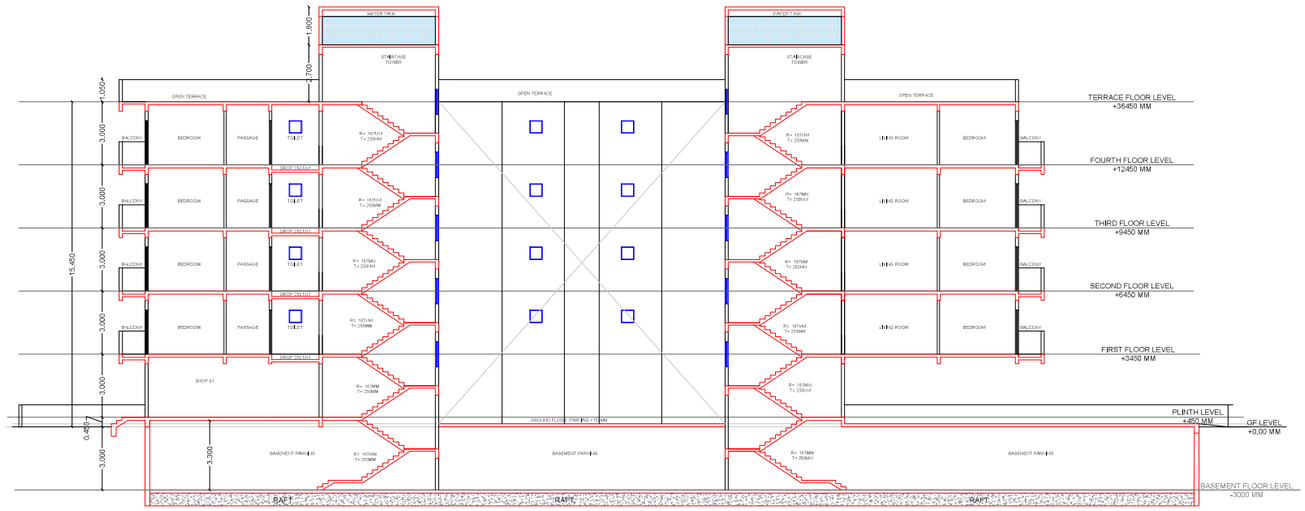
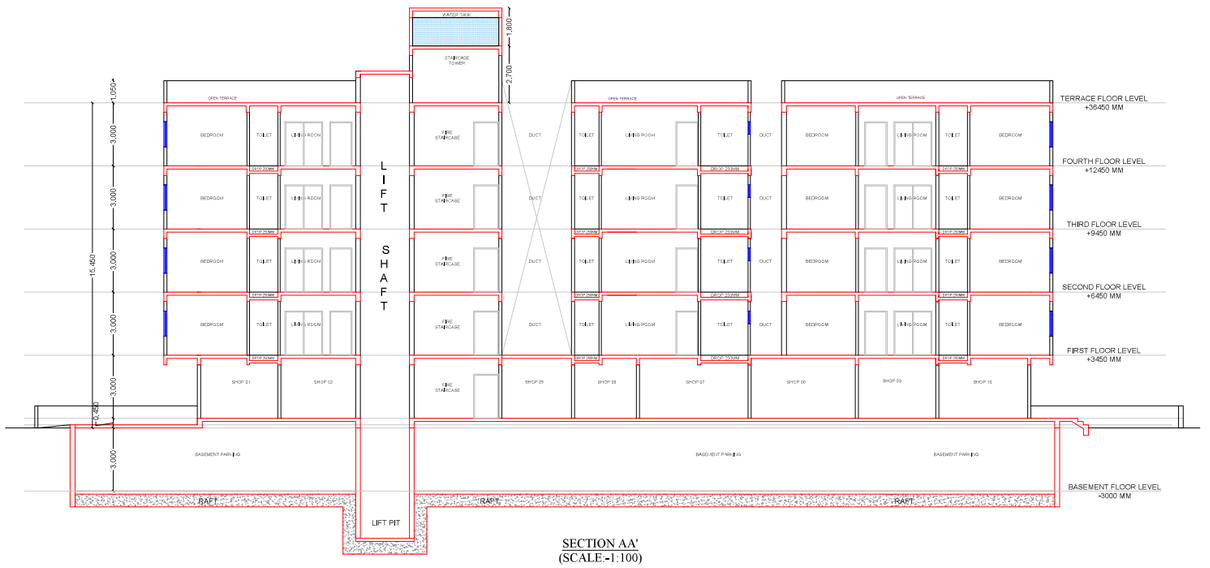


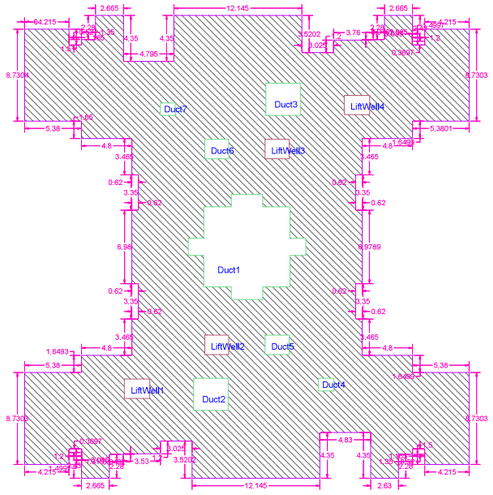
SECTION BB'
(SCALE:-1:100)



SECTION AA'
(SCALE:-1:100)



FRONT ELEVATION
(SCALE:-1:100)



BUILT-UP AREA CALCULATION TYPICAL 2 TO 4 38 CHICHBHAVAN

Parking Check (Table 8B)

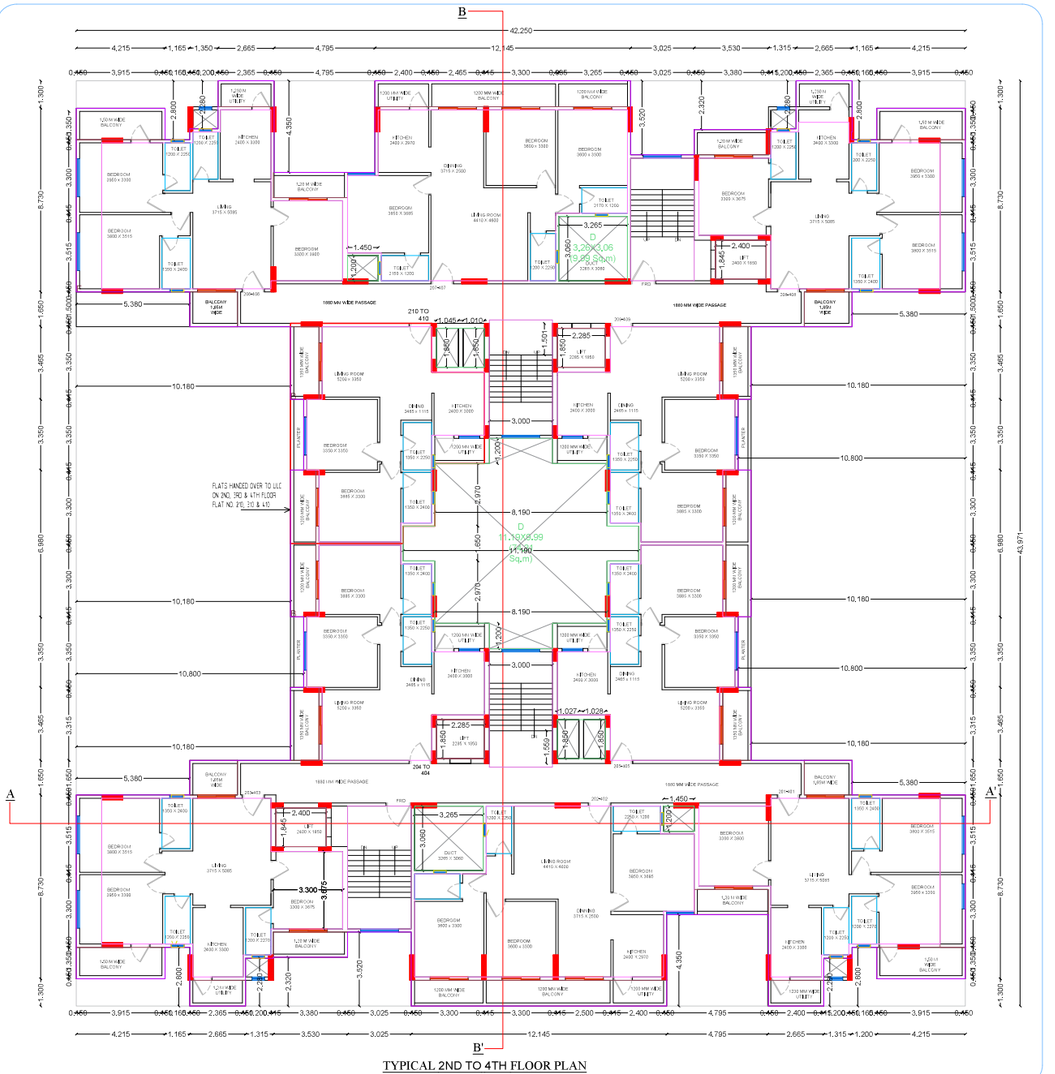
Building Name	USE	TENAMENT AREA	RATIO		NO.OF Tens/Area/Units	Required		
			car	Scooter		car	Scooter	Transport Vehicle(Autos& Ice/Mini Bus
(a) Ch(2+38=40 nos)	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m.but less than 60 sq.m.	1	2	10	5,20	10,80	-
(a) Ch(2+38=40 nos)	Residential	For every tenement having carpet area equal to or above 60 sq.m.but less than 100 sq.m.	1	1	24	24,00	24,00	-
(a) Ch(2+38=40 nos)	Commercial	For every 100 sq.m. of Built-up area or fraction thereof	2	6	59,06	11,24	35,72	-
Total	-	-	-	-	-	40,24	69,72	-
Visitors parking(5%)	-	-	-	-	-	1,20	1,40	0
Total	-	-	-	-	-	41,74	71,62	0,00

Parking Check As Per Multiplexing Factor - (L)5

Building Name	Required			Proposed			Status
	Car/Mini Bus	Scooter	Transport Vehicle(Autos& Ice/Mini bus	Car/Mini Bus	Scooter	Transport Vehicle(Autos& Ice/Mini bus	
Total	38	68	0	38	73	0	OK

BUILT UP AREA CALCULATION FOR TYPICAL 2 TO 4 38 CHICHBHAVAN

AREA NAME	LENGTH	WIDTH	AREA(Sq.m)
BLOCK	45,97	45,20	1267,20
		BLOCK AREA TOTAL	1130,42Sq.M
LIFTWELL1	-	-	6,42
LIFTWELL2	-	-	4,21
LIFTWELL3	-	-	4,21
LIFTWELL4	-	-	6,42
Duct7	-	-	1,24
Duct8	-	-	4,21
Duct1	-	-	4,21
Duct2	-	-	1,24
Duct3	-	-	9,86
Duct4	-	-	9,86
Duct5	-	-	74,21
		TOTAL Deduction	113,49Sq.M
		Net Built-up Area	1016,93 Sq.M



TYPICAL 2 TO 4

B'

TYPICAL 2ND TO 4TH FLOOR PLAN
(SCALE:-1:100)

LEGEND
FLATS HANDED OVER TO ULC SHOWN IN THUS

Signature valid

Digitally signed by PRAMOD BHAUSAHEB GAWANDE
Date: 2023.12.12 19:04:03 IST
Reason: Approved by Competent Authority
Location: Nagpur Municipal Corporation
Project Code : NMO-2-57427
Application Number : NMO/B/2023/01191
Proposal Number : 214823
Certificate Number : NMO/B/2023/APL/02226

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.	3125.90
(a) As per ownership document (7/12, CTS extract)	3125.90
(b) as per TILR or City Survey measurement sheet	3158.00
(c) as per Demarcated drawing area	3125.90
LESS	
2,Area not in possession	0.00
3, Entire area (1-2)	3125.90
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)	3125.90
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)	3125.90
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 2023-05-05 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.

Postal Address : D 708 Leela Garden, Plot No, 1,2,New Sinah Nagar, NIT Joggers Park Khamla, Nagpur,Maharashtra-440025.NAGPUR

DESCRIPTION OF PROJECT :

Type of Proposed : Mixed
BUILDING ON CTS, NO./SURVEY NO.- 783/486

SITE ADDRESS :
PLOT NO.38, KH, NO. 310/1,2,3,4,5/1,5/2 , CTS NO. 486, SHEET NO.783, MOUZA-CHICHBHAVAN, WARD NO. 75, TAH. & DIST.- NAGPUR,

Name Of Architect : Lokesh VASUDEO Ingle

LOGO	ADDRESS OF OFFICE
	OFFICE - Emanate design 9A block, A wing ,3rd floor,maqbool complex sadar nagpur-440010

OWNERS SIGN :
Signature valid

TECHNICAL PERSON SIGN
Signature valid

SCALE - 1:100 | Date: 01/1/23
JOB NO - NMO-2-57427 | CHECK BY :-

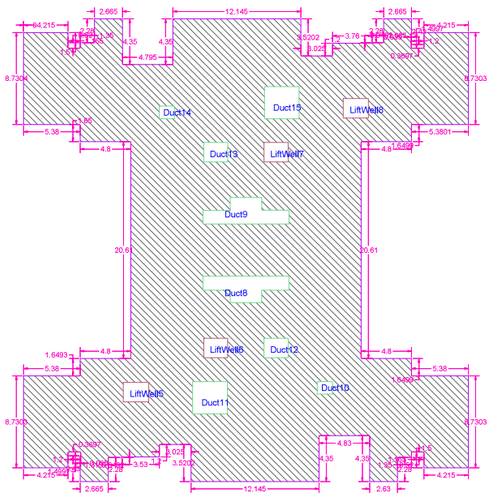
SUBMISSION DRAWING

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	1,10	0,50	1,40	0,00	0,00	0,00	3,00	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	1,10	0,50	1,40	0,00	0,00	0,00	0,00	0,00	0,00
9.4 Total Permissible PLine Area()	3438,49	1562,95	4376,26	0,00	1736,31	276,53	11390,54	0,00	0,00
9.5 Proposed P Line Area (Should not exceed 9.4)	3438,49	0,00	0,00	0,00	1537,97	276,53	5252,39	0,00	5252,39
9.6 Index Consumed	1,10	0,00	0,00	0,00	0,00	0,00	1,10	0,00	0,00

SCHEDULE OF OPENING:

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
38 CHICHBHAVAN	V	0,60	0,90	48
38 CHICHBHAVAN	V	0,75	0,60	4



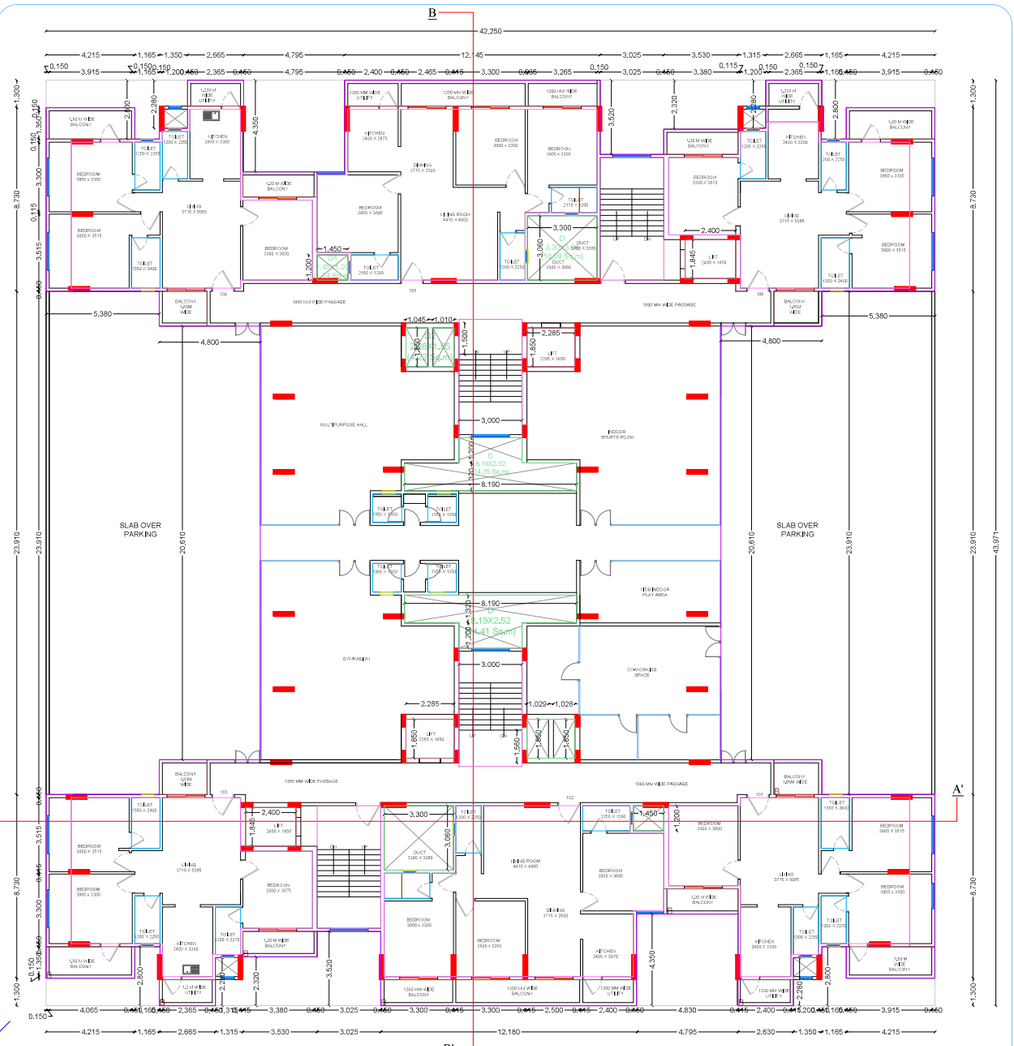
BUILT-UP AREA CALCULATION FIRST FLOOR 38 CHICHBHAVAN

BUILT-UP AREA CALCULATION FIRST FLOOR 38 CHICHBHAVAN

BUILT-UP AREA CALCULATION GROUND FLOOR 38 CHICHBHAVAN



GROUND FLOOR PLAN
(SCALE:-1:100)



1ST FLOOR PLAN
(SCALE:-1:100)

GROUND FLOOR

FIRST FLOOR

Signature valid

Digitally signed by PRAMOD BHAURAO GAWANDE
Date: 2023.12.12 19:01:04 IST
Reason: Approved
Location: Nagpur Municipal Corporation
Project Code : NMO-23-57427
Application Number : NMC/2023/01191
Proposal Number : 2148251
Certificate Number : NMO/B/2023/APL/02226

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.	3125.90
(a) As per ownership document (7/12, CTS extract)	3125.90
(b) as per TILR or City Survey measurement sheet	3156.00
(c) as per Demarcated drawing area	3125.90
LESS	
2,Area not in possession	0.00
3, Entire area (1-2)	3125.90
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)	3125.90
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)	3125.90
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 sub-division 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 2023-06-05 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.

Postal Address : D 708 Leela Garden, Plot No, 1,2,New Sneh Nagar, NIT Joggers Park Khamla, Nagpur Maharashtra-440025,NAGPUR

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed
BUILDING ON CTS, NO/SURVEY NO.- 783/486

SITE ADDRESS :
PLOT NO.38, KH. NO. 310/1,2,3,4,5/1,5/2 , CTS NO. 486, SHEET NO.783, MOUZA-CHICHBHAVAN, WARD NO. 75, TAH. & DIST.- NAGPUR.

Name Of Architect : Lokesh VIJAYUDEO kadu

LOGO	ADDRESS OF OFFICE
	OFFICE :- Emanate design 9A block, A wing ,3rd floor,nagalwari complex,sadar,nagpur-440015

OWNER'S SIGN : Signature Valid
TECHNICAL PERSON SIGN : Signature Valid

SCALE – 1:100	Date: 01/11/23
JOB NO – NMO-23-57427	CHECK BY –-

SUBMISSION DRAWING

CHICHBHAVAN														
BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.				SHAFT	Deduction	FSIAREA
38 CHICHBHAVAN	TYPICAL 2 TO 4	0.00	3802.86	0.00	0.00	0.00	500.79	0.00	51.84	51.84	318.63	0.00	0.00	3432.39
38 CHICHBHAVAN	FIRST FLOOR	0.00	1275.92	0.00	0.00	0.00	136.71	0.00	17.28	17.28	60.86	0.00	0.00	1197.78
38 CHICHBHAVAN	GROUND FLOOR	642.89	0.00	0.00	0.00	0.00	0.00	0.00	4.42	8.84	11.63	0.00	0.00	622.22
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
38 CHICHBHAVAN	Total	642.89	5078.78	0.00	0.00	0.00	637.50	0.00	73.54	77.96	391.32	0.00	0.00	5252.39

SR.NO.	Description	Sq.Mt.
1	Area Of Plot	3125.900
2	Permissible (Basic FSI)	1.100
3	Permissible Built up Area (1 x 2)	3438.490
4	5% Area to be Handed over to ULC	171.925

FLATS HANDED OVER TO ULC			
SR.NO.	FLOOR	FLAT NO.	CARPET AREA IN SQM.
1	SECOND FLOOR	210	62.380
2	THIRD FLOOR	310	62.380
3	FOURTH FLOOR	410	62.380
	TOTAL	3 FLATS	187.140

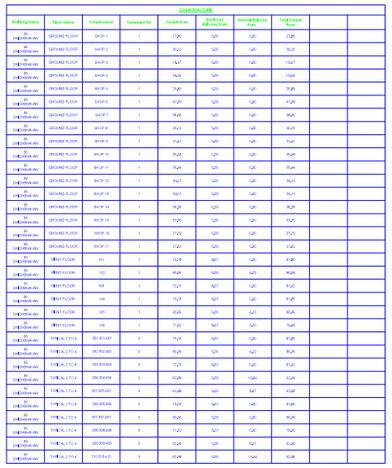
Owner details		
Owner Name	Postal Address	Contact Number
ATHARVA INFRAVENTURES	D 708 Leela Garden, Plot No, 1,2 New Sneh Nagar, NIT Joggers Park,Khamla,Nagpur,Maharashtra-440025	8600364422
SHRI RAJU CHANNAWAR	NAGPUR	
SHRI VIJAY POREDDIWAR	NAGPUR	
MRS SHIVANI POTUWAR	NAGPUR	
SHRI PRATIK SURAMWAR	NAGPUR	

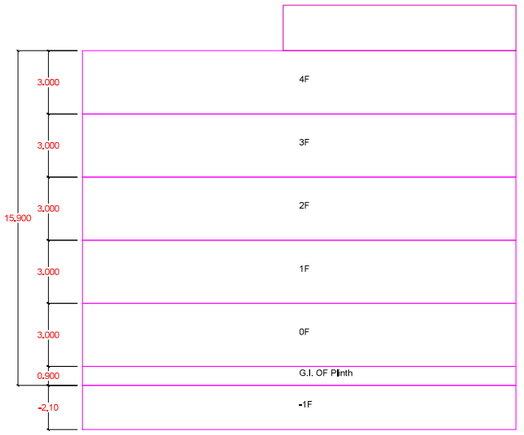


DP PART PLAN NTS

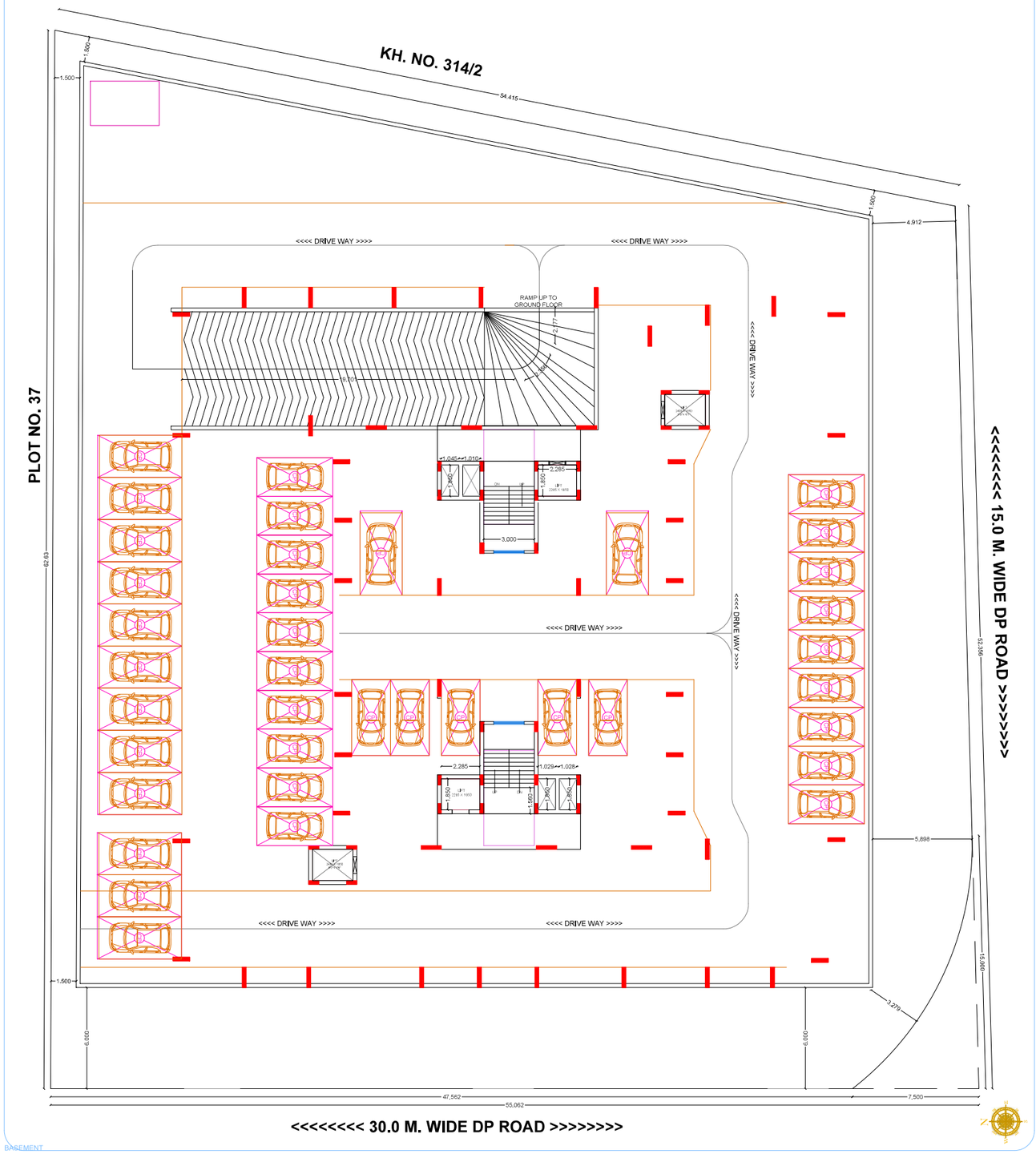


GOOGLE LOCATION



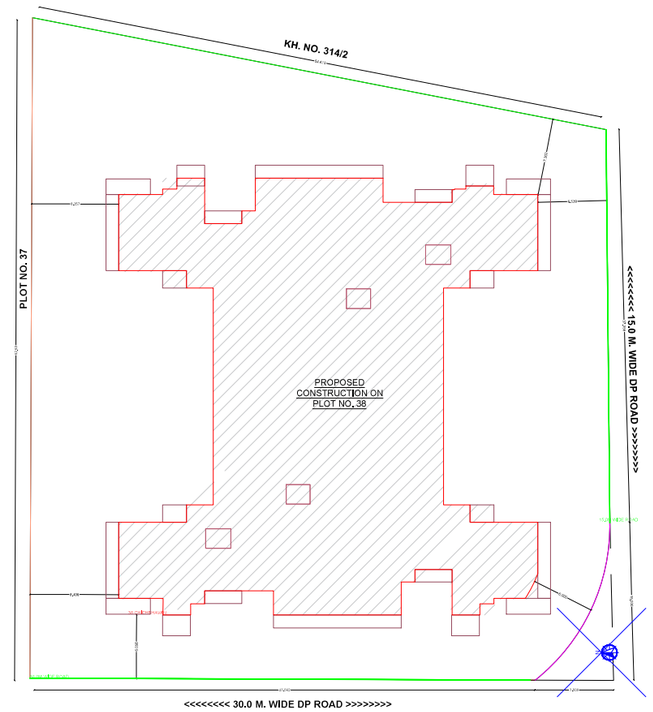


SECTION VIEW - 38 CHICHBHAVAN



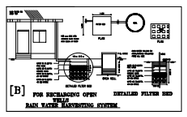
BASEMENT

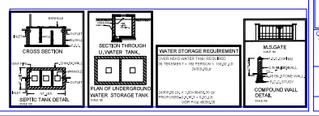
BASEMENT FLOOR PLAN
(SCALE:-1:100)



LEGENDS:
PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BRAWN
EXISTING SHOWN BLUE HATCHED

Project Details
Building Type - Building Development
Zone Type - Residential Zone with Shop line. (R-2)
Location - Non-Congested
Ward No - 75
Plot No. - 38
Cts No./Survey No. - 783/486
Sheet No. - 1
Zone Number: Mauza Chichbhavan
Ward Name : 21.339/783 ब-झोपडी अधिसिमेअंतर्गत लागणारे लागणारे सुधारा सुरक्षात्मक / लागणारे सार्वजनिक कार्यक्रमातील अधिसिटा सोने
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,	3125.90
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(b) as per TILR or City Survey measurement sheet	3158.00
(c) as per Demarcated drawing area	3125.90
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2,Area not in possession	0.00
3, Entire area (1-2)	3125.90
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)	3125.90
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
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8, Recreational Open Space	-
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Proposed	0.00
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1,2,125,410,etc, As per 7,12 abstract or City Survey Number - No Recreational open space is required	-
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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.	-

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Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

Postal Address : D 708 Leela Garden, Plot No, 1,2 New Sneh Nagar, NIT Joggers Park Khamla, Nagpur,Maharashtra-440025.NAGPUR

DESCRIPTION OF PROJECT :

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BUILDING ON CTS, NO./SURVEY NO.- 783/486

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PLOT NO.38, KH. NO. 310/1,2,3,4,5/1,5/2 , CTS NO. 486, SHEET NO.783, MOUZA-CHICHBHAVAN, WARD NO. 75, TAH. & DIST.- NAGPUR.

Name Of Architect : Lokesh VASUDEO kaku

LOGO	ADDRESS OF OFFICE
	OFFICE :- Emanate design 9A block, A wing ,3rd floor,mapalwar complex,sadar,nagpur-440010

OWNERS SIGN :- Signature valid

ARCHITECT / PERSON SIGN :- Signature valid

SCALE - 1:100	Date: 01/1/23
JOB NO.- NMO-23-57427	CHECK BY :-

SUBMISSION DRAWING

Signature valid
Digitally signed by PRAMOD BHAGWANRAO GAWANDE
Date: 2023.12.12 19:01:04 IST
Reason: Approved by Competent Authority
Location: Nagpur Municipal Corporation
Project Code : NMO-23-57427
Application Number : NMC/2023/01191
Proposal Number : 214823
Certificate Number : NMO/B/2023/APL/02226