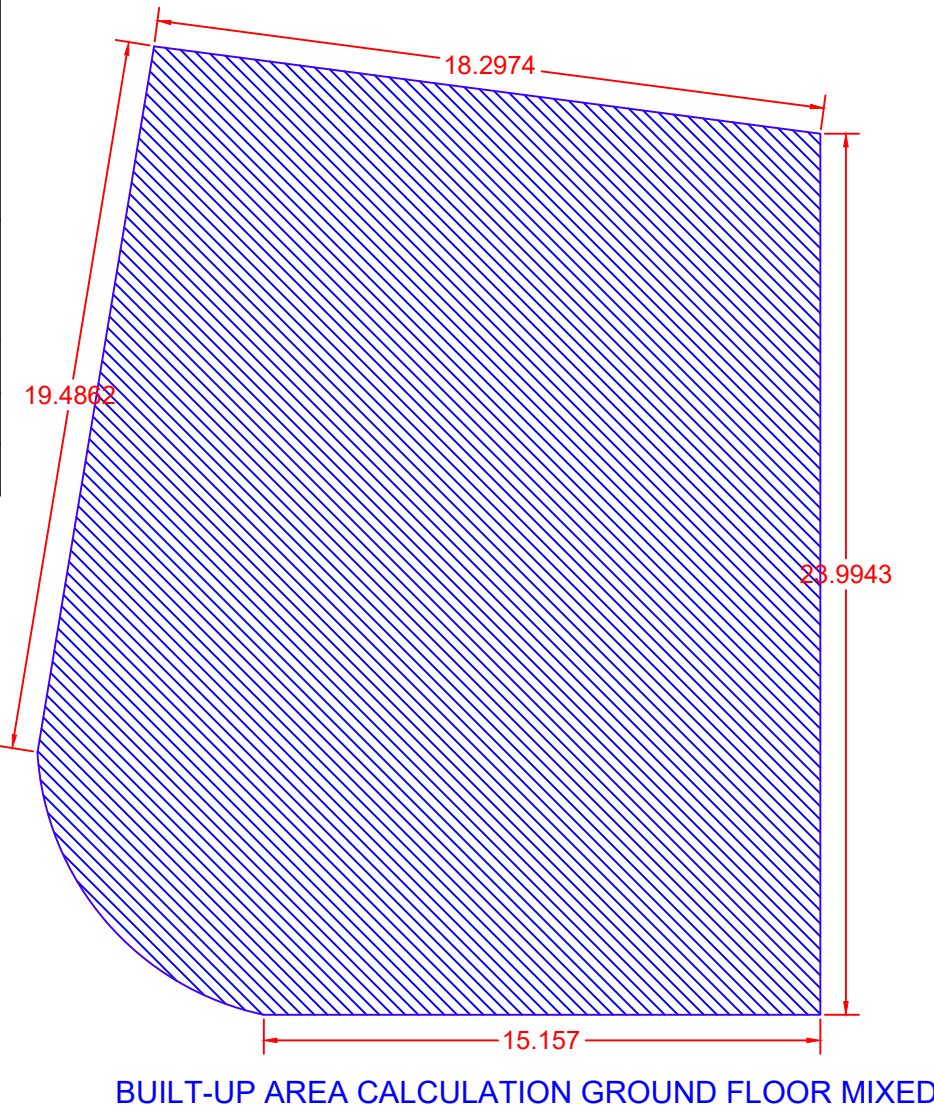


BUILDING	FLOORS	MIXED													
		COMM.	RESI.	FSI AREA		EDU.	INS.	MEZZ.	BALCONY PROP.	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	OTHER DEDUCTION
MIXED	THIRD FOURTH FIFTH SIXTH FLOOR	0.00	1433.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.88	109.52	0.00	0.00	1310.96
MIXED	SECOND FLOOR	0.00	338.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.22	27.38	0.00	0.00	308.33
MIXED	FIRST FLOOR	567.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.23	2.37	0.00	0.00	561.91
MIXED	GROUND FLOOR	498.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	498.41
MIXED	TOTAL	1065.92	1772.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.33	139.27	0.00	0.00	2679.61

FSI DETAILS									
9 Index	Basic FSI (on serial no 7)	Premium FSI (on serial no 3)	TDR/DR (on serial no 3)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.10	0.50	1.15	0.00	0.00	0.00	2.75	0.00	0.00
9.2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consumed	1.10	0.50	1.15	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible P Line Area	1075.33	488.79	1124.21	0.00	402.76	714.28	3805.37	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	1075.33	488.79	0.00	0.00	402.76	712.73	2679.61	0.00	2679.61
9.6 Index Consumed	1.10	0.50	0.00	0.00	0.00	0.00	1.60	0.00	0.00

Parking Check (Table 8B)							
Building Name	USE	TENAMENT AREA	car	scooter	NO.OF Tena/Area/Units	car	scooter
MIXED	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	25	12.50	25.00
MIXED	Commercial	For every 100 sq.m. carpet area or fraction thereof	2	6	723.86	14.48	43.43
Total	-	-	-	-	-	26.98	68.43
Visitors parking(5%)	-	-	-	-	-	0.63	1.25
Total	-	-	-	-	-	27.61	69.68

Parking Check As Per Multiplying Factor 0.90						
Building Name	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Car	Scooter	Transport Vehicle/Ambulance /Mini bus
Total	25	65	0	25	85	0

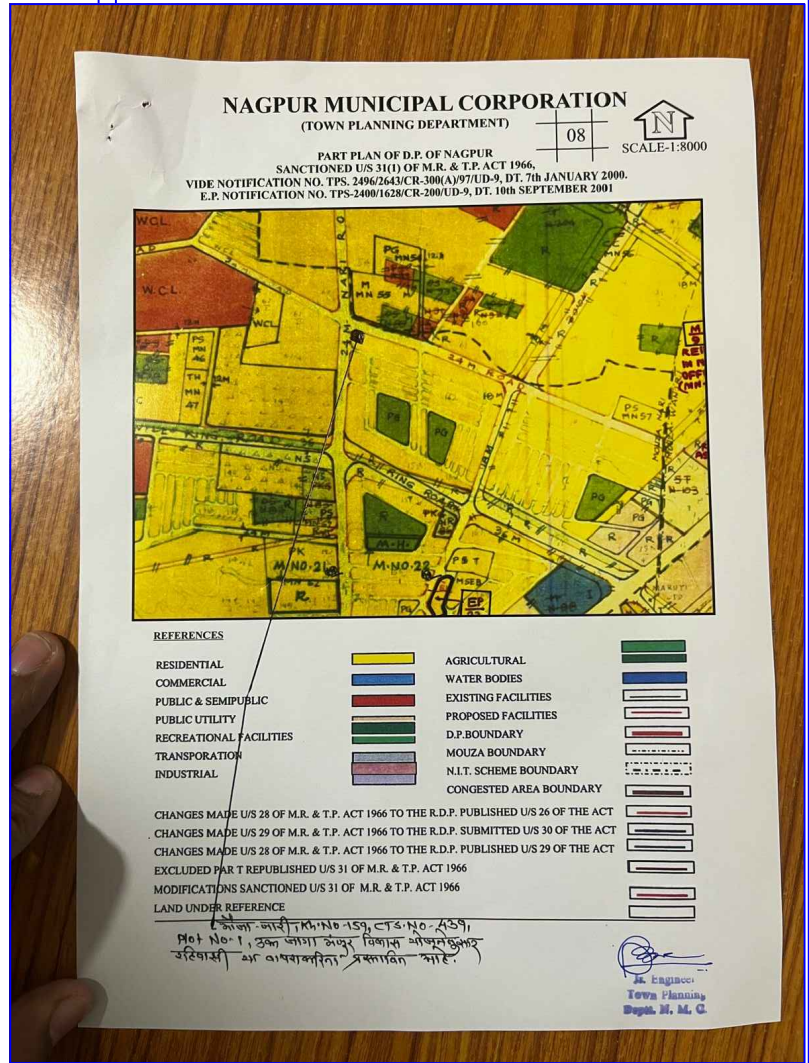


BUILT UP AREA CALCULATION FOR GROUND FLOOR MIXED			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	26.38	21.32	498.41
BLOCK AREA TOTAL =498.41Sq.M			
TOTAL Deduction =0.00Sq.M			
Net BuiltUp Area =498.41 Sq.M			



GOOGLE IMAGE

Carpet Area Table							
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area
MIXED	GROUND FLOOR	1SHOP	1	17.99	0.00	0.00	0.00
MIXED	GROUND FLOOR	2SHOP	1	17.99	0.00	0.00	0.00
MIXED	GROUND FLOOR	3SHOP	1	18.00	0.00	0.00	0.00
MIXED	GROUND FLOOR	4SHOP	1	18.00	0.00	0.00	0.00
MIXED	GROUND FLOOR	5SHOP	1	17.55	0.00	0.00	0.00
MIXED	GROUND FLOOR	6SHOP	1	14.72	0.00	0.00	0.00
MIXED	GROUND FLOOR	7SHOP	1	18.29	0.00	0.00	0.00
MIXED	GROUND FLOOR	8SHOP	1	17.50	0.00	0.00	0.00
MIXED	GROUND FLOOR	9SHOP	1	15.51	0.00	0.00	0.00
MIXED	GROUND FLOOR	10SHOP	1	13.93	0.00	0.00	0.00
MIXED	GROUND FLOOR	11SHOP	1	20.94	0.00	0.00	0.00
MIXED	GROUND FLOOR	12SHOP	1	17.06	0.00	0.00	0.00
MIXED	GROUND FLOOR	13SHOP	1	20.25	0.00	0.00	0.00
MIXED	GROUND FLOOR	14SHOP	1	13.50	0.00	0.00	0.00
MIXED	GROUND FLOOR	15SHOP	1	13.50	0.00	0.00	0.00
MIXED	GROUND FLOOR	16SHOP	1	13.50	0.00	0.00	0.00
MIXED	GROUND FLOOR	17SHOP	1	13.49	0.00	0.00	0.00
MIXED	GROUND FLOOR	18SHOP	1	17.67	0.00	0.00	0.00
MIXED	GROUND FLOOR	19SHOP	1	15.67	0.00	0.00	0.00
MIXED	GROUND FLOOR	20SHOP	1	15.59	0.00	0.00	0.00
MIXED	GROUND FLOOR	21SHOP	1	15.59	0.00	0.00	0.00
MIXED	GROUND FLOOR	22SHOP	1	15.59	0.00	0.00	0.00
MIXED	FIRST FLOOR	1SHOP	1	17.99	0.00	0.00	0.00
MIXED	FIRST FLOOR	2SHOP	1	17.99	0.00	0.00	0.00
MIXED	FIRST FLOOR	3SHOP	1	18.00	0.00	0.00	0.00
MIXED	FIRST FLOOR	4SHOP	1	18.00	0.00	0.00	0.00
MIXED	FIRST FLOOR	5SHOP	1	17.55	0.00	0.00	0.00
MIXED	FIRST FLOOR	6SHOP	1	14.72	0.00	0.00	0.00
MIXED	FIRST FLOOR	7SHOP	1	18.29	0.00	0.00	0.00
MIXED	FIRST FLOOR	8SHOP	1	17.50	0.00	0.00	0.00
MIXED	FIRST FLOOR	9SHOP	1	15.51	0.00	0.00	0.00
MIXED	FIRST FLOOR	10SHOP	1	13.93	0.00	0.00	0.00
MIXED	FIRST FLOOR	11SHOP	1	20.94	0.00	0.00	0.00
MIXED	FIRST FLOOR	12SHOP	1	17.06	0.00	0.00	0.00
MIXED	FIRST FLOOR	13SHOP	1	20.25	0.00	0.00	0.00
MIXED	FIRST FLOOR	14SHOP	1	13.50	0.00	0.00	0.00
MIXED	FIRST FLOOR	15SHOP	1	13.50	0.00	0.00	0.00
MIXED	FIRST FLOOR	16SHOP	1	13.50	0.00	0.00	0.00
MIXED	FIRST FLOOR	17SHOP	1	13.49	0.00	0.00	0.00
MIXED	FIRST FLOOR	18SHOP	1	17.67	0.00	0.00	0.00
MIXED	FIRST FLOOR	19SHOP	1	15.67	0.00	0.00	0.00
MIXED	FIRST FLOOR	20SHOP	1	15.59	0.00	0.00	0.00
MIXED	FIRST FLOOR	21SHOP	1	15.59	0.00	0.00	0.00
MIXED	FIRST FLOOR	22SHOP	1	15.59	0.00	0.00	0.00
MIXED	SECOND FLOOR	201	1	47.31	0.00	0.00	0.00
MIXED	SECOND FLOOR	202	1	47.29	0.00	0.00	0.00
MIXED	SECOND FLOOR	203	1	48.29	0.00	0.00	0.00
MIXED	SECOND FLOOR	204	1	47.33	0.00	0.00	0.00
MIXED	SECOND FLOOR	205	1	47.30	0.00	0.00	0.00
MIXED	THIRD FOURTH FIFTH SIXTH FLOOR	301,401,501,601	4	47.31	0.00	0.00	0.00
MIXED	THIRD FOURTH FIFTH SIXTH FLOOR	302,402,502,602	4	47.29	0.00	0.00	0.00
MIXED	THIRD FOURTH FIFTH SIXTH FLOOR	303,403,503,603	4	48.29	0.00	0.00	0.00
MIXED	THIRD FOURTH FIFTH SIXTH FLOOR	304,404,504,604	4	47.33	0.00	0.00	0.00
MIXED	THIRD FOURTH FIFTH SIXTH FLOOR	305,405,505,605	4	47.30	0.00	0.00	0.00



Proforma 1: Area Statement	
1. Area of site (Minimum area of a, b, c, to be considered) or area of subplot with sanctioned layout No. and subject No.	977.58
(a) As per ownership document (7/12, CTS extract)	977.58
(b) as per TILR or City Survey measurement sheet	977.58
(c) as per Demarcated drawing area	1011.51
2. Area not in possession	0.00
3. Entire area (1+2)	977.58
4. Deductions for	
(a) Proposed D.P./D.P.P. Road widening Area /Service Road /Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(c) Green Belt	0.00
Total (a+b+c)	977.58
5. Balance area of plot (3-4)	977.58
6. Amenity Space	3.08
(Applicable if (1) > 20000 sqm)	
(a) Above 20000 sqm - (a) + 5% of Total area	0.00
7. Net Plot Area (5-6)	977.58
8. Recreational Open Space	
(a) If area (5) is more than 4000 sqm - 10% of (5) is required.	0.00
(b) If area is less than 4000 sqm - Check -	-
(c) If it is full number line 1, 2, 125, 418 etc. As per 7.12 of the City Survey Number - No Recreational open space is required	0.00
(d) If it is subdivision like 1/2, 2/3, 1/25, 1/418 etc then recreational open space is required.	0.00
(e) 10% of 10% land value of land at (7) as per annual statement of rate.	0.00
(f) Exemption to leave open space subject to availing benefit S.I. of 75%	0.00
(g) Exemption to leave open space subject to payment of 10% land value of land at (7) as per annual statement of rate.	0.00

Certified that the plot under reference was surveyed by me on 2024-08-14 and the dimensions of sides etc. of plot stated herein are as measured on site and the area so worked out tallies with the area stated in document of Ownership (T.P. Scheme Record and Land Records Department/City Survey records.

Signature: (Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration: We undersigned hereby confirm that (We would abide by plans approved by Authority / Collector. We would execute the structure as per approved plans. Also 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.

PROPOSED PLAN SHOWING THE MULTY FAMILY RESIDENTIAL CUM COMMERCIAL BUILDING CONSTRUCTION ON PLOT NO- 1, MOUZA NARI CITY SURVEY NO. 439 SHEET NO. 901/79 KH. NO. 159, IN THE LAY OUT OF INDORA HOUSING ACCOMMODATION NAGPUR BELONGING TO- R RAI UDYOG BUILDERS LLP, THROUGH SHRI KISHOR GOPICHAND RAI

Postel Address: PLOT NO 1306, CANAL ROAD, Pawarwahan Ground Pawarwahan Ground Nagpur-44012 Maharashtra

Phone No. 9820509615

DESCRIPTION OF PROJECT : Type of Proposal: Mixed BUILDING ON CTS. NO SURVEY NO- 901/79/439

SITE ADDRESS: PLOT NO- 1, MOUZA NARI CITY SURVEY NO. 439 159, IN THE SHEET NO. 901/79 KH. NO. 159, IN THE LAY OUT OF INDORA HOUSING ACCOMMODATION NAGPUR

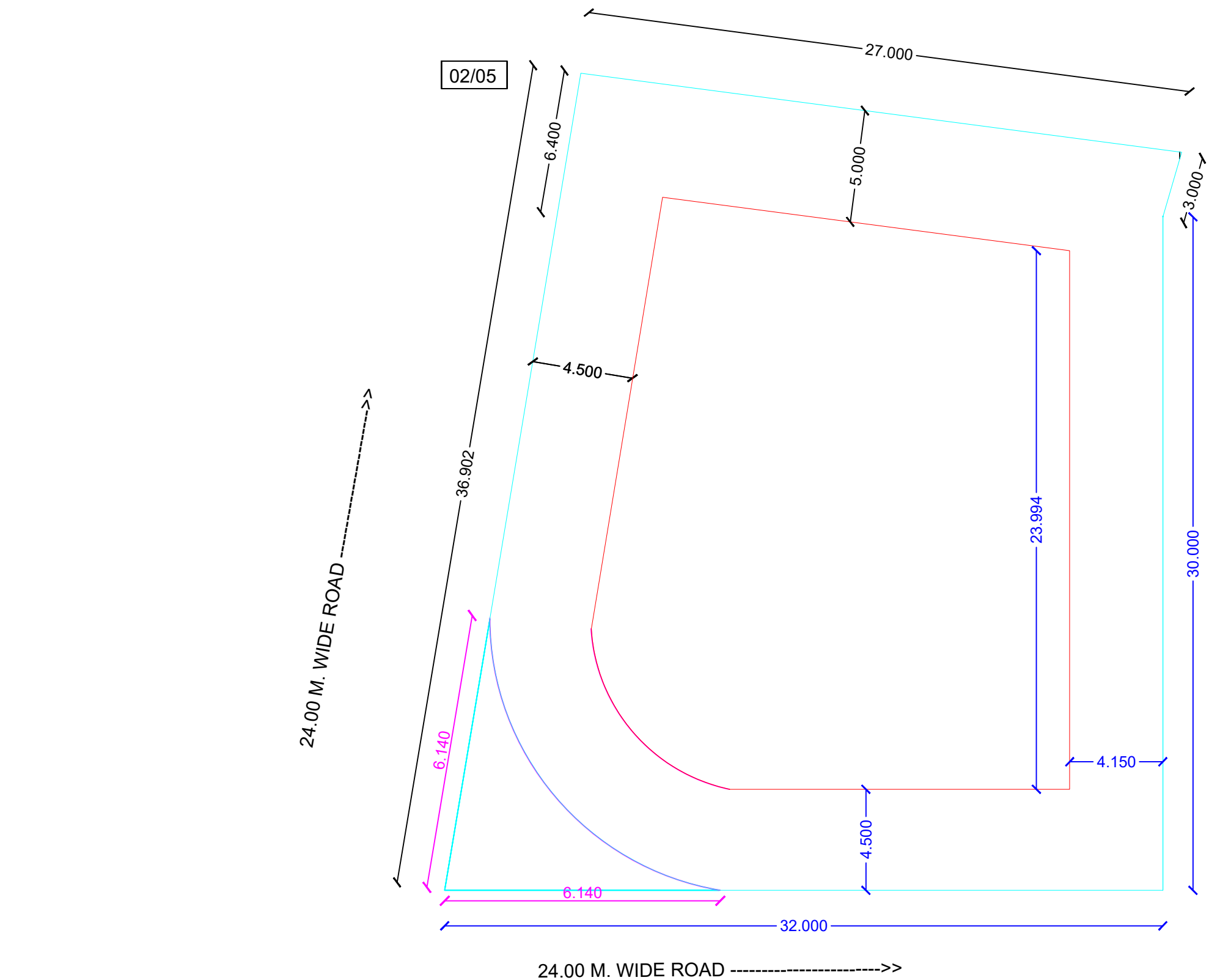
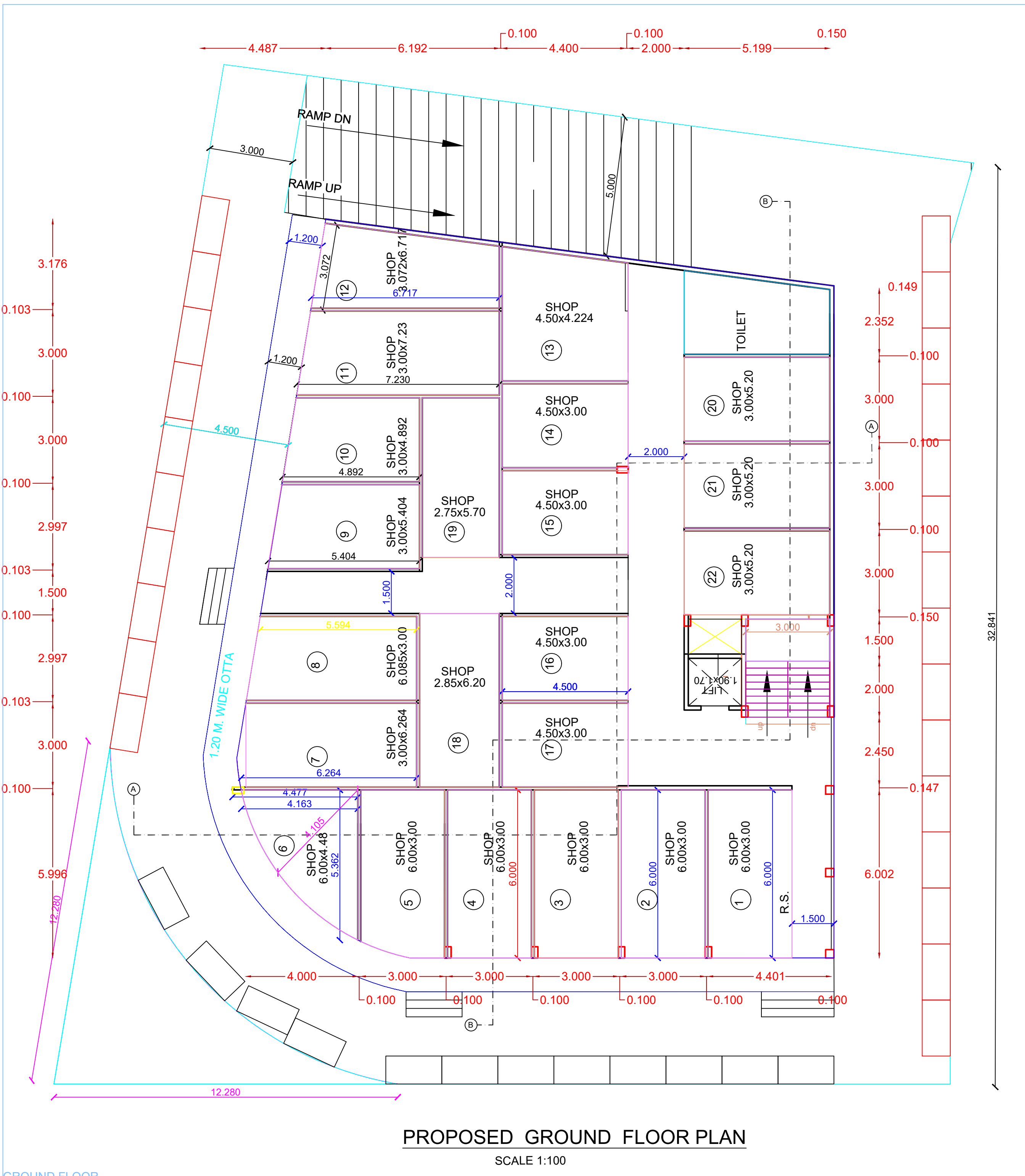
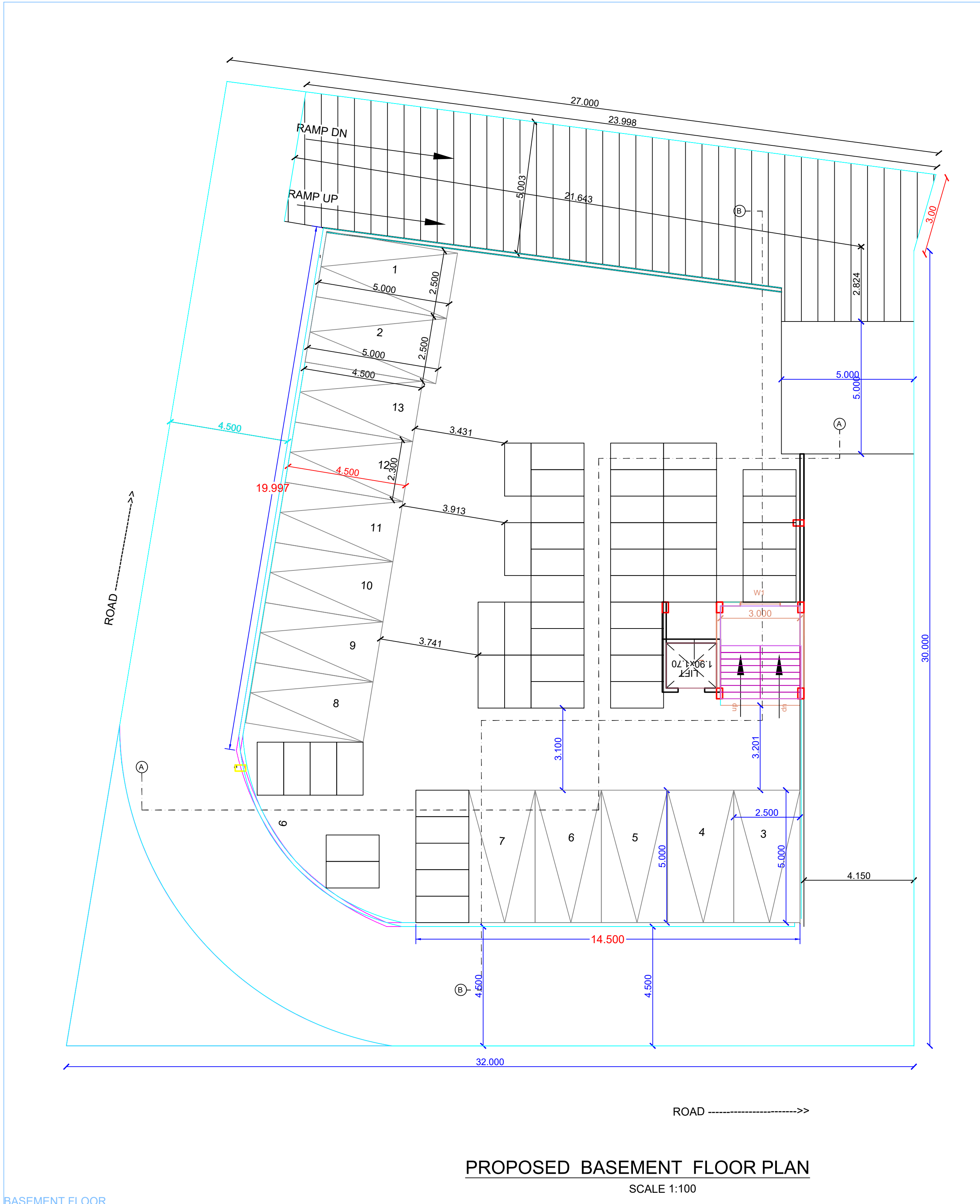
Name of Architect: Sparsh SHYAMUJAM Kalia

ADDRESS OF OFFICE: OFFICE: Near Aazadi Garden, Raghunath Complex 2nd floor, chandrapur

OWNERS SIGN: (Signature) TECHNICAL PERSON SIGN: (Signature)

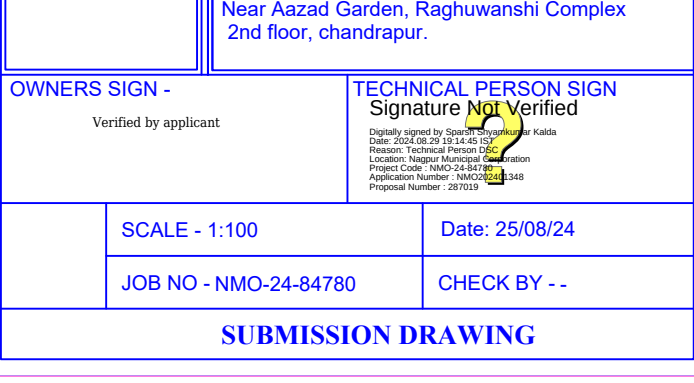
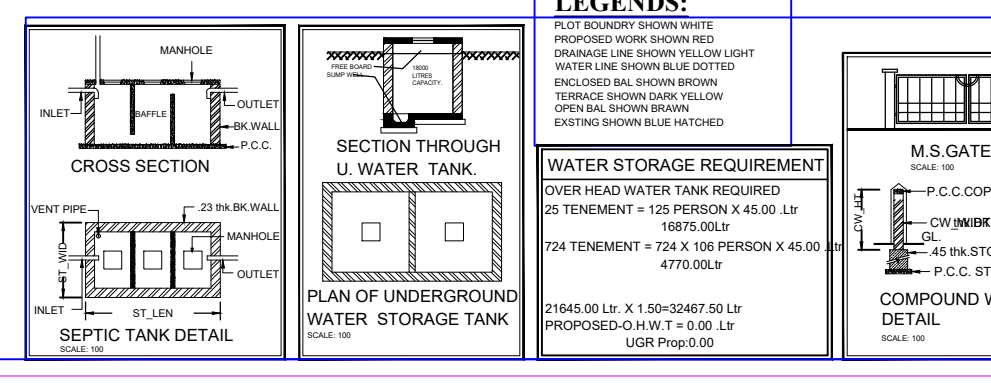
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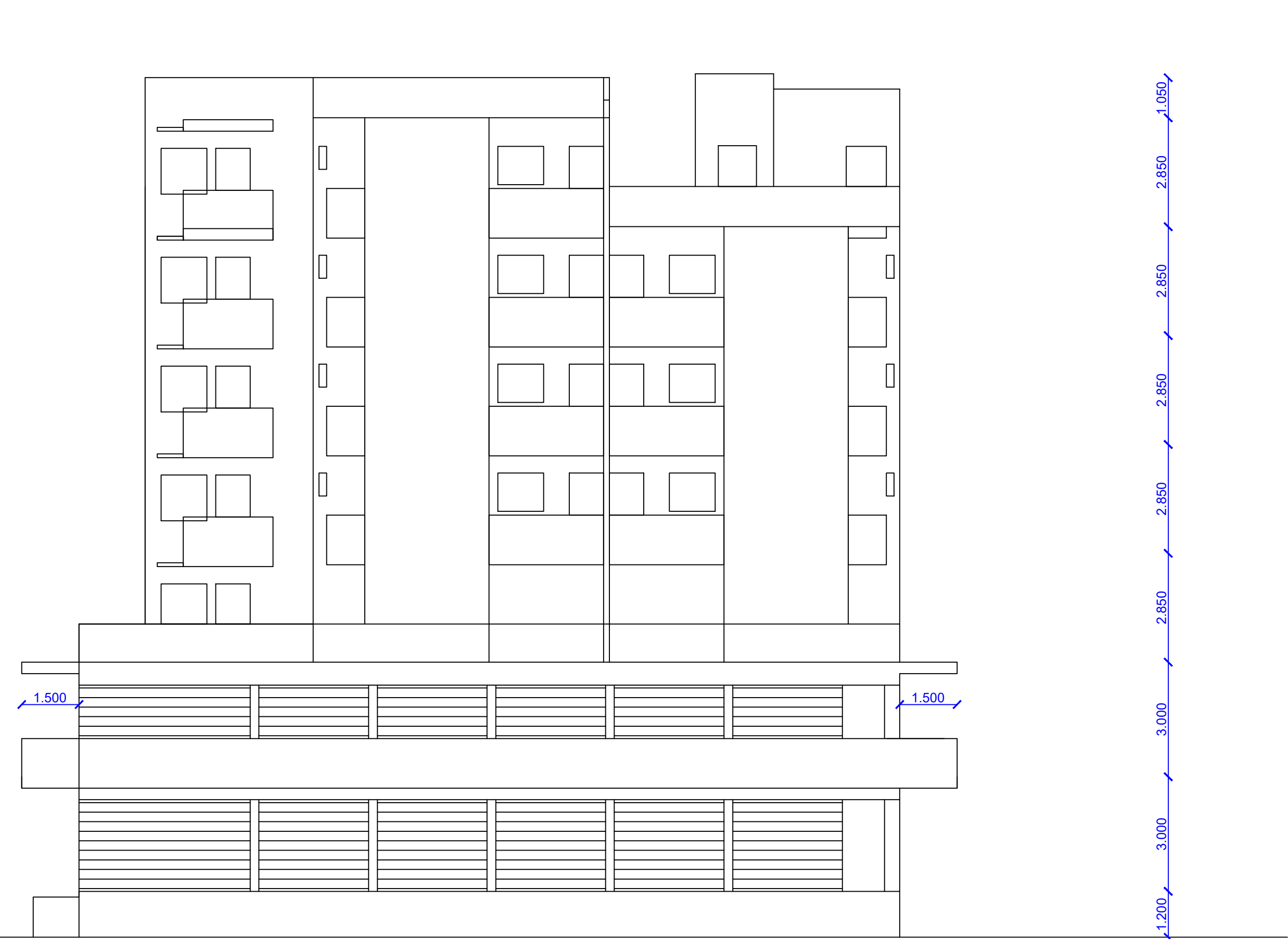
JOB NO- NMD-24-84780 CHECK BY: SUBMISSION DRAWING



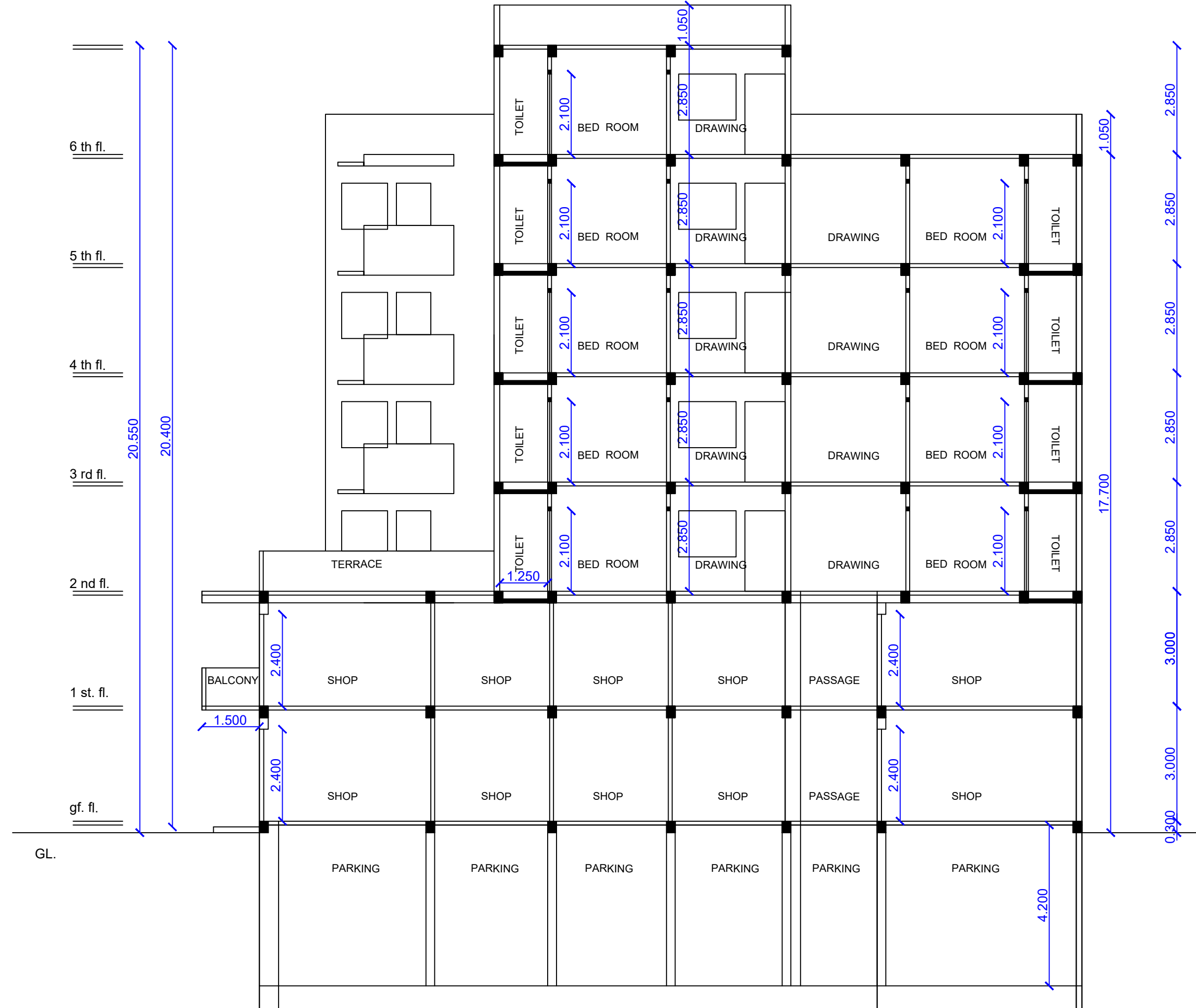
PROPOSED SITE PLAN

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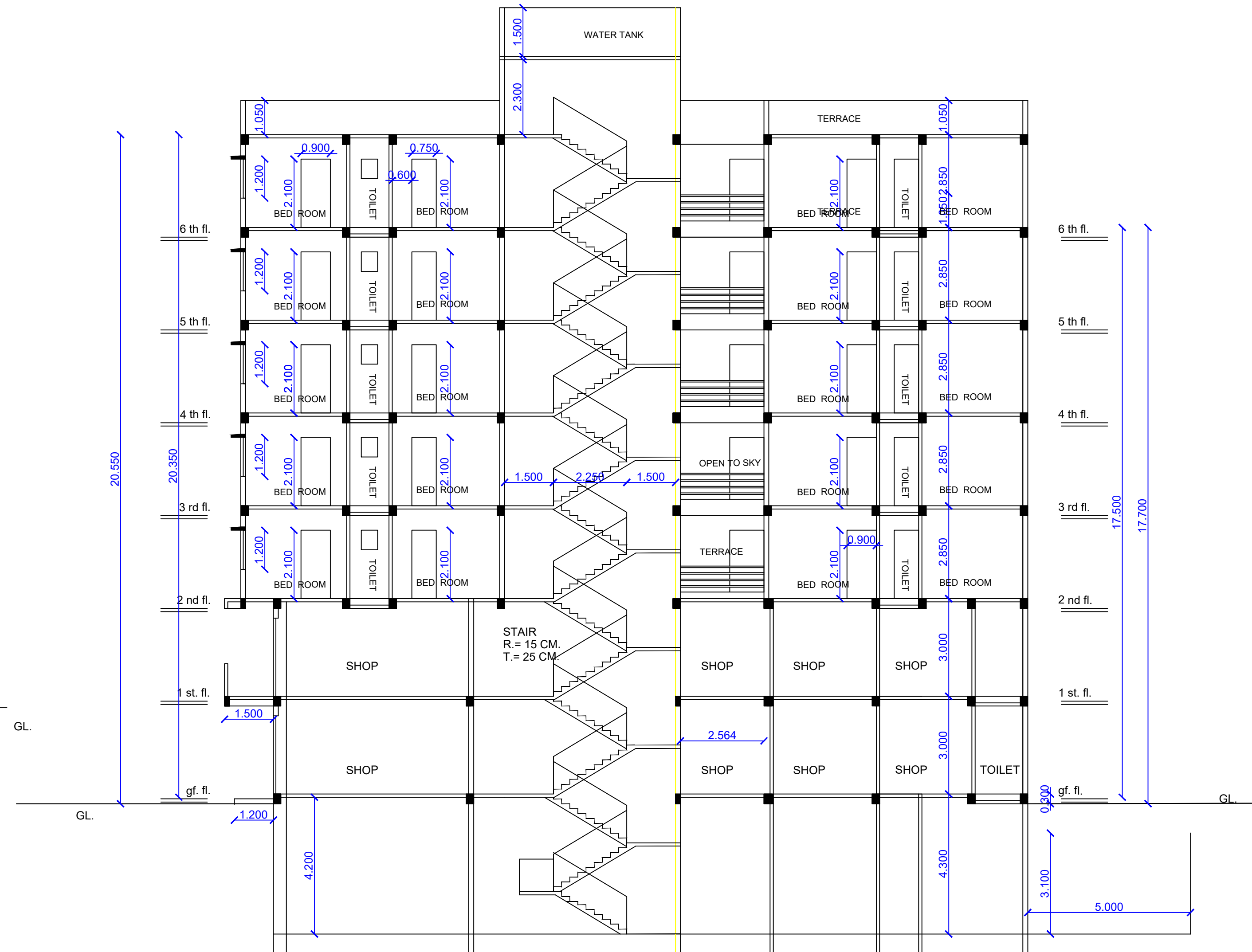




FRONT ELEVATION
SCALE 1:100

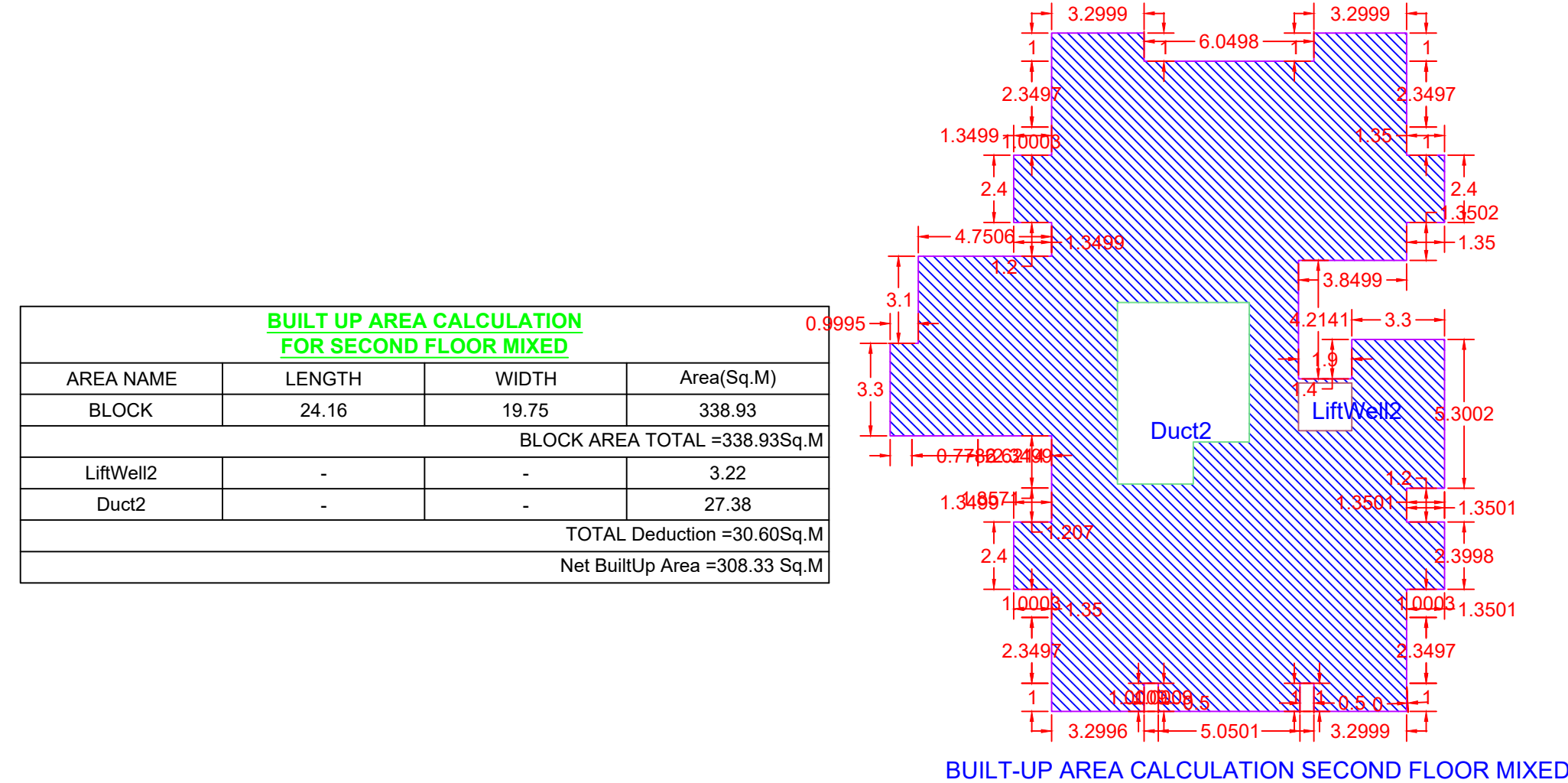


SECTION AT A-A
SCALE 1:100



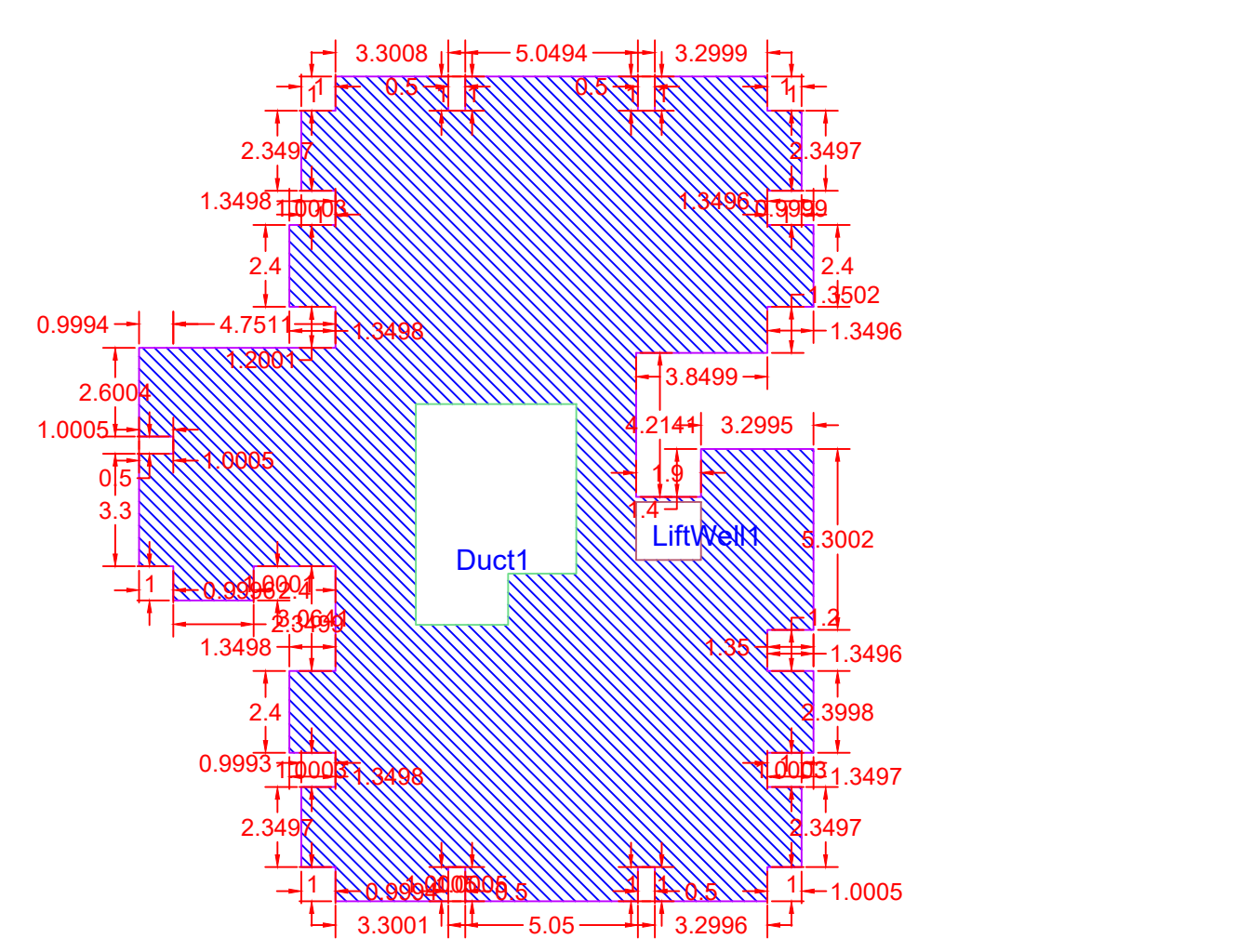
SECTION AT B-B
SCALE 1:100

Project Details	
Proposal code - NMO-24-84780	
Zone Type - Residential Zone with Shop line. (R-2)	
Location - Non-Congested	
Name of service - Building Development	
Sub service -	
Cis No./Survey No. - 901(79/1)439	
Tahsil - Muzaua Nat	
Mouza - 44-532/901 (79/1) - रीटि रिकवर्ग उत्तरकनैन व पीडी केवण दमकनकन हडग्रनि मीरु नॉलके कनोर नन	
Prorate Value - 0.00	



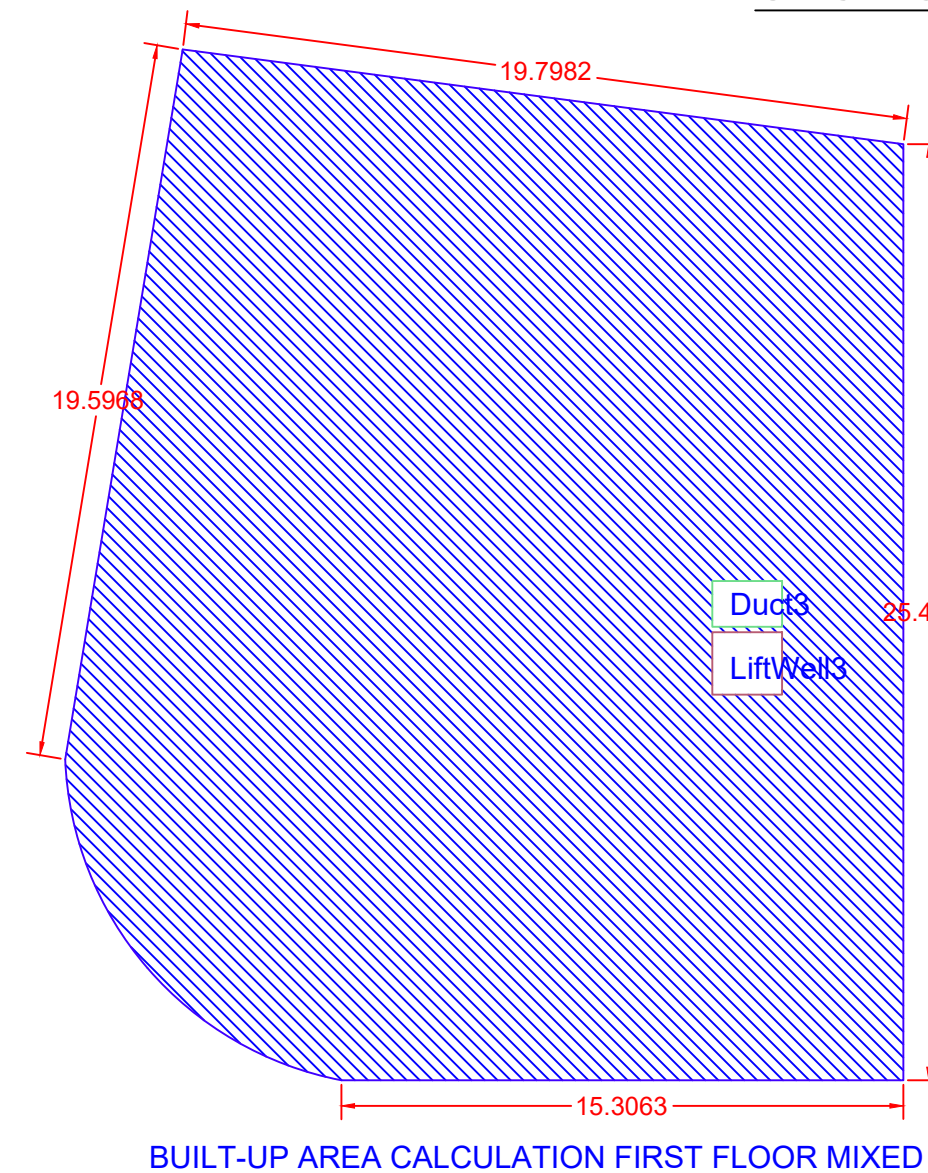
BUILT UP AREA CALCULATION FOR SECOND FLOOR MIXED			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	24.16	19.75	338.93
BLOCK AREA TOTAL =338.93Sq.M			
LiftWell2	-	-	3.22
Duct2	-	-	27.38
TOTAL Deduction =30.60Sq.M			
Net BuiltUp Area =308.33 Sq.M			

BUILT UP AREA CALCULATION FOR THIRD FOURTH FIFTH SIXTH FLOOR MIXED			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	24.16	19.75	338.94
BLOCK AREA TOTAL =338.34Sq.M			
LiftWell1	-	-	3.22
Duct1	-	-	27.38
TOTAL Deduction =30.60Sq.M			
Net BuiltUp Area =327.74 Sq.M			

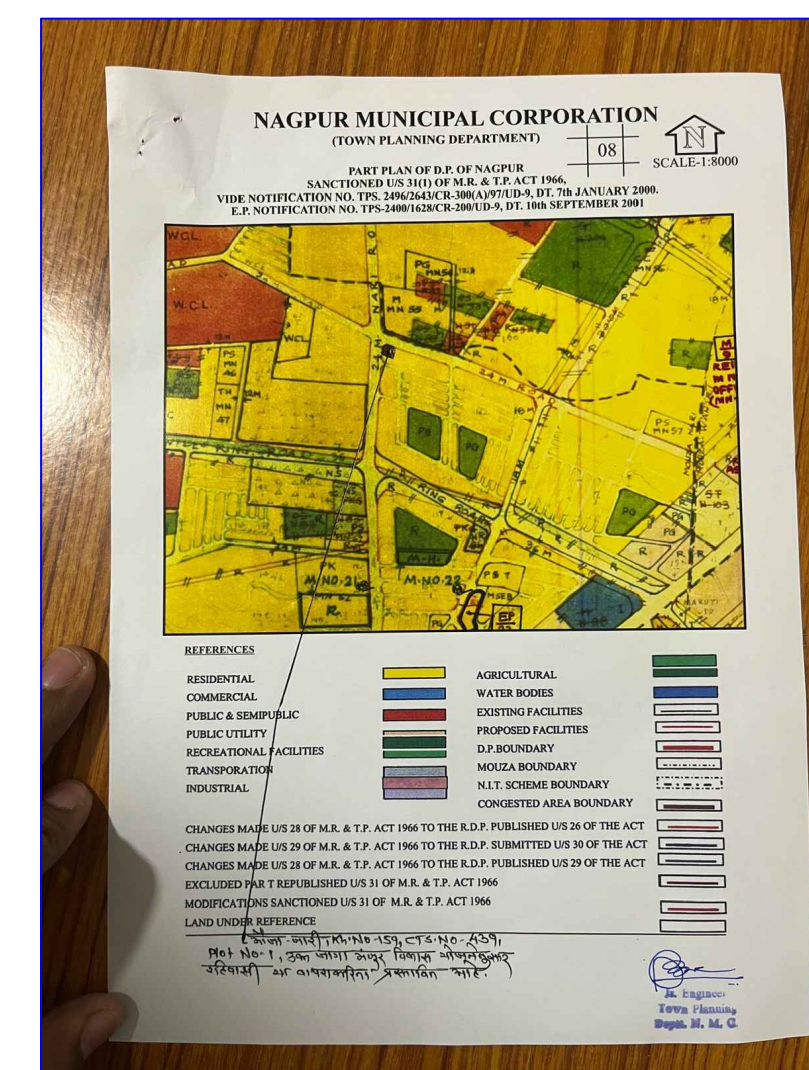


BUILT-UP AREA CALCULATION THIRD FOURTH FIFTH SIXTH FLOOR MIXED

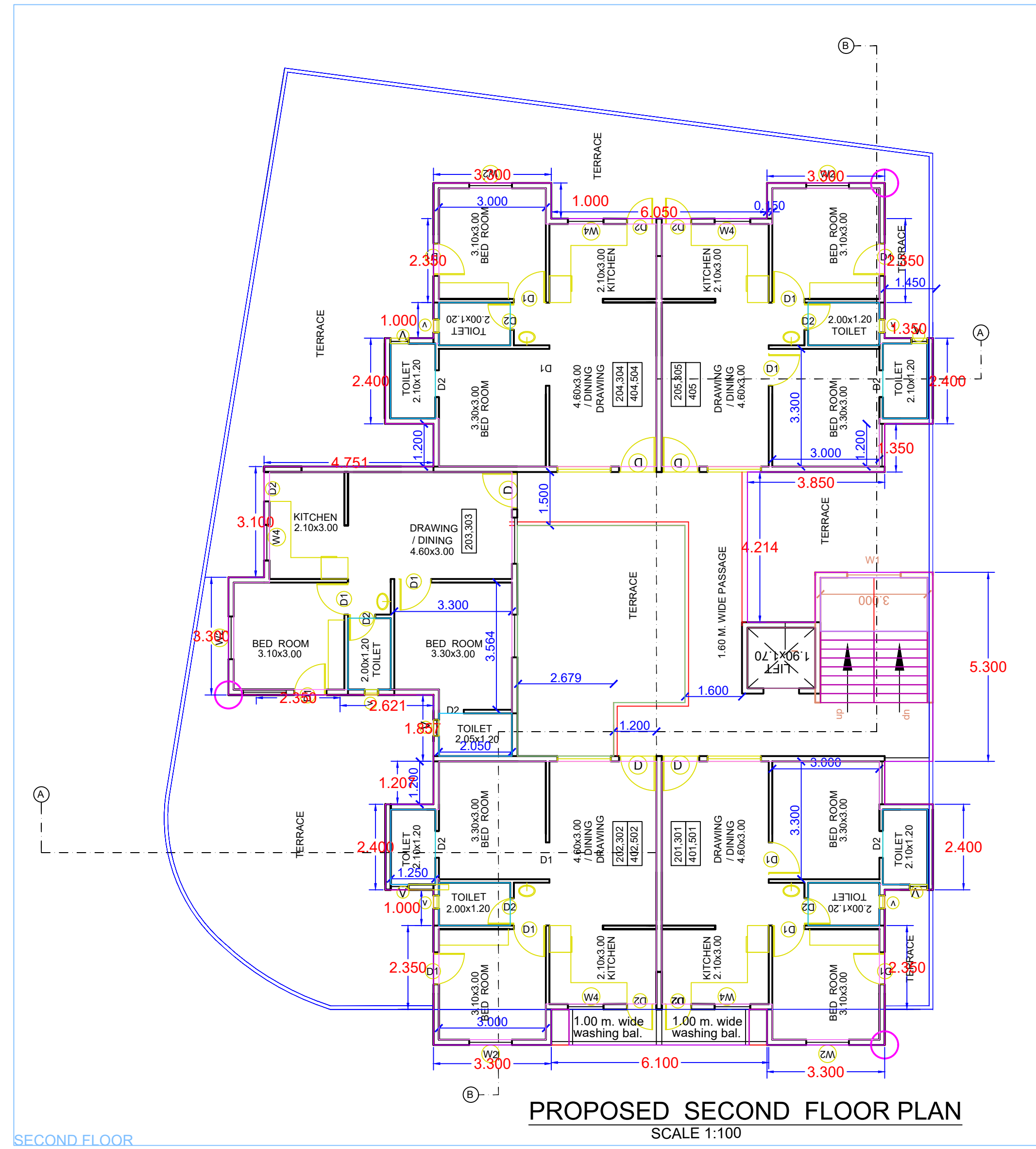
BUILT UP AREA CALCULATION FOR FIRST FLOOR MIXED			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	28.07	22.82	567.51
BLOCK AREA TOTAL =567.51Sq.M			
LiftWell3	-	-	3.23
Duct3	-	-	2.37
TOTAL Deduction =5.60Sq.M			
Net BuiltUp Area =561.91 Sq.M			



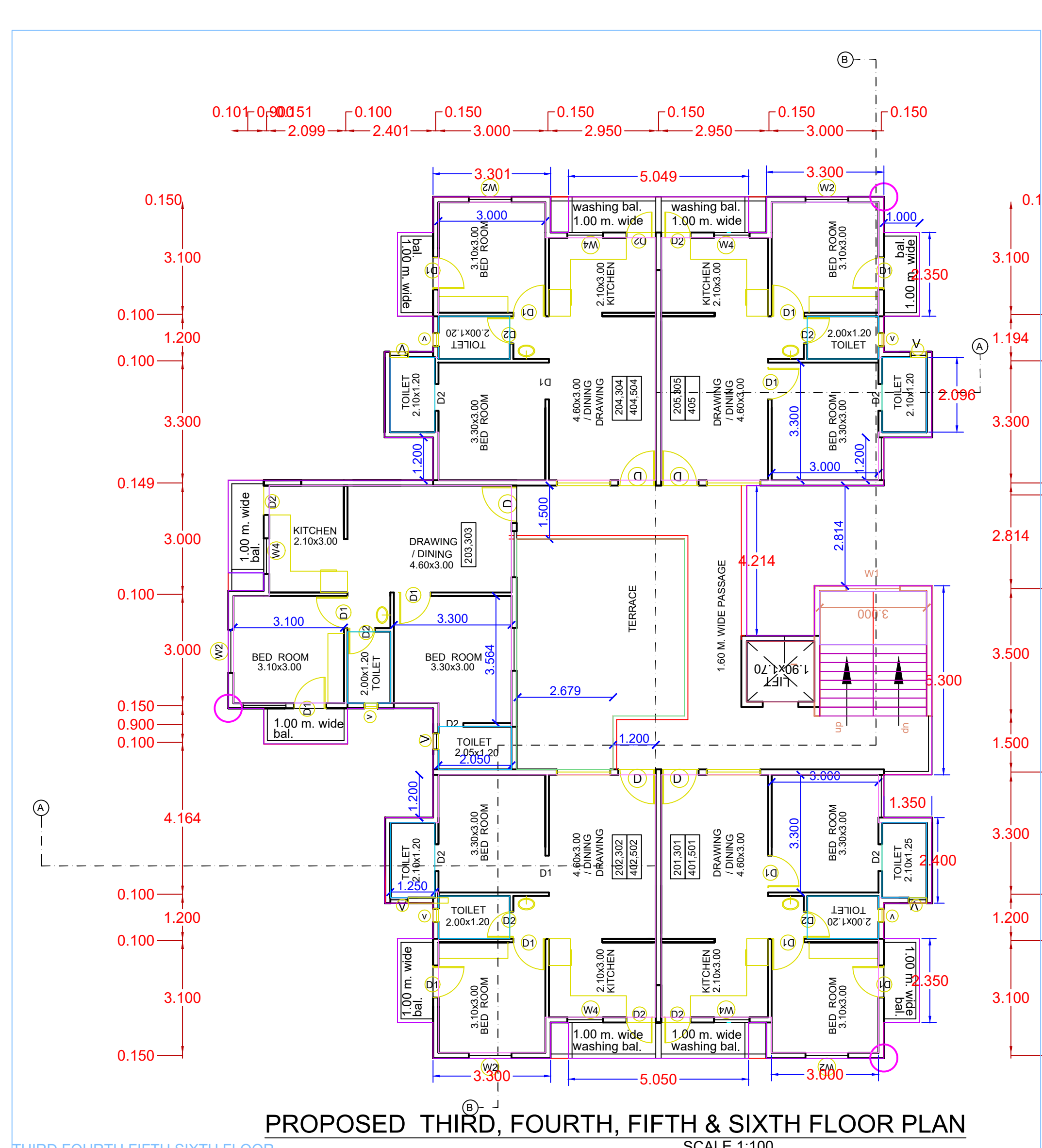
BUILT-UP AREA CALCULATION FIRST FLOOR MIXED



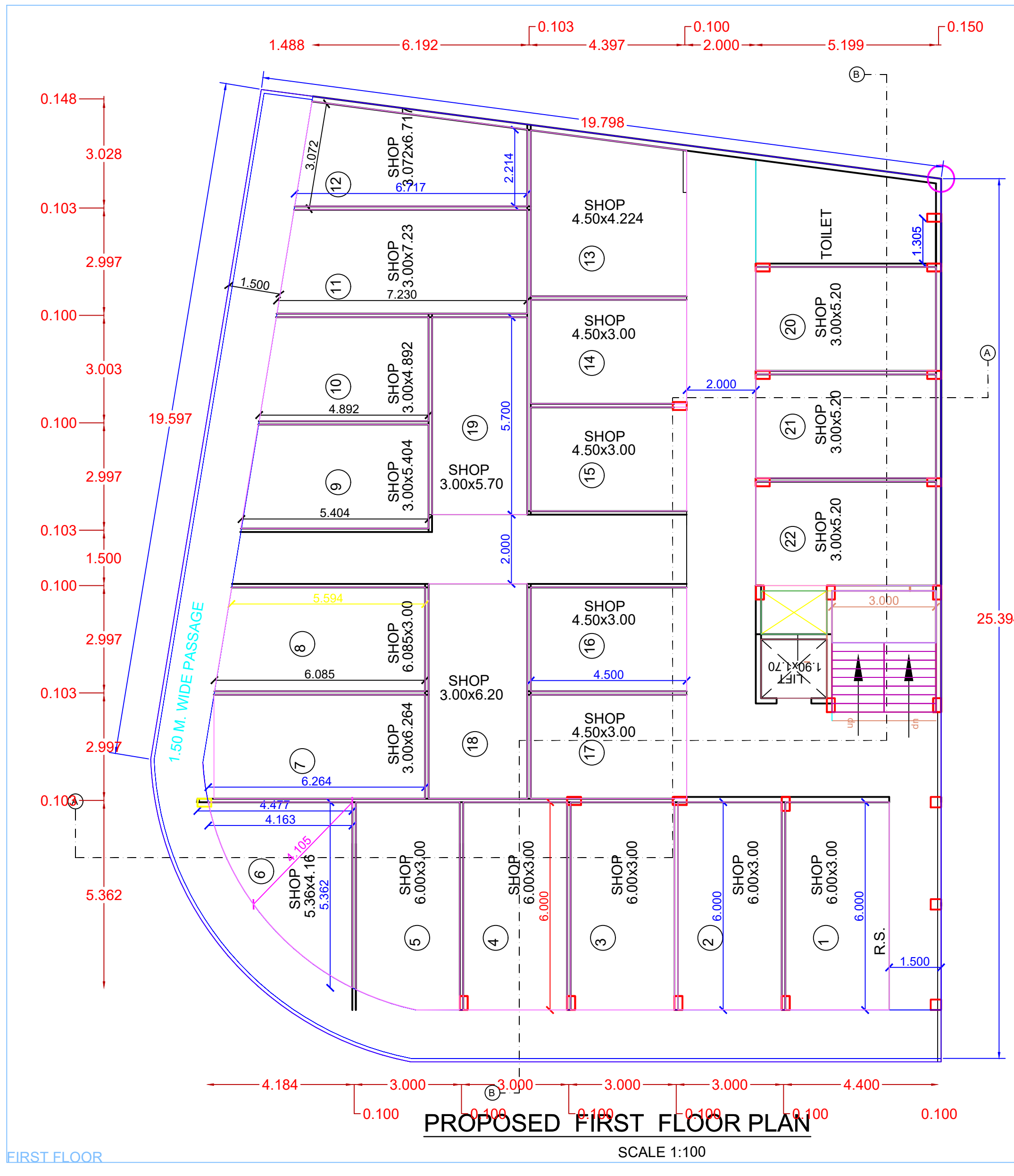
Signature Not Verified
Digitally signed by Pankaj R RAI, DN: cn=Pankaj R RAI, o=NAGPUR MUNICIPAL CORPORATION, ou=NAGPUR MUNICIPAL CORPORATION, email=pankaj.ra@nagpur.nic.in, c=IN
Reason: Approved Drawing Plan
Designation: Deputy Engineer
Location: Nagar Municipal Corporation
Project Code: NMO-24-84780
Application Number: NMO-24-84780
Prorate Number: 287013
Certificate Number: NMO-24-84780-CP-03052



PROPOSED SECOND FLOOR PLAN
SCALE 1:100



PROPOSED THIRD, FOURTH, FIFTH & SIXTH FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100

SCHEDULE OF OPENINGS	
RS. 3.00x2.40	M.S. ROLLING SHUTTER
D 1.05 x 2.10	T.W. FULLY PANELLLED DOOR
D1 0.90 x 2.10	T.W. FULLY PANELLLED DOOR
D2 0.75 x 2.10	T.W. FULLY PANELLLED DOOR
W 1.50 x1.20	T.W. FRAMED FULLY GLAZED WINDOW
W1 1.20 x1.20	T.W. FRAMED FULLY GLAZED WINDOW
W2 1.20 x1.00	T.W. FRAMED FULLY GLAZED WINDOW
V 0.45 x 0.60	T.W. FRAMED FULLY GLAZED VENTILATOR
S WIDTH x 1.20	GRILL WINDOW HAVING 1/3 AREA OF GLASS SHUTTER
FGW	FULLY GLAZED WINDOW

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 subsector No.	977.58
(a) As per ownership document (7/12, CTS extract)	977.58
(b) as per ILEK or City Survey measurement sheet	977.58
(c) as per Demarcated drawing area	1011.51
LESS	
2. Area not in possession	0.00
3. Entire area (1-2)	977.58
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
(c) Green Belt	0.00
Total (a+b+c)	0.00
5. Balance area of plot (3-4)	977.58
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	
(Required) - (a) 1/2000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5% of Total area	-
7. Net Plot Area (5-6)	977.58
8. Recreational Open Space	0.00
(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	0.00
(c) If it is full number like 12,125,415 etc. As per 7.12 Abstract or City Survey Number - No Recreational open space is required	-
(d) If it is subdivision like 1/2 2/5, 1251/4151 etc then 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 2024-08-14 and the dimensions of sites etc. of plot stated explain 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 -
We undersigned hereby confirm that I/we would abide by plans approved by Authority/ Collector. We would execute the structure as per approved plans. Also I/we would execute the structure 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.

PROPOSED PLAN SHOWING THE MULTI FAMILY RESIDENTIAL CUM COMMERCIAL BUILDING CONSTRUCTION ON PLOT NO.- 1, MOUZA NARI CITY SURVEY NO. 439 IN THESET NO. 901(79) KH. NO. 159, IN THE LAY OUT OF INDORA HOUSING ACCOMMODATION NAGPUR. BELONGING TO - R RAI UYOG BUILDERS LLP. THROUGH SHRI KISHOR GOPICHAND RAI

Phone No. 9823059615
Name of Owner - R RAI UYOG BUILDERS LLP.
Type of Project - Multi Family Residential Building
BUILDING ON CTS. NO. 901(79)439
DESCRIPTION OF PROJECT :
SITE ADDRESS -
PLOT NO.- 1, MOUZA NARI CITY SURVEY NO. 439
159, IN THESET NO. 901(79) KH. NO. 159, IN THE LAY OUT OF INDORA HOUSING ACCOMMODATION NAGPUR
Name of Architect - Sparsh SHYAMJAGAD Kulkarni
ADDRESS OF OFFICE -
Near Aazad Garden, Raghunath Complex
2nd floor, chandrapur.
OWNERS SIGN -
TECHNICAL PERSON SIGN
Signature Not Verified
SCALE - 1:100 Date: 25/08/24
JOB NO - NMO-24-84780 CHECK BY -
SUBMISSION DRAWING