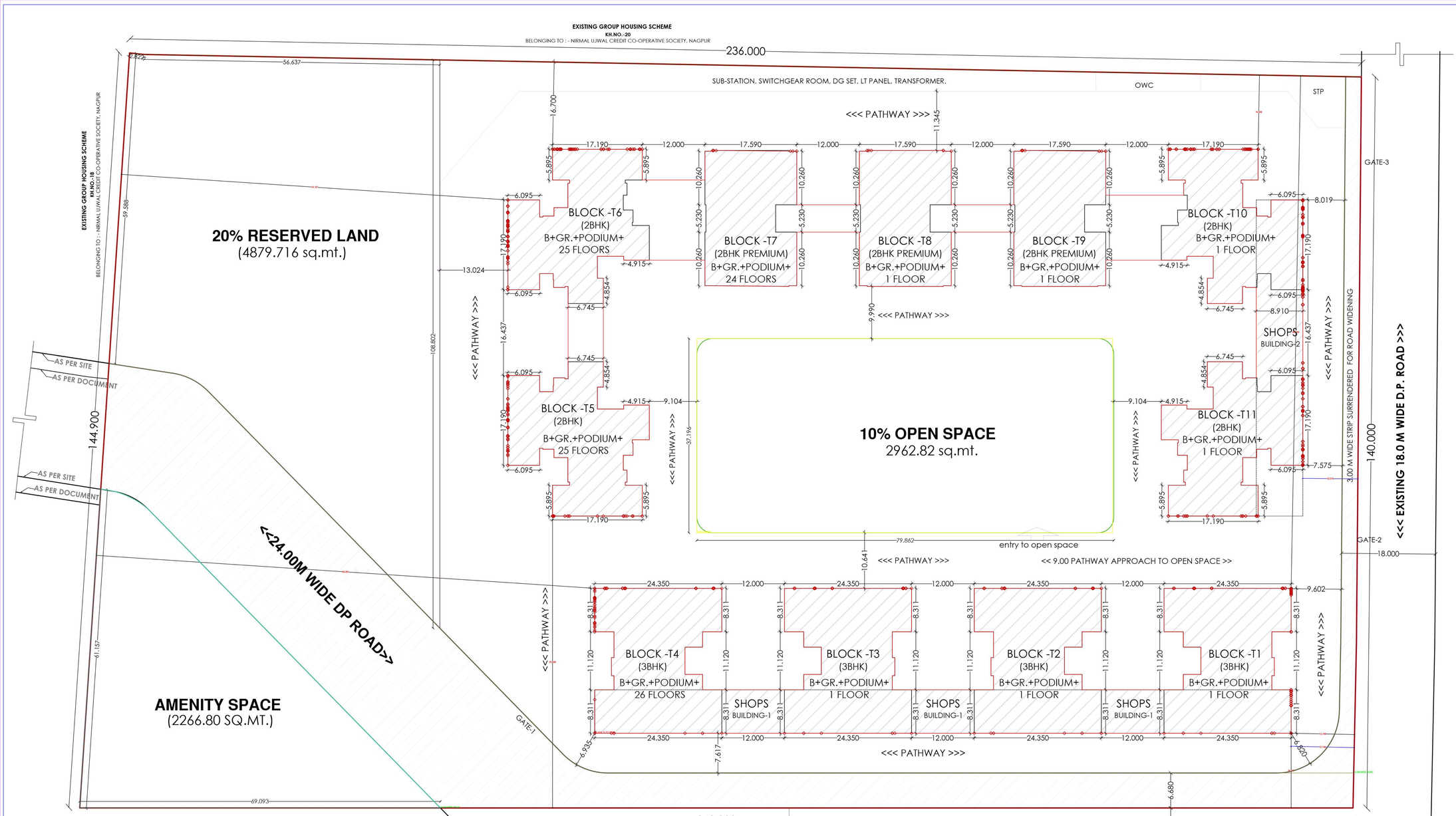


SITE PLAN

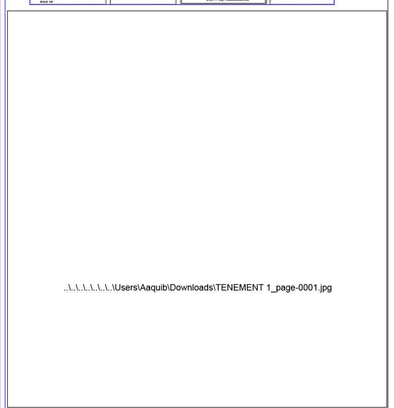
AMENITY CALCULATION		
SR.No.	NAME	AREA(SQ.M)
1	AMENITY SPACE	2267
	TOTAL	2267

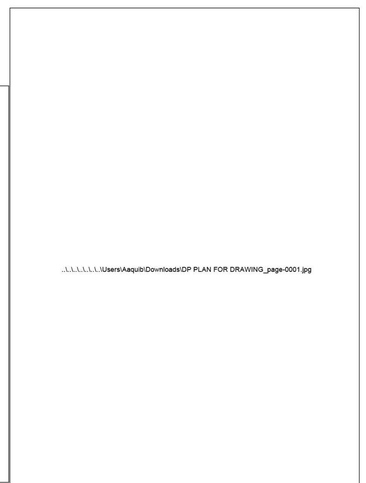
Parking Check As Per Multiplying Factor : 0.90					
Building Name	Required		Proposed		Status
	Car/Mini Bus	Scooter	Car/Mini Bus	Scooter	
Total	285	1346	391	1695	OK

Parking Check (Table 8B)						
Building Name	USE	REQ. RATIO		NO.OF Tena/Area	PRP. RATIO	
		car	Scooter		car	Scooter
BLOCK T5 T6 T7 T8 T9 T10 T11	Residential	1	5	408	204.00	1020.00
BLOCK T5 T6 T7 T8 T9 T10 T11	Residential	1	3	2	2.00	6.00
BLOCK T1 T2 T3 T4	Commertial	2	6	1965.07	39.30	117.90
BLOCK T1 T2 T3 T4	Residential	1	5	112	56.00	280.00
BLOCK T1 T2 T3 T4	Residential	1	3	2	2.00	6.00
Total	-	-	-	-	303.30	1429.90
Visitors parking(5%)	-	-	-	-	13.20	65.60
Total	-	-	-	-	316.50	1495.50

Area utilisation of Roads and Reservations							
Description of area utilisation			Area surrendered in SqM	Quatam of DR/TDR generation	Incentive, if any	Total Quatam of DR/TDR generation	Area considered for DR utiisation	Remaining area for DRC generation
Reservation type	reseravation no	Name						
-	-	24.00.m DP Road Widening	3642.30	7284.60	182.11	7466.71	0.00	7466.71
-	-	18.00.m DP Road Widening	429.47	858.94	21.47	880.41	0.00	880.41



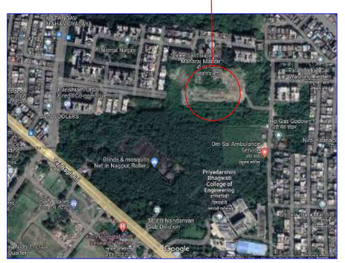




LOCATION OF THE PLOT



LOCATION OF THE PLOT



LEGENDS:
PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED DAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN DAL SHOWN BRAWN
EXISTING SHOWN BLUE HATCHED

Project Details	
Building Type :	Building Development
Zone Type :	Residential Zone with Shop line. (R-2)
Location :	Non Co
Ward No :	0
Plot No. :	-
Cts No./Servey No. :	
Sheet No. :	1
Zone Number :	Hingna
Ward Name :	
Prorata Value :	

Signature valid
Digitally signed by PRAMOD BHAURAO GAWANDE
Date: 2023.12.05 19:43:13 IST
Reason: Approved
Location: Nagpur Municipal Corporation
Project Code : NMO-22-76275
Application Number : NMC/TP/NA/201403
Proposal Number : 152632
Certificate Number : NMC/SDCR/23/APL/02091

FSI AREA STATEMENT

PLOT AREA AS PER 7/12 OR AKERV PATRIKA	- 33700.00 SQ.M.
24.0 M WIDE DP ROAD AREA	- 3642.30 SQ.M.
18.0 M WIDE DP ROAD WIDENING AREA	- 429.47 SQ.M.
AMENITY SPACE	- 2266.95 SQ.M.
MAHADA RESERVED LAND AREA	- 4879.716 SQ.M.
REMAINING PLOT AREA	- 22481.54 SQ.M.
PERMISSIBLE BASIC FSI (1.1 X 22481.54)	= 24729.71 SQ.M.
PROPOSED BASIC FSI	= **24729.71 SQ.M**
PERMISSIBLE PREMIUM PAID (0.5 X 22481.54)	= 11240.78 SQ.M.
PROPOSED PREMIUM PAID	= **3529.60 SQ.M.(31%)**
PERMISSIBLE TDR (1.15 X 22481.56)	= 25853.79 SQ.M.
QUANTAM OF 2 TIMES OF SURRENDERED AREA FOR 24.0M & 18.0m wide DP ROAD	= **8143.54 SQ.M.(31%)**

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.	33700.00
(a) As per ownership document (7/12, CTS extract)	33700.00
(b) as per TILR or City Survey measurement sheet	33700.00
(C) as per Demarcated drawing area	34144.23
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	33700.00
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	4071.77
(b) Any D.P. Reservation area	0.00
(Total a+b)	4071.77
5.Balance area of plot (3-4)	29628.23
6. Amenity Space	2266.95
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	1481.41
7. Net Plot Area (5-6)	27361.28
8. Recreational Open Space	
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed	2961.80
(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	2961.80
(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 2022-10-01 and the dimensions of sides etc. of plot stated onplan 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.

Date	Drawn By	Dealt	Orientation
19.02.2023	AR.PALASH K.	AR.AAQUIB Q.	
Scale	Checked		
1:100, 1:200	AR.HARISH C.		

DESIGN EDGE ARCHITECTS

ADDRESS: 1st floor, B-wing, NMC complex, Mangalwari, Sadar, Nagpur-440001
PHONE NO: 0712-6614035
www.designedgearchitects.in

Name Of : Owner Vitthal Mahadeo Gawande Vice Chairman Nirmal Ujwal Credit Co Operative Society LTD. Nagpur

Postal Address : ,,B/H SHIV MANDIR,,Parvati Nagar S.O,Nagpur-440027,Maharashtra

Phone No :8888029648

DESCRIPTION OF PROJECT :
Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.- 649/3

SITE ADDRESS :
KH.NO.-19, MOUZA - HARPUR, CTS. NO- 649/3, SHEET NO.-31, SITUATED AT NIRMAL NAGRI, UMRED ROAD, WARD NO.-20, TAHSIL & DISTRICT NAGPUR.

Name Of Architect : Harish, Chandwani

LOGO	ADDRESS OF OFFICE
	OFFICE :- 1st Floor, Mangalwari Complex, B Wing, Sadar, Nagpur

OWNERS SIGN -	TECHNICAL PERSON SIGN
Verified by applicant	Signature valid

1/25	SCALE - 1:100	Date: 20/02/23
	JOB NO - NMO-22-76275	CHECK BY :-

SUBMISSION DRAWING