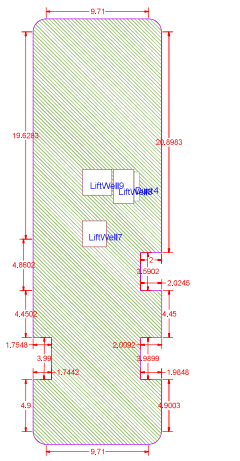
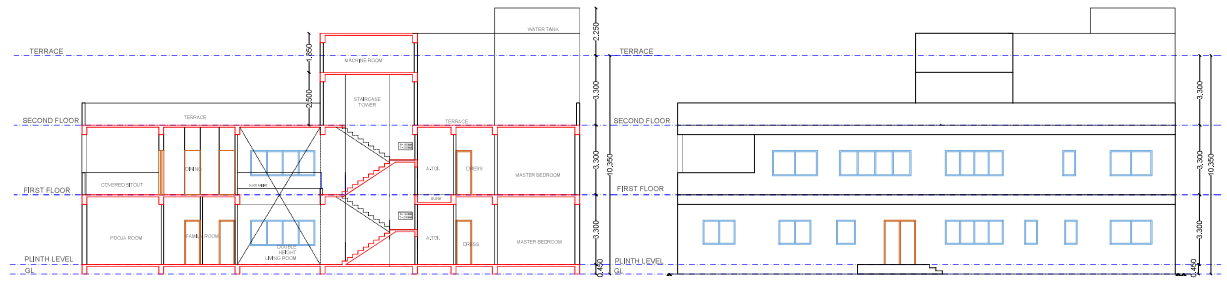
BUILT UP AREA CALCULATION FOR SEVENTEENTH FLOOR ASTERIA			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	45.29	12.29	450.15
			BLOCK AREA TOTAL =450.155Sq.M
LiftWell8	-	-	6.26
LiftWell9	-	-	6.23
LiftWell7	-	-	5.47
Duct3	-	-	1.46
			TOTAL Deduction =19.925Sq.M
			Net BuiltUp Area =430.23 Sq.M



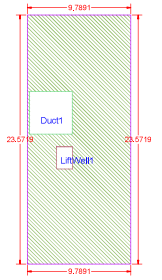
BUILT-UP AREA CALCULATION SEVENTEENTH FLOOR ASTERIA



SECTION -AA (BUNGLOW)
SCALE-1:100

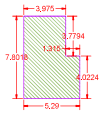
FRONT ELEVATION (BUNGLOW)
SCALE-1:100

BUILT UP AREA CALCULATION FOR FIRST FLOOR BUNGLOW			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	23,57	9,79	230,74
			BLOCK AREA TOTAL =230.74Sq.M
LiftWell1	-	-	3,18
Duct1	-	-	16,25
			TOTAL Deduction =19,43Sq.M
			Net BuiltUp Area =211.31 Sq.M

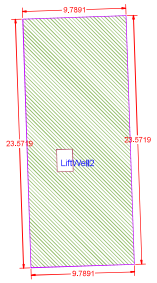


BUILT-UP AREA CALCULATION FIRST FLOOR BUNGLOW

BUILT UP AREA CALCULATION FOR SECOND FLOOR BUNGLOW			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	7,80	5,29	36,30
			BLOCK AREA TOTAL =36,30Sq.M
			TOTAL Deduction =0,00Sq.M
			Net BuiltUp Area =36,30 Sq.M

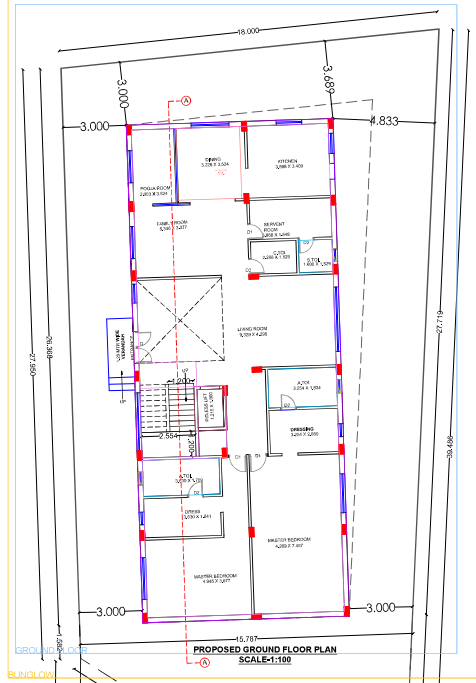


BUILT-UP AREA CALCULATION SECOND FLOOR BUNGLOW

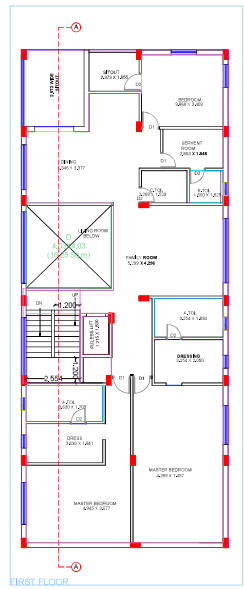


BUILT-UP AREA CALCULATION GROUND FLOOR BUNGLOW

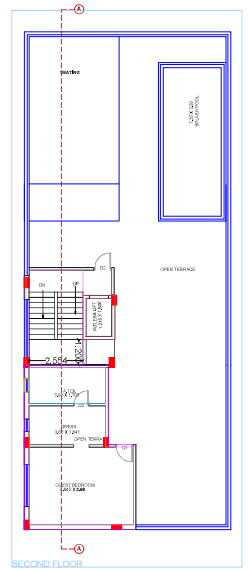
BUILT UP AREA CALCULATION FOR GROUND FLOOR BUNGLOW			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	23,88	10,57	230,74
			BLOCK AREA TOTAL =230.74Sq.M
LiftWell2	-	-	3,18
			TOTAL Deduction =3,18Sq.M
			Net BuiltUp Area =227.56 Sq.M



PROPOSED GROUND FLOOR PLAN
SCALE-1:100



PROPOSED 1ST FLOOR PLAN
SCALE-1:100



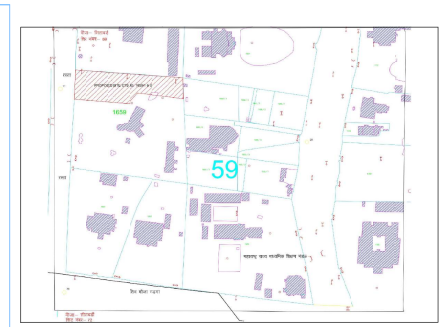
PROPOSED 2ND FLOOR PLAN
SCALE-1:100

Signature valid

Digitally signed by Kiran Sahebrao Dhawale
Date: 2025.02.14 14:31:44 IST
Reason: Approved By Town Planner
Designation : Deputy Director of Town Planner
Location: Nagpur Municipal Corporation
Proposal No. : NMO-24-03759
Application No. : MAHA/1/2024/1997
Proposed Number : 286045
Certificate Number : MMOTHB/2024/APL/09294

Digitally Signed Of Town Planning
Date: 28/06/2024

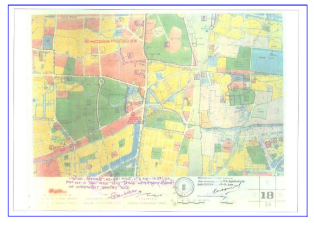
Town Planner
Date: 27/06/2024



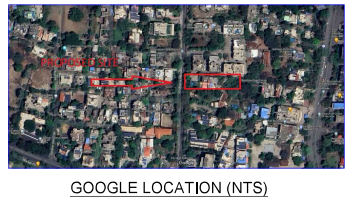
CTS SHEET NO. 59 (NTS)

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
EXSTING SHOWN BLUE HATCHED



DP SHEET (NTS)



GOOGLE LOCATION (NTS)

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.	1912.18
(a) As per ownership document (7/12, CTS extract)	1912.22
(b) as per TLR or City Survey measurement sheet	1912.18
(c) as per Demarcated drawing area	1967.30
LESS	-
2.Area not in possession	0.00
3. Entire area (1-2)	1912.18
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
(c) Green Belt	0.00
Total (a+b+c)	0.00
5.Balance area of plot (3-4)	1912.18
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt (Required -(a) Upto 20000 sqmt - nil	-
(b) Above 20000 sqmt - (a) x 5 % of Total area	0.00
7. Net Plot Area (5-6)	1912.18
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 -	-
c)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	-
e) 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 benefit F.S.I. of 25 %	-
(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/-1/1 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 : Godhuli Kedhi
Chowk Jangatka Nagpur Maharashtra-440014,NAGPUR

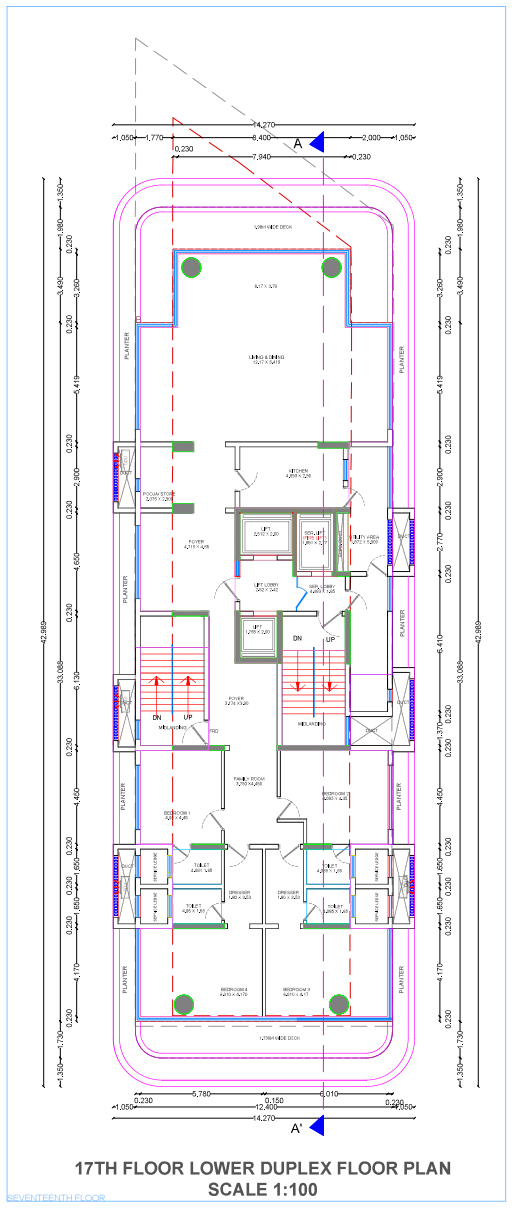
DESCRIPTION OF PROJECT :
Type of Proposal : Residential
BUILDING ON CTS, NO/SURVEY NO.- 59/1659

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 kedu

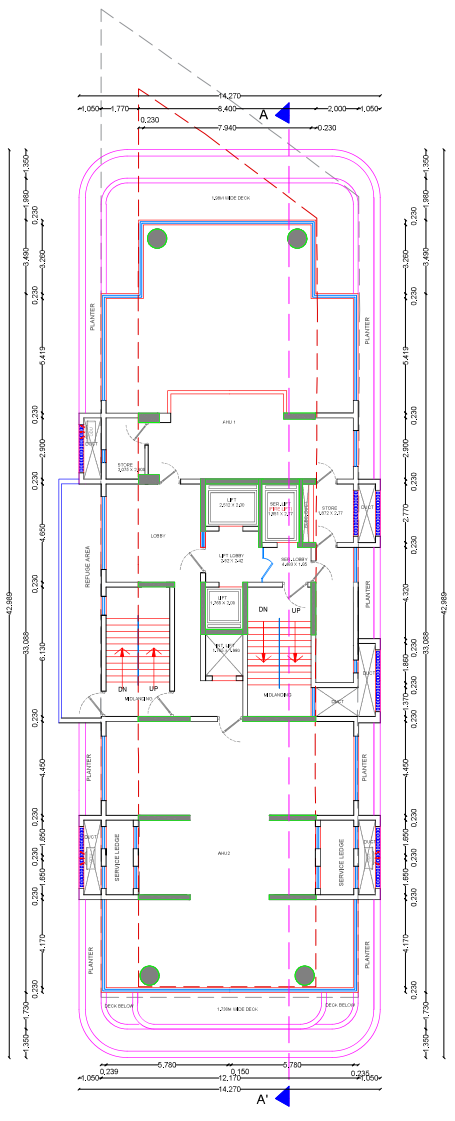
LOGO	ADDRESS OF OFFICE
	OFFICE :- Emanate design 9A block, A wing ,3rd floor,magarkar complex,sadar nagpur-440010
OWNERS SIGN:- verified by epgtn.in	ARCHITECT / ENGINEER SIGN Signature Valid
SCALE - 1:100	Date: 21/06/24
JOB NO - NMO-24-03759	CHECK BY :-

SUBMISSION DRAWING

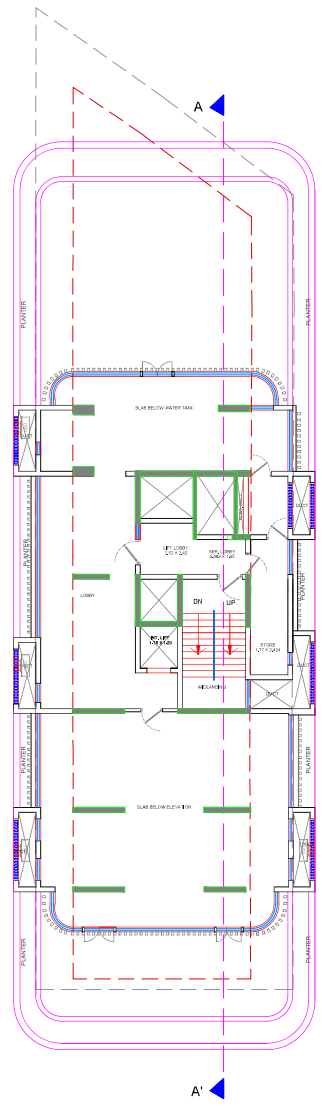


17TH FLOOR LOWER DUPLEX FLOOR PLAN
SCALE 1:100

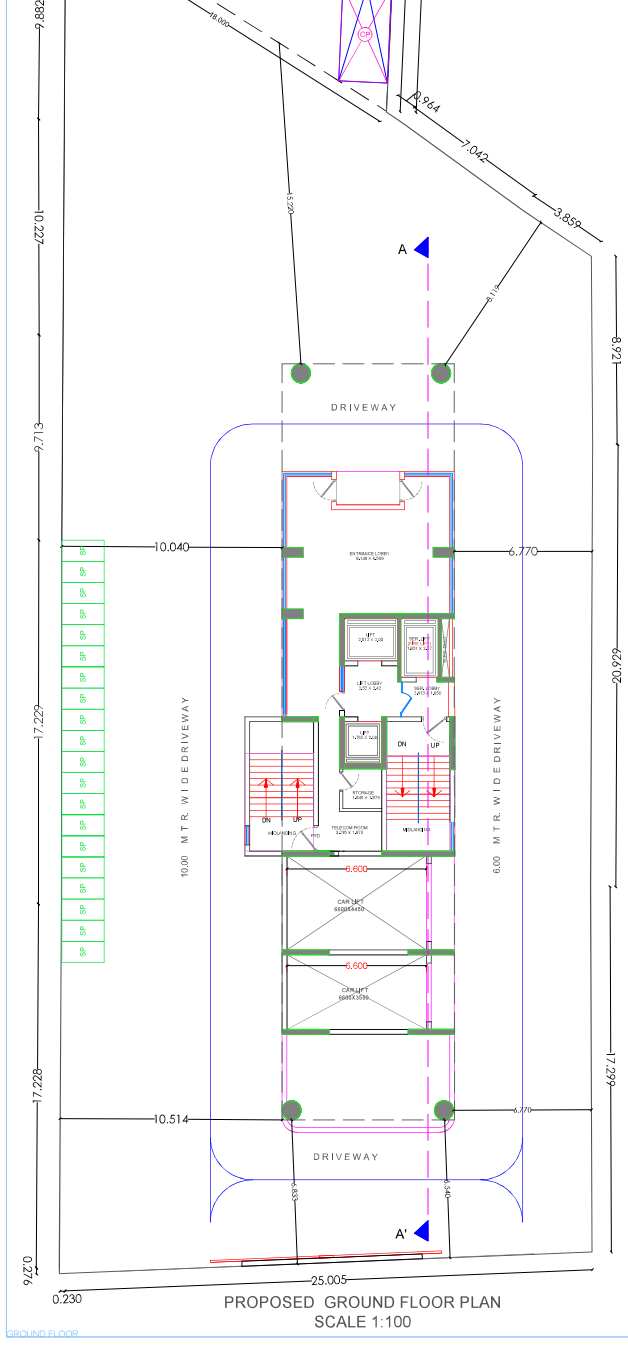
SEVENTEENTH FLOOR



AC PLANT / TERRACE FLOOR
SCALE 1:100



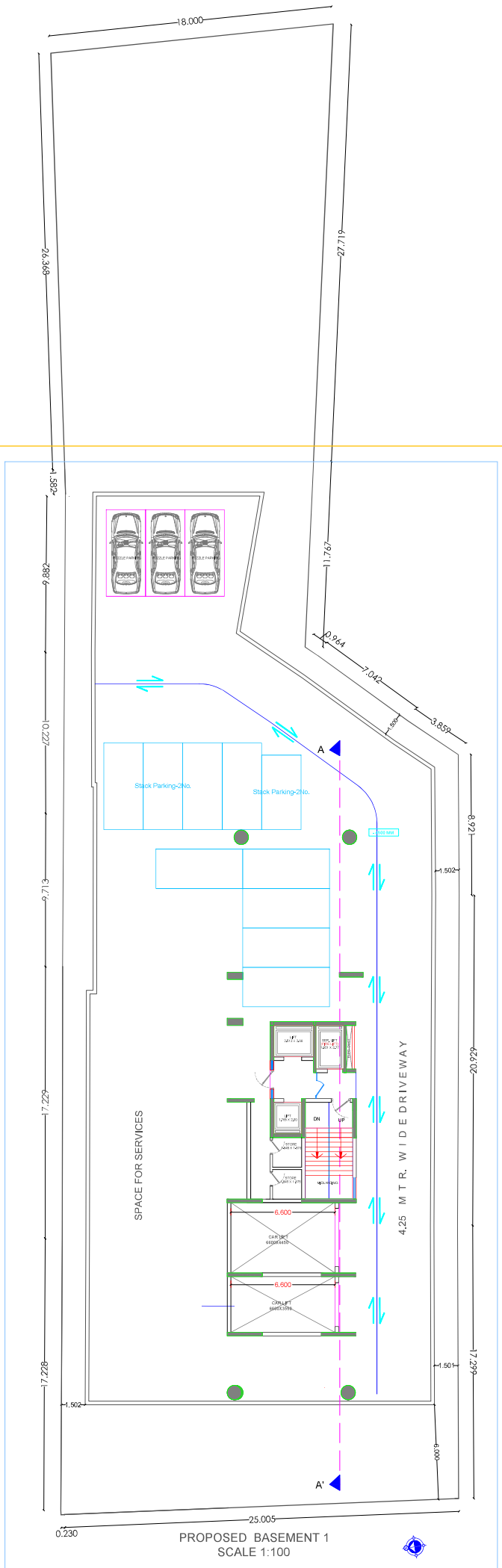
MUMTY FLOOR
SCALE 1:100



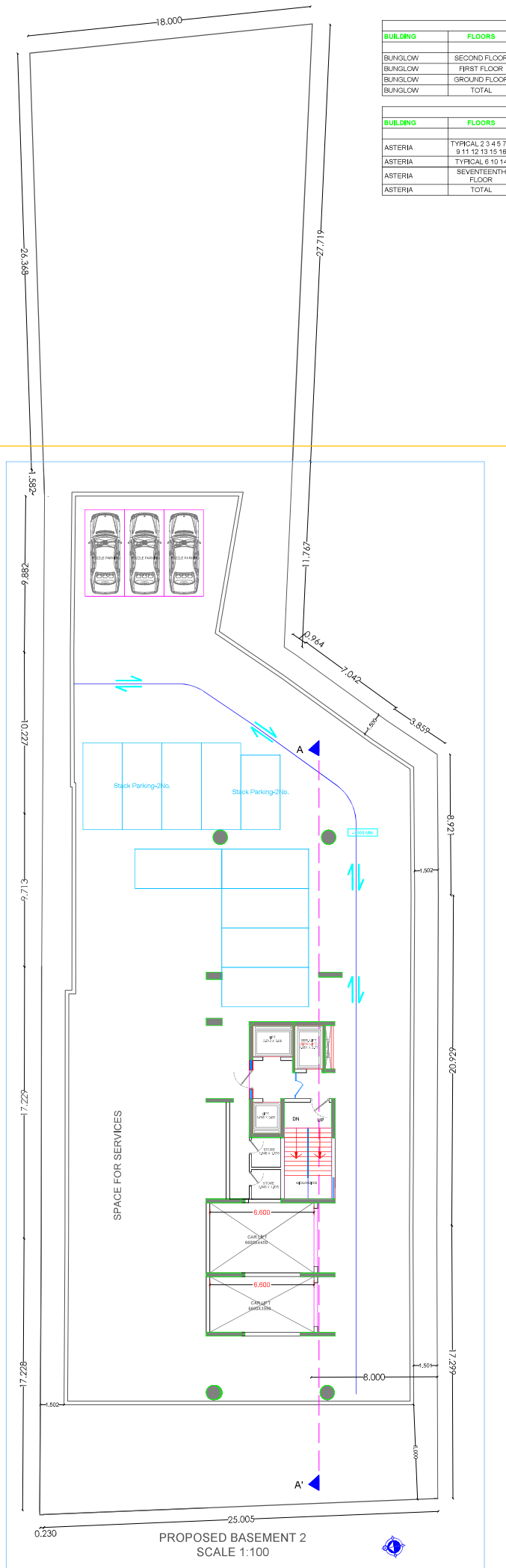
PROPOSED GROUND FLOOR PLAN
SCALE 1:100

GROUND FLOOR

Project Details
Proposal code -NMO-24-03759
Zone Type - Residential Zone with Shop line, (R-2)
Location - Non-Congested
Name of service - Revised Building Permission
Sub service -
Cts No./Survey No. - 59/1659
Tahsil : Mauza Sitabuldi
Mouza : 6,173/59-मायनस कॉलेज ते आकाशवाणी चौक या मार्गापर्यंत पूर्वेकडील व पश्चिमेकडील पामरोडपर्यंत दक्षिणेकडील
Prorata Value : 0,00



PROPOSED BASEMENT 1
SCALE 1:100



PROPOSED BASEMENT 2
SCALE 1:100

BUNGLOW

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
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

ASTERIA

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	DEDUCTION	FSI AREA
ASTERIA	TYPICAL 2 3 4 5 7 8 9 11 12 13 15 16	0.00	5401.80	0.00	0.00	0.00	0.00	683.86	0.00	161.88	221.52	17.52	0.00	0.00	5162.76
ASTERIA	TYPICAL 6 10 14	0.00	1469.94	0.00	0.00	0.00	0.00	170.97	0.00	40.47	55.38	55.02	0.00	68.82	1290.72
ASTERIA	SEVENTEENTH FLOOR	0.00	450.15	0.00	0.00	0.00	0.00	56.99	0.00	13.49	18.46	1.46	0.00	0.00	430.23
ASTERIA	TOTAL	0.00	7321.89	0.00	0.00	0.00	0.00	911.84	0.00	215.84	295.36	74.00	0.00	68.82	6883.71

FSI DETAILS

9 Index	Basic FSI (on serial no 7)	Premium FSI (on serial no 3)	TDR/DR (on serial no 3)	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	0.90	0.00	0.00	0.00	2.50	0.00	0.00
9.2 Existing Comsumed 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 Consumed	1.10	0.50	0.90	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area	2103.39	956.09	1720.96	0.00	2760.26	0.00	7540.70	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	2103.39	956.09	1540.96	0.00	2758.44	0.00	7358.88	0.00	7358.88
9.6 Index Consumed	1.10	0.50	0.81	0.00	0.00	0.00	2.41	0.00	0.00

Parking Check (Table 8B)

Building Name	USE	TENAMENT AREA	RATIO car	RATIO scooter	NO.OF Tena/Area/Units	Required car	Required scooter	Required Transport Vehicle/Ambulance /Mini Bus
BUNGLOW	Residential	For every tenement having carpet area of 150 sq.m. and above.	2	1	1	2,00	1,00	-
ASTERIA	Residential	For every tenement having carpet area of 150 sq.m. and above.	2	1	16	32,00	16,00	-
Total	-	-	-	-	-	34,00	17,00	-
Visitors parking(5%)	-	-	-	-	-	1,70	0,85	-
Total	-	-	-	-	-	35,70	17,85	0,00

Carpet Area Table

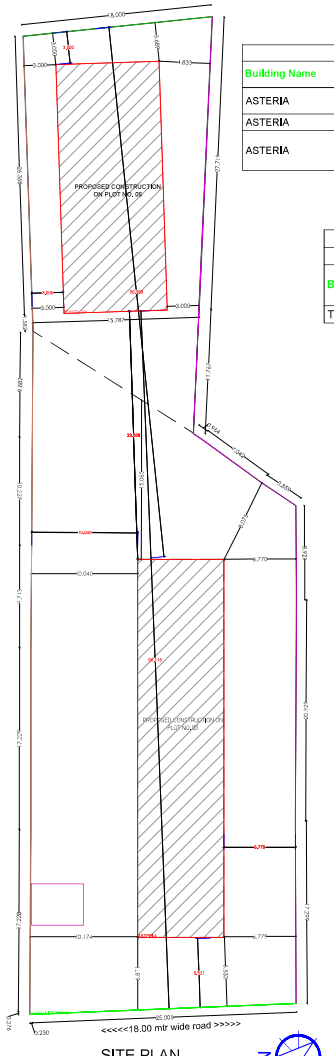
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
BUNGLOW	SECOND FLOOR	BUNGALOW	1	403.14	0.00	0.00	0.00	403.14

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
ASTERIA	SEVENTEENTH FLOOR	1701	1	295.09	0.00	0.00	0.00	295.09
ASTERIA	TYPICAL 6 10 14	601;1001;1401	3	295.09	0.00	0.00	0.00	295.09
ASTERIA	TYPICAL 2 3 4 5 7 8 9 11 12 13 15 16	201;301;401;501;701;801;901;1101;1201;1301;1501;1601	12	295.09	0.00	0.00	0.00	295.09

Parking Check As Per Multiplying Factor 0,90

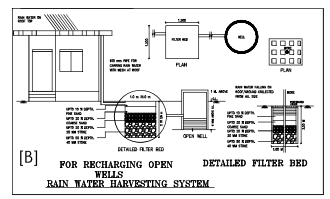
Building Name	Required Car	Required Scooter	Required Transport Vehicle/Ambulance /Mini bus	Proposed Car	Proposed Scooter	Proposed Transport Vehicle/Ambulance /Mini bus	Status
Total	32	18	0	41	22	0	OK



SITE PLAN
SCALE 1:200

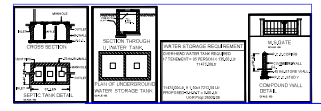
Owner Details

Owner Name	Postal Address	Contact Number
M/S SAI AARNAV REALTY PRIVATE LIMITED	Godhuli Kadbi Chowk,Jaripatka,Nagpur,Maharashtra-440014	9823041082
SMT KUSUM V PANCHMATIA	NAGPUR	
SHRI RAJIV V PANCHMATIA	NAGPUR	
SHRI DILIP AMRUTRAO BOBDE PATIL	NAGPUR	



Telecom Room

Building	Req. Size	Prop. Size	Status
BUNGLOW	3,0X3,4	3,00X3,40	OK
ASTERIA	3,0X3,4	3,00X3,40	OK



SCHEDULE OF OPENING

BLD NAME	NAME	LENGTH	HEIGHT	Nos.
ASTERIA	V	1,05	0,75	12
BUNGLOW	V	1,05	0,75	12

Signature valid

Digitally signed by Kiran Sahebrao Kadbi
Date: 2025.02.14 14:31:44 IST
Reason: Approved Drawing
Designation : Deputy Director of Town Planner
Location: Nagpur Municipal Corporation
Project Code : NMC-24-03759
Project Name : NIRAJ ARCADE
Proposed Number : 286049
Certificate Number : NMCWB/2024/APL/00294

Digitally Signed Of Town Planning
Date: 28/06/2024

Town Planner
Date: 21/06/2024

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.	1912.18
(a) As per ownership document (7/12, CTS extract)	1912.22
(b) as per TLR or City Survey measurement sheet	1912.18
(c) as per Demarcated drawing area	1967.30
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	1912.18
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
(c) Green Belt	0.00
Total (a+b+c)	0.00
5.Balance area of plot (3-4)	1912.18
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)	1912.18
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 1,2,129,419 etc. As per 7-12 abstract or City Survey Number - No Recreational open space is required	-
a) 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 : Godhuli Kadbi
Chowk,Jaripatka,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 YAKUDEO Kadu

LICENCE	ADDRESS OF OFFICE
	OFFICE - Emsanta design SA block, A wing , 3rd floor,magalwari complex,sadar,nagpur-440010

OWNERS SIGN -
Verified by zigdisk.ai

TECHNICAL PERSON SIGN
Signature Valid

SCALE - 1:100 | Date: 21/06/24
JOB NO - NMC-24-03759 | CHECK BY -.

SUBMISSION DRAWING