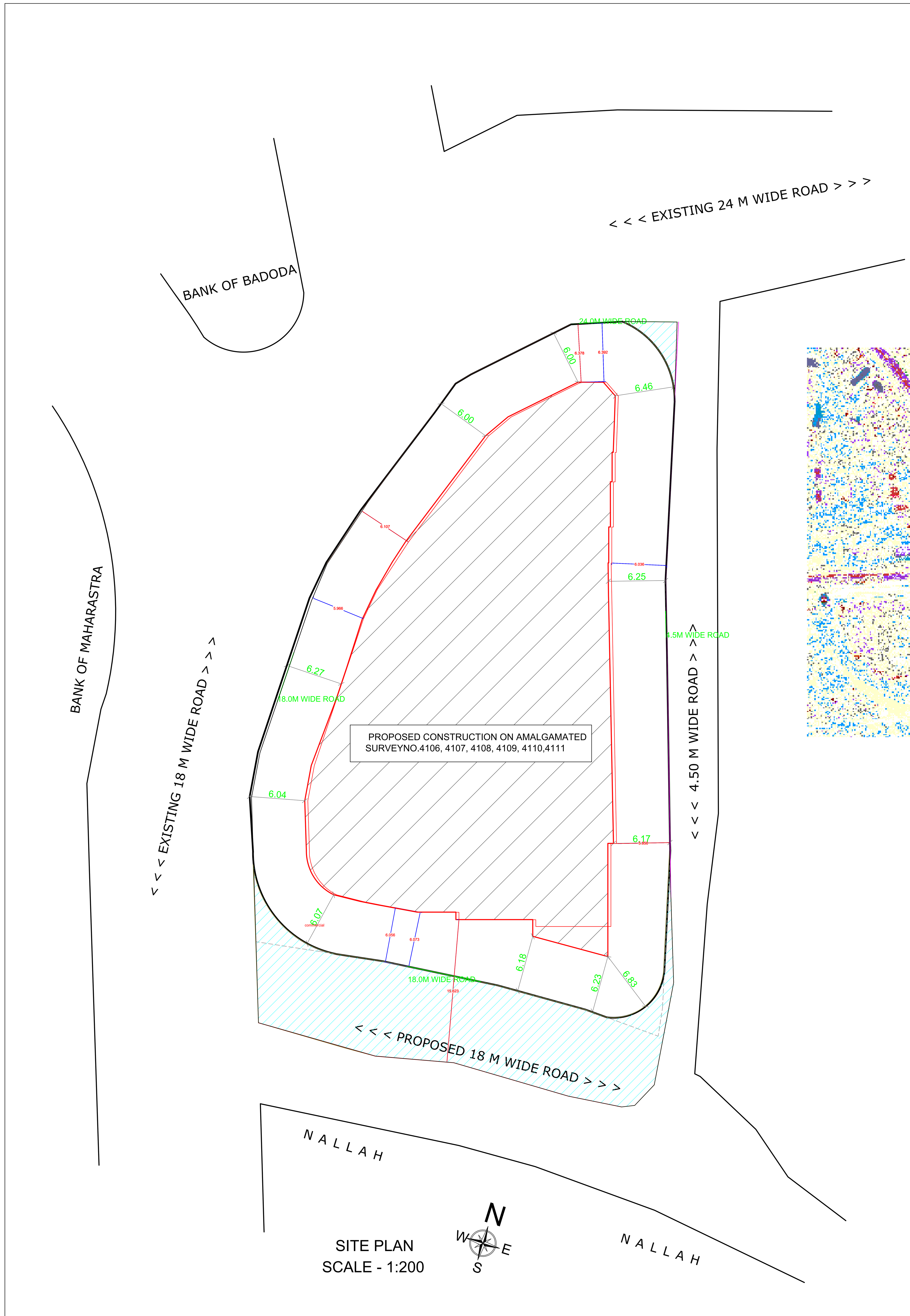
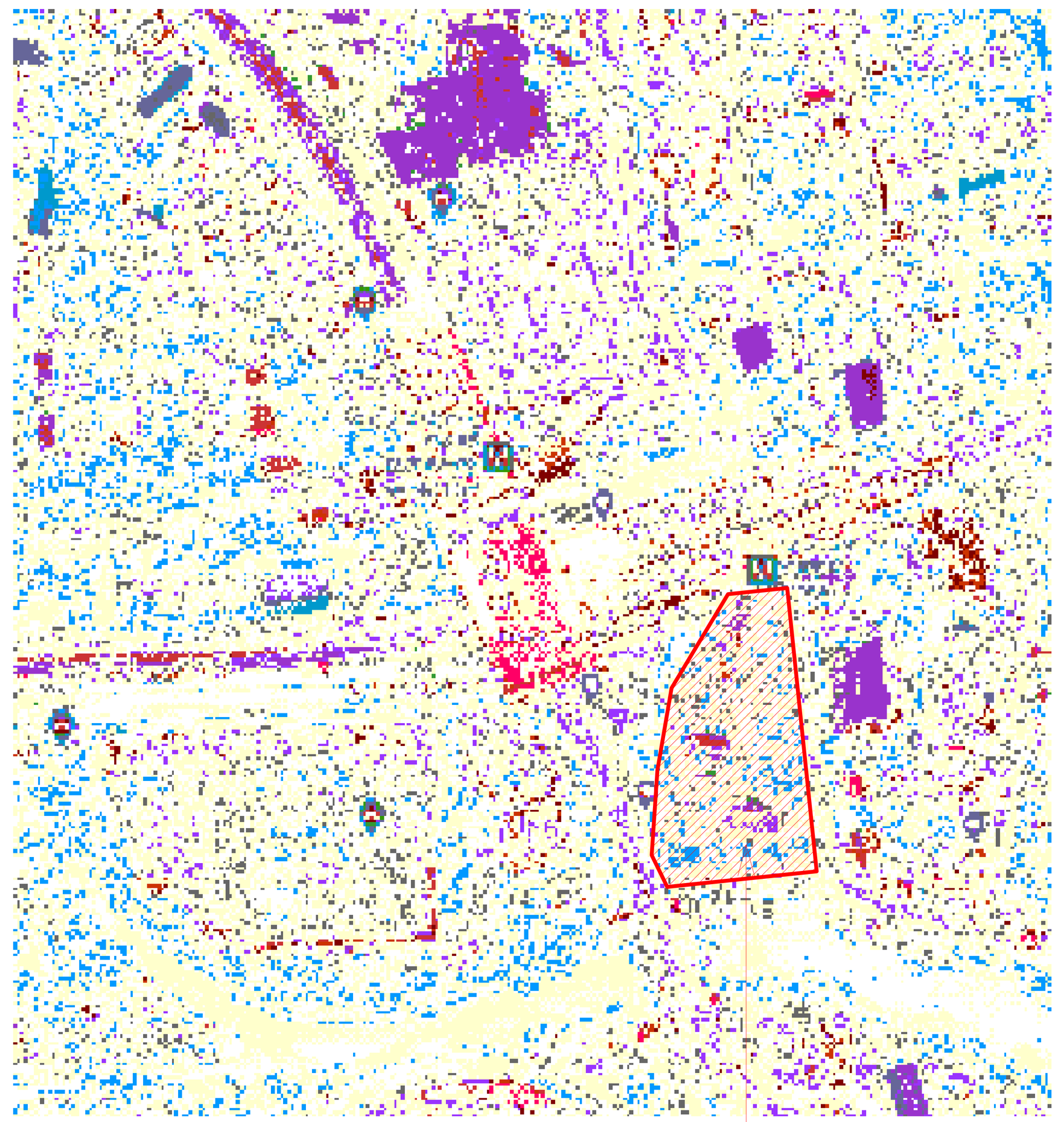
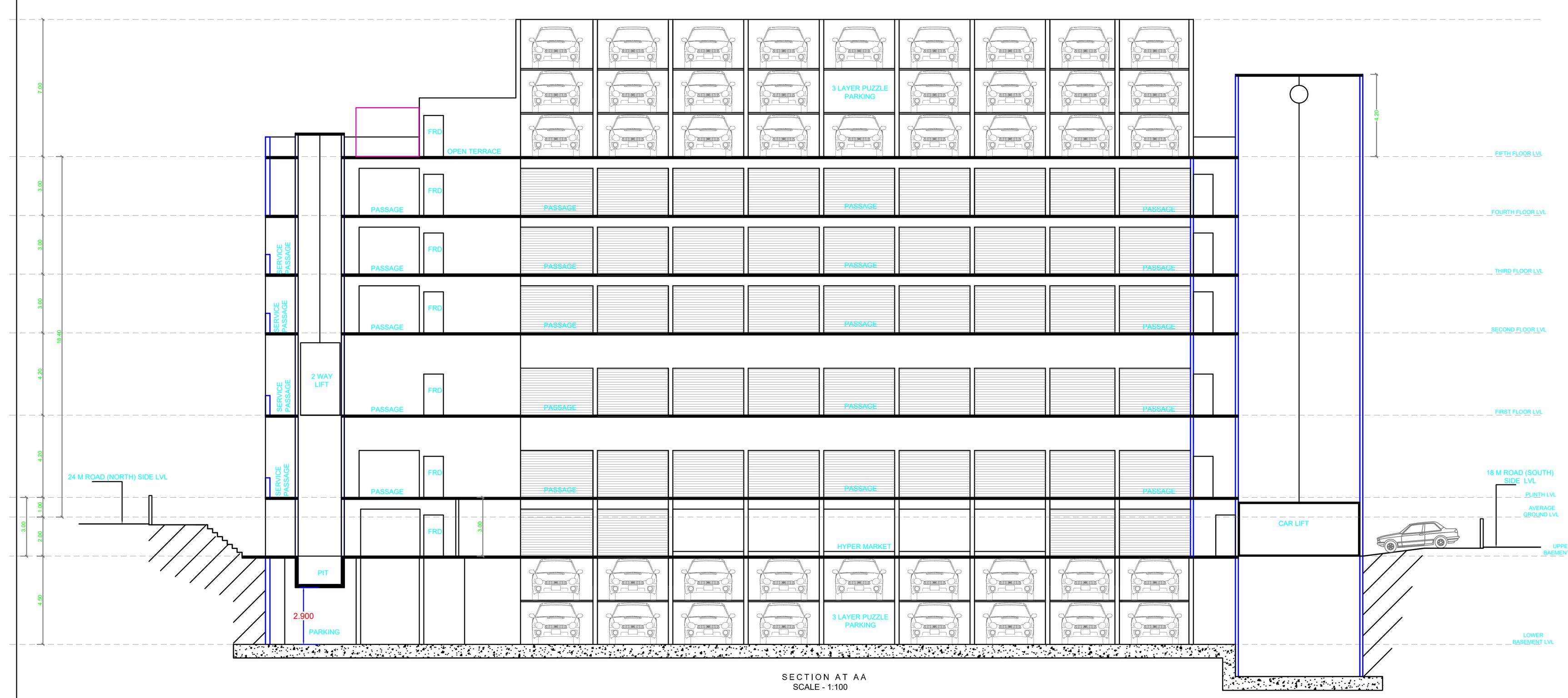


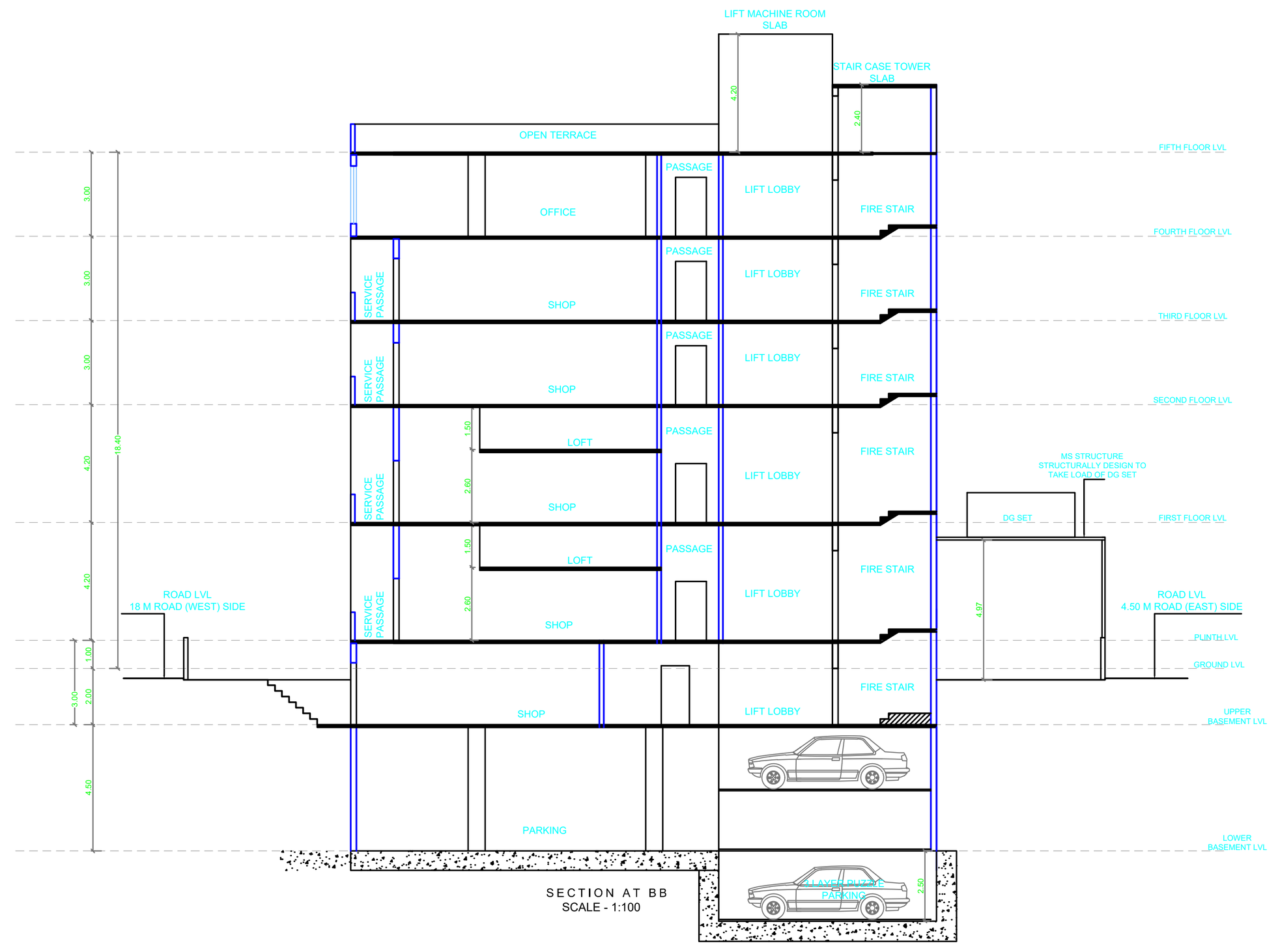
SITE PLAN
SCALE - 1:200



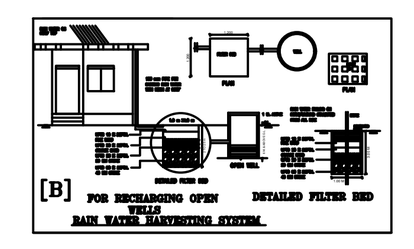
PROPOSED PLOT FOR CONSTRUCTION

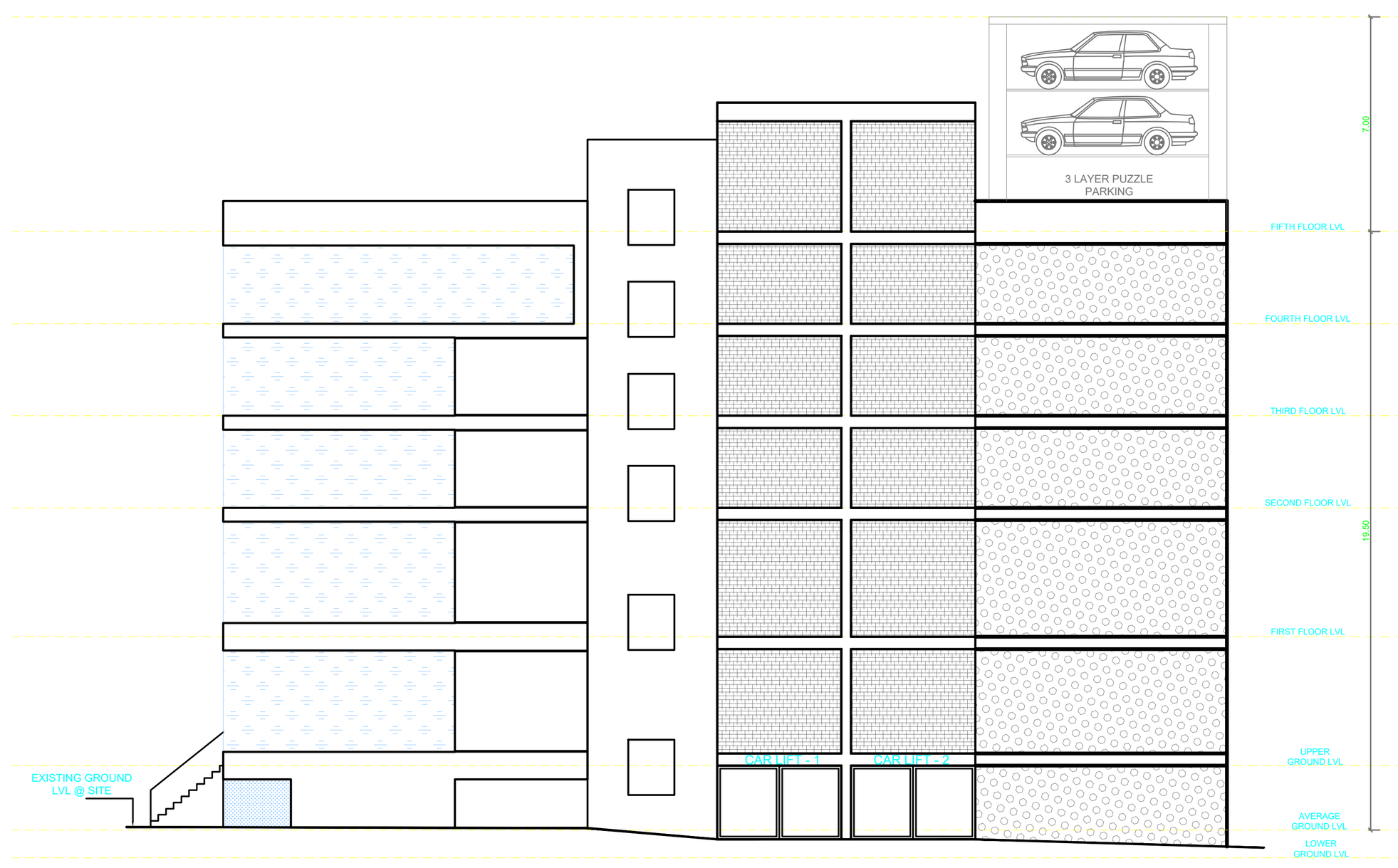


SECTION AT AA
SCALE - 1:100



SECTION AT BB
SCALE - 1:100





SOUTH SIDE ELEVATION
SCALE - 1:100



SECTION VIEW - commercial



PROPOSED PLOT FOR CONSTRUCTION

Project Details

Building Type - Building Development
Zone Type - Residential Zone with Shop line. (R-2)
Location - Congested
Ward No - 0
Plot No. - 1
Cts No./Servey No. - 84/4111
Sheet No. - 1
Zone Number: Mauza Sitabuldi
Ward Name : 6.157/84- .
Prorata Value : 0.00

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.	3127.94
(a) As per ownership document (7/12, CTS extract)	3130.00
(b) as per TILR or City Survey measurement sheet	3130.00
(c) as per Demarcated drawing area	3127.94
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	3127.94
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	476.82
(b) Any D.P. Reservation area	0.00
(Total a+b)	476.82
5.Balance area of plot (3-4)	2651.12
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)	2651.12
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 2022-05-16 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.

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
commercial	FIRST FLOOR	FF	1	28.86	0.00	0.00	28.86
commercial	FIRST FLOOR	FF	1	28.26	0.00	0.00	28.26
commercial	FIRST FLOOR	FF	1	54.56	0.00	0.00	54.56
commercial	FIRST FLOOR	FF	1	31.08	0.00	0.00	31.08
commercial	FIRST FLOOR	FF	1	27.72	0.00	0.00	27.72
commercial	FIRST FLOOR	FF	1	18.46	0.00	0.00	18.46
commercial	FIRST FLOOR	FF	1	18.46	0.00	0.00	18.46
commercial	FIRST FLOOR	FF	1	21.39	0.00	0.00	21.39
commercial	FIRST FLOOR	FF	1	17.24	0.00	0.00	17.24
commercial	FIRST FLOOR	FF	1	28.27	0.00	0.00	28.27
commercial	FIRST FLOOR	FF	1	27.08	0.00	0.00	27.08
commercial	FIRST FLOOR	FF	1	26.87	0.00	0.00	26.87
commercial	FIRST FLOOR	FF	1	27.11	0.00	0.00	27.11
commercial	FIRST FLOOR	FF	1	28.00	0.00	0.00	28.00
commercial	FIRST FLOOR	FF	1	27.42	0.00	0.00	27.42
commercial	FIRST FLOOR	FF	1	27.69	0.00	0.00	27.69
commercial	FIRST FLOOR	FF	1	30.51	0.00	0.00	30.51
commercial	FIRST FLOOR	FF	1	29.24	0.00	0.00	29.24
commercial	FIRST FLOOR	FF	1	16.57	0.00	0.00	16.57
commercial	FIRST FLOOR	FF	1	36.66	0.00	0.00	36.66
commercial	FIRST FLOOR	FF	1	30.76	0.00	0.00	30.76
commercial	FIRST FLOOR	FF	1	35.75	0.00	0.00	35.75
commercial	FIRST FLOOR	FF	1	32.86	0.00	0.00	32.86
commercial	FIRST FLOOR	FF	1	31.17	0.00	0.00	31.17
commercial	FIRST FLOOR	FF	1	30.96	0.00	0.00	30.96
commercial	FIRST FLOOR	FF	1	33.98	0.00	0.00	33.98
commercial	FIRST FLOOR	FF	1	34.32	0.00	0.00	34.32
commercial	FIRST FLOOR	FF	1	27.94	0.00	0.00	27.94
commercial	FOURTH FLOOR	FOURTH F	1	258.46	0.00	0.00	258.46
commercial	FOURTH FLOOR	FOURTH F	1	305.34	0.00	0.00	305.34
commercial	FOURTH FLOOR	FOURTH F	1	307.04	0.00	0.00	307.04
commercial	FOURTH FLOOR	FOURTH F	1	82.01	0.00	0.00	82.01
commercial	LOWER BASEMENT	BASEMENT	1	636.10	0.00	0.00	636.10
commercial	LOWER BASEMENT	BASEMENT	1	38.74	0.00	0.00	38.74
commercial	LOWER BASEMENT	BASEMENT	1	22.21	0.00	0.00	22.21
commercial	LOWER BASEMENT	BASEMENT	1	28.60	0.00	0.00	28.60
commercial	LOWER BASEMENT	BASEMENT	1	39.64	0.00	0.00	39.64
commercial	LOWER BASEMENT	BASEMENT	1	42.33	0.00	0.00	42.33
commercial	LOWER BASEMENT	BASEMENT	1	38.87	0.00	0.00	38.87
commercial	LOWER BASEMENT	BASEMENT	1	37.01	0.00	0.00	37.01
commercial	LOWER BASEMENT	BASEMENT	1	31.41	0.00	0.00	31.41
commercial	LOWER BASEMENT	BASEMENT	1	31.73	0.00	0.00	31.73
commercial	LOWER BASEMENT	BASEMENT	1	33.81	0.00	0.00	33.81
commercial	LOWER BASEMENT	BASEMENT	1	36.30	0.00	0.00	36.30
commercial	LOWER BASEMENT	BASEMENT	1	36.61	0.00	0.00	36.61
commercial	LOWER BASEMENT	BASEMENT	1	36.81	0.00	0.00	36.81
commercial	LOWER BASEMENT	BASEMENT	1	41.14	0.00	0.00	41.14
commercial	UPPERGROUNDFLOOR	GF	1	28.86	0.00	0.00	28.86
commercial	UPPERGROUNDFLOOR	GF	1	28.26	0.00	0.00	28.26
commercial	UPPERGROUNDFLOOR	GF	1	28.00	0.00	0.00	28.00
commercial	UPPERGROUNDFLOOR	GF	1	27.69	0.00	0.00	27.69
commercial	UPPERGROUNDFLOOR	GF	1	27.42	0.00	0.00	27.42
commercial	UPPERGROUNDFLOOR	GF	1	27.11	0.00	0.00	27.11
commercial	UPPERGROUNDFLOOR	GF	1	26.87	0.00	0.00	26.87
commercial	UPPERGROUNDFLOOR	GF	1	27.08	0.00	0.00	27.08
commercial	UPPERGROUNDFLOOR	GF	1	27.89	0.00	0.00	27.89
commercial	UPPERGROUNDFLOOR	GF	1	21.07	0.00	0.00	21.07
commercial	UPPERGROUNDFLOOR	GF	1	18.68	0.00	0.00	18.68
commercial	UPPERGROUNDFLOOR	GF	1	16.57	0.00	0.00	16.57
commercial	UPPERGROUNDFLOOR	GF	1	29.24	0.00	0.00	29.24
commercial	UPPERGROUNDFLOOR	GF	1	36.66	0.00	0.00	36.66
commercial	UPPERGROUNDFLOOR	GF	1	35.75	0.00	0.00	35.75
commercial	UPPERGROUNDFLOOR	GF	1	32.86	0.00	0.00	32.86
commercial	UPPERGROUNDFLOOR	GF	1	31.17	0.00	0.00	31.17
commercial	UPPERGROUNDFLOOR	GF	1	30.96	0.00	0.00	30.96
commercial	UPPERGROUNDFLOOR	GF	1	30.76	0.00	0.00	30.76
commercial	UPPERGROUNDFLOOR	GF	1	30.51	0.00	0.00	30.51
commercial	UPPERGROUNDFLOOR	GF	1	28.27	0.00	0.00	28.27
commercial	UPPERGROUNDFLOOR	GF	1	31.08	0.00	0.00	31.08
commercial	UPPERGROUNDFLOOR	GF	1	54.56	0.00	0.00	54.56
commercial	UPPERGROUNDFLOOR	GF	1	27.72	0.00	0.00	27.72
commercial	UPPERGROUNDFLOOR	GF	1	21.39	0.00	0.00	21.39
commercial	UPPERGROUNDFLOOR	GF	1	17.24	0.00	0.00	17.24
commercial	UPPERGROUNDFLOOR	GF	1	18.46	0.00	0.00	18.46
commercial	UPPERGROUNDFLOOR	GF	1	27.94	0.00	0.00	27.94
commercial	TYPCL 2 3 FLOOR	SF;TF	2	28.86	0.00	0.00	28.86
commercial	TYPCL 2 3 FLOOR	SF;TF	2	28.26	0.00	0.00	28.26
commercial	TYPCL 2 3 FLOOR	SF;TF	2	28.00	0.00	0.00	28.00
commercial	TYPCL 2 3 FLOOR	SF;TF	2	27.69	0.00	0.00	27.69
commercial	TYPCL 2 3 FLOOR	SF;TF	2	27.11	0.00	0.00	27.11
commercial	TYPCL 2 3 FLOOR	SF;TF	2	27.42	0.00	0.00	27.42
commercial	TYPCL 2 3 FLOOR	SF;TF	2	26.87	0.00	0.00	26.87
commercial	TYPCL 2 3 FLOOR	SF;TF	2	27.08	0.00	0.00	27.08
commercial	TYPCL 2 3 FLOOR	SF;TF	2	27.89	0.00	0.00	27.89
commercial	TYPCL 2 3 FLOOR	TF;SF	2	21.07	0.00	0.00	21.07
commercial	TYPCL 2 3 FLOOR	SF;TF	2	18.68	0.00	0.00	18.68
commercial	TYPCL 2 3 FLOOR	SF;TF	2	16.57	0.00	0.00	16.57
commercial	TYPCL 2 3 FLOOR	SF;TF	2	29.24	0.00	0.00	29.24
commercial	TYPCL 2 3 FLOOR	SF;TF	2	36.66	0.00	0.00	36.66
commercial	TYPCL 2 3 FLOOR	SF;TF	2	35.75	0.00	0.00	35.75
commercial	TYPCL 2 3 FLOOR	SF;TF	2	32.86	0.00	0.00	32.86
commercial	TYPCL 2 3 FLOOR	SF;TF	2	54.56	0.00	0.00	54.56
commercial	TYPCL 2 3 FLOOR	SF;TF	2	27.72	0.00	0.00	27.72
commercial	TYPCL 2 3 FLOOR	SF;TF	2	18.46	0.00	0.00	18.46
commercial	TYPCL 2 3 FLOOR	SF;TF	2	18.46	0.00	0.00	18.46
commercial	TYPCL 2 3 FLOOR	SF;TF	2	17.24	0.00	0.00	17.24
commercial	TYPCL 2 3 FLOOR	SF;TF	2	21.39	0.00	0.00	21.39
commercial	TYPCL 2 3 FLOOR	SF;TF	2	31.08	0.00	0.00	31.08
commercial	TYPCL 2 3 FLOOR	SF;TF	2	28.27	0.00	0.00	28.27
commercial	TYPCL 2 3 FLOOR	SF;TF	2	30.51	0.00	0.00	30.51
commercial	TYPCL 2 3 FLOOR	SF;TF	2	30.76	0.00	0.00	30.76
commercial	TYPCL 2 3 FLOOR	SF;TF	2	30.96	0.00	0.00	30.96
commercial	TYPCL 2 3 FLOOR	SF;TF	2	31.17	0.00	0.00	31.17
commercial	TYPCL 2 3 FLOOR	SF;TF	2	27.94	0.00	0.00	27.94

commercial

BUILDING	FLOORS	FSI AREA COMM.	FSI AREA RESI.	FSI AREA IND.	FSI AREA SPECIAL	FSI AREA MEZZ.	BALCONY PROP.	TERRACE PROP.	LIFT	LIFTWELL	DUCT	VENT SHAFT	Other Deduction	TOTAL FSIAREA
commercial	TYPCL 2 3 FLOOR	2978.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	270.86	0.00	0.00	2707.56
commercial	UPPERGROUNDFLOOR	1489.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	67.77	0.00	0.00	1421.44
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	0.00	0.00
commercial	LOWER BASEMENT	1498.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	67.77	0.00	0.00	1430.87
commercial	FOURTH FLOOR	1489.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	135.43	0.00	0.00	1353.78
commercial	FIRST FLOOR	1489.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	135.43	0.00	0.00	1353.78
commercial	Total	8944.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	677.26	0.00	0.00	8267.43

Area utilisation of Roads and Reservations

Reservation type	reseravation no	Name	Area surrendered in SqM	Quatam of DR/TDR generation	Incentive, if any	Total Quatam of DR/TDR generation	Area considered for DR utilisation	Remaining area for DRC generation
-	-	18.00.m DP Road Widening	462.22	1386.66	23.11	1409.77	0.00	1409.77

(Description of area utilisation: Reservation type, reseravation no, Name)

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 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	2.00	0.30	0.50	0.00	0.00	0.00	2.80	0.00	0.00
9.2 Existing Comsumed 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	2.00	0.30	0.50	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area()	5302.24	795.33	1325.56	0.00	0.00	4241.79	11664.92	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	5302.24	0.00	0.00	0.00	0.00	2965.19	8267.43	0.00	8267.43
9.6 Index Consumed	2.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00

Parking Check (Table 8B)

Building Name	USE	REQ. RATIO car	REQ. RATIO Scooter	NO.OF Tene/Area	PRP. RATIO car	PRP. RATIO Scooter
commercial	Commertial	1	6	5319.67	53.20	319.18
Total	-	-	-	-	53.20	319.18

Parking Check As Per Multiplying Factor : 0.90

Building Name	Required Car/Mini Bus	Required Scooter	Proposed Car/Mini Bus	Proposed Scooter	Status
Total	55	245	56	292	OK
Note- 6 Scooter equals to 1 Car,proposed composite parking=7					

Signature Not Verified
Digitally signed by PRAMOD BHAURAO GAWANDE
Date: 2023.06.12 17:37:20 IST
Reason: Approved Drawing Plan
Location: Nagpur Municipal Corporation

Name Of : Owner MONISH V TIWARI AND MEENA S TIWARI AND ALOK TIWARI

Postal Address : tiwari plot munje chowk,,in front of bank of maharashtra,Patwardhan Ground,Patwardhan Ground,Nagpur-440012,Maharashtra
Phone No.:9371141114

DESCRIPTION OF PROJECT :

Type of Proposal : Commercial
BUILDING ON CTS. NO./SURVEY NO.- 84/4111

SITE ADDRESS :
SURVEYNO.4106, 4107, 4108, 4109, 4110,4111 LAND BEARING KH NO 398 & 400/1 MOUZA - SITABURDI TAH & DIST NAGPUR

Name Of Architect : MILIND HARIKISAN NADIYANA

LOGO	ADDRESS OF OFFICE OFFICE - 32 A-1 Pande Layout Khamla Road Nagpur.

OWNERS SIGN - Verified by applicant	TECHNICAL PERSON SIGN Signature Not Verified Digitally signed by MILIND HARIKISHAN NADIYANA Date: 2023.06.08 17:24:40 IST Reason: Technical Person DSC Location: Nagpur Municipal Corporation
SCALE - 1:100	Date: 02/08/22
JOB NO - NMO-22-43026	CHECK BY - -

SUBMISSION DRAWING