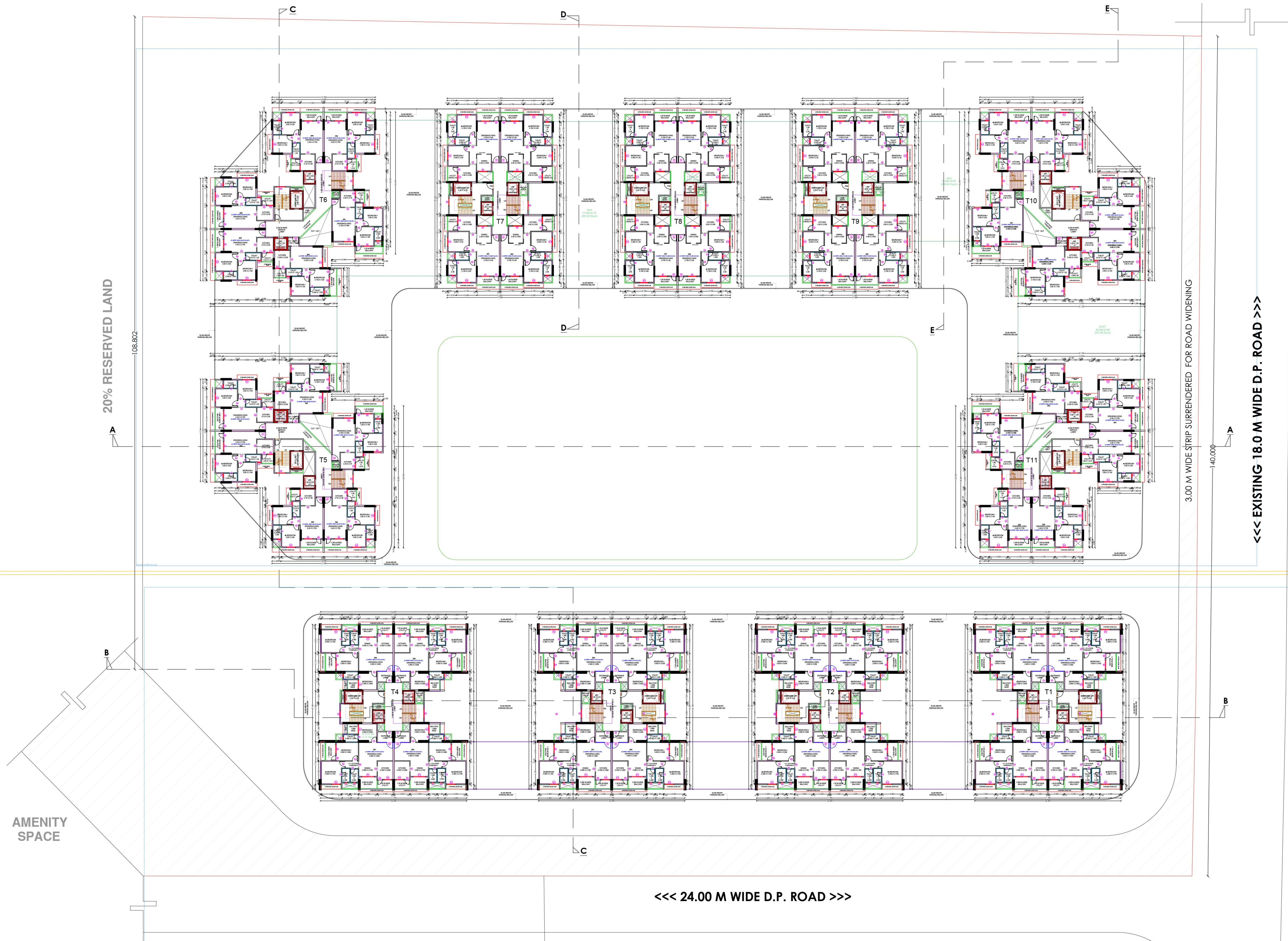

2nd FLOOR PLAN

SCALE 1:100

Project Details
Building Type - Building Development
Zone Type - Residential Zone with Shop line. (R-2)
Location - Non-Congested
Ward No - 0
Plot No. - -
Cts No./Servey No. - 649/3
Sheet No. - 1
Zone Number: Mouza Harpur
Ward Name : 50579/23 29
Prorata Value : 0.00

Signature valid
Digitally signed by PRAMOD BHAURAO GAWANDE
Date: 2023.12.05 19:43:13 IST
Reason: Approved Drawing Plan
Location: Nagpur Municipal Corporation
Project Code : NMO-22-76275
Application Number : NMO2022201403
Proposal Number : 152632
Certificate Number : NMO/B/2023/APL/02091

23 29

FSI AREA STATEMENT

PLOT AREA AS PER 7/12 OR AKRIV 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	-22481.56 SQ.M.
PERMISSIBLE BASIC FSI (1.1 X 22481.56)	= 24729.71 SQ.M
PROPOSED BASIC FSI	= **24729.71 SQ.M**
PERMISSIBLE PREMIUM PAID (0.5 X 22481.56)	= 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 Ujjwal Credit Co Operative Society LTD. Nagpur

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

Phone No.:8888029848

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 Chandnani

LOGO	ADDRESS OF OFFICE
	OFFICE - Ist Floor, Mangalwari Complex, B Wing, Sadar, Nagpur

OWNERS SIGN -	TECHNICAL PERSON SIGN
Verified by applicant	Signature valid

6/25	SCALE - 1:100	Date: 20/02/23
	JOB NO - NMO-22-76275	CHECK BY - -

SUBMISSION DRAWING