Tenement details

BUILDING	FLOORS	PODIUM		PODIUM				BALCONY	TERRACE	LIFT	LIFT WELL	DUCT	VENT. SHAFT	Other	TOTAL
		GARAGE	MEPB	Refu	RESI	Refu	MESS	PANTRY						Deductions	Proposed
Yash Infraventures	Terrace Floor	0.00	499.00	0.00	0.00	0.00	0.00	17.00	0.00	0.00	0.00	0.00	0.00	25.00	491.00
Yash Infraventures	Fifteenth Floor	0.00	499.00	0.00	0.00	0.00	0.00	17.00	0.00	0.00	0.00	0.00	0.00	25.00	491.00
Yash Infraventures	Fourteen Floor	0.00	499.00	0.00	0.00	0.00	0.00	16.71	0.00	0.00	0.00	0.00	0.00	25.00	491.00
Yash Infraventures	Thirteen Floor	0.00	549.00	0.00	0.00	0.00	0.00	57.00	0.00	0.00	11.24	11.28	0.00	0.00	519.00
Yash Infraventures	Twelveth Floor	0.00	499.00	0.00	0.00	0.00	0.00	49.00	0.00	0.00	0.00	0.00	0.00	0.00	499.00
Yash Infraventures	Eleventh Floor	0.00	499.00	0.00	0.00	0.00	0.00	49.00	0.00	0.00	0.00	0.00	0.00	0.00	499.00
Yash Infraventures	Tenth Floor	0.00	499.00	0.00	0.00	0.00	0.00	49.00	0.00	0.00	0.00	0.00	0.00	0.00	499.00
Yash Infraventures	Ninth Floor	0.00	499.00	0.00	0.00	0.00	0.00	49.00	0.00	0.00	0.00	0.00	0.00	0.00	499.00
Yash Infraventures	Eighth Floor	0.00	499.00	0.00	0.00	0.00	0.00	49.00	0.00	0.00	0.00	0.00	0.00	0.00	499.00
Yash Infraventures	Seventh Floor	0.00	499.00	0.00	0.00	0.00	0.00	49.00	0.00	0.00	0.00	0.00	0.00	0.00	499.00
Yash Infraventures	Sixth Floor	0.00	499.00	0.00	0.00	0.00	0.00	49.00	0.00	0.00	0.00	0.00	0.00	0.00	499.00
Yash Infraventures	Fifth Floor	0.00	499.00	0.00	0.00	0.00	0.00	49.00	0.00	0.00	0.00	0.00	0.00	0.00	499.00
Yash Infraventures	Fourth Floor	0.00	499.00	0.00	0.00	0.00	0.00	49.00	0.00	0.00	0.00	0.00	0.00	0.00	499.00
Yash Infraventures	Third Floor	0.00	499.00	0.00	0.00	0.00	0.00	49.00	0.00	0.00	0.00	0.00	0.00	0.00	499.00
Yash Infraventures	Second Floor	0.00	499.00	0.00	0.00	0.00	0.00	49.00	0.00	0.00	0.00	0.00	0.00	0.00	499.00
Yash Infraventures	First Floor	0.00	17.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.77
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	6,515.27	0.00	0.00	0.00	0.00	559.71	0.00	0.00	11.24	11.28	0.00	50.00	6,443.77

FSI DETAILS

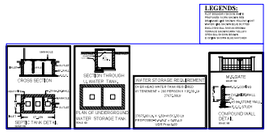
Sr No	Basic FSI (on net plot in %)	Premium FSI (on net plot in %)	TDR (on net plot in %)	Proposed FSI (on net plot in %) (Including R Hazards, on base FSI)	Ancillary Area FSI (in %) (Allowed)	Ancillary Area FSI (in %) (Proposed)	Total	Deficient Area (if any) in R Hazard Area	Staging Value
(a) Permissible FSI	1.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21
(b) Existing Proposed FSI	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21
(c) Balance FSI (a-b)	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21
(d) Total Proposed Built Up Area	1,067.21	230.98	0.21	0.21	234.98	0.21	6,443.21	0.21	0.21
(e) Proposed Consumed FSI (on net plot)	1,067.21	2,695.85	0.21	0.21	234.98	0.21	9,576.21	0.21	9,576.21
(f) Balance FSI	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21

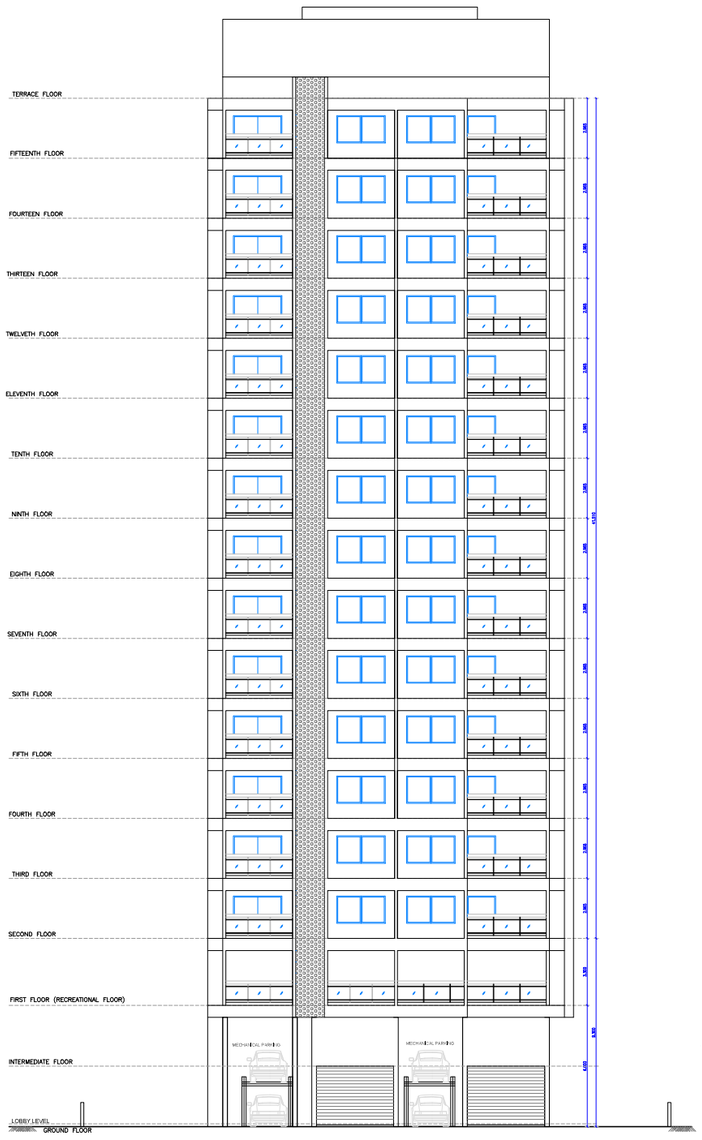
Project Details

Building Name: Proposed Residential Building Use Type: Residential (Same with Using Premises)
Land Use Zone:
Plot No.: 31
Development No.: 2107897
Plot Area:
Zone Name: Wardha Road
Road Name: ZONE-A
Grade Value: 0.21

Owner details

Owner Name	Postal Address	Contact Number
Vivek Trimbak Kunawar	Flat no 001, Megh, Yashodham Enclave,Wardha Road, Ayo Square,Nagpur,Nagpur,M aharashtra440015	8888888653
prafulla dattatraya GODSE	31 FORFORESTEN COLONY PRASHANT NAGAR WARDHA ROAD AJNINAGPUR	
SUVARNA PRAFULLA GODSE	AS ABOVE	
RAJENDRA BABURAO GHAGOR	KESHAV MADHAV NAGAR JAITALA ROAD NAGPUR	
DAMODHAR PARSARAM KATKUWAR	31 PRASHANT NAGAR WARDHA ROAD NAGPUR	
SUJATA VIDYADHAR KHAPARDE	31 PRASHANT NAGAR WARDHA ROAD NAGPUR	
SANDIP MANOHARAO WADBHASME	31 PRASHANT NAGAR WARDHA ROAD NAGPUR	
PRASHANT BABURAO GHAGOR	31 PRASHANT NAGAR WARDHA ROAD NAGPUR	
ARCHITA VIJEK GHATTE	31 PRASHANT NAGAR WARDHA ROAD NAGPUR	
SWAROOP VIVEK GHATTE	31 PRASHANT NAGAR WARDHA ROAD NAGPUR	
THROUGH PDA THROUGH VIDA BHRINGEETARG PARTNER MR V	01 MEERI YASHODHAM APPARTMENT PRASHANT NAGAR NAGPUR	
MR VIJAY TILOCHAND BORLINDPA	01 MALHAR YASHODHAM PRABHANT NAGPUR	





FRONT ELEVATION
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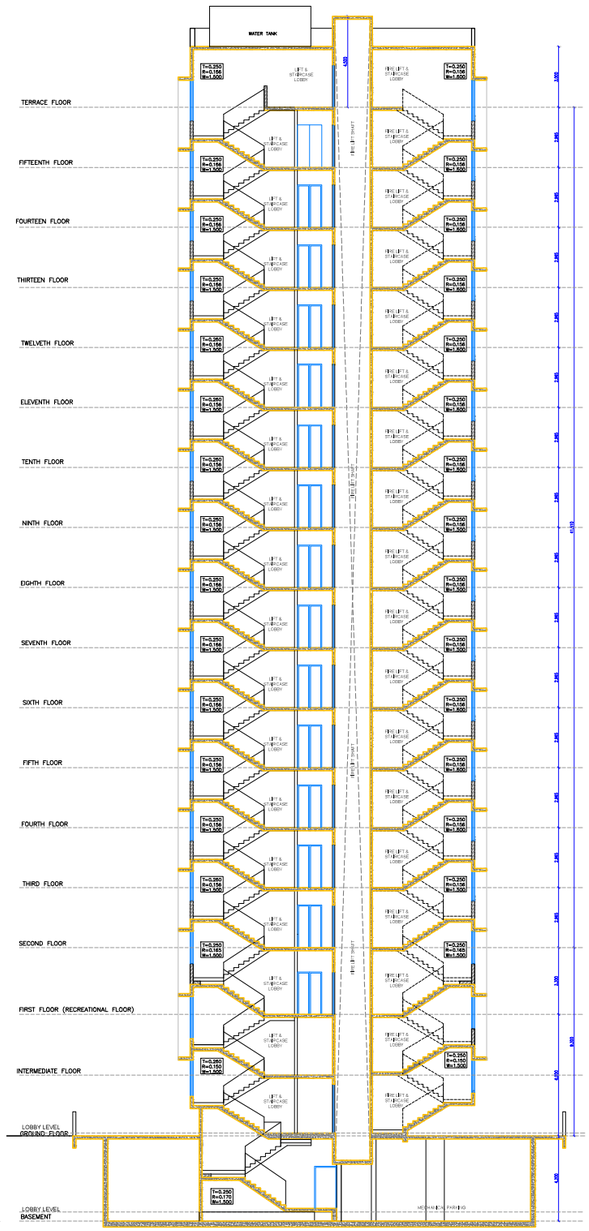

SECTION AA'
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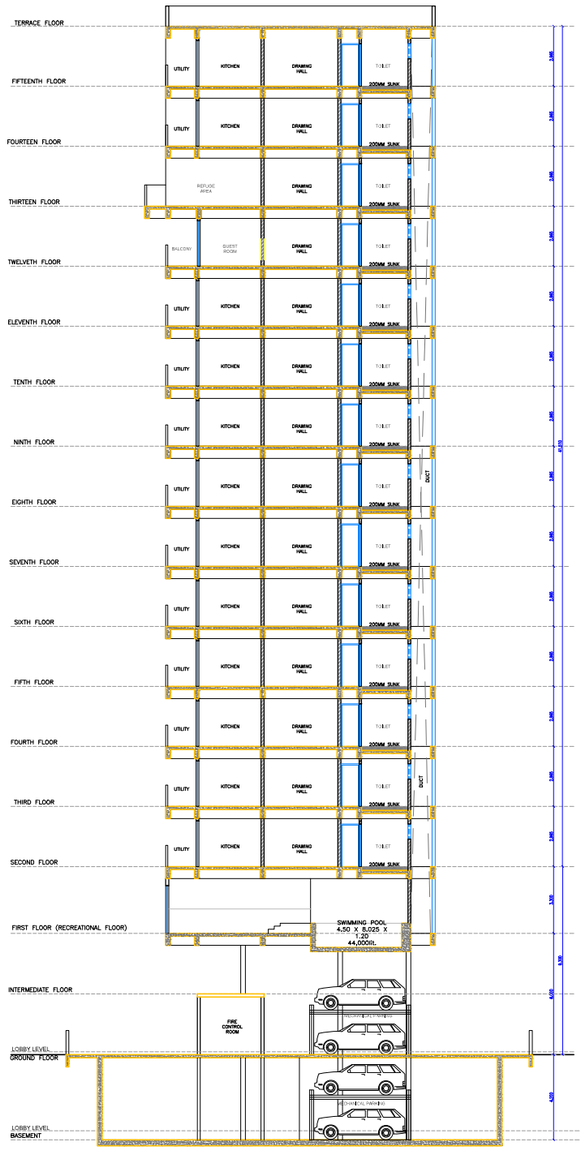

SECTION BB'
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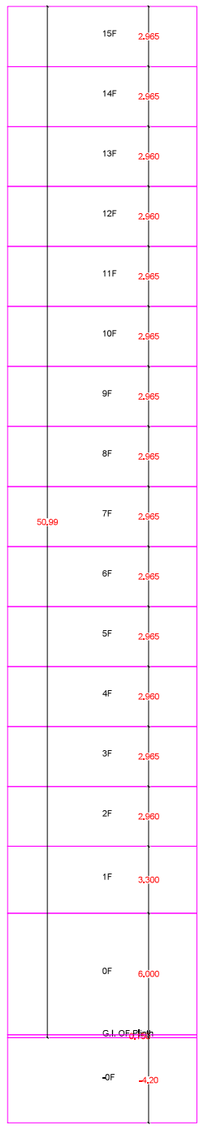

SECTION VIEW - Yash Infraventures

Signature valid
Digitally signed by PRAMOD BHAURAO GAWANDE
Date: 2024.01.18 19:04:56 IST
Reason: Approved
Location: Nagpur Municipal Corporation
Project Code: NMO-23-04367
Application Number : NMC/2023/01496
Proposal Number : 216367
Certificate Number : NMO/B/2023/APL/02260

Deputy Director Of Town Planning
Date: 31/12/2023

Town Planner
Date: 01/1/2023

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		AMENITY_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 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

Architects/ Licensed Engineer/ Supervisor name and signature

Job No.	Drawing No.	Scale	Drawn by	Checke d by	Registration No. of Architec t/Licensing no. of Licensed Engineer or Supervisor

Postal Address : Plot no 001, Megh, Yashodham Enclave,Wardha Road, Ayo Square,Nagpur,Maharashtra-440015,31 CORFORESTION

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, TAHL&DIST., NAGPUR

Name Of Architect : Hemant Mandawalkar

LOGO	ADDRESS OF OFFICE
	OFFICE - 6A, Damodar colony,Surendra Nagar,Nagpur-15

GAWANDE PRAMOD BHAURAO Signature valid

HEMANT MADHUKAR MANDAWALKAR Signature valid

	SCALE – 1:100	Date: 03/10/23
	JOB NO – NMO-23-04367	CHECK BY – -

SUBMISSION DRAWING