Signature valid
Digitally signed by RAJESHWAR PANDAGALE
Date: 2023.09.06 16:45 IST
Reason: Approved Drawing Plan
Location: Kalmeshwar Municipal Council

WINGB

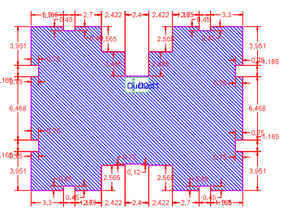
BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.				SHAFT	Deduction	FSIAREA
WING B	7TH FLOOR	0.00	311.27	0.00	0.00	0.00	49.48	0.00	2.24	0.00	3.36	0.00	0.00	307.91
WING B	1ST TO 6TH FLOOR	0.00	1867.62	0.00	0.00	0.00	296.16	0.00	13.44	0.00	20.22	0.00	0.00	1847.40
WING B	GROUND FLOOR	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
WING B	Total	0.00	2178.89	0.00	0.00	0.00	345.64	0.00	15.68	0.00	23.58	0.00	0.00	2155.31

WINGA

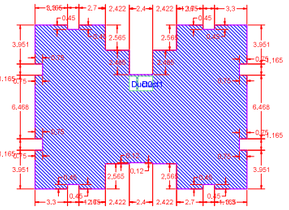
BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.				SHAFT	Deduction	FSIAREA
WING A	7TH FLOOR	0.00	311.27	0.00	0.00	0.00	48.76	0.00	2.24	0.00	3.36	0.00	0.00	307.91
WING A	1ST TO 6TH FLOOR	0.00	1867.62	0.00	0.00	0.00	291.84	0.00	13.44	0.00	20.22	0.00	0.00	1847.40
WING A	GROUND FLOOR	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
WING A	Total	0.00	2178.89	0.00	0.00	0.00	340.60	0.00	15.68	0.00	23.58	0.00	0.00	2155.31

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
WING B	1ST TO 6TH FLOOR	101,201,301,401,501,601	6	55.44	0.00	0.00	55.44
WING B	1ST TO 6TH FLOOR	102,202,302,402,502,602	6	55.44	0.00	0.00	55.44
WING B	1ST TO 6TH FLOOR	104,204,304,404,504,604	6	55.44	0.00	0.00	55.44
WING B	1ST TO 6TH FLOOR	103,203,303,403,503,603	6	55.19	0.00	0.00	55.19
WING B	7TH FLOOR	701	1	55.44	0.00	0.00	55.44
WING B	7TH FLOOR	702	1	55.44	0.00	0.00	55.44
WING B	7TH FLOOR	704	1	55.44	0.00	0.00	55.44
WING B	7TH FLOOR	703	1	55.19	0.00	0.00	55.19



BUILT-UP AREA CALCULATION 7TH FLOOR WING B



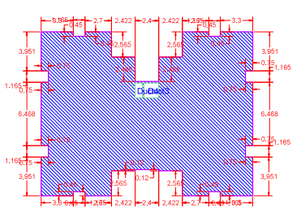
BUILT-UP AREA CALCULATION 7TH FLOOR WING A

BUILT UP AREA CALCULATION FOR 7TH FLOOR WING B

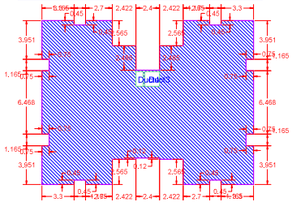
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	21.57	16.70	311.27
BLOCK AREA TOTAL =311.27Sq.M			
Duct2	-	-	1.12
Duct1	-	-	2.24
TOTAL Deduction =3.36Sq.M			
Net BuiltUp Area =307.91 Sq.M			

BUILT UP AREA CALCULATION FOR 7TH FLOOR WING A

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	21.57	16.70	311.27
BLOCK AREA TOTAL =311.27Sq.M			
Duct2	-	-	1.12
Duct1	-	-	2.24
TOTAL Deduction =3.36Sq.M			
Net BuiltUp Area =307.91 Sq.M			



BUILT-UP AREA CALCULATION 1ST TO 6TH FLOOR WING B



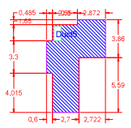
BUILT-UP AREA CALCULATION 1ST TO 6TH FLOOR WING A

BUILT UP AREA CALCULATION FOR 1ST TO 6TH FLOOR WING B

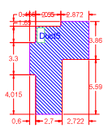
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	21.57	16.70	311.27
BLOCK AREA TOTAL =311.27Sq.M			
Duct4	-	-	1.12
Duct3	-	-	2.25
TOTAL Deduction =3.37Sq.M			
Net BuiltUp Area =307.90 Sq.M			

BUILT UP AREA CALCULATION 1ST TO 6TH FLOOR WING A

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	21.57	16.70	311.27
BLOCK AREA TOTAL =311.27Sq.M			
Duct4	-	-	1.12
Duct3	-	-	2.25
TOTAL Deduction =3.37Sq.M			
Net BuiltUp Area =307.90 Sq.M			



BUILT-UP AREA CALCULATION GROUND FLOOR WING B



BUILT-UP AREA CALCULATION GROUND FLOOR WING A

BUILT UP AREA CALCULATION FOR GROUND FLOOR WING B

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	9.45	6.02	36.76
BLOCK AREA TOTAL =36.76Sq.M			
Duct5	-	-	1.12
TOTAL Deduction =1.12Sq.M			
Net BuiltUp Area =35.64 Sq.M			

BUILT UP AREA CALCULATION FOR GROUND FLOOR WING A

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	9.45	6.02	36.76
BLOCK AREA TOTAL =36.76Sq.M			
Duct5	-	-	1.12
TOTAL Deduction =1.12Sq.M			
Net BuiltUp Area =35.64 Sq.M			

Parking Check (Table 8B)

Building Name	USE	REQ. RATIO		NO.OF Tenat/Area	PRP. RATIO	
		car	Scooter		car	Scooter
WING B	Residential	1	5	28	14.00	70.00
WING A	Residential	1	5	28	14.00	70.00
Total	-	-	-	-	28.00	140.00
Visitors parking(5%)	-	-	-	-	1.40	7.00
Total	-	-	-	-	29.40	147.00

Parking Check As Per Multiplying Factor : 0.50

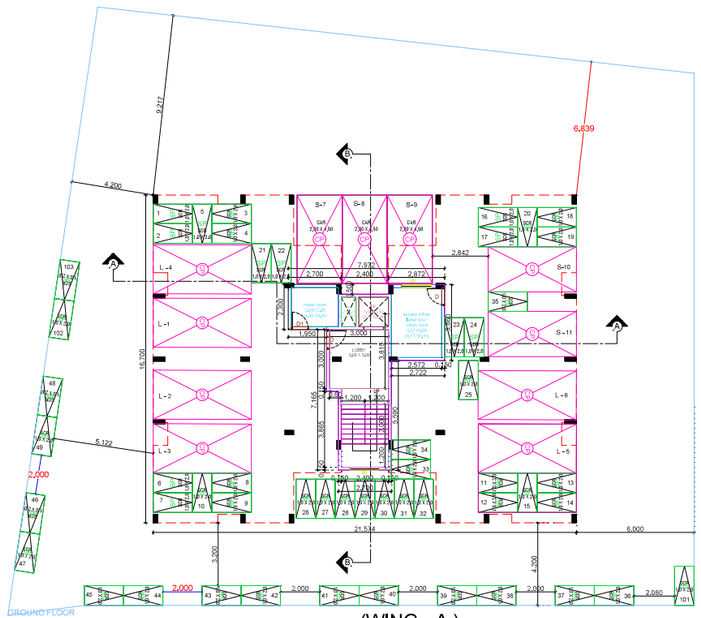
Building Name	Required		Proposed		Status
	Car/Mini Bus	Scooter	Car/Mini Bus	Scooter	
Total	15	74	22	103	OK

SCHEDULE OF OPENING:

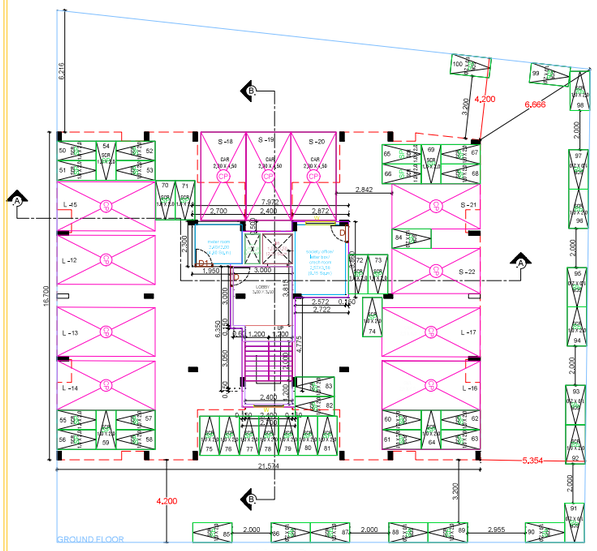
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
WING A	v	0.60	0.60	16
WING A	w1	1.00	1.20	8
WING A	w	1.50	1.20	28
WING B	v	0.60	0.60	16
WING B	w1	1.00	1.20	8
WING B	w	1.50	1.20	28

FSI DETAILS

9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 90% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.36	0.30	0.30	0.00	0.00	0.00	1.96	0.00	0.00
9.2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consume	1.36	0.30	0.30	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area()	2233.79	491.30	491.30	0.00	1635.05	0.00	4851.44	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	2233.79	491.30	0.00	0.00	1585.53	0.00	4310.62	0.00	4310.62
9.6 Index Consumed	1.36	0.29	0.00	0.00	0.00	0.00	1.66	0.00	0.00

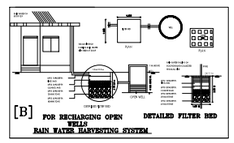


(WING - A)



(WING - B)

GROUND FLOOR PLAN
SCALE 1:100

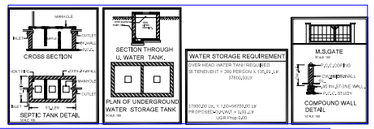


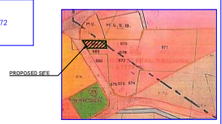
LEGENDS:

PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ROAD SHOWN GREY WITH BROWN
TERRACE SHOWN DARK YELLOW
OPEN SHOWN GREEN
EXISTING SHOWN BLUE HATCHED

Owner details		
Owner Name	Postal Address	Contact Number
Rajendra Vinayak Bahe	kanchan ganga-lay-out, Bamhni,Bamhni,Nagpur-441501,Maharashtra	9923682472
KAILAS DEONATHJI GURAO	CHANDA NIWAS RAILWAY GATE WARD NO 15,KALMESHWAR,NAGPUR-441501	8378081672

Project Details	
Building Type - Building Development	
Zone Type - Residential Zone - (R1)	
Location - Non-Congested	
Ward No.- 15	
Plot No. - 1	
Cts No./Survey No. -	284/2
City Survey No. -	5045
Sheet No. - 1	
Zone Number:	876
Ward Name: -	
Prorata Value :	1.24







SCHEDULE OF OPENING:

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
WING A	d	1.00	2.10	1
WING A	d	0.90	2.10	1
WING A	d	1.04	2.10	8
WING A	d1	0.90	2.10	17
WING A	d2	0.75	2.10	40
WING A	FRD	1.20	2.10	2
WING B	d	1.00	2.10	1
WING B	d	0.90	2.10	1
WING B	d	1.04	2.10	8
WING B	d1	0.90	2.10	17
WING B	d2	0.75	2.10	40
WING B	FRD	1.20	2.10	2

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
WING A	1ST TO 6TH FLOOR	101,201,301,401,501,601	6	55.44	0.00	0.00	55.44
WING A	1ST TO 6TH FLOOR	102,202,302,402,502,602	6	55.44	0.00	0.00	55.44
WING A	1ST TO 6TH FLOOR	104,204,304,404,504,604	6	55.44	0.00	0.00	55.44
WING A	1ST TO 6TH FLOOR	103,203,303,403,503,603	6	55.44	0.00	0.00	55.44
WING A	7TH FLOOR	701	1	55.44	0.00	0.00	55.44
WING A	7TH FLOOR	702	1	55.44	0.00	0.00	55.44
WING A	7TH FLOOR	704	1	55.44	0.00	0.00	55.44
WING A	7TH FLOOR	703	1	55.44	0.00	0.00	55.44

SHEET NO. - 02/03 (WING- A & B)

PROPOSED LAYOUT FOR GROUP HOUSING SCHEME ON KH.NO. - 684/2, MOUZA - KALMESHWAR, TAH.- KALMESHWAE, DIST. - NAGPUR.

BELONGING TO :
SHRI. RAJENDRA VINAYAKRAO BAHE
SHRI. KAILAS DEVNATH GURAV

Proforma I : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of sustplot with sanctioned layout No. and sustplot No.	1637.68
(a) As per ownership document (7/12, CTS extract)	2260.00
(b) as per TILR or City Survey measurement sheet	1637.68
(c) as per Demarcated drawing area	1637.68
LESS	
2.Area not in possession	0.00
3. Entire area (1+2)	1637.68
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)	1637.68
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)	1637.68
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed___	336.03
(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 advised 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___	336.03
(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 2022-07-08 and the dimensions of sides etc, of plot stated onplan 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.

Postal Address : kanchan ganga-lay-out, Bamhni,Bamhni,Nagpur-441501,Maharashtra,CHANDA NIWAS RAILWAY GATE WARD NO 15,KALMESHWAR,NAGPUR-441501

DESCRIPTION OF PROJECT :
Type of Proposal - Group Housing
BUILDING ON CTS, NO./SURVEY NO.- 684

SITE ADDRESS :
ZONE NO.-876,WARD □ □ NO.-15, SURVEY NO.-284/2,C.S. NO.-5045,KH.NO.-684/2,□ □ MOUZA - KALMESHWAR, □ □ TAH.- KALMESHWAE, DIST. - NAGPUR,□ □

Name of Architect & Developer/PMC &CONTRACTOR/Engineer	
2.2000	ADDRESS OF OFFICE OFFICE - 40,2CHRG COLONY, RAMBAG ROAD, MEDICAL SQUARE
OWNERS SIGN -	TECHNICAL PERSON SIGN
SCALE - 1:100	Date: 29/03/23
JOB NO.=CONRA/24/01283	CHECK BY :—

SUBMISSION DRAWING

Verified by epdcl

Signature valid
Digitally signed by RAJESHWAR PANDAGALE
Date: 2023.09.06 16:45 IST
Reason: Approved Drawing Plan
Location: Kalmeshwar Municipal Council