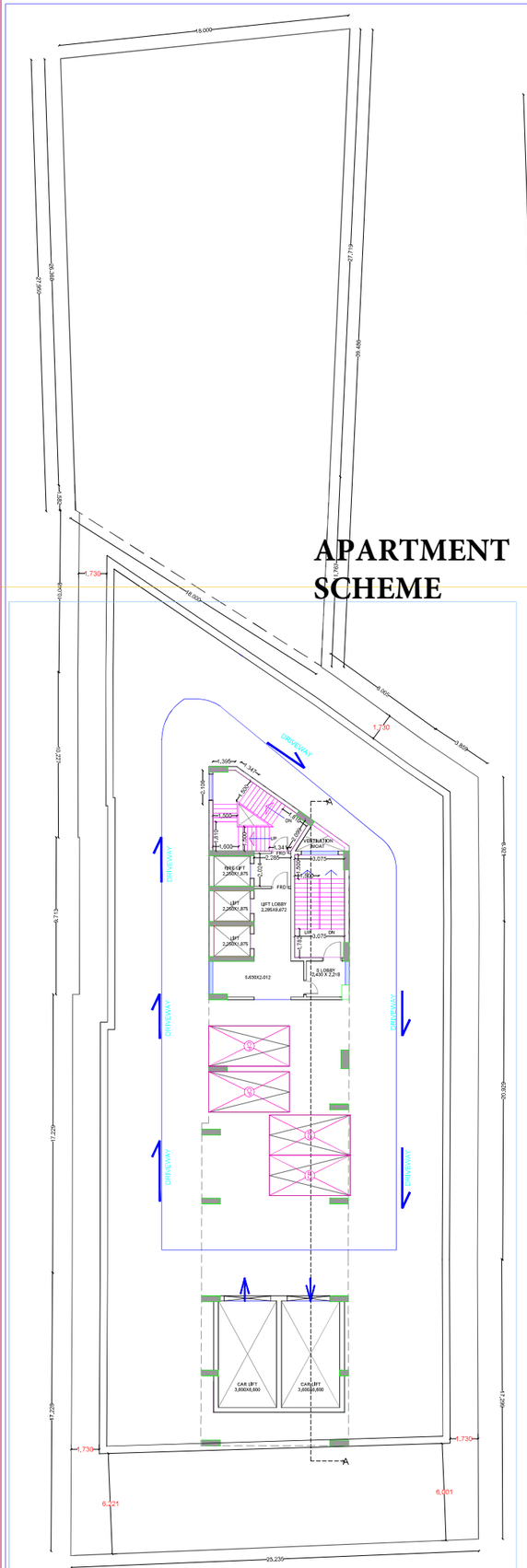
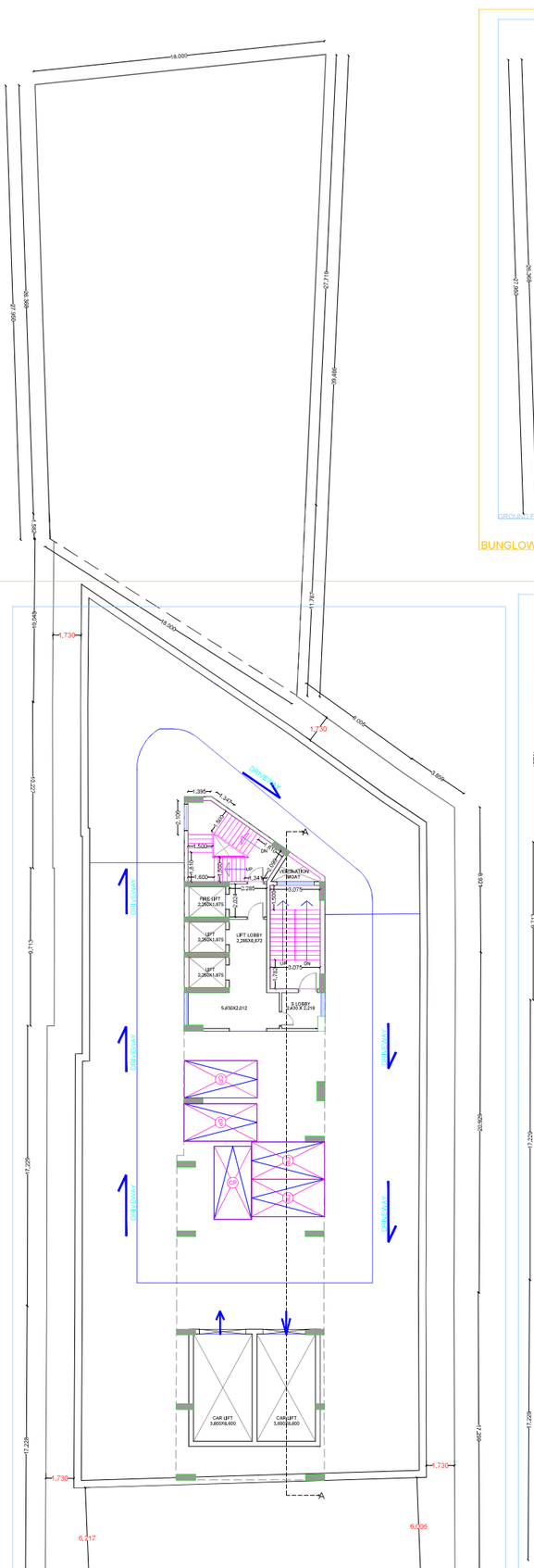
APARTMENT SCHEME



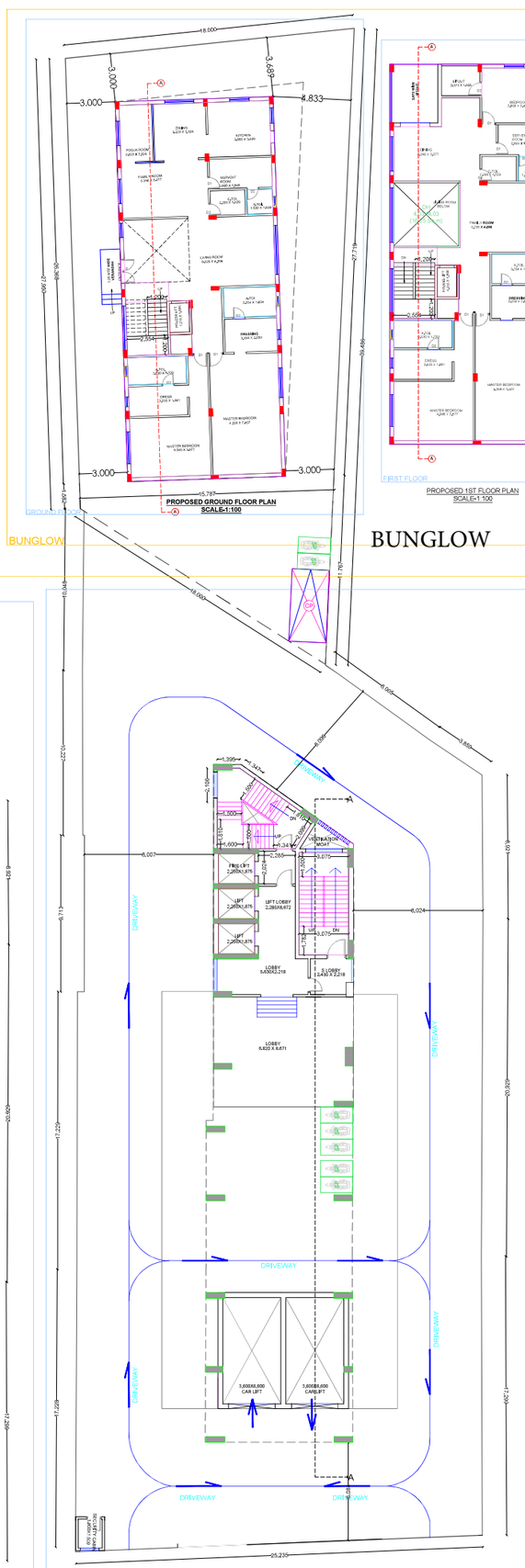
PROPOSED BASEMENT 1 FLOOR PLAN
SCALE-1:100

BASEMENT 1
LIFT PIT



PROPOSED BASEMENT 2 FLOOR PLAN
SCALE-1:100

BASEMENT 2



PROPOSED GROUND FLOOR PLAN
SCALE-1:100

GROUND FLOOR

BUNGLOW

BUNGLOW

PROPOSED: AMALGAMATION OF PLOT NO. 05 AND PROPOSED CONSTRUCTION ON KH. NO. 224, CTS NO. 1659/ 1 & 2, SHEET NO. 13/59, MOUZA:- SITABULDI TAH:- NAGPUR, DIST:- NAGPUR

BELONGING TO:
SMT.KUSUM V PANCHMATIA
SHRI.RAJIV V PANCHMATIA THROUGH POA HOLDER
M/S.PANCHMATIA REALTY PRIVATE LIMITED
THROUGH ITS DIRECTOR SHRI.SOURAV MUKERJI
AND
SHRI.DILIP AMRUTRAO BOBDE PATIL



PREVIOUS SANCTION



AUTHORISED DP PART PLAN NTS.



GOOGLE LOCATION

Signature valid

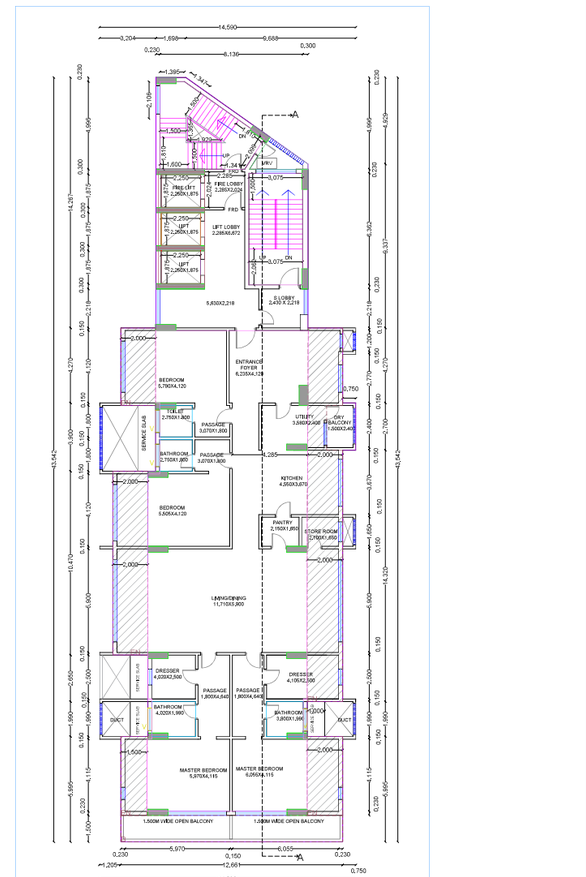
Digitally signed by Pramod Bhaskar Sawande
Date: 2024.05.02 16:24:40 IST
Reason: Approved
Location: Approved by Maharashtra Housing and Area Development Authority
Project Code: - NMO-24-03759
Application Number: - NMO/EN/240059
Proposal Number: - 240059
Certificate Number: - NMO/EN/2024-APL/02533

Town Planner
Date: 01/05/2024

LEGENDS:

Project Details

Proposal code =NMO-24-03759
Zone Type = Residential Zone with Shop line. (R-2)
Location = Non-Congested
Name of service = Building Development
Sub service =
Cts No./Survey No. = 59/1659
Tahsil : Mauza Sitabuldi
Mauza : 6.173/06/?????? ????? ?? ???????? ??? ?? ?????????? ?????????? ? ?????????? ?????????? ?????? ????
Prorata Value : 0.00



PROPOSED TYPICAL 1ST TO 3rd FLOOR PLAN
SCALE-1:100

TYPICAL 1ST TO 3RD 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.	1910.95
(a) As per ownership document (7/12, CTS extract)	1912.22
(b) as per TLR or City Survey measurement sheet	1912.19
(c) as per Demarcated drawing area	1958.42
LESS	
2,Area not in possession	0.00
3, Entire area (1-2)	1910.95
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)	1910.95
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)	1910.95
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 2023-12-11 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 : Gochuji Kachi
Chowk,Janjalka,Nagpur,Maharashtra-440014,NAGPUR

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS, NO,SURVEY NO.- 59/1659

SITE ADDRESS
AMALGAMATED PLOT NO. 05 , CTS NO. 1659/1 & 2, SHEET NO. 13/59, KH NO. 224, MOUZA- SITABULDI

Name Of Architect : Lokesh VIASUDEO kadu

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

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature valid

Digitally signed by Lokesh Kadu
Date: 2024.05.02 16:25:04 IST
Reason: Approved
Location: Approved by Maharashtra Housing and Area Development Authority
Project Code: - NMO-24-03759
Application Number: - NMO/EN/240059
Proposal Number: - 240059
Certificate Number: - NMO/EN/2024-APL/02533

SCALE - 1:100	Date: 29/02/24
JOB NO - NMO-24-03759	CHECK BY --

SUBMISSION DRAWING

DILIP PATIL

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	Deduction	FSIAREA
DILIP PATIL	TYPICAL 1ST TO 3RD FLOOR	0,00	1393,93	0,00	0,00	0,00	0,00	313,50	0,00	37,89	51,38	15,42	0,00	0,00	1327,02
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
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
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
DILIP PATIL	Total	0,00	1393,93	0,00	0,00	0,00	0,00	313,50	0,00	37,89	51,38	15,42	0,00	0,00	1327,02

BUNGLOW

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	Deduction	FSIAREA
BUNGLOW	SECOND FLOOR	0,00	36,30	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	36,30
BUNGLOW	FIRST FLOOR	0,00	230,74	0,00	0,00	0,00	0,00	0,00	0,00	2,18	3,18	16,25	0,00	0,00	211,31
BUNGLOW	GROUND FLOOR	0,00	230,74	0,00	0,00	0,00	0,00	0,00	0,00	2,18	3,18	0,00	0,00	0,00	227,56
BUNGLOW	Total	0,00	497,78	0,00	0,00	0,00	0,00	0,00	0,00	4,36	6,36	16,25	0,00	0,00	475,17

FSI DETAILS

Sl Index	Basic FSI (on land/Use 1)	Premium FSI (on land/Use 1)	TDR (on land/Use 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
8.1 Permissible Index	1,00	0,53	0,66	0,00	0,00	0,00	2,50	0,00	0,00
8.2 Existing Consumed Index	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00
8.3 Balance Index to be Consume	1,00	0,53	0,66	0,00	0,00	0,00	0,00	0,00	0,00
8.4 Total Permissible PLine Area)	1910,95	1023,72	1842,70	0,00	678,00	0,00	5455,37	0,00	0,00
8.5 Proposed P Line Area (Should not exceed 8.4)	1130,00	0,00	0,00	0,00	672,19	0,00	1802,19	0,00	1802,19
8.6 Index Consumed	0,59	0,00	0,00	0,00	0,00	0,00	0,59	0,00	0,00

Parking Check (Table 8B)

Building Name	USE	TENAMENT AREA	RATIO		NO.OF Tenants/units	Required		
			car	Scooter		car	Scooter	Transport Vehicle/Ambulance/Mini Bus
DILIP PATIL	Residential	For every tenament having carpet area of 150 sq.m. and above,	2	1	3	6,00	3,00	-
BUNGLOW	Residential	For every tenament having carpet area of 150 sq.m. and above,	2	1	1	2,00	1,00	-
Total	-	-	-	-	-	8,00	4,00	-
Visitors parking(5%)	-	-	-	-	-	0,40	0,20	0
Total	-	-	-	-	-	8,40	4,20	0,00

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
DILIP PATIL	TYPICAL 1ST TO 3RD FLOOR	101,201,301	3	243,61	67,32	0,00	310,93

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
BUNGLOW	FIRST FLOOR,GROUND FLOOR	B	1	371,23	0,00	0,00	371,23

Parking Check As Per Multiplying Factor : 0,90

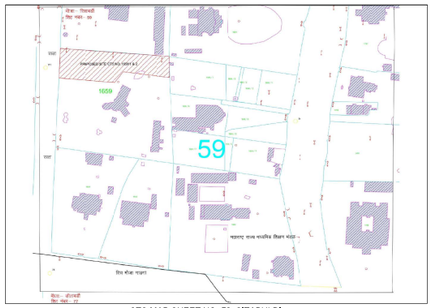
(Note-Parking calculate as per regulation 14,2,1& Parking provisions in the TOD Zone shall be at 50% of those as mentioned in UDCPR.)

Building Name	Required			Proposed			Status
	Car/Mini Bus	Scooter	Transport Vehicle/Ambulance/Mini bus	Car/Mini Bus	Scooter	Transport Vehicle/Ambulance/Mini bus	
Total	8	4	0	10	6	0	OK

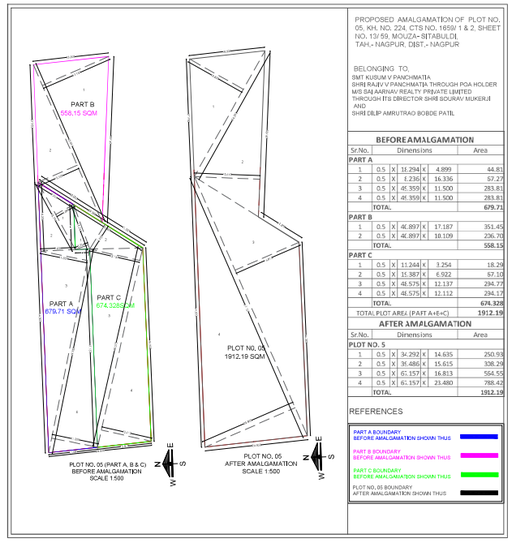
SCHEDULE OF OPENING:

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
BUNGLOW	V	0,61	1,20	3
BUNGLOW	V	0,61	1,20	4
DILIP PATIL	V	1,28	0,75	4

PROPOSED AMALGAMATION OF PLOT NO. 05,AND PROPOSED CONSTRUCTION ON KH. NO. 224, CTS NO. 1659/ 1 & 2, SHEET NO. 13/ 59, MOUZA:- SITABULDI, TAH.- NAGPUR, DIST.- NAGPUR
BELONGING TO,
SMT KUSUM V PANCHMATIA
SHRI RAJIV V PANCHMATIA THROUGH POA HOLDER M/S SAI AARNAV REALTY PRIVATE LIMITED THROUGH ITS DIRECTOR SHRI SOURAV MUKERJI AND
SHRI DILIP AMRUTRAO BOBDE PATIL



CTS MAP SHEET NO. 59, SITABULDI



PROPOSED AMALGAMATION OF PLOT NO. 05, KH. NO. 224, CTS NO. 1659/ 1 & 2, SHEET NO. 13/ 59, MOUZA- SITABULDI, TAHL.- NAGPUR, DIST.- NAGPUR

BELONGING TO,
SMT KUSUM V PANCHMATIA
SHRI RAJIV V PANCHMATIA THROUGH POA HOLDER M/S SAI AARNAV REALTY PRIVATE LIMITED THROUGH ITS DIRECTOR SHRI SOURAV MUKERJI AND
SHRI DILIP AMRUTRAO BOBDE PATIL

BEFORE AMALGAMATION

Sr.No.	Dimensions			Area
PART A				
1	0.5	X 18.294	X 4.899	44.81
2	0.5	X 4.236	X 16.336	57.27
3	0.5	X 41.359	X 11.500	283.81
4	0.5	X 41.359	X 11.500	283.81
TOTAL				679.71
PART B				
1	0.5	X 41.897	X 17.187	351.45
2	0.5	X 41.897	X 10.109	206.70
TOTAL				558.15
PART C				
1	0.5	X 11.244	X 3.254	18.29
2	0.5	X 11.387	X 6.922	97.16
3	0.5	X 48.575	X 12.137	294.77
4	0.5	X 48.575	X 12.112	294.13
TOTAL				674.326
TOTAL PLOT AREA (PART A+B+C)				1912.19

AFTER AMALGAMATION

Sr.No.	Dimensions			Area
PLOT NO. 5				
1	0.5	X 34.292	X 14.635	250.98
2	0.5	X 31.486	X 15.615	336.29
3	0.5	X 61.157	X 16.813	564.55
4	0.5	X 61.157	X 21.480	788.42
TOTAL				1912.19

REFERENCES

PART A BOUNDARY BEFORE AMALGAMATION SHOWN THUS
PART B BOUNDARY BEFORE AMALGAMATION SHOWN THUS
PART C BOUNDARY BEFORE AMALGAMATION SHOWN THUS
PLOT NO. 05 BOUNDARY AFTER AMALGAMATION SHOWN THUS



BUILT-UP AREA CALCULATION FOR SECOND FLOOR BUNGLOW

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	7,90	5,29	36,38
BLOCK AREA TOTAL =36,38Sq.M			
TOTAL Deduction =0,00Sq.M			
Net Built-Up Area =36,38 Sq.M			

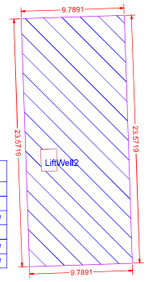
BUILT-UP AREA CALCULATION SECOND FLOOR BUNGLOW



BUILT-UP AREA CALCULATION FOR FIRST FLOOR BUNGLOW

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	23,67	9,79	230,74
BLOCK AREA TOTAL =230,74Sq.M			
LIftWell1	-	-	3,18
Duct1	-	-	16,25
TOTAL Deduction =19,43Sq.M			
Net Built-Up Area =211,31 Sq.M			

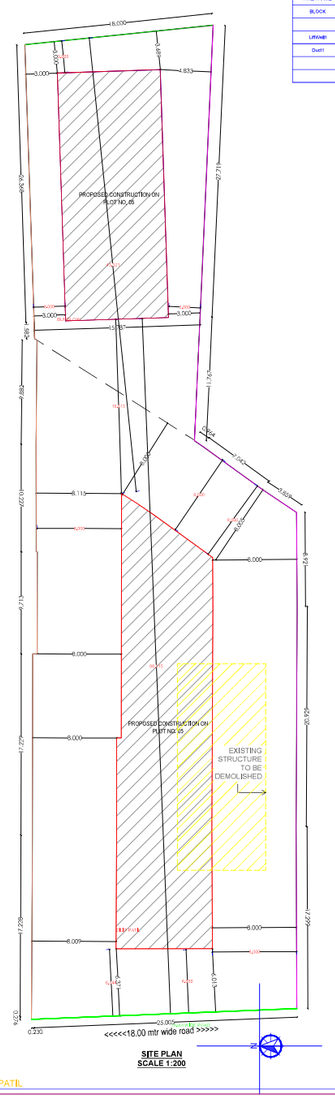
BUILT-UP AREA CALCULATION FIRST FLOOR BUNGLOW



BUILT UP AREA CALCULATION FOR GROUND FLOOR BUNGLOW

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	23,88	10,57	230,74
BLOCK AREA TOTAL =230,74Sq.M			
LIftWell2	-	-	3,18
TOTAL Deduction =3,18Sq.M			
Net Built-Up Area =227,56 Sq.M			

BUILT-UP AREA CALCULATION GROUND FLOOR BUNGLOW


8.000
0.600
0.600
3.000
1.833
3.000
PROPOSED CONSTRUCTION ON PLOT NO.05
20.396
27.719
0.600
3.000
3.000
0.600
1.176
0.914
0.914
1.524
3.658
8.115
0.600
0.600
6.000
10.973
9.144
6.000
12.192
PROPOSED CONSTRUCTION ON PLOT NO.05
EXISTING STRUCTURE TO BE DEMOLISHED
6.000
17.374
6.000
17.374
0.600
0.600
0.600