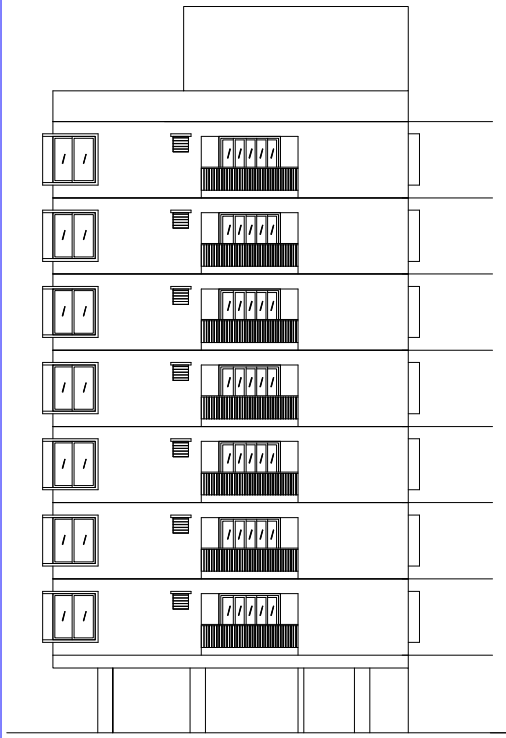
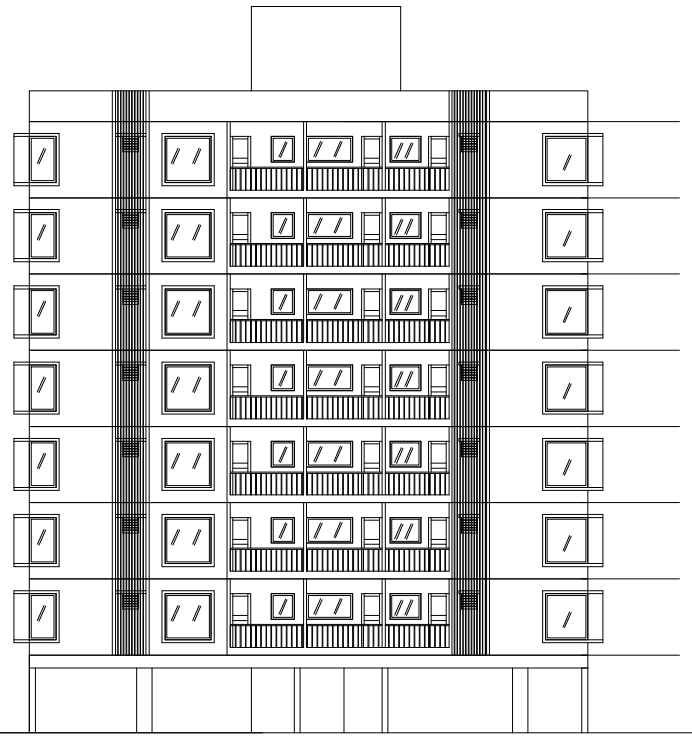
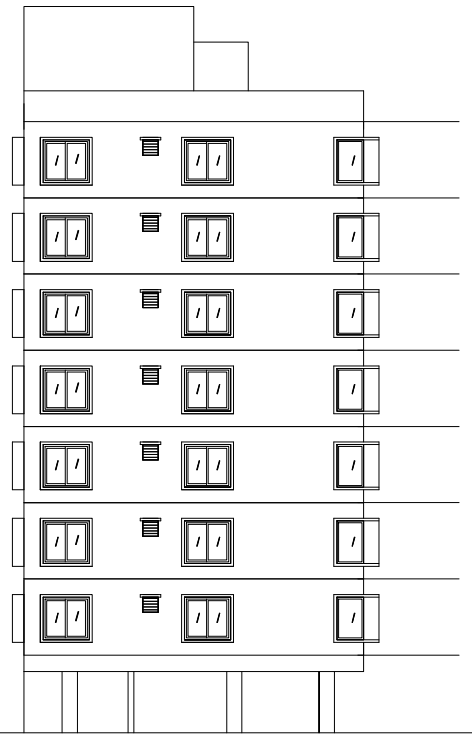


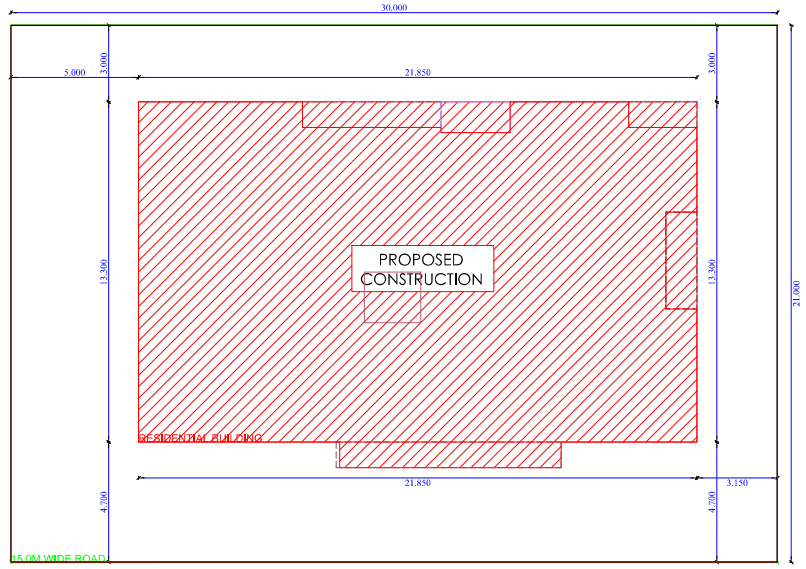
SOUTH SIDE ELEVATION



FRONT SIDE ELEVATION

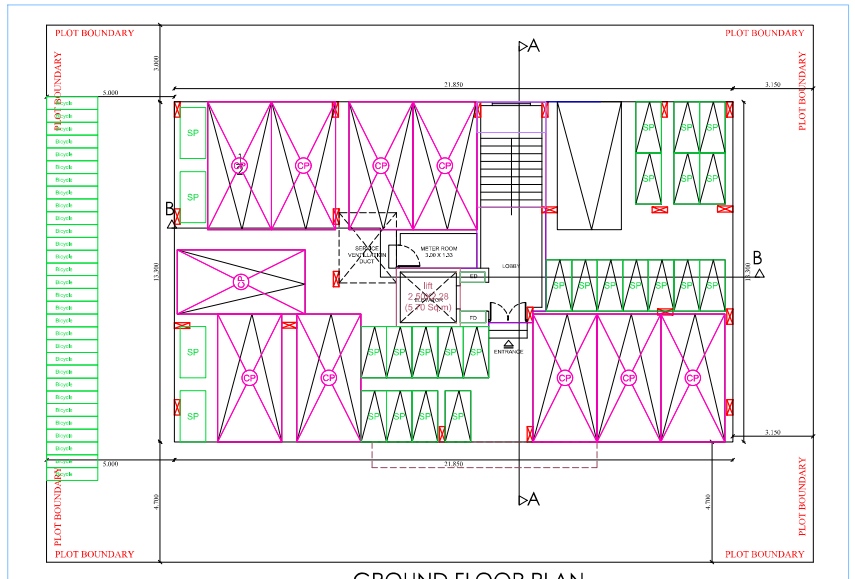


NORTH SIDE ELEVATION



15 M. WIDE ROAD

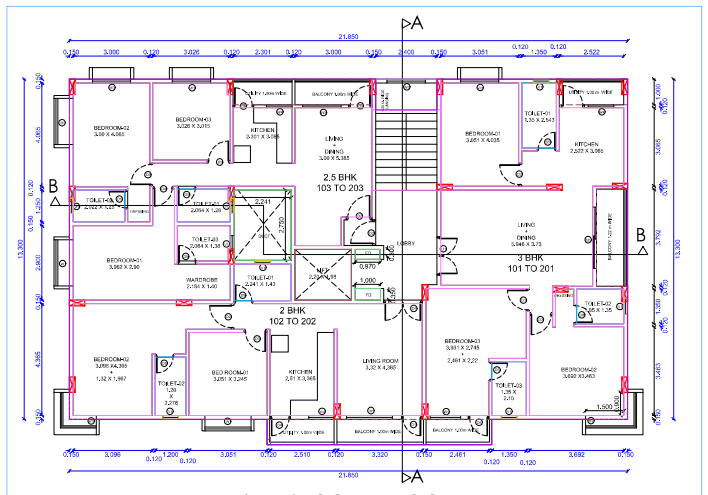
SITE PLAN



GROUND FLOOR PLAN

SCALE-1:100

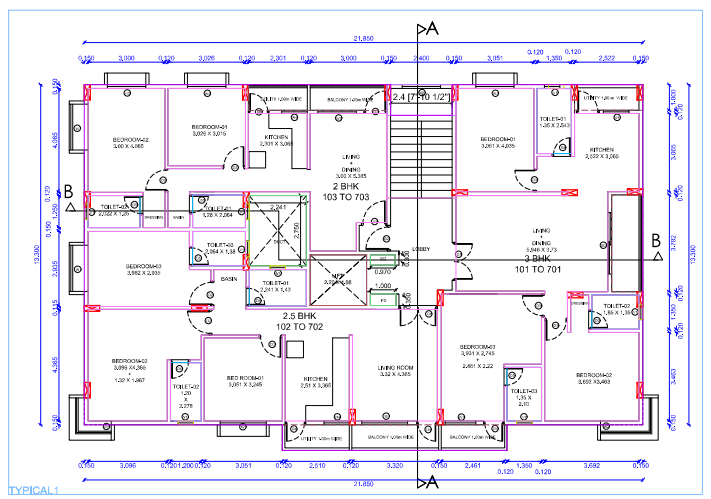
GF



FIRST & SECOND FLOOR PLAN

SCALE-1:100

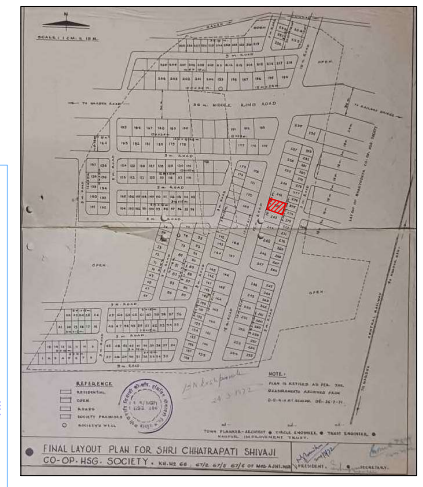
TSF&SND 2ND FL

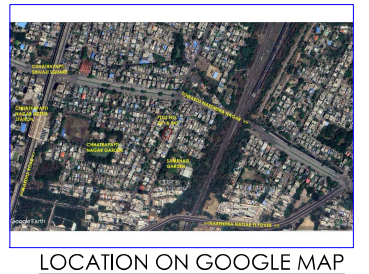


THIRD TO SEVENTH FLOOR PLAN

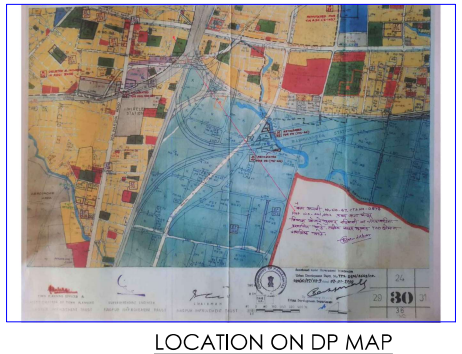
SCALE-1:100

TYPICAL 1



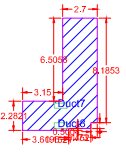


LOCATION ON GOOGLE MAP



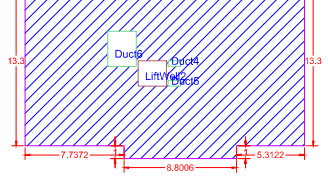
LOCATION ON DP MAP

BUILT-UP AREA CALCULATION GF RESIDENTIAL BUILDING



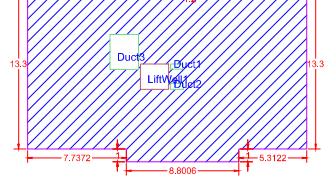
BUILT-UP AREA CALCULATION FOR GF RESIDENTIAL BUILDING				
AREA NAME	LENGTH	WIDTH	Area(Sq.M)	
BLOCK	8.79	5.85	30.30	
			BLOCK AREA TOTAL =30.30Sq.M	
Duct8	-	-	0.44	
Duct7	-	-	0.38	
			TOTAL Deduction =0.82Sq.M	
			Net BuiltUp Area =29.53 Sq.M	

BUILT-UP AREA CALCULATION 1ST AND 2ND FL RESIDENTIAL BUILDING



BUILT-UP AREA CALCULATION FOR 1ST AND 2ND FL RESIDENTIAL BUILDING			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	21.85	14.30	296.52
		BLOCK AREA TOTAL =296.52Sq.M	
LiftWell2	-	-	4.35
Duct8	-	-	6.16
Duct5	-	-	0.44
Duct1	-	-	0.38
		TOTAL Deduction =11.33Sq.M	
		Net BuiltUp Area =285.19 Sq.M	

BUILT-UP AREA CALCULATION TYPICAL RESIDENTIAL BUILDING



BUILT-UP AREA CALCULATION FOR TYPICAL RESIDENTIAL BUILDING			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	21.85	14.30	296.52
		BLOCK AREA TOTAL =296.52Sq.M	
LiftWell1	-	-	4.35
Duct3	-	-	6.16
Duct2	-	-	0.44
Duct11	-	-	0.38
		TOTAL Deduction =11.33Sq.M	
		Net BuiltUp Area =285.19 Sq.M	

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No.	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
RESIDENTIAL BUILDING	1ST AND 2ND FL	103,203	2	71.47	0.00	0.00	71.47
RESIDENTIAL BUILDING	1ST AND 2ND FL	102,202	2	61.09	0.00	0.00	61.09
RESIDENTIAL BUILDING	1ST AND 2ND FL	101,201	2	85.23	0.00	0.00	85.23
RESIDENTIAL BUILDING	TYPICAL	102,402,502,602,7 02	5	78.86	0.00	0.00	78.86
RESIDENTIAL BUILDING	TYPICAL	101,401,501,601,7 01	5	85.27	0.00	0.00	85.27
RESIDENTIAL BUILDING	TYPICAL	103,403,503,603,7 03	5	84.05	0.00	0.00	84.05

Parking Check (Table 8D)

Building Name	USE	TENAMENT AREA	RATIO		NO.OF Tenc/Area/Units	Required		
			car	Scooter		car	Scooter	Transport Vehicle/Ambula nce/Mini Bus
RESIDENTIAL BUILDING	Residential	2,50	2,50	5,00	5	20	25	30
RESIDENTIAL BUILDING	Residential	7,00	14,00	7,00	7	20	25	30
RESIDENTIAL BUILDING	Residential	9,00	9,00	18,00	9	20	25	30
Total	-	18,50	25,50	30,00	-	20	25	30

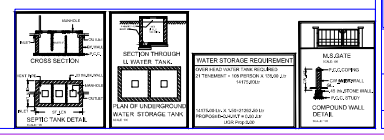
RESIDENTIAL BUILDING

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	Deduction	FSIAREA
RESIDENTIAL BUILDING	TYPICAL	0,00	1482,60	0,00	0,00	0,00	0,00	101,75	0,00	0,00	21,75	34,90	0,00	0,00	1425,95
RESIDENTIAL BUILDING	1ST AND 2ND FL	0,00	593,04	0,00	0,00	0,00	0,00	43,02	0,00	0,00	8,70	13,96	0,00	0,00	570,38
RESIDENTIAL BUILDING	GF	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
RESIDENTIAL BUILDING	Total	0,00	2075,64	0,00	0,00	0,00	0,00	150,77	0,00	0,00	30,45	48,86	0,00	0,00	1996,33

FSI DETAILS

SI Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 40% of (2+3+4+5)	Ancillary Area 60% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1,10	0,80	0,00	0,00	0,00	0,00	2,00	0,00	0,00
9.2 Existing Consumed Index	1,29	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00
9.3 Balance Index to be Consume	1,29	0,80	0,00	0,00	0,00	0,00	0,00	0,00	0,00
9.4 Total Permissible PLine Area(s)	813,00	567,00	0,00	0,00	756,63	0,00	2136,63	0,00	0,00
9.5 Proposed P Line Area (Should not exceed 9.4)	813,00	448,06	0,00	0,00	735,27	0,00	1996,33	0,00	1996,33
9.6 Index Consumed	1,29	0,71	0,00	0,00	0,00	0,00	2,00	0,00	0,00

Owner details		
Owner Name	Postal Address	Contact Number
SHRI. SUDHAKAR KESHAO BADGE	Plot no 21,Wathoda Ring Road,Vathoda,Nagpur,Ma harashtra-440035	9970835722
SURENDRA RAMKUMAR MEGHAL	NAGPUR	
CHANDRAKANT MANOHARRAO KAWALE	NAGPUR	
SUNIL VITHOBAJI KUMBHARE	NAGPUR	
MOHAN SHANKAR KAKDE	NAGPUR	
SUDHAKAR KESHAO BADGE	NAGPUR	
YASHWANT BHALCHANDRA DESHPANDE	NAGPUR	



Signature Not Verified

Digitally signed by Prakash Bhaurao Gawande
Date: 2024.04.26 19:14:52 IST
Reason: Approved Drawing
Location: Nagpur Municipal Corporation
Application Number : NMC/2024/30377
Proposal Number : 251409
Certificate Number : NMC/P/2024/APL/02586

Deputy Director Of Town Planning
Date: 23/03/2024

PROPOSED RESIDENTIAL BUILDING AT PLOT NO.241& 242 OUT OF THE SANCTIONED LAYOUT OF CHHATRAPATI SHIVAJI CO-OPERATIVE HOUSING SOCIETY LTD., BEING A PORTION OF THE ENTIRE LAND BEARING CORPORATION HOUSE NO. 1226/241 & 1226/242, CITY SURVEY NO. 2878 & SHEET NO. 82/889, MOUZA- AJNI, SITUATED AT CHHATRAPATI NAGAR, NAGUR WITHIN THE LIMITS OF NAGPUR MUNICIPAL CORPORATION WARD NO. 6 IN TAHL & DISTRICT NAGPUR

Proforma I : Area Statement	
1. Area of plot- (Minimum area of a, b, c to be considered) or area of subplot with sanctioned fayout No, and subplot No.	630.00
(a) As per ownership document (7/12, CTS extract)	630.00
(b) as per TILR or City Survey measurement sheet	630.00
(c) as per Demarcated drawing area	630.00
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	630.00
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)	630.00
6. Amenity Space	AMENITY_AREA
(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)	630.00
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,than 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_____ 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.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect/Licensed no. of Licensed Engineer/ Supervisor

LEGENDS

KAKDE SUDHAKAR KESHAO BADGE
Postal Address - Plot no 21,Wathoda Ring Road,Vathoda,Nagpur,Maharashtra-440035,NAGPUR ,NAGPUR

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
BUILDING ON CTS, NO./SURVEY NO.- 2878

SITE ADDRESS :
PROPOSED RESIDENTIAL BUILDING AT PLOT NO.241& 242 OUT OF THE SANCTIONED LAYOUT OF CHHATRAPATI SHIVAJI CO-OPERATIVE HOUSING SOCIETY LTD., BEING A PORTION OF THE ENTIRE LAND BEARING CORPORATION

Name Of Architect - vishal khadkar

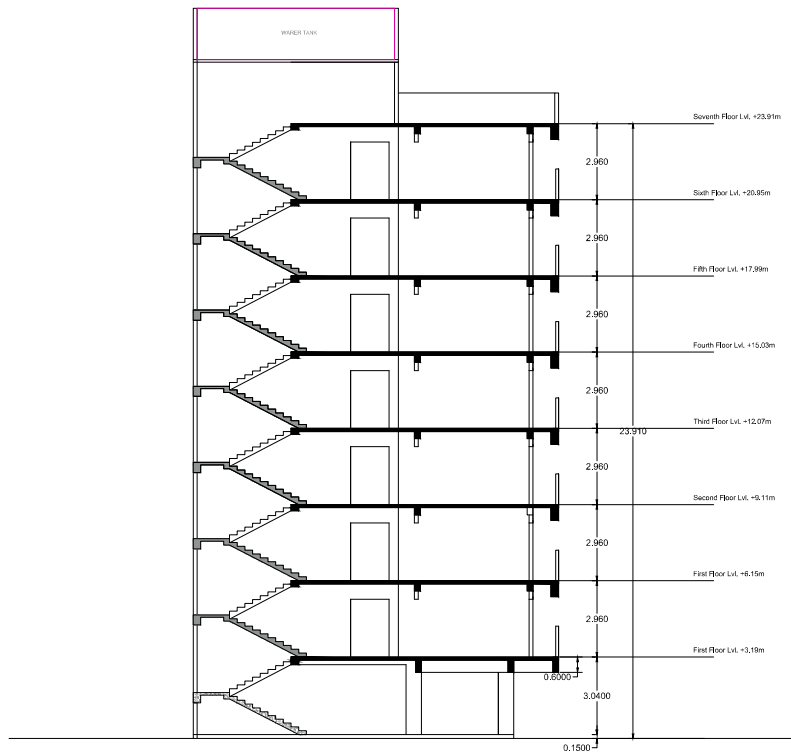
LOGO	ADDRESS OF OFFICE
	OFFICE - 101 Shivaji Nagar Nagpur

OWNERS SIGN -	TECHNICAL PERSON SIGN
	Verified by applicant

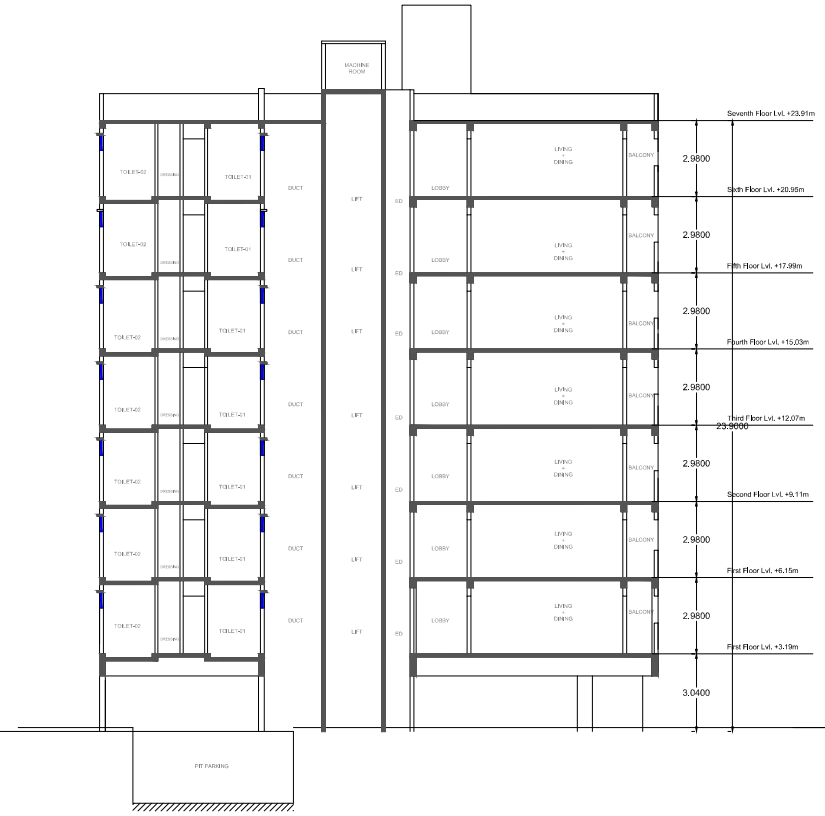
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Digitally signed by Prakash Bhaurao Gawande
Date: 2024.04.26 19:14:52 IST
Reason: Approved Drawing
Location: Nagpur Municipal Corporation
Application Number : NMC/2024/30377
Proposal Number : 251409
Certificate Number : NMC/P/2024/APL/02586

SCALE- 1:100	Date: 19/03/24
JOB NO.- NMO-24-25001	CHECK BY - -

SUBMISSION DRAWING



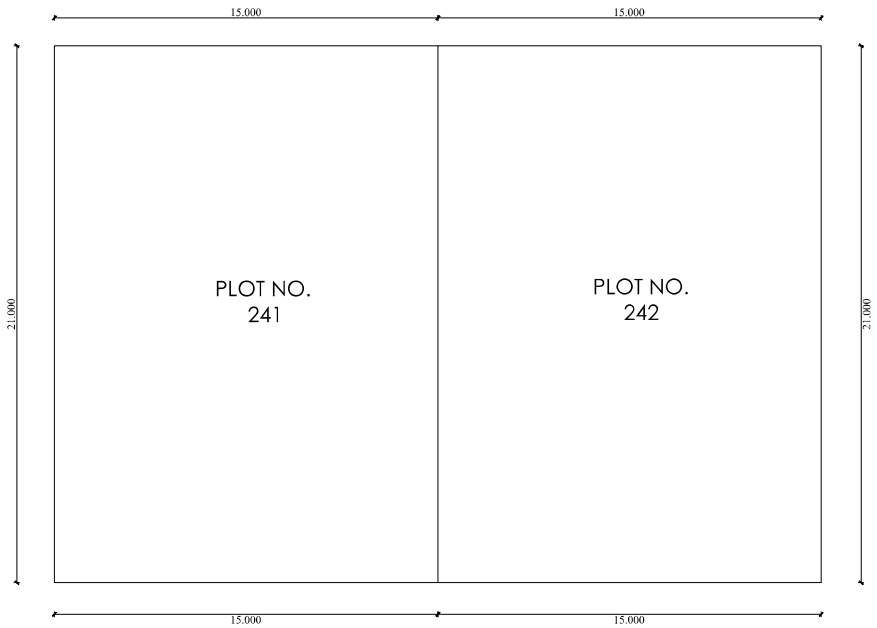
SECTION AA



SECTION BB

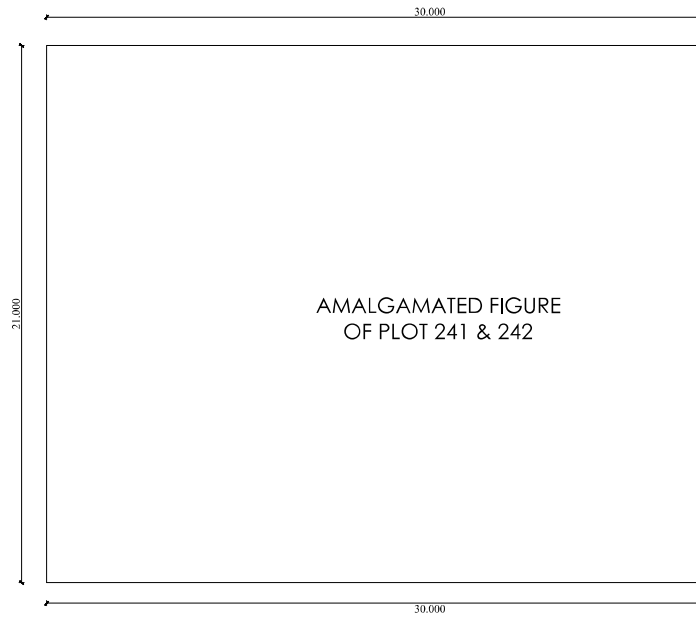


EAST SIDE ELEVATION



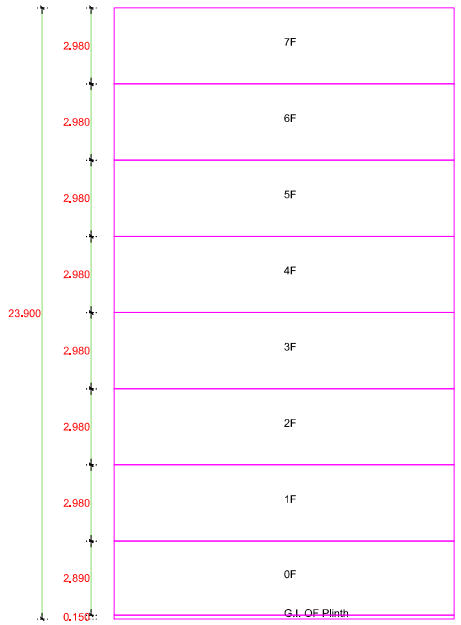
PLAN OF PLOTS 241 & 242

SCALE-1:100



PLAN OF AMALGAMATED
FIGURE OF PLOT NO. 241 & 242

SCALE-1:100



SECTION VIEW - RESIDENTIAL BUILDING

REVDEVTABLE

SR.No	Building/Tenement No.	Carpet Area Per Tenement	BUA Per Tenement	STAUS OF OCCUPANT	Number Of Tenements	Residenntial/ Non Residential	carpet below 27, 87 SqM,	Total	Incentive 10% per tenement for owner	Total incenitve	10sq m BUA addition if tenement is less than 45 SqM upto 27 SqM built up	Total of 10 SqM addition	Addition to 10% 0r 50% Incentive
0	1	47	57,20		1	Residential	0	0	17	57,20	-	-	78
1	1	47	57,20		1	Residential	0	0	17	57,20	-	-	78
2	1	47	57,20		1	Residential	0	0	17	57,20	-	-	78
3	1	47	57,20		1	Residential	0	0	17	57,20	-	-	78
4	1	47	57,20		1	Residential	0	0	17	57,20	-	-	78
5	1	47	57,20		1	Residential	0	0	17	57,20	-	-	78
6	1	30	58,00		1	Residential	0	0	17	58,00	-	-	54

AREA STATEMENT OF PLOTS

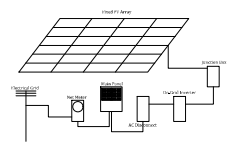
PLOT NO.	LENGTH	WIDTH	AREA IN SQ.M
241	15.00	21.00	315.00
242	15.00	21.00	315.00

AREA STATEMENT OF AMALGAMATED PLOTS 241 & 242

PLOT NO.	LENGTH	WIDTH	AREA IN SQ.M
241 & 242	30.00	21.00	630.00

Project Details

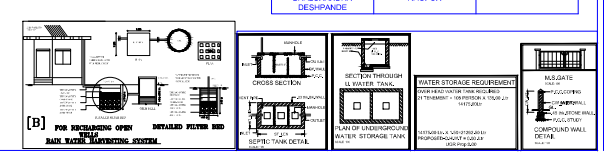
Proposal code -NMO-24-09144
Zone Type - Residential Zone - R-2, R-3
Location - TOD
Name of service - Building Development
Sub service -
Cts No./Survey No. - 2878
Tahsil : Mauza Ajani
Mouza : 19.316/82(669)-
Prorata Value : 0.00



SCHEMATIC LAYOUT FOR INSTALLATION PV NET METERING SYSTEM

.82(669

Owner details		
Owner Name	Postal Address	Contact Number
SHRI. SUDHAKAR KESHAO BADGE	Plot no 21,Wathoda Ring Road,Vathoda Nagpur,Ma harashtra-440035	9970835722
SURENDRA RAMKUMAR MEGHAL	NAGPUR	
CHANDRAKANT MANOHARRAO KAWALE	NAGPUR	
SUNIL VITHOBAJI KUMBHARE	NAGPUR	
MOHAN SHANKAR KAKDE	NAGPUR	
SUDHAKAR KESHAO BADGE	NAGPUR	
YASHWANT BHALCHANDRA DESHPANDE	NAGPUR	



RAIN WATER HARVESTING SYSTEM

Signature Not Verified

Digitally signed by Prashant Bhaurao Gawande
Date: 2024.04.26 19:14:52 IST
Reason: Approved Drawing
Location: Nagpur Municipal Corporation
Application Number : NMO/2024/20377
Proposal Number : 251496
Certificate Number : NMO/2024/APL/02586

Deputy Director Of Town Planning
Date: 23/03/2024

PROPOSED RESIDENTIAL BUILDING AT PLOT NO.241& 242 OUT OF THE SANCTIONED LAYOUT OF CHHATRAPATI SHIVAJI CO-OPERATIVE HOUSING SOCIETY LTD., BEING A PORTION OF THE ENTIRE LAND BEARING CORPORATION HOUSE NO. 1226/241 & 1226/242 , CITY SURVEY NO.,2878 & SHEET NO. 82(669) , MOUZA- AJNI, SITUATED AT CHHATRAPATI NAGAR, NAGUR WITHIN THE LIMITS OF NAGPUR MUNICIPAL CORPORATION, WARD NO. 5 IN TAHL & DISTRICT NAGPUR

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.	630.00
(a) As per ownership document (7/12, CTS extract)	630.00
(b) as per TILR or City Survey measurement sheet	630.00
(c) as per Demarcated drawing area	630.00
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	630.00
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)	630.00
6. Amenity Space	AMENITY_AREA
(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)	630.00
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,than 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 _____ 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.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect/Licensed no. of Licensed Engineer/ Supervisor

LEGENDS:

KAKDE,SUDHAKAR KESHAO BADGE
Postal Address : Plot no 21,Wathoda Ring Road,Vathoda,Nagpur,Maharashtra-440035,NAGPUR ,NAGPUR

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.- 2878

SITE ADDRESS :
PROPOSED RESIDENTIAL BUILDING AT PLOT NO.241& 242 OUT OF THE SANCTIONED LAYOUT OF CHHATRAPATI SHIVAJI CO-OPERATIVE HOUSING SOCIETY LTD., BEING A PORTION OF THE ENTIRE LAND BEARING CORPORATION

Name Of Architect : vishal khedikar

LOGO	ADDRESS OF OFFICE
	OFFICE = 101 Shivaji Nagar Nagpur

OWNERS SIGN = | TECHNICAL PERSON SIGN

Verified by applicant

Signature Not Verified
Digitally signed by Prashant Bhaurao Gawande
Date: 2024.04.26 19:14:52 IST
Reason: Approved Drawing
Location: Nagpur Municipal Corporation

SCALE - 1:100 | Date: 19/03/2024

JOB NO.= NMO-24-25061 | CHECK BY --

SUBMISSION DRAWING