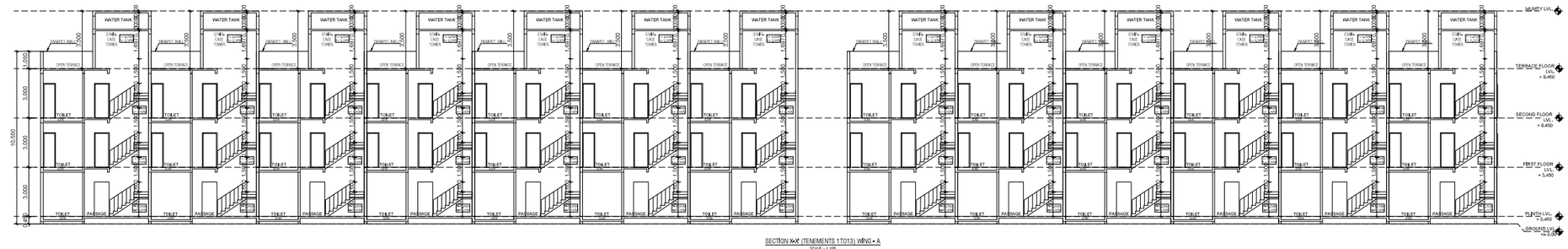
Plan No.2

Signature valid

Digitally signed by LALIT YASHWANT KAUT
Date: 2024.05.14 10:21:19 IST
Reason: Approved by Nagpur Metropolitan Region Development Authority
Location: Nagpur Maharashtra
Project Code: NMRDA/B/2023/APL/00367
Application Number : NMRDA/B/2023/APL/00367
Proposal Number : 151582
Certificate Number : NMRDA/B/2023/APL/00329



FRONT ELEVATION (TENEMENTS 1TO13) WING - A
SCALE - 1:100



SECTION X-X (TENEMENTS 1TO13) WING - A
SCALE - 1:100

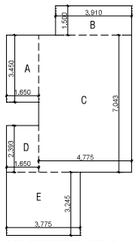
Project Details	
Building Type -	Building Development
Zone Type -	Residential Zone with Shop line. (R-2)
Location -	Non-Congested
Ward No -	A
Plot No. -	1
Cts No./Servey No. -	12/1[]
Sheet No. -	1
Zone Number:	KAMPTEE
Ward Name :	PAWANGAON
Prorata Value :	0J/0

SHEET NO. - 04 OF 12
ROW HOUSE (TENAMENTS 01 TO 13) WING- A

PROPOSED MULTY - FAMILY RESIDENTIAL BUILDING PLAN ON KH. NO.-12/1A,P.H. NO. -18,MOUZA- PAWANGAON, TAL.-KAMPTEE, DIST. - NAGPUR

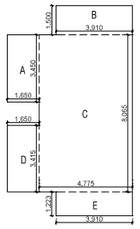
BELONGING TO :
1)SHRI. MANOJ LAXMIKANT ITKELWAR
2)SHRI. RAJIV LAXMIKANT ITKELWAR

CARPET AREA STATEMENT (WING - A)						
NAME	SIZE				AREA	
(A)	1.650	X	3.450	1	5.693	Sq.m.
(B)	3.910	X	1.500	1	5.865	Sq.m.
(C)	4.775	X	7.043	1	33.630	Sq.m.
(D)	1.650	X	2.393	1	3.948	Sq.m.
(E)	3.775	X	3.245	1	12.250	Sq.m.
TOTAL CARPET AREA OF SECOND FLOOR (ROW HOUSE 01 & 13)				=	61.386	Sq.m.
TOTAL CARPET AREA ON G.F + F.F.+S.F. (TENEMENTS 01 & 13)				=	61.148 + 60.485+61.386	Sq.m.
				=	183.019	Sq.m.



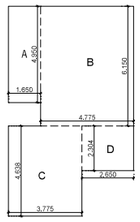
CARPET AREA PLAN OF SECOND FLOOR (TENEMENTS 01 TO 13)
SCALE - 1:100

CARPET AREA STATEMENT (WING - A)						
NAME	SIZE				AREA	
(A)	1.650	X	3.450	1	5.693	Sq.m.
(B)	3.910	X	1.500	1	5.865	Sq.m.
(C)	4.775	X	8.065	1	38.510	Sq.m.
(D)	1.650	X	3.415	1	5.635	Sq.m.
(E)	3.910	X	1.223	1	4.782	Sq.m.
TOTAL CARPET AREA OF FIRST FLOOR (ROW HOUSE 01 & 13)				=	60.485	Sq.m.

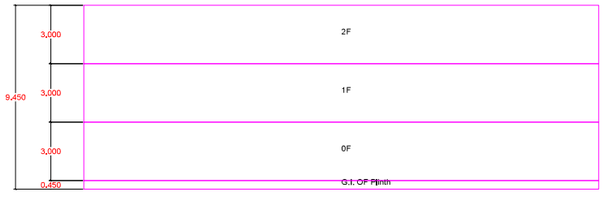


CARPET AREA PLAN OF FIRST FLOOR (TENEMENTS 01 TO 13)
SCALE - 1:100

CARPET AREA STATEMENT (WING-A)						
NAME	SIZE				AREA	
(A)	1.650	X	4.950	1	8.168	Sq.m.
(B)	4.775	X	6.150	1	29.366	Sq.m.
(C)	3.775	X	4.638	1	17.508	Sq.m.
(D)	2.650	X	2.304	1	6.106	Sq.m.
TOTAL CARPET AREA OF GROUND FLOOR (TENEMENTS 14 & 27)				=	61.148	Sq.m.



CARPET AREA PLAN OF GROUND FLOOR (TENEMENTS 01 TO 13)
SCALE - 1:100



SECTION VIEW - WING A

Proforma 1 - 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.	35007.89
(a) As per ownership document (7/12, CTS extract)	35007.89
(b) as per TILR or City Survey measurement sheet	35007.89
(c) as per Demarcated drawing area	35042261827
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	35007.89
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)	35007.89
6. Amenity Space	3112.02
(Applicable if (1) > 20000 sqmt	-
(Required <a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	1750.39
7. Net Plot Area (5-6)	31894.97
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt + 10 % of (6) is required.	3500.78
Proposed	3810.42
(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	3810.42
(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 % Rend value of land as(7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2023-10-01 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 : Plot N.261,HUL104,Sushila Bhavan,Wardha Road,New Lloyd Housing Society ,Nagpur,Nagpur,440010,Maharashtra,PLOT NO.-,B/K,MANEWADA (BRUTI),CHITLE MARG,DHANTOLI,PATWARDHAN GROUND S.O.,NAGPUR,

DESCRIPTION OF PROJECT :
Type of Proposal : Group Housing
BUILDING ON CTS. NO./SURVEY NO.=12/1□

SITE ADDRESS :
KH.NO.=12/1A,P.H.NO. =18,MOUZA- PAWANGAON, □ □ TAL.=KAMPTEE, DIST. =NAGPUR

Name Of Architect :-Chandrashekhar ADDITRAO Girdapure

CODO :

ADDRESS OF OFFICE :
OFFICE -
40,22 MEI COLONY, RAMBAG ROAD, MEDICAL SQUARE

OWNERS SIGN :-

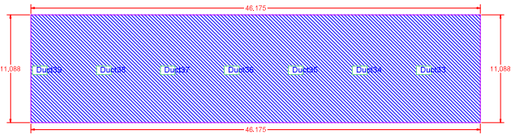
TECHNICAL PERSON SIGN

SCALE= 1:100 | Date: 09/03/23
JOB NO.= MMR24-25-00646 | CHECK BY: --

SUBMISSION DRAWING

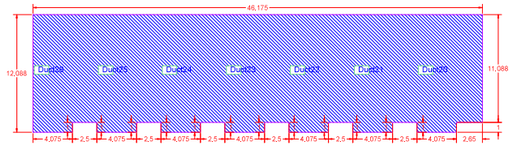
Verified by applicant

Signature valid



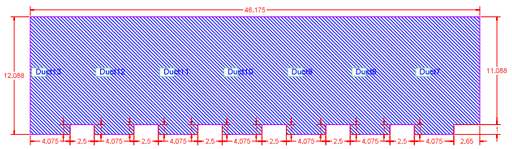
BUILT-UP AREA CALCULATION GROUND FLOOR PLAN WING A

BUILT UP AREA CALCULATION FOR GROUND FLOOR PLAN WING A			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	46.17	11.09	511.98
BLOCK AREA TOTAL =511.98Sq.M			
Duct39	-	-	1.35
Duct38	-	-	1.35
Duct37	-	-	1.35
Duct36	-	-	1.35
Duct35	-	-	1.35
Duct34	-	-	1.35
Duct33	-	-	1.35
TOTAL Deduction =9.45Sq.M			
Net BuiltUp Area =502.53 Sq.M			



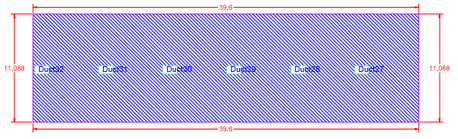
BUILT-UP AREA CALCULATION 1ST FLOOR PLAN WING A

BUILT UP AREA CALCULATION FOR 1ST FLOOR PLAN WING A			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	46.17	12.09	540.51
BLOCK AREA TOTAL =540.51Sq.M			
Duct26	-	-	1.35
Duct25	-	-	1.35
Duct24	-	-	1.35
Duct23	-	-	1.35
Duct22	-	-	1.35
Duct21	-	-	1.35
Duct20	-	-	1.35
TOTAL Deduction =9.45Sq.M			
Net BuiltUp Area =531.06 Sq.M			



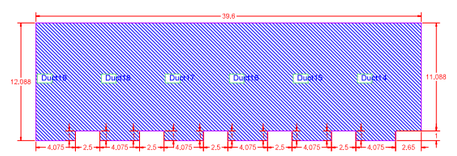
BUILT-UP AREA CALCULATION 2ND FLOOR PLAN WING A

BUILT UP AREA CALCULATION FOR 2ND FLOOR PLAN WING A			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	46.17	12.09	540.51
BLOCK AREA TOTAL =540.51Sq.M			
Duct13	-	-	1.35
Duct12	-	-	1.35
Duct11	-	-	1.35
Duct10	-	-	1.35
Duct9	-	-	1.35
Duct8	-	-	1.35
Duct7	-	-	1.35
TOTAL Deduction =9.45Sq.M			
Net BuiltUp Area =531.06 Sq.M			



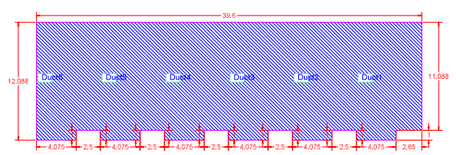
BUILT-UP AREA CALCULATION GROUND FLOOR PLAN WING A

BUILT UP AREA CALCULATION FOR GROUND FLOOR PLAN WING A			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	39.60	11.09	439.08
BLOCK AREA TOTAL =439.08Sq.M			
Duct32	-	-	1.35
Duct31	-	-	1.35
Duct30	-	-	1.35
Duct29	-	-	1.35
Duct28	-	-	1.35
Duct27	-	-	1.35
TOTAL Deduction =8.10Sq.M			
Net BuiltUp Area =430.98 Sq.M			



BUILT-UP AREA CALCULATION 1ST FLOOR PLAN WING A

BUILT UP AREA CALCULATION FOR 1ST FLOOR PLAN WING A			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	39.60	12.09	463.53
BLOCK AREA TOTAL =463.53Sq.M			
Duct19	-	-	1.35
Duct18	-	-	1.35
Duct17	-	-	1.35
Duct16	-	-	1.35
Duct15	-	-	1.35
Duct14	-	-	1.35
TOTAL Deduction =8.10Sq.M			
Net BuiltUp Area =455.43 Sq.M			



BUILT-UP AREA CALCULATION 2ND FLOOR PLAN WING A

BUILT UP AREA CALCULATION FOR 2ND FLOOR PLAN WING A			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	39.60	12.09	463.53
BLOCK AREA TOTAL =463.53Sq.M			
Duct8	-	-	1.35
Duct5	-	-	1.35
Duct4	-	-	1.35
Duct3	-	-	1.35
Duct2	-	-	1.35
Duct1	-	-	1.35
TOTAL Deduction =8.10Sq.M			
Net BuiltUp Area =455.43 Sq.M			