Yash Infraventures														
BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	Deduction	FSI AREA
Yash Infraventures	Thirteenth Floor	0.00	439.92	0.00	0.00	0.00	0.00	37.08	0.00	0.00	7.38	9.00	0.00	20.06	403.48
Yash Infraventures	Twelveth Floor	0.00	439.92	0.00	0.00	0.00	0.00	37.08	0.00	0.00	7.38	9.00	0.00	20.06	403.48
Yash Infraventures	Eight floor	0.00	436.97	0.00	0.00	0.00	0.00	40.71	0.00	0.00	7.38	9.00	0.00	20.04	400.55
Yash Infraventures	Fifth to Seventh nineth to eleventh fourteenth and fifteenth floor	0.00	3450.96	0.00	0.00	0.00	0.00	325.68	0.00	0.00	59.04	72.00	0.00	0.00	3319.92
Yash Infraventures	Fourth Floor	0.00	434.92	0.00	0.00	0.00	0.00	45.43	0.00	0.00	7.38	9.00	0.00	0.00	418.54
Yash Infraventures	third Floor	0.00	434.92	0.00	0.00	0.00	0.00	45.44	0.00	0.00	7.38	9.00	0.00	0.00	418.54
Yash Infraventures	Second Floor	0.00	434.92	0.00	0.00	0.00	0.00	37.23	0.00	0.00	7.38	9.00	0.00	0.00	418.54
Yash Infraventures	First Floor	0.00	57.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.38	0.00	0.00	0.00	50.15
Yash Infraventures	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	0.00
Yash Infraventures	Basement 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	0.00
Yash Infraventures	Total	0.00	6130.06	0.00	0.00	0.00	0.00	568.65	0.00	0.00	110.70	126.00	0.00	60.16	5833.20

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	2.40	0.00	0.00	0.00	0.00	3.50	0.00	0.00
9.2 Existing Comsumed Index	1.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consume	1.19	2.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area()	1280.76	2561.85	0.00	0.00	2241.45	0.00	6084.06	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	1280.76	2455.00	0.00	0.00	2097.44	0.00	5833.20	0.00	5833.20
9.6 Index Consumed	1.19	2.29	0.00	0.00	0.00	0.00	3.49	0.00	0.00

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
Yash Infraventures	Second Floor	202	1	112.65	3.60	0.00	116.25
Yash Infraventures	Second Floor	203	1	78.50	3.60	0.00	82.10
Yash Infraventures	Second Floor	204	1	28.81	0.00	0.00	28.81
Yash Infraventures	third Floor	304	1	41.30	0.00	0.00	41.30
Yash Infraventures	third Floor	302	1	112.65	3.60	0.00	116.25
Yash Infraventures	third Floor	303	1	78.50	3.60	0.00	82.10
Yash Infraventures	third Floor;Second Floor	diplex 201 301	1	133.92	7.20	0.00	141.12
Yash Infraventures	Fourth Floor	401	1	74.53	3.60	0.00	78.13
Yash Infraventures	Fourth Floor	402	1	116.92	3.60	0.00	120.52
Yash Infraventures	Fourth Floor	403	1	78.50	3.60	0.00	82.10
Yash Infraventures	Fourth Floor	404	1	31.55	0.00	0.00	31.55
Yash Infraventures	Fifth to Seventh nineth to eleventh fourteenth and fifteenth floor	501;601;701;901;1001;1101;1401;1501	8	117.66	3.60	0.00	121.26
Yash Infraventures	Fifth to Seventh nineth to eleventh fourteenth and fifteenth floor	502;602;702;902;1002;1102;1402;1502	8	112.65	3.60	0.00	116.25
Yash Infraventures	Fifth to Seventh nineth to eleventh fourteenth and fifteenth floor	503;603;703;903;1003;1103;1403;1503	8	78.50	3.60	0.00	82.10
Yash Infraventures	Eight floor	801	1	102.39	3.60	0.00	105.99
Yash Infraventures	Eight floor	802	1	112.65	3.60	0.00	116.25
Yash Infraventures	Eight floor	803	1	78.50	3.60	0.00	82.10
Yash Infraventures	Twelveth Floor	1201	1	117.61	3.60	0.00	121.21
Yash Infraventures	Twelveth Floor	1202	1	112.65	3.60	0.00	116.25
Yash Infraventures	Twelveth Floor	1203	1	67.17	3.60	0.00	70.77
Yash Infraventures	Thirteenth Floor	1301	1	117.66	3.60	0.00	121.26
Yash Infraventures	Thirteenth Floor	1302	1	112.64	3.60	0.00	116.24
Yash Infraventures	Thirteenth Floor	1303	1	67.17	3.60	0.00	70.77

Parking Check (Table 8B)

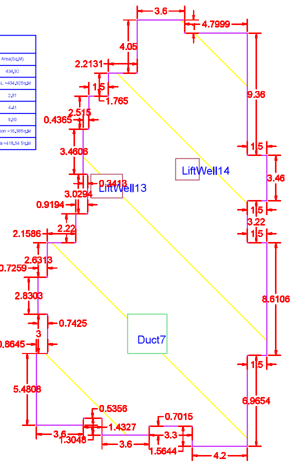
Building Name	USE	TENAMENT AREA	RATIO		NO.OF Tena/Area/Units	Required		
			car	Scooter		car	Scooter	Transport Vehicle/Ambulance/Mini Bus
Yash Infraventures	Residential	3.00	-87.00	6.00	3	54	1	48
Yash Infraventures	Residential	36.00	-18.00	36.00	36	54	1	48
Yash Infraventures	Residential	0.00	-89.00	2.00	1	54	1	48
Yash Infraventures	Residential	0.50	-89.50	1.00	1	54	1	48
Total	-	39.50	-13.50	45.00	-	54	1	48

SCHEDULE OF OPENING:

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
Yash Infraventures	W4	1.00	1.20	2
Yash Infraventures	W4	1.00	1.50	13
Yash Infraventures	W3	1.20	1.20	8
Yash Infraventures	W2	2.10	1.20	26
Yash Infraventures	W1	2.40	1.20	28
Yash Infraventures	DW2	1.65	2.10	7
Yash Infraventures	V4	0.99	1.50	5
Yash Infraventures	V1	1.78	1.50	6
Yash Infraventures	V2	0.75	0.60	64
Yash Infraventures	DW3	1.40	2.10	22
Yash Infraventures	V3	0.67	0.60	13
Yash Infraventures	DW1	2.48	2.10	20

BUILT UP AREA CALCULATION
FOR Second Floor Yash Infraventures

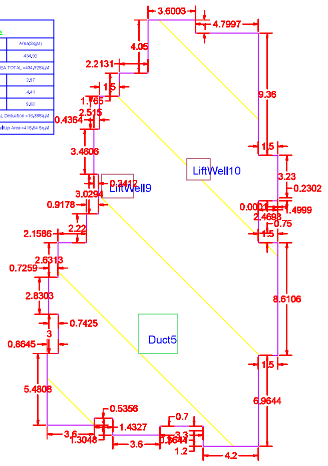
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	32.62	17.63	434.92
BLOCK AREA TOTAL =434.92Sq.M			
LiftWell14	-	-	2.97
LiftWell13	-	-	4.41
Duct7	-	-	9.00
TOTAL Deduction =16.38Sq.M			
Net BuiltUp Area =418.54 Sq.M			



BUILT-UP AREA CALCULATION Second Floor Yash Infraventures

BUILT UP AREA CALCULATION
FOR Fourth Floor Yash Infraventures

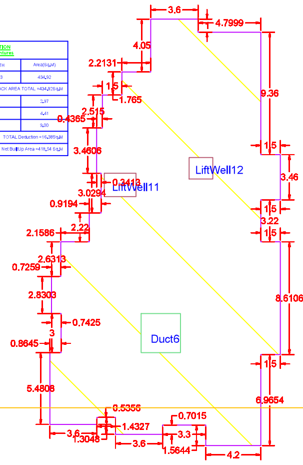
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	32.62	17.63	434.92
BLOCK AREA TOTAL =434.92Sq.M			
LiftWell10	-	-	2.97
LiftWell9	-	-	4.41
Duct5	-	-	9.00
TOTAL Deduction =16.38Sq.M			
Net BuiltUp Area =418.54 Sq.M			



BUILT-UP AREA CALCULATION Fourth Floor Yash Infraventures

BUILT UP AREA CALCULATION
FOR third Floor Yash Infraventures

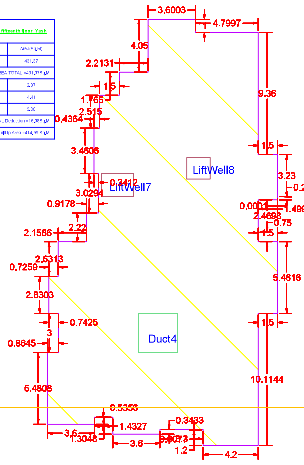
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	32.62	17.63	434.92
BLOCK AREA TOTAL =434.92Sq.M			
LiftWell12	-	-	2.97
LiftWell11	-	-	4.41
Duct6	-	-	9.00
TOTAL Deduction =16.38Sq.M			
Net BuiltUp Area =418.54 Sq.M			



BUILT-UP AREA CALCULATION third Floor Yash Infraventures

BUILT UP AREA CALCULATION
FOR Fifth to Seventh nineth to eleventh fourteenth and fifteenth floor Yash Infraventures

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	32.62	17.63	431.37
BLOCK AREA TOTAL =431.37Sq.M			
LiftWell8	-	-	2.97
LiftWell7	-	-	4.41
Duct4	-	-	9.00
TOTAL Deduction =16.38Sq.M			
Net BuiltUp Area =414.99 Sq.M			



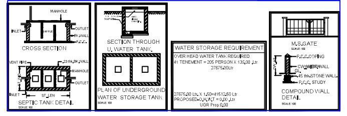
BUILT-UP AREA CALCULATION Fifth to Seventh nineth to eleventh fourteenth and fifteenth floor Yash Infraventures

Project Details

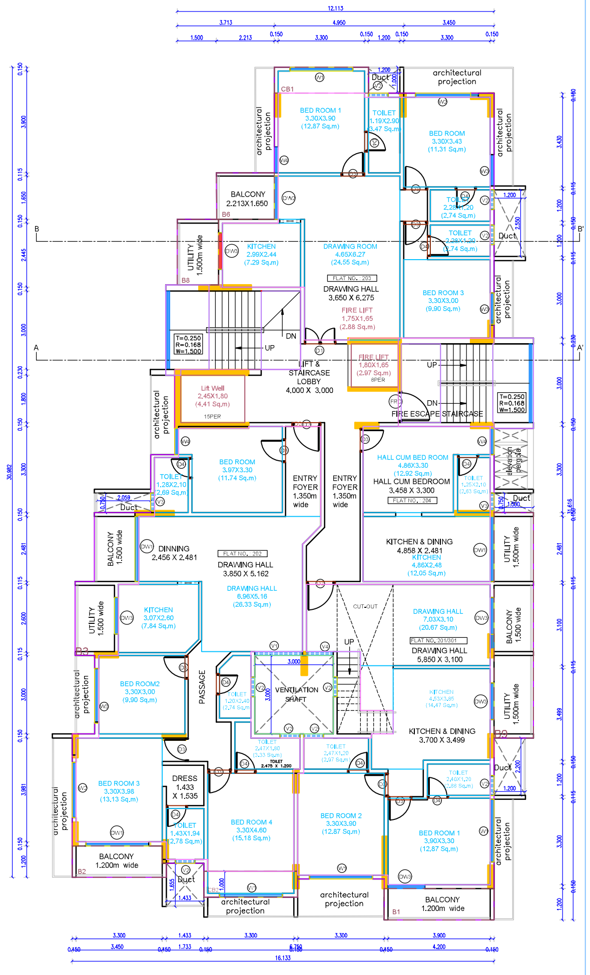
Building Type - Redevelopment For Dangerous Building
Zone Type - Residential Zone with Shop line. (R-2)
Location - TOD
Ward No - 05
Plot No. - 31
Cts No./Servey No. - 41/2047
Sheet No. - 1
Zone Number: Mauza Ajani
Ward Name : 19.315/41-
Prorata Value : 0.00

Owner details		
Owner Name	Postal Address	Contact Number
Vivek Trimbak Kunawar	Flat no 001, Megh, Yashodham Enclave,Wardha Road, Ajni Square,Nagpur,Nagpur,Maharashtra-440015	8888889933
prafulla dattatraya GODSE	31 CORPORESITION COLONY PRASHANT NAGAR WARDHA ROAD AJNI NAGPUR	
SUVARNA PRAFULLA GODSE	AS ABOVE	
RAJENDRA BABURAO CHAKOR	KESHAV MADHHAV NAGAR JAITALA ROAD NAGPUR	
DAMODHAR PARSASRAM KATULWAR	31 PRASHANT NAGAR WARDHA ROAD NAGPUR	
SUJATA VIDYADHAR KHAPARDE	31 PRASHANT NAGAR WARDHA ROAD NAGPUR	
SANDIP NAMDEVRAO WADIBHASME	31 PRASHANT NAGAR WARDHA ROAD NAGPUR	
PRASHANT BABURAO CHAKOR	31 PRASHANT NAGAR WARDHA ROAD NAGPUR	
ARCHITA VIVEK SHASTRI	31 PRASHANT NAGAR WARDHA ROAD NAGPUR	
SWAROOP VIVEK SHASTRI	31 PRASHANT NAGAR WARDHA ROAD NAGPUR	
THROUGH POA HOLDER YASH INFRAVENTURES PARTNER MR V	01 MEGH YASHODHAM APPARTMENT PRASHANT NAGAR NAGPUR	
MR VIJAY TILOCHAND BORUNDIYA	01 MALHAR YASHODHAM PRASHANT NAGPUR	

LEGENDS:

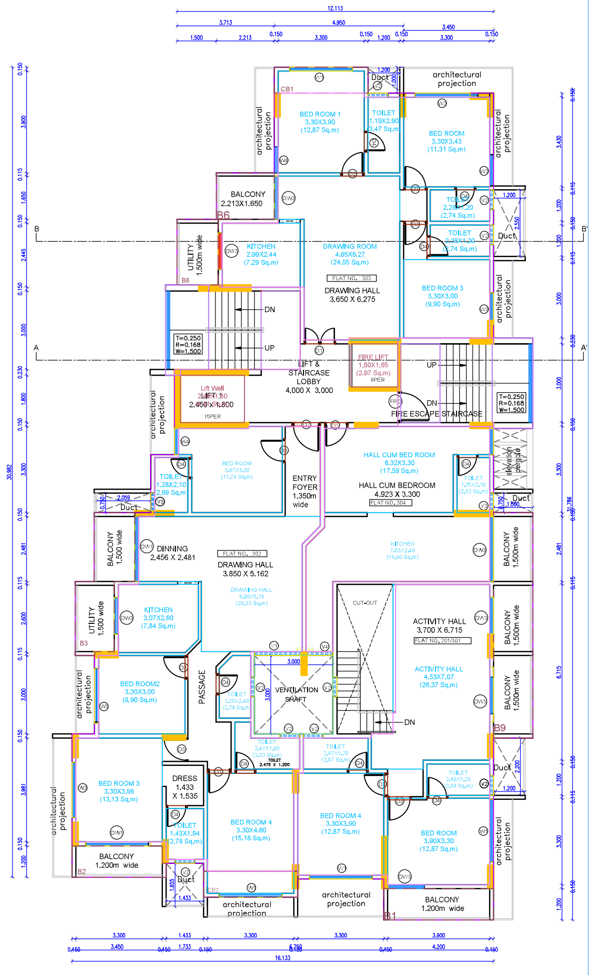


Signature valid
Digitally signed by PRAMOD BHAURAO GAWANDE
Date: 2024.01.18 19:06:56 IST
Reason: Approved Drawing Plan
Location: Nagpur Municipal Corporation
Project Code : NMO-23-84367
Application Number : NMO2[illegible]2301496
Proposal Number : 216385
Certificate Number : NMO/B/2023/APL/02260



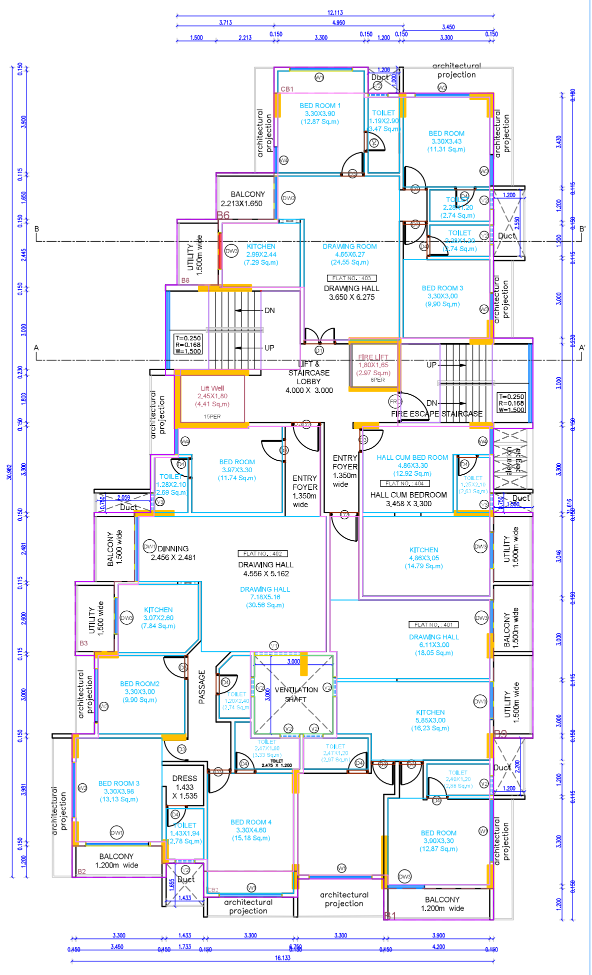
2ND FLOOR PLAN
SCALE 1:100

Second Floor



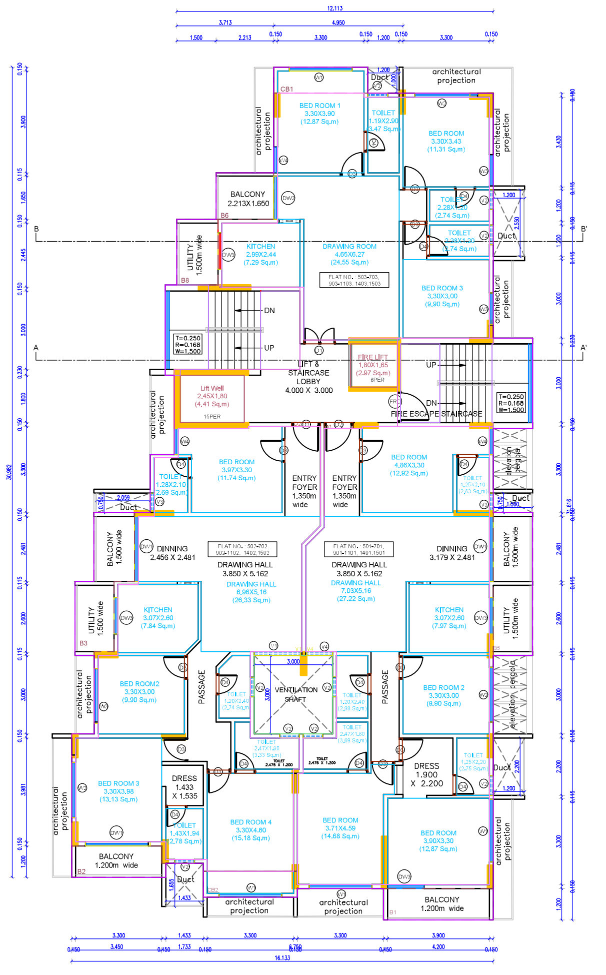
3RD FLOOR PLAN
SCALE 1:100

third Floor



4TH FLOOR PLAN
SCALE 1:100

Fourth Floor



TYPICAL FLOOR PLAN
5TH TO 7TH, 9TH TO 11TH, 14TH,15TH FLOOR
SCALE 1:100

Fifth to Seventh nineth to eleventh fourteenth and fifteenth floor

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.	1067.44
(a) As per ownership document (7/12, CTS extract)	1067.44
(b) as per TILR or City Survey measurement sheet	1067.45
(c) as per Demarcated drawing area	1068.70
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	1067.44
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)	1067.44
6. Amenity Space	AMENTY_AREA
(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)	1067.44
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__________ 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.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect/License no. of Licensed Engineer/ Supervisor

Postal Address : Flat no 001, Megh, Yashodham Enclave,Wardha Road, Ajni Square,Nagpur,Nagpur,Maharashtra-440015,31 CORPORESITION PARSASRAM KATULWAR,SUJATA VIDYADHAR KHAPARDE,SANDIP NAMDEVRAO WADIBHASME,PRASHANT BABURAO CHAKOR,ARCHITA VIVEK SHASTRI, SWAROOP VIVEK SHASTRI,THROUGH POA HOLDER YASH INFRAVENTURES PARTNER MR V,MR VIJAY TILOCHAND BORUNDIYA COLONY PRASHANT NAGAR WARDHA ROAD AJNI NAGPUR,AS ABOVE,KESHAV MADHHAV NAGAR JAITALA ROAD NAGPUR,31 PRASHANT NAGAR WARDHA ROAD NAGPUR,01 MEGH YASHODHAM APPARTMENT PRASHANT NAGAR NAGPUR,01 MALHAR YASHODHAM PRASHANT NAGPUR

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.- 41/2047

SITE ADDRESS :
PLOT NO. 31, MOUZA – NO. 10, AJNI, WARD NO. 05, KHASRA NO. 104/1,
TAH.&DIST. NAGPUR

Name Of Architect : Hemant Mandwwekar

LOGO

ADDRESS OF OFFICE
OFFICE -
8A,Damodar colony,Surendra
Nagar,Nagpur-15

OWNERS SIGN -
Signature valid
Digitally signed by VIVEK TRIMBAK KUNAWAR
Date: 2024.01.18 16:06[illegible] IST
Reason: Applicant DSC
Location: Nagpur Municipal Corporation
Project Code :
Application Number :
Proposal Number : 216385

TECHNICAL PERSON SIGN
Signature valid
Digitally signed by HEMANT PRAMOD MANDWEKAR
Date: 2024.01.18 16:10[illegible] IST
Reason: Technical Person DSC
Location: Nagpur Municipal Corporation
Project Code : NMO-23-84367
Application Number : NMO2[illegible]2301496
Proposal Number : 216385

SCALE - 1:100	Date: 03/10/23
JOB NO - NMO-23-84367	CHECK BY --

SUBMISSION DRAWING