE LAWS)			
AREA NAME	LENGTH	WIDTH	AREA(SQM)
BLDG1	NOS		TOTAL BUILT-UP AREA (SQ.MTR.)
DUCT7	-	-	4.56
DUCT8	-	-	4.56
DUCT9	-	-	6.89
			TOTAL BUILDING UP AREA (SQ.MTR.)
			TOTAL BUILDING UP AREA (SQ.FT.)

Signature valid

Digitally signed by PRAMOD BHAURAO GAWANDE
Date: 2023.06.28 12:24:29 IST
Reason: Approved by Planning Authority
Location: Nagpur Municipal Corporation
Project Code : NMO-22-86903
Application Number : NMO/MS/2023/00366
Proposal Number : 174515
Certificate Number : NMO/ES/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 -	-
(c) 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	-
(d) 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 Ramdas Prabadna Agrawal

Postal Address : Plot No.,3-4 And Flat No 1302 An1402 Gauri Heights,Canal Road, Shankar Nagar,Shankar Nagar,Nagpur-440010,Maharashtra
Phone No,.9890918332

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

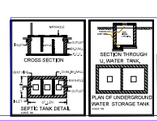
Name Of Architect : Pravin Lakhotiya

LOGO	ADDRESS OF OFFICE
	OFFICE :- 105, Hiralm Arcade, Coffee House Square, Dharampeth, Nagpur 440010

OWNERS SIGN :-	TECHNICAL DESCRIPTION
	Signature Valid

SCALE :- 1:100	Date: 04/05/23
JOB NO :- NMO-22-86903	CHECK BY :-

SUBMISSION DRAWING



LEGENDS: