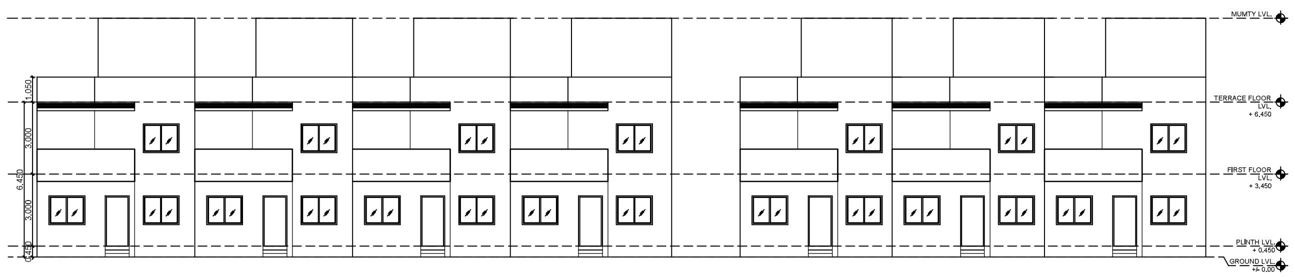
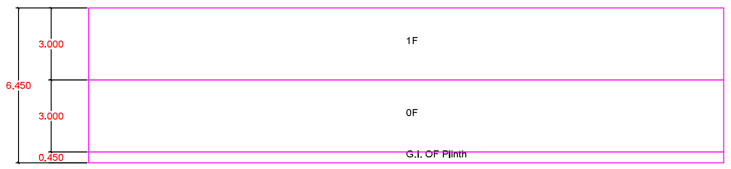
Plan NO.8

Signature valid

Digitally signed by LALIT YASHWANT RAUT
Date: 2024.05.14 18:11:12 IST
Reason: Approved Drawing Plan
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-22-80646
Application Number : NMRDA202200367
Proposal Number : 151540
Certificate Number : NMRDA/B/2023/APL/00329



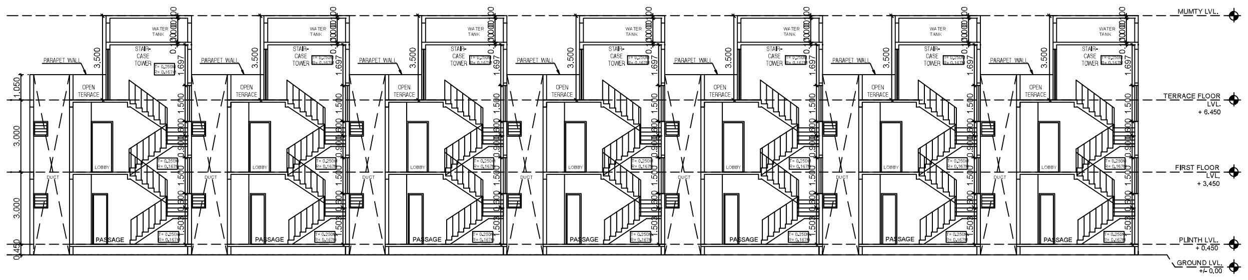
FRONT ELEVATION(TENEMENTS 42 TO 55) WING - D
SCALE - 1:100



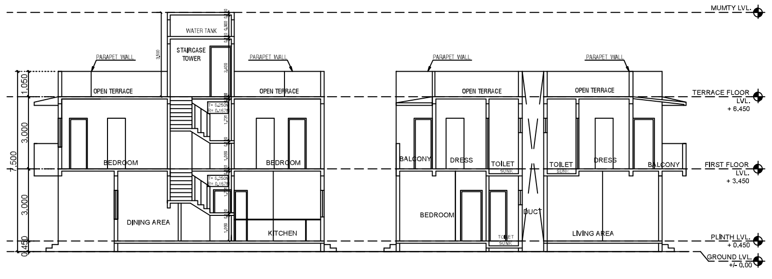
SECTION VIEW - WING D

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 :	0.00



SECTION X-X'(TENEMENTS 42 TO 55) WING - D
SCALE - 1:100



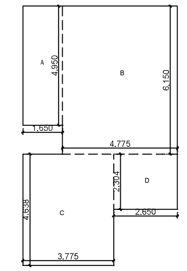
SECTION Y-Y' (TENEMENTS 42 TO 55) WING - D
SCALE - 1:100

SHEET NO. - 10 OF 12

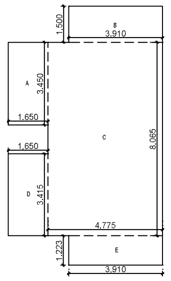
ROW HOUSE (TENEMENTS 42 TO 55) WING-D

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



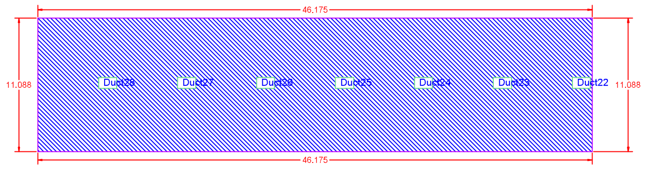
CARPET AREA KYE PLAN
OF GROUND FLOOR (TENEMENTS 42 TO 55) WING - D
SCALE :- 1:100



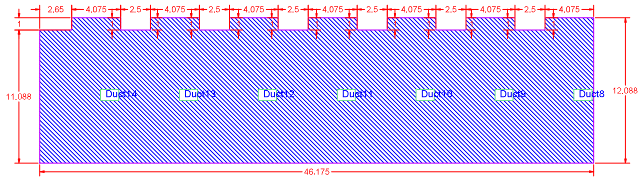
CARPET AREA KYE PLAN
OF FIRST FLOOR (TENEMENTS 42 TO 55) WING - D
SCALE :- 1:100

CARPET AREA STATEMENT (WING-D)						
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 42 & 55)				=	**61.148**	**Sq.m.**

CARPET AREA STATEMENT (WING - D)						
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 42 & 55)				=	**60.485**	**Sq.m.**
TOTAL CARPET AREA ON G.F + F.F. (TENEMENTS 42 & 55)				=	**61.148 + 60.485**	**Sq.m.**
				=	**121.633**	**Sq.m.**



BUILT-UP AREA CALCULATION GROUND FLOOR PLAN WING D



BUILT-UP AREA CALCULATION 1ST FLOOR PLAN WING D

BUILT UP AREA CALCULATION FOR GROUND FLOOR PLAN WING D			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	46.18	11.09	511.98
BLOCK AREA TOTAL =511.98Sq.M			
Duct28	-	-	1.35
Duct27	-	-	1.35
Duct26	-	-	1.35
Duct25	-	-	1.35
Duct24	-	-	1.35
Duct23	-	-	1.35
Duct22	-	-	1.35
TOTAL Deduction =9.45Sq.M			
Net BuiltUp Area =502.53 Sq.M			

BUILT UP AREA CALCULATION FOR 1ST FLOOR PLAN WING D			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	46.18	12.09	540.51
BLOCK AREA TOTAL =540.51Sq.M			
Duct14	-	-	1.35
Duct13	-	-	1.35
Duct12	-	-	1.35
Duct11	-	-	1.35
Duct10	-	-	1.35
Duct9	-	-	1.35
Duct8	-	-	1.35
TOTAL Deduction =9.45Sq.M			
Net BuiltUp Area =531.06 Sq.M			

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.	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	300402618.27
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	3112.92
(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 % land value of land at (7) as per annual statement of rate.	-

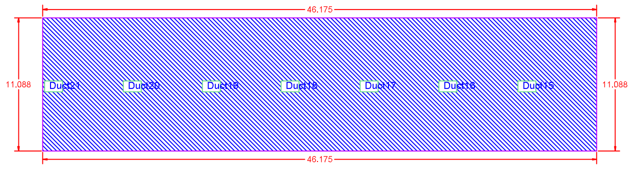
Certificate of Area:
Certified that the plot under reference was surveyed by me on 2022-10-01 and the dimensions of sides etc. of plot stated onplan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/Land Records Department/City 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

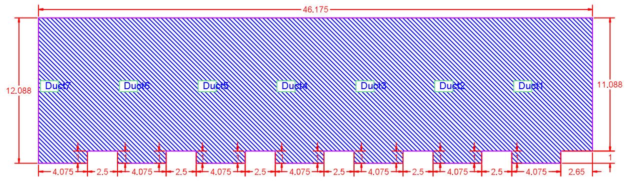
Architect/ Licensed Engineer/ Supervisor name and signature

Job No.



BUILT-UP AREA CALCULATION GROUND FLOOR PLAN WING D

BUILT UP AREA CALCULATION FOR GROUND FLOOR PLAN WING D			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	46.18	11.09	511.98
BLOCK AREA TOTAL =511.98Sq.M			
Duct21	-	-	1.35
Duct20	-	-	1.35
Duct19	-	-	1.35
Duct18	-	-	1.35
Duct17	-	-	1.35
Duct16	-	-	1.35
Duct15	-	-	1.35
TOTAL Deduction =9.45Sq.M			
Net BuiltUp Area =502.53 Sq.M			



BUILT-UP AREA CALCULATION 1ST FLOOR PLAN WING D

BUILT UP AREA CALCULATION FOR 1ST FLOOR PLAN WING D			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	46.18	12.09	540.51
BLOCK AREA TOTAL =540.51Sq.M			
Duct7	-	-	1.35
Duct6	-	-	1.35
Duct5	-	-	1.35
Duct4	-	-	1.35
Duct3	-	-	1.35
Duct2	-	-	1.35
Duct1	-	-	1.35
TOTAL Deduction =9.45Sq.M			
Net BuiltUp Area =531.06 Sq.M			

Postal Address : Plot N.261,H.N.104,Sushila Bhavan,Wardha Road,Near Ujwal Housing Society,,Nagpur,Nagpur-440010,Maharashtra,PLOT NO. B/A,MANINDAR SMRUTI,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 DEOCHAND Giripunje

LOGO	ADDRESS OF OFFICE
	OFFICE - 40,2/2 MIG COLONY, RAMBAG ROAD, MEDICAL SQUARE

OWNERS SIGN -	TECHNICAL PERSON SIGN

	SCALE - 1:100	Date: 08/02/23
	JOB NO - NMRDA-22-80646	CHECK BY - -

SUBMISSION DRAWING

Verified by applicant

Signature valid

Digitally signed by CHANDRASHEKHAR DEOCHAND GIRIPUNJE
Date: 2024.05.14 14:43:3 IST
Reason: Technical Person DSC
Location: Nagpur Metropolitan Region Development Authority
Project Code : NMRDA-22-80646
Application Number : NMRDA202200367
Proposal Number : 151540