BUILDING	FLOORS	FSI AREA COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	BALCONY PROP.	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	OTHER DEDUCTION	TOTAL FSI AREA
Aarambh	Second Floor	0.000	440.570	0.000	0.000	0.000	0.000	0.000	0.000	0.000	8.700	8.963	0.000	24.689	398.218
Aarambh	Sixth Floor	0.000	970.218	0.000	0.000	0.000	0.000	66.471	0.000	0.000	8.700	9.467	0.000	185.572	766.479
Aarambh	Typical 4th 5th 7th 8th 9th Floor	0.000	4652.730	0.000	0.000	0.000	0.000	318.495	0.000	0.000	43.500	47.335	0.000	729.495	3832.400
Aarambh	Third Floor Plan	0.000	930.546	0.000	0.000	0.000	0.000	63.698	0.000	0.000	8.700	9.467	0.000	145.899	766.480
Aarambh	First Floor	963.964	69.909	0.000	0.000	0.000	0.000	0.000	0.000	0.000	14.640	8.594	0.000	27.296	983.343
Aarambh	Ground Floor	931.174	59.088	0.000	0.000	0.000	0.000	0.000	0.000	8.700	14.640	8.594	0.000	1.176	965.852
Aarambh	Basement Floor	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Aarambh	TOTAL	1895.138	7123.061	0.000	0.000	0.000	0.000	448.664	0.000	8.700	98.880	92.420	0.000	1114.127	7712.772

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
Aarambh	Ground Floor	SHOP 2 FF	1	448.780	0.000	0.000	0.000	448.780
Aarambh	Ground Floor	SHOP 1 GF	1	448.680	0.000	0.000	0.000	448.680
Aarambh	First Floor	SHOP 1 FF	1	438.770	0.000	0.000	0.000	438.770
Aarambh	First Floor	SHOP 2 FF	1	439.240	0.000	0.000	0.000	439.240
Aarambh	Third Floor Plan	Flat 303	1	58.980	0.000	0.000	0.000	58.980
Aarambh	Third Floor Plan	Flat 301	1	83.055	0.000	0.000	0.000	83.055
Aarambh	Third Floor Plan	Flat 304	1	59.090	0.000	0.000	0.000	59.090
Aarambh	Third Floor Plan	Flat 305	1	79.968	0.000	0.000	0.000	79.968
Aarambh	Third Floor Plan	Flat 306	1	79.968	0.000	0.000	0.000	79.968
Aarambh	Third Floor Plan	Flat No, 308	1	62.198	0.000	0.000	0.000	62.198
Aarambh	Third Floor Plan	Flat No 307	1	60.451	0.000	0.000	0.000	60.451
Aarambh	Third Floor Plan	Flat 302	1	66.203	0.000	0.000	0.000	66.203
Aarambh	Typical 4th 5th 7th 8th 9th Floor	Flat 401;Flat 501;Flat 701;Flat 801;Flat 901	5	83.055	0.000	0.000	0.000	83.055
Aarambh	Typical 4th 5th 7th 8th 9th Floor	Flat 402;Flat 502;Flat 702;Flat 802;Flat 902	5	62.198	0.000	0.000	0.000	62.198
Aarambh	Typical 4th 5th 7th 8th 9th Floor	Flat 403;Flat 503;Flat 703;Flat 803;Flat 903	5	58.980	0.000	0.000	0.000	58.980
Aarambh	Typical 4th 5th 7th 8th 9th Floor	Flat 404;Flat 504;Flat 704;Flat 804;Flat 904	5	59.090	0.000	0.000	0.000	59.090
Aarambh	Typical 4th 5th 7th 8th 9th Floor	Flat 405;Flat 505;Flat 705;Flat 805;Flat 905	5	79.968	0.000	0.000	0.000	79.968
Aarambh	Typical 4th 5th 7th 8th 9th Floor	Flat 406;Flat 506;Flat 706;Flat 806;Flat 906	5	79.968	0.000	0.000	0.000	79.968
Aarambh	Typical 4th 5th 7th 8th 9th Floor	Flat no. 407;Flat no. 507;Flat no. 707;Flat no. 807;Flat no. 907	5	60.451	0.000	0.000	0.000	60.451
Aarambh	Typical 4th 5th 7th 8th 9th Floor	Flat No. 408;Flat No. 508;Flat No. 708;Flat No. 808;Flat No. 908	5	62.198	0.000	0.000	0.000	62.198
Aarambh	Sixth Floor	Flat 601	1	83.055	0.000	0.000	0.000	83.055
Aarambh	Sixth Floor	Flat 602	1	62.198	0.000	0.000	0.000	62.198
Aarambh	Sixth Floor	Flat 603	1	58.980	0.000	0.000	0.000	58.980
Aarambh	Sixth Floor	Flat 604	1	59.090	0.000	0.000	0.000	59.090
Aarambh	Sixth Floor	Flat 605	1	76.968	0.000	0.000	0.000	76.968
Aarambh	Sixth Floor	Flat 606	1	76.968	0.000	0.000	0.000	76.968
Aarambh	Sixth Floor	Flat No. 607	1	60.451	0.000	0.000	0.000	60.451
Aarambh	Sixth Floor	Flat No , 608	1	62.198	0.000	0.000	0.000	62.198
Aarambh	Second Floor	Flat No, 203	1	79.968	0.000	0.000	0.000	79.968
Aarambh	Second Floor	Flat No. 204	1	79.968	0.000	0.000	0.000	79.968
Aarambh	Second Floor	Flat no 201	1	83.055	0.000	0.000	0.000	83.055
Aarambh	Second Floor	Flat no 202	1	66.203	0.000	0.000	0.000	66.203

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)	Additional FSI (10.10.1 Note:3)	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	1.100	0.300	0.900	0.000	0.000	0.000	0.000	2.300	0.000	0.000
9.2 Existing Comsumed Index	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
9.3 Balance Index to be Consumed	1.100	0.300	0.900	0.000	0.000	0.000	0.000	0.000	0.000	0.000
9.4 Total Permissible PLine Area	2801.755	764.115	2292.345	0.000	0.000	2174.940	825.792	8858.947	0.000	0.000
9.5 Proposed P Line Area (Should not exceed 9.4)	2801.755	764.115	1146.170	0.000	0.000	2174.940	825.792	7712.772	0.000	7712.772
9.6 Index Consumed	1.100	0.300	0.450	0.000	0.000	0.000	0.000	1.850	0.000	0.000

Owner Details

Owner Name	Postal Address	Contact Number
Raj Laxmi Infra	PLOT NO 40,KHARBI ROAD,Ayodhya Nagar,Nagpur,Maharashtra-440024	9561152311

Parking Check (Table 8B)

Building Name	USE	TENAMENT AREA	RATIO car	RATIO scooter	NO.OF Tena/Area/Units	Required car	Required scooter	Required Transport Vehicle/Ambulance /Mini Bus
Aarambh	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	36	18.000	36.000	-
Aarambh	Residential	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1	1	24	24.000	24.000	-
Aarambh	Commercial	For every 100 sq.m. carpet area or fraction thereof	2	6	1772.760	35.455	106.366	2.000
Total	-	-	-	-	-	77.455	166.366	2.000
Visitors parking(5%)	-	-	-	-	-	2.100	3.000	-
Total	-	-	-	-	-	79.555	169.366	2.000

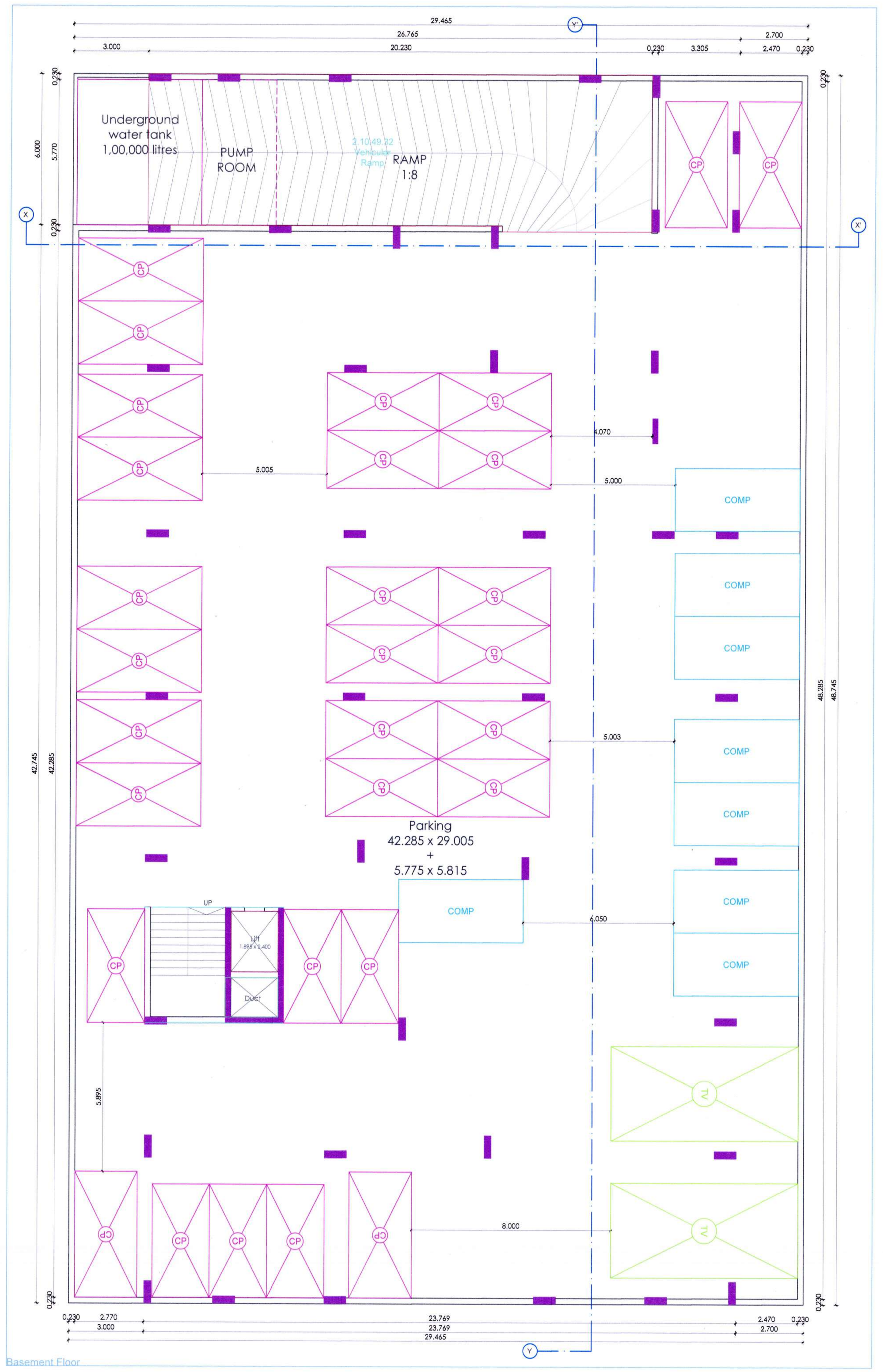
Parking Check As Per Multiplying Factor 0.400 (note: 1) 6 scooter equals to 1 car, proposed composite parking for car= 8)

Building Name	Required Car	Required Scooter	Required Transport Vehicle/Ambulance /Mini bus	Proposed Car	Proposed Scooter	Proposed Transport Vehicle/Ambulance /Mini bus	Status
Total	40	58	1	40	58	2	OK

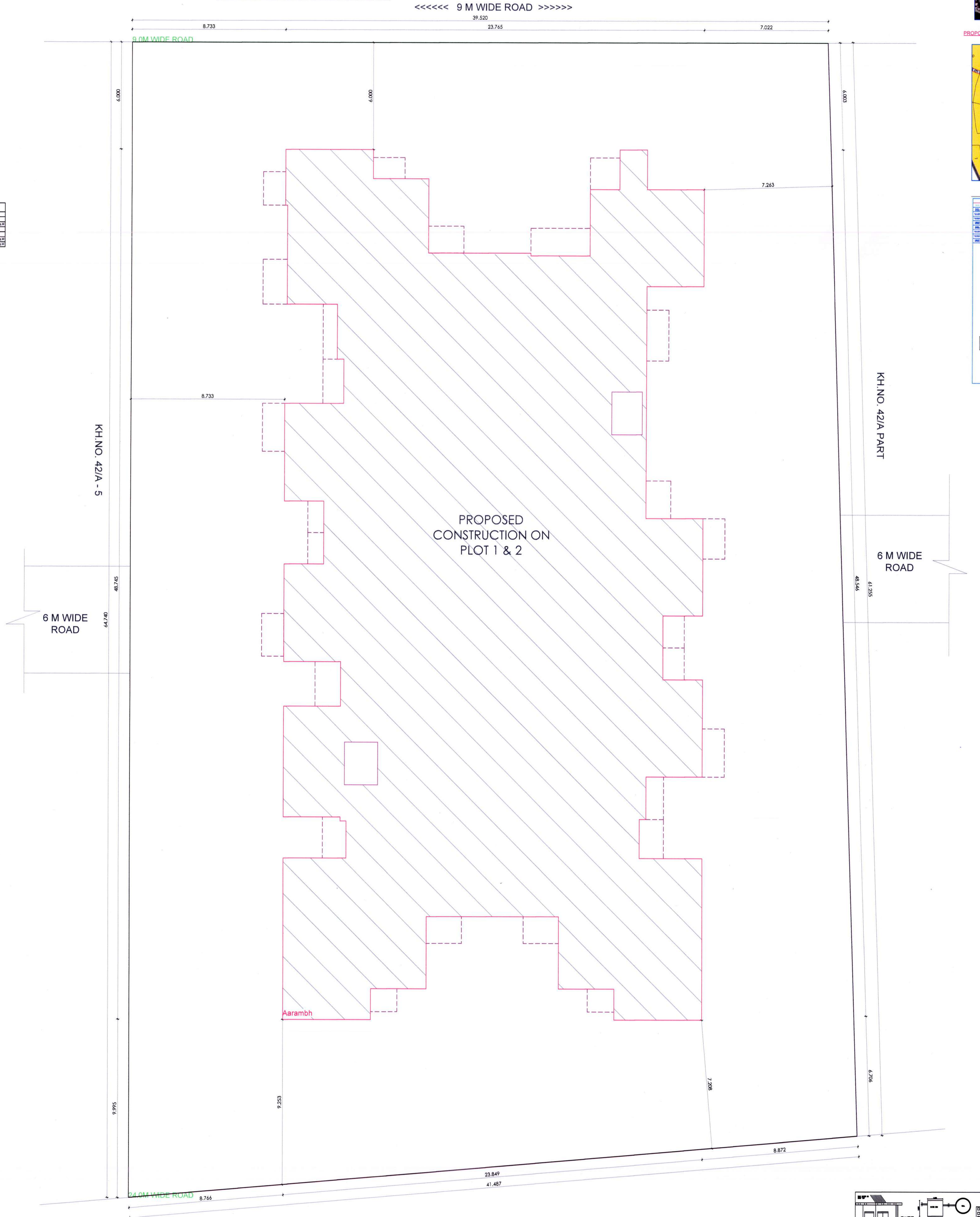
Telecom Room

Building	Req. Size	Prop. Size	Status
Aarambh	OtherTelecomRoom	3.000X4.200	OK

BUILT-UP AREA CALCULATION Basement Floor Aarambh



BASEMENT FLOOR PLAN



SITE PLAN

Project Details

Proposal codeBPNM-24-107545
Zone Type - Residential Zone with Shop line. (R-2)
Location -Non-Congested
Name of service Building Development
Sub service -
Cts No./Survey No. -42/ ? ???
Tahsil :
Mouza :
Prorata Value :0.00

PROJECT NAME - AARAMBH
OWNER - RAJ LAXMI INFRA

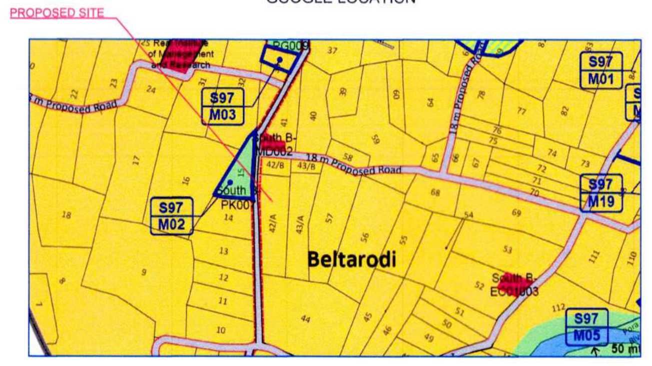
1/5

Signature valid
Digitally signed by BHARAT BABURAO NANDANWAR
Date: 2025.01.03 13:01:39 IST
Reason: Approved Drawing Plan
Designation : Chief Officer
Location: Besa-Pipla Nagarpanchayat
Project Code : BPNM-24-107545
Application Number : BPNM202400341
Proposal Number : 1470447
Certificate Number : BPNM/B/2024/APL/00376

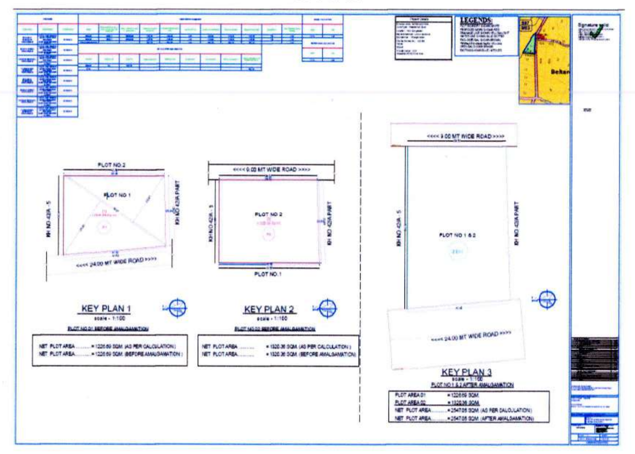
PROPOSED SITE

GOOGLE LOCATION

PROPOSED SITE



DP PLAN



LAYOUT PLAN

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.	2547.05
(a) As per ownership document (7/12, CTS extract)	2703.00
(b) as per TILR or City Survey measurement sheet	2703.00
(c) as per Demarcated drawing area	2547.97
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	2547.05
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
	0.00
	0.00
5.Balance area of plot (3-4)	2547.05
6. Amenity Space	0.00
(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)	2547.05
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.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 2024-10-09 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.

Name Of : Owner Raj Laxmi Infra

Postal Address : PLOT NO 40,KHARBI ROAD,Ayodhya Nagar,Nagpur,Maharashtra-440024

Phone No.:9561152311

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.-42/ ? ???

SITE ADDRESS :
Plot No. 1 & 2 Kh.No. 42/A/6/1, 42/A/6/2, Ph.No. 38, Khate No. 1018 & 951,Ward No. 2, Mouza - Beltarodi,Grampanchayat Besa, Tah. Nagpur (Gramin) & Dist. Nagpur

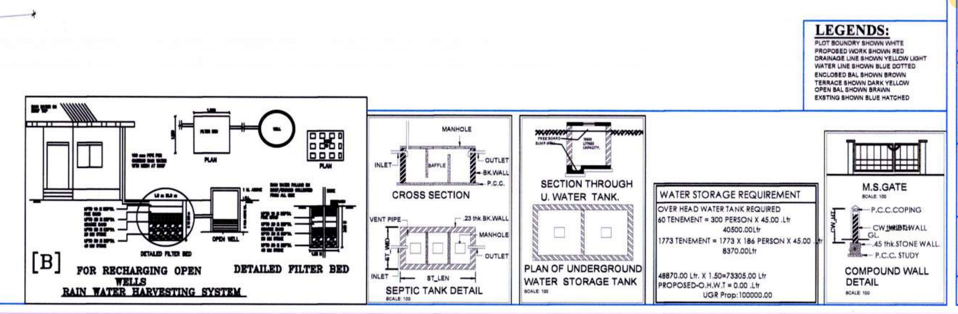
Name Of Architect : Pankaj Rameshlal Kriplani

LOGO

ADDRESS OF OFFICE
OFFICE -
A4 first floor khullar apartment byramji town nagpur 440013

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature valid



SCALE - 1:100
Date: 03/12/24
JOB NO - BPNM-24-107545
CHECK BY - -

SUBMISSION DRAWING