PRIYA APARTMENT

BUILDING	FLOORS	F/I AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.				DUCT	Deduction	F/I AREA
PRIYA APARTMENT	2ND TO 6TH FLOOR	0,00	1887,40	0,00	0,00	0,00	338,85	0,00	0,00	32,40	54,70	0,00	0,00	1806,00
PRIYA APARTMENT	7TH FLOOR	0,00	196,78	0,00	0,00	0,00	32,19	0,00	0,00	6,48	5,47	0,00	0,00	196,83
PRIYA APARTMENT	1ST FLOOR	0,00	373,42	0,00	0,00	0,00	63,71	0,00	0,00	6,48	10,94	0,00	0,00	366,00
PRIYA APARTMENT	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
PRIYA APARTMENT	Total	0,00	2456,60	0,00	0,00	0,00	434,75	0,00	0,00	45,36	71,11	0,00	0,00	2343,13

F/I DETAILS

Sr.No	Basic F/I (on serial no 1)	Premium F/I (on serial no 1)	TDR (on serial no 1)	Incentive F/I for green building If Applicable (on basic F/I)	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	0,40	0,00	0,00	0,00	2,00	0,00	0,00
9.2 Existing Consumed Index	1,40	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00
9.3 Balance Index to be Consume	1,40	0,50	0,40	0,00	0,00	0,00	0,00	0,00	0,00
9.4 Total Permissible F/Line Area)	1026,21	366,35	293,08	0,00	878,74	0,00	2564,38	0,00	0,00
9.5 Proposed F/ Line Area (Should not exceed 9.4)	1026,20	146,56	291,81	0,00	878,56	0,00	2343,13	0,00	2343,13
9.6 F/Inc Consumed	1,40	0,20	0,39	0,00	0,00	0,00	1,99	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
PRIYA APARTMENT	1ST FLOOR	101	1	57,36	0,00	0,00	57,36
PRIYA APARTMENT	1ST FLOOR	102	1	77,68	0,00	7,80	77,68
PRIYA APARTMENT	1ST FLOOR	104	1	57,27	0,00	0,00	57,27
PRIYA APARTMENT	1ST FLOOR	103	1	71,85	0,00	0,00	71,85
PRIYA APARTMENT	7TH FLOOR	702	1	57,27	0,00	0,00	57,27
PRIYA APARTMENT	7TH FLOOR	701	1	71,84	0,00	0,00	71,84
PRIYA APARTMENT	2ND TO 6TH FLOOR	201,301,401,501,6 01	5	57,36	0,00	0,00	57,36
PRIYA APARTMENT	2ND TO 6TH FLOOR	202,203,204,205,2 06	5	77,87	0,00	7,80	77,87
PRIYA APARTMENT	2ND TO 6TH FLOOR	204,304,404,504,6 04	5	57,27	0,00	0,00	57,27
PRIYA APARTMENT	2ND TO 6TH FLOOR	203,303,403,503,6 03	5	71,84	0,00	0,00	71,84

Parking Check (Table 11B)

Building Name	USE	TENAMENT AREA	RATIO		NO.OF Tenes/Areas/Units	Required		
			car	Scooter		car	Scooter	Transport Vehicle/Ambula nce/Mini Bus
PRIYA APARTMENT	Residential	For every two tenements with carpet area more than or having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	26	13,00	26,00	-
Total	-	-	-	-	-	13,00	26,00	-
Visitors parking(5%)	-	-	-	-	-	0,65	1,30	0
Total	-	-	-	-	-	13,65	27,30	0,00

Parking Check As Per Multiplying Factor : 0,90

Building Name	Required			Proposed			Status
	Car/Mini Bus	Scooter	Transport Vehicle/Ambula nce/Mini bus	Car/Mini Bus	Scooter	Transport Vehicle/Ambula nce/Mini bus	
Total	12	27	0	12	27	0	OK

BUILT UP AREA CALCULATION FOR 1ST FLOOR PRIYA APARTMENT

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	22,41	20,06	373,42
			BLOCK AREA TOTAL =373,42Sq.M
LiftWell8	-	-	3,24
LiftWell9	-	-	3,24
Duct5	-	-	5,47
Duct4	-	-	5,47
			TOTAL Deduction =17,42Sq.M
			Net BuiltUp Area =366,00 Sq.M

BUILT UP AREA CALCULATION FOR 7TH FLOOR PRIYA APARTMENT

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	22,41	12,69	196,78
			BLOCK AREA TOTAL =196,78Sq.M
LiftWall4	-	-	3,24
LiftWall3	-	-	3,24
Duct3	-	-	5,47
			TOTAL Deduction =11,95Sq.M
			Net BuiltUp Area =196,83 Sq.M

BUILT UP AREA CALCULATION FOR 2ND TO 6TH FLOOR PRIYA APARTMENT

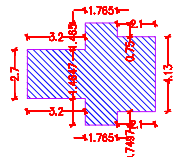
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	22,41	20,06	377,48
			BLOCK AREA TOTAL =377,48Sq.M
LiftWall2	-	-	3,24
LiftWall1	-	-	3,24
Duct2	-	-	5,47
Duct1	-	-	5,47
			TOTAL Deduction =17,42Sq.M
			Net BuiltUp Area =360,06 Sq.M

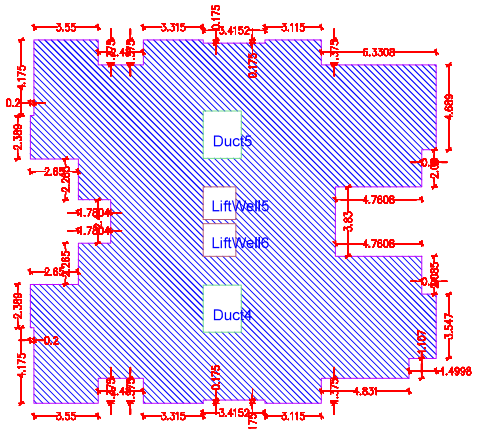
Owner details		
Owner Name	Postal Address	Contact Number
Sanjay Laxmanrao Narad	plot no.151,,near tuli imperial hotel,Shankar Nagar,Shankar Nagar,Nagpur-440010,Maharashtra	9371545374
PRADEEP SHRIPAD JOSHI	NAGPUR	
CHINMAY NISHIKANT KALE	NAGPUR	
GIRISH VASANTRAO DESHKAR	NAGPUR	
SURESH MUKUNDRAO DESHMUKH	NAGPUR	
MAHESH RAMESH BAKAL	NAGPUR	
KAMALAKAR LAXMIKANT KALE	NAGPUR	
PRLAHAD MAHADEORAO BOKADE	NAGPUR	
SHRI MUKUND PRLAHAD DESHPANDE	NAGPUR	
RADHIKA MUKUND DESHPANDE	NAGPUR	
PRABHAKAR HARICHANDRA MOHADIKAR	NAGPUR	
SHASHANK MADHUKAR DESHPANDE	NAGPUR	
SHASHI KAMALAKAR KALE	NAGPUR	
ARUN NAYAN TIWARI	NAGPUR	
VIKAS MAROTRAO BARAPATRE	NAGPUR	
VIJAY PRABHAKAR SAWARKAR	NAGPUR	
NEETA DINKAR DESHPANDE	NAGPUR	

BUILT-UP AREA CALCULATION FOR GROUND FLOOR PRIYA APARTMENT

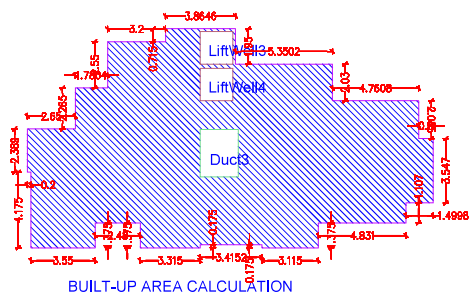
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	7,07	5,65	27,24
			BLOCK AREA TOTAL =27,24Sq.M
			TOTAL Deduction =0,00Sq.M
			Net BuiltUp Area =27,24 Sq.M

BUILT-UP AREA CALCULATION
GROUND FLOOR PRIYA APARTMENT

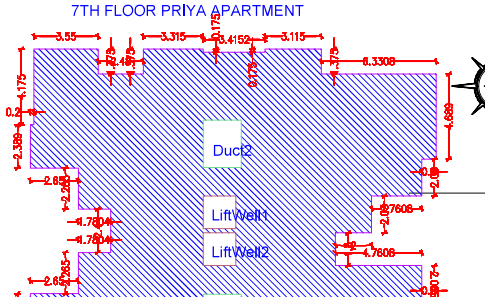




BUILT-UP AREA CALCULATION
1ST FLOOR PRIYA APARTMENT

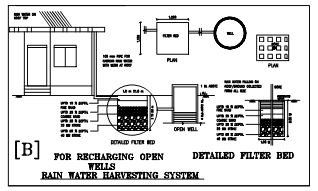


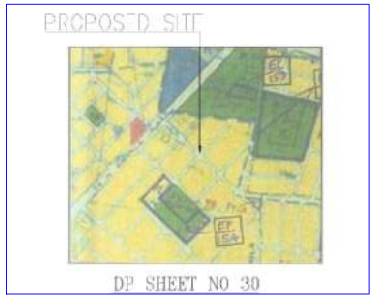
BUILT-UP AREA CALCULATION
7TH FLOOR PRIYA APARTMENT

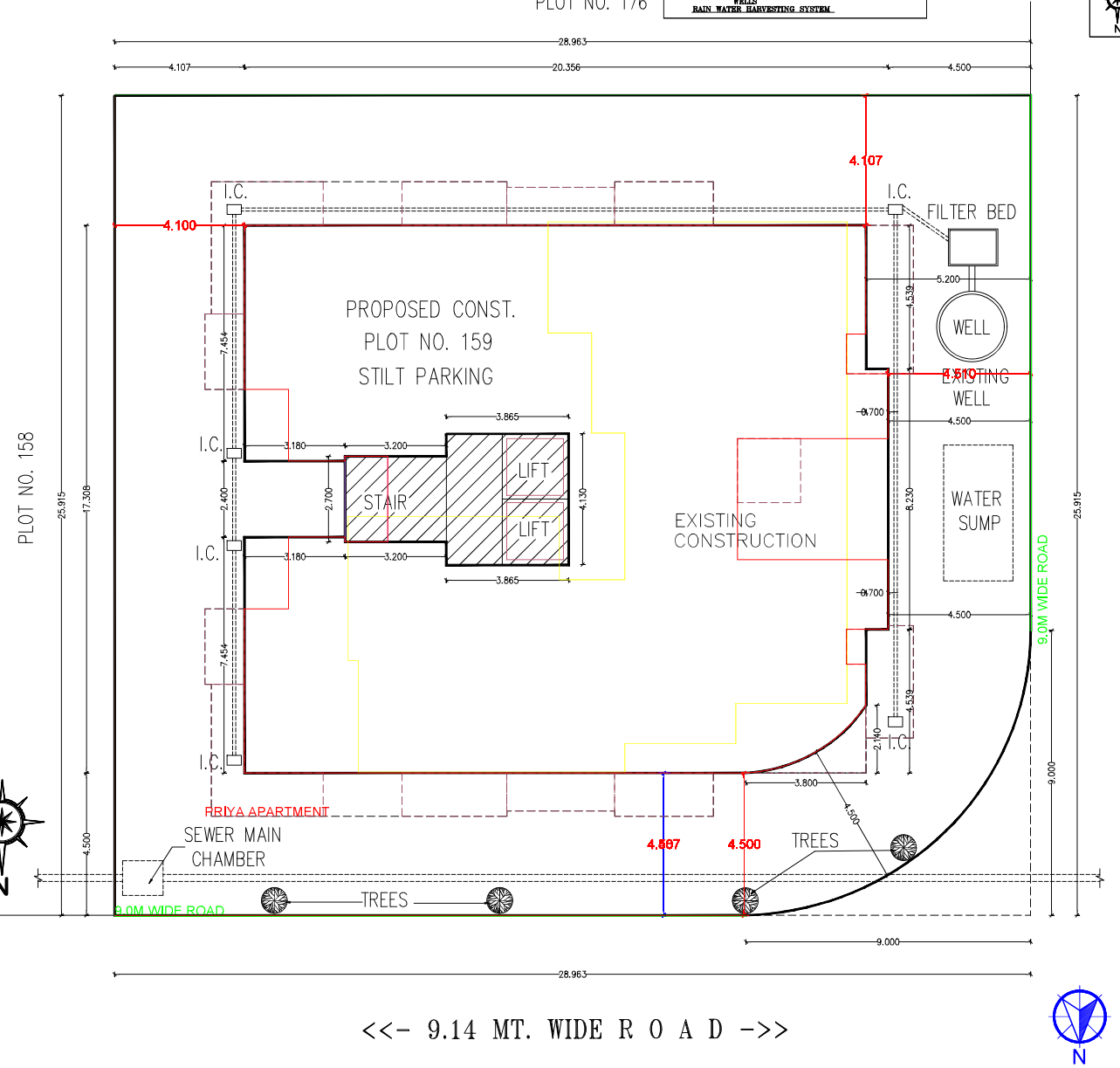


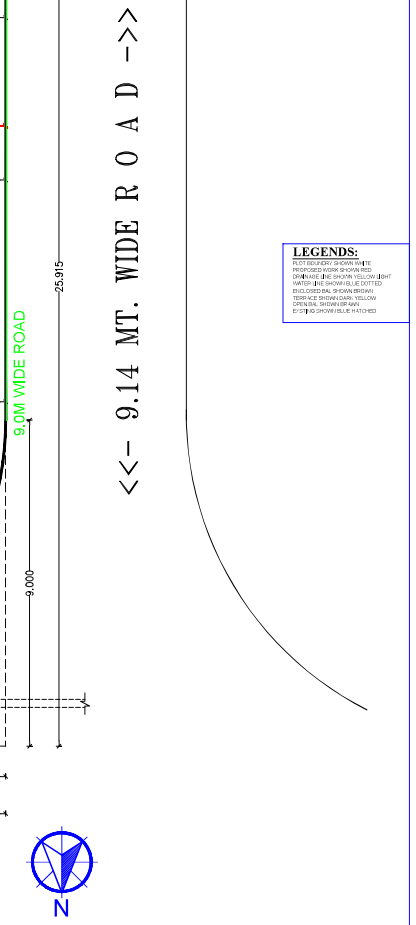
BUILT-UP AREA CALCULATION
2ND TO 6TH FLOOR PRIYA APARTMENT

PLOT NO. 176





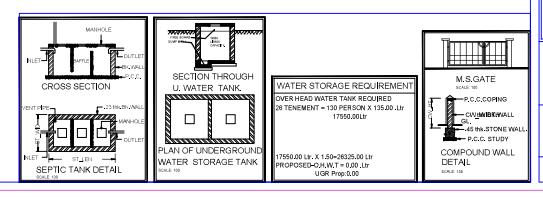




REVDEVTABLE

SR.No	Building/Tenement No.	Carpet Area Per Tenement	BUA Per Tenement	STAUS OF OCCUPANT	Number Of Tenements	Residenntial/ Non Residential	carpet below 27. 87 SqM.	Total	Incentive 10% per tenement for owner	Total incenitve	10sq m BUA addition if tenement is less than 45 SqM upto 27 SqM built up	Total of 10 SqM addition	Addition to 10% 0r 50% Incentive
0	1TO15	42	52.62		15	Residential	0	0	16	789.30	-	-	1026

SITE PLAN
(SCALE : 1:100)



Project Details
Building Type = Building Development
Zone Type = Residential Zone = (R1)
Location = Non-Congested
Ward No = 75
Plot No. = 159
Cts No./Survey No. = 40/2098
Sheet No. = 1
Zone Number : Mauza Khamala
Ward Name : 27,40/94(A)
Premia Value = 0,00

PROPOSED RESIDENTIAL BUILDING PLAN FOR MULTI FAMILY DWELLING UNIT ON PLOT NO. 159, KH. NO. 71, 72 & 73, CITY SURVEY NO. 2098/239, SHEET NO. (243)32/II(40), WARD NO. 75, CORPORATION HOUSE NO. 3803/G/F/1, 3803/G/F/2, 3803/G/F/3, 3803/F/4, 3803/F/5, 3803/F/6, 3803/F/F/7, 3803/S/F/8, 3803/S/F/9, 3803/S/F/10, 3803/S/F/11, 3803/F/12, 3803/T/F/13, 3803/T/F/14, 3803/T/F/15, MOUZA KHAMLA IN KHAMLA, THA DIST. NAGPUR

MOUZA KHAMLA IN KHAMLA PLOT HOLDERS CO.-OP. HOUSING SOCIETY NAGPUR.
BELONGING TO:-
1) SHRI. PRADEEP SHRIPAD JOSHI
2) SHRI. GIRISH VASANTRAO DESHKAR
3) SHRI. CHINMAY NISHIKANT KALE
4) SHRI. SURESH MUKUNDRAO DESHMUKH
5) SHRI. MAHESH RAMESH BAKAL
6) SHRI. KAMALAKAR LAXMIKANT KALE
7) SHRI. PRLAHAD MAHADEORAO BOKADE
8) SHRI. MUKUND PRLAHAD DESHPANDE &
9) MRS. RADHIKA MUKUND DESHPANDE
10) SHRI. PRABHAKAR HARICHANDRA MOHADIKAR
11) SHRI. SHASHANK MADHUKAR DESHPANDE
12) MRS. SHASHI KAMALAKAR KALE
13) SHRI. ARUN NAYAN TIWARI
14) SHRI. VIKAS MAROTRAO BARAPATRE
15) SHRI. VIJAY PRABHAKAR SAWARKAR
16) MRS. NEETA DINKAR DESHPANDE
POWER OF ATTORNEY HOLDER
M/S LIFESTYLE INFRASTRUCTURE THROUGH IT.S PROPRIETOR
SHRI. SANJAY LAXMANRAO NARAD

PREVIOUS SANCTION NO.
C.S/446/17254/DT. 26.10.1988

POWER OF ATTORNEY HOLDER
M/S LIFESTYLE INFRASTRUCTURE THROUGH IT.S PROPRIETOR
SHRI. SANJAY LAXMANRAO NARAD

NORTH :

Yash Associates
ARCHITECTS – ENGINEERS – INTERIORS
OFFICE:- 104,KAVERI APPT.,NARENDRA NAGAR SQ., NAGPUR.
MOBILE NO.:- 9822721664
YASHWANT POCHALWAR

Signature valid
Digitally signed by Pramod Bhaurao Gawande
Date: 2024.02.01 14:31:36 IST
Reason: Approved drawing
Location: Nagpur Municipal Corporation
Project Code : NMO-23-77728
Application Number : NMOJB/2023/APL/02316
Proposal Number : 21263
Certificate Number : NMOJB/2023/APL/02216

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.	732,71
(a) As per ownership document (7/12, CTS extract)	741,22
(b) as per TILR or City Survey measurement sheet	733,00
(c) as per Demarcated drawing area	732,71
LESS	
2.Area not in p[illegible]on	0,00
3. Entire area (1+2)	732,71
4.Deductions for	-
(a) Proposed 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 (3-4)	732,71
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)	732,71
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

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 : plot no,151,,near tuli imperial hotel,Shankar Nagar,Shankar Nagar,Nagpur-440010,Maharashtra,NAGPUR

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.- 40/2098

SITE ADDRESS :
PLOT NO.159, KH. NO. 71, 72 & 73, □ □ CITY SURVEY NO.2098/239, SHEET NO. □ □ (243)32/II(40), WARD NO.75, CORPORATION□ □ HOUSE NO.3803/G/F/1,3803/G/F/2,□ □ 3803/G/F/3, 3803/F/4,

Name Of Engineer : yashwant manoharrao pochalwar

LOGO	ADDRESS OF OFFICE
	OFFICE - Plot no,48,104,Mauli Appt,Ramkrishna society, narendra nagar nagpur-440015

OWNERS SIGN - Verified by applicant

TECHNICAL PERSON SIGN Validity unknown

SCALE - 1:100	Date: 27/09/23
JOB NO - NMO-23-77728	CHECK BY - -

SUBMISSION DRAWING