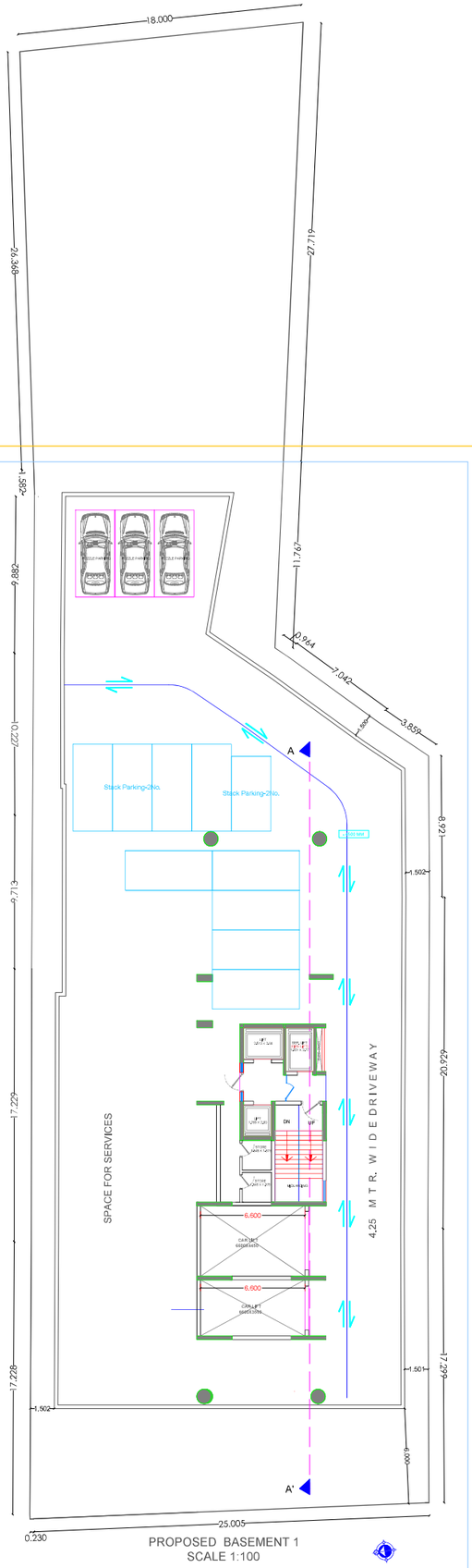
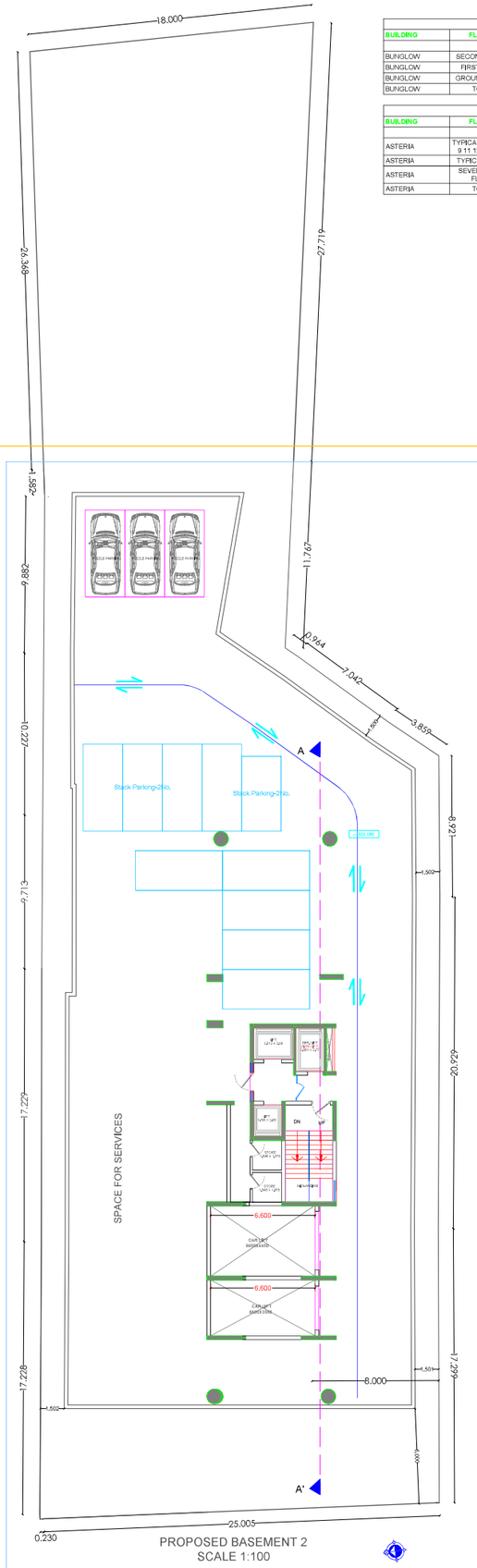


PROPOSED BASEMENT 1
SCALE 1:100



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	683.88	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

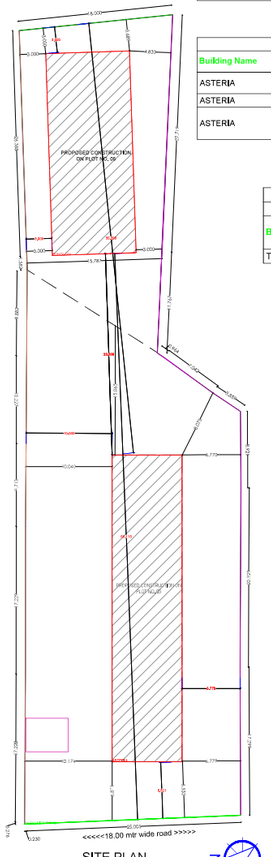
TOTAL PERMISSIBLE FSI/BUILD UP

TOTAL SACTIONED FSI/BUILD UP

Parking Check (Table 8B)								
			RATIO			Required		
Building Name	USE	TENAMENT AREA	car	scooter	NO.OF Tena/Area/Units	car	scooter	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

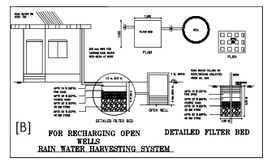
Carpet Area Table								
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
ASTERIA	SEVENTEENTH FLOOR	1701	1	295,09	0,00	0,00	0,00	295,09
ASTERIA	TYPICAL 6 10 14	601;1001;1401	3	295,09	0,00	0,00	0,00	295,09
ASTERIA	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



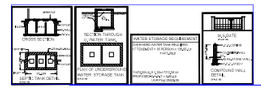
SITE PLAN
SCALE 1:200

Parking Check As Per Multiplying Factor 0,90							
	Required			Proposed			
Building Name	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Status
Total	32	18	0	41	22	0	OK

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 Patil
Date: 2025.02.14 14:31:44 IST
Reason: Approved Drawing
Designation : Deputy Director of Town Planner
Location: Nagpur Municipal Corporation
Project Code No. : NMC/H/B/2024/APL/00294
Application Number : 1004597
Proposed Number : 286049
Certificate Number : NMC/H/B/2024/APL/00294

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

Town Planner
Date: 27/06/2024

TOTAL PLOT AREA (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	-
(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 this 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

ADDRESS OF OFFICE :
OFFICE -
Emsanta design,9A block, A wing ,3rd floor,magalwari complex,sadar,nagpur-440010

OWNERS SIGN :-
Verified by eSakshi.

ARCHITECTS/ ENGINEERS SIGN
Signature Valid

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

SUBMISSION DRAWING