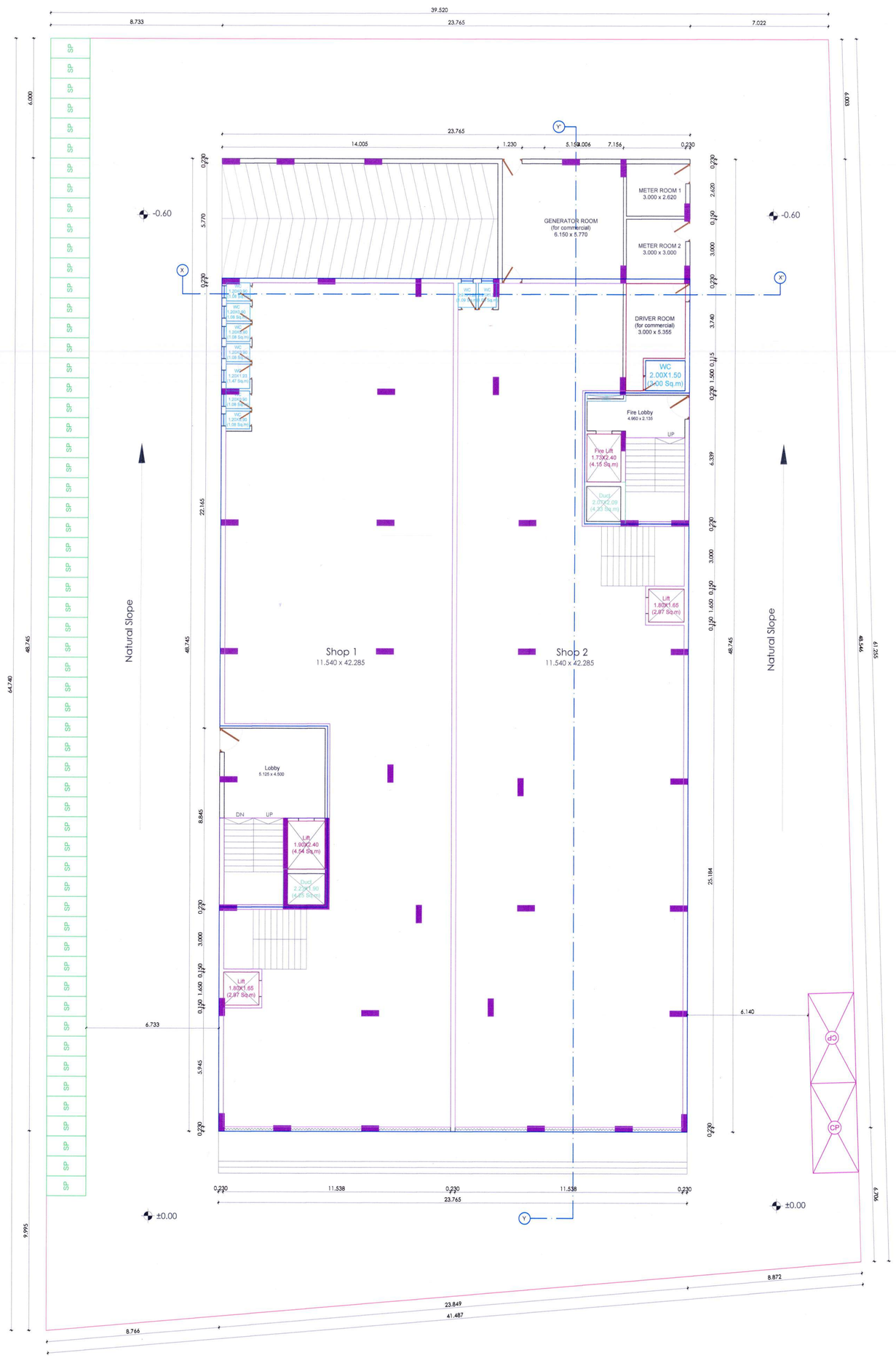
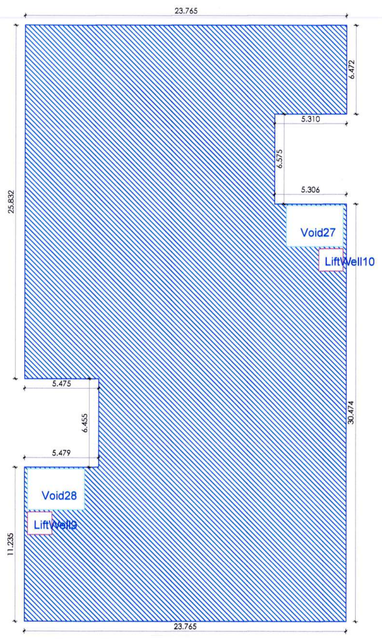
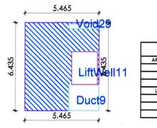


GROUND FLOOR PLAN



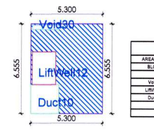
BUILT-UP AREA CALCULATION First Floor Aarambh

BUILT-UP AREA CALCULATION (USE BYELAW) First Floor Aarambh			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	43.922	23.765	351.054
		BLOCK AREA TOTAL=351.054Sq.M	
VoidS8	-	-	12.650
LiftWell10	-	-	2.970
VoidS9	-	-	2.970
TOTAL Deduction=17.590Sq.M			
Net BuiltUp Area=333.464 Sq.M			



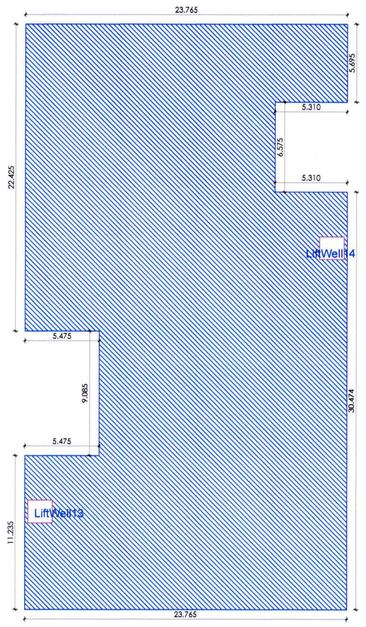
BUILT-UP AREA CALCULATION First Floor Aarambh

BUILT-UP AREA CALCULATION (USE BYELAW) First Floor Aarambh			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	5.465	3.465	18.934
		BLOCK AREA TOTAL=18.934Sq.M	
VoidS9	-	-	2.970
LiftWell11	-	-	4.048
Duct9	-	-	4.207
TOTAL Deduction=11.225Sq.M			
Net BuiltUp Area=7.709 Sq.M			



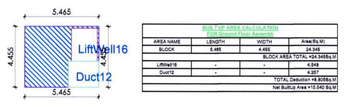
BUILT-UP AREA CALCULATION First Floor Aarambh

BUILT-UP AREA CALCULATION (USE BYELAW) First Floor Aarambh			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	5.300	3.465	18.365
		BLOCK AREA TOTAL=18.365Sq.M	
VoidS10	-	-	2.756
LiftWell12	-	-	4.155
Duct10	-	-	4.207
TOTAL Deduction=11.117Sq.M			
Net BuiltUp Area=7.248 Sq.M			



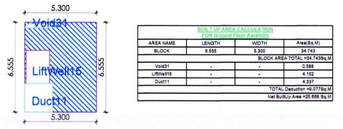
BUILT-UP AREA CALCULATION Ground Floor Aarambh

BUILT-UP AREA CALCULATION (USE BYELAW) Ground Floor Aarambh			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	43.755	23.765	351.176
		BLOCK AREA TOTAL=351.176Sq.M	
LiftWell14	-	-	2.970
LiftWell13	-	-	2.970
TOTAL Deduction=17.590Sq.M			
Net BuiltUp Area=333.614 Sq.M			



BUILT-UP AREA CALCULATION Ground Floor Aarambh

BUILT-UP AREA CALCULATION (USE BYELAW) Ground Floor Aarambh			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	5.465	3.465	18.934
		BLOCK AREA TOTAL=18.934Sq.M	
VoidS11	-	-	2.970
LiftWell15	-	-	4.048
Duct11	-	-	4.207
TOTAL Deduction=11.225Sq.M			
Net BuiltUp Area=7.709 Sq.M			



BUILT-UP AREA CALCULATION Ground Floor Aarambh

BUILT-UP AREA CALCULATION (USE BYELAW) Ground Floor Aarambh			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	5.300	3.465	18.365
		BLOCK AREA TOTAL=18.365Sq.M	
VoidS12	-	-	2.756
LiftWell16	-	-	4.155
Duct13	-	-	4.207
TOTAL Deduction=11.117Sq.M			
Net BuiltUp Area=7.248 Sq.M			

Aarambh	Second Floor	Plot no.202	1	66.251	0.000	0.000	0.000	66.251
Aarambh	Sixth Floor	Flat 602	1	43.355	0.000	0.000	0.000	43.355
Aarambh	Sixth Floor	Flat 603	1	62.198	0.000	0.000	0.000	62.198
Aarambh	Sixth Floor	Flat 604	1	58.980	0.000	0.000	0.000	58.980
Aarambh	Sixth Floor	Flat 605	1	79.869	0.000	0.000	0.000	79.869
Aarambh	Sixth Floor	Flat 606	1	79.869	0.000	0.000	0.000	79.869
Aarambh	Sixth Floor	Flat No. 607	1	80.451	0.000	0.000	0.000	80.451
Aarambh	Second Floor	Flat No. 203	1	62.198	0.000	0.000	0.000	62.198
Aarambh	Second Floor	Flat No. 204	1	79.869	0.000	0.000	0.000	79.869
Aarambh	Second Floor	Flat no.201	1	63.055	0.000	0.000	0.000	63.055
Aarambh	Second Floor	Flat no.202	1	66.251	0.000	0.000	0.000	66.251

Aarambh	Ground Floor	SHOP 2 FF	1	448.760	0.000	0.000	0.000	448.760
Aarambh	Ground Floor	SHOP 1 GF	1	448.880	0.000	0.000	0.000	448.880
Aarambh	First Floor	SHOP 1 FF	1	438.770	0.000	0.000	0.000	438.770
Aarambh	First Floor	SHOP 2 FF	1	438.240	0.000	0.000	0.000	438.240
Aarambh	Third Floor Plan	Flat 301	1	59.980	0.000	0.000	0.000	59.980
Aarambh	Third Floor Plan	Flat 302	1	59.980	0.000	0.000	0.000	59.980
Aarambh	Third Floor Plan	Flat 303	1	59.250	0.000	0.000	0.000	59.250
Aarambh	Third Floor Plan	Flat 304	1	79.869	0.000	0.000	0.000	79.869
Aarambh	Third Floor Plan	Flat 305	1	79.869	0.000	0.000	0.000	79.869
Aarambh	Third Floor Plan	Flat No. 306	1	79.869	0.000	0.000	0.000	79.869
Aarambh	Third Floor Plan	Flat No.307	1	80.451	0.000	0.000	0.000	80.451
Aarambh	Third Floor Plan	Flat no.308	1	89.223	0.000	0.000	0.000	89.223
Aarambh	Typical 4th To 7th 8th Floor	Flat 401 Flat No. 401 Flat 401	5	83.055	0.000	0.000	0.000	83.055
Aarambh	Typical 4th To 7th 8th Floor	Flat 402 Flat No. 402 Flat 402	5	62.198	0.000	0.000	0.000	62.198
Aarambh	Typical 4th To 7th 8th Floor	Flat 403 Flat No. 403 Flat 403	5	58.980	0.000	0.000	0.000	58.980
Aarambh	Typical 4th To 7th 8th Floor	Flat 404 Flat No. 404 Flat 404	5	59.340	0.000	0.000	0.000	59.340
Aarambh	Typical 4th To 7th 8th Floor	Flat 405 Flat No. 405 Flat 405	5	79.869	0.000	0.000	0.000	79.869
Aarambh	Typical 4th To 7th 8th Floor	Flat 406 Flat No. 406 Flat 406	5	79.869	0.000	0.000	0.000	79.869
Aarambh	Typical 4th To 7th 8th Floor	Flat 407 Flat no. 707 Flat no. 807 Flat no. 907	5	80.451	0.000	0.000	0.000	80.451
Aarambh	Typical 4th To 7th 8th Floor	Flat 408 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	43.355	0.000	0.000	0.000	43.355
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	59.340	0.000	0.000	0.000	59.340
Aarambh	Sixth Floor	Flat 605	1	79.869	0.000	0.000	0.000	79.869
Aarambh	Sixth Floor	Flat 606	1	79.869	0.000	0.000	0.000	79.869
Aarambh	Sixth Floor	Flat No. 607	1	80.451	0.000	0.000	0.000	80.451
Aarambh	Second Floor	Flat No. 203	1	62.198	0.000	0.000	0.000	62.198
Aarambh	Second Floor	Flat No. 204	1	79.869	0.000	0.000	0.000	79.869
Aarambh	Second Floor	Flat no.201	1	63.055	0.000	0.000	0.000	63.055
Aarambh	Second Floor	Flat no.202	1	66.251	0.000	0.000	0.000	66.251

Aarambh	Ground Floor	SHOP 2 FF	1	448.760	0.000	0.000	0.000	448.760	0.000	0.000	8.702	8.463	0.000	24.869	290.218
Aarambh	Ground Floor	SHOP 1 GF	1	448.880	0.000	0.000	0.000	448.880	0.000	0.000	43.500	47.330	0.000	139.445	3032.402
Aarambh	First Floor	SHOP 1 FF	1	438.770	0.000	0.000	0.000	438.770	0.000	0.000	8.702	8.487	0.000	145.899	790.460
Aarambh	First Floor	SHOP 2 FF	1	438.240	0.000	0.000	0.000	438.240	0.000	0.000	14.640	8.564	0.000	27.285	683.343
Aarambh	Third Floor Plan	Flat 301	1	59.980	0.000	0.000	0.000	59.980	0.000	0.000	8.700	14.640	8.564	0.000	1.178	865.852
Aarambh	Third Floor Plan	Flat 302	1	59.980	0.000	0.000	0.000	59.980	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Aarambh	TOTAL		1845.138	7123.061	0.000	0.000	0.000	0.000	448.884	0.000	0.000	8.700	88.880	82.425	0.000	1114.127	7712.772

Aarambh	Ground Floor	SHOP 2 FF	1	448.760	0.000	0.000	0.000	448.760
Aarambh	Ground Floor	SHOP 1 GF	1	448.880	0.000	0.000	0.000	448.880
Aarambh	First Floor	SHOP 1 FF	1	438.770	0.000	0.000	0.000	438.770
Aarambh	First Floor	SHOP 2 FF	1	438.240	0.000	0.000	0.000	438.240
Aarambh	Third Floor Plan	Flat 301	1	59.980	0.000	0.000	0.000	59.980
Aarambh	Third Floor Plan	Flat 302	1	59.980	0.000	0.000	0.000	59.980
Aarambh	Third Floor Plan	Flat 303	1	59.250	0.000	0.000	0.000	59.250
Aarambh	Third Floor Plan	Flat 304	1	79.869	0.000	0.000	0.000	79.869
Aarambh	Third Floor Plan	Flat No. 305	1	79.869	0.000	0.000	0.000	79.869
Aarambh	Third Floor Plan	Flat No.306	1	79.869	0.000	0.000	0.000	79.869
Aarambh	Third Floor Plan	Flat No.307	1	80.451	0.000	0.000	0.000	80.451
Aarambh	Third Floor Plan	Flat no.308	1	89.223	0.000	0.000	0.000	89.223
Aarambh	Typical 4th To 7th 8th Floor	Flat 401 Flat No. 401 Flat 401	5	83.055	0.000	0.000	0.000	83.055
Aarambh	Typical 4th To 7th 8th Floor	Flat 402 Flat No. 402 Flat 402	5	62.198	0.000	0.000	0.000	62.198
Aarambh	Typical 4th To 7th 8th Floor	Flat 403 Flat No. 403 Flat 403	5	58.980	0.000	0.000	0.000	58.980
Aarambh	Typical 4th To 7th 8th Floor	Flat 404 Flat No. 404 Flat 404	5	59.340	0.000	0.000	0.000	59.340
Aarambh	Typical 4th To 7th 8th Floor	Flat 405 Flat No. 405 Flat 405	5	79.869	0.000	0.000	0.000	79.869
Aarambh	Typical 4th To 7th 8th Floor	Flat 406 Flat No. 406 Flat 406	5	79.869	0.000	0.000	0.000	79.869
Aarambh	Typical 4th To 7th 8th Floor	Flat 407 Flat no. 707 Flat no. 807 Flat no. 907	5	80.451	0.000	0.000	0.000	80.451
Aarambh	Typical 4th To 7th 8th Floor	Flat 408 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	43.355	0.000	0.000	0.000	43.355
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	59.340	0.000	0.000	0.000	59.340
Aarambh	Sixth Floor	Flat 605	1	79.869	0.000	0.000	0.000	79.869
Aarambh	Sixth Floor	Flat 606	1	79.869	0.000	0.000	0.000	79.869
Aarambh	Sixth Floor	Flat No. 607	1	80.451	0.000	0.000	0.000	80.451
Aarambh	Second Floor	Flat No. 203	1	62.198	0.000	0.000	0.000	62.198
Aarambh	Second Floor	Flat No. 204	1	79.869	0.000	0.000	0.000	79.869
Aarambh	Second Floor	Flat no.201	1	63.055	0.000	0.000	0.000	63.055
Aarambh	Second Floor	Flat no.202	1	66.251	0.000	0.000	0.000	66.251

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

Building Name	Floor Name	Occupier name	Tenement No	Carpet Area	Exclusive Balcony Area	Common Balcony Area	Mumtyanjay Area	Total Carpet Area
Aarambh	Ground Floor	SHOP 2 FF	1	448.760	0.000	0.000	0.000	448.760
Aarambh	Ground Floor	SHOP 1 GF	1	448.880	0.000	0.000	0.000	448.880
Aarambh	First Floor	SHOP 1 FF	1	438.770	0.000	0.000	0.000	438.770
Aarambh	First Floor	SHOP 2 FF	1	438.240	0.000	0.000	0.000	438.240
Aarambh	Third Floor Plan	Flat 301	1	59.980	0.000	0.000	0.000	59.980
Aarambh	Third Floor Plan	Flat 302	1	59.980	0.000	0.000	0.000	59.980
Aarambh	Third Floor Plan	Flat 303	1	59.250	0.000	0.000	0.000	59.250
Aarambh	Third Floor Plan	Flat 304	1	79.869	0.000	0.000	0.000	79.869
Aarambh	Third Floor Plan	Flat No. 305	1	79.869	0.000	0.000	0.000	79.869
Aarambh	Third Floor Plan	Flat No.306	1	79.869	0.000	0.000	0.000	79.869
Aarambh	Third Floor Plan	Flat No.307	1	80.451	0.000	0.000	0.000	80.451
Aarambh	Third Floor Plan	Flat no.308	1	89.223	0.000	0.000	0.000	89.223
Aarambh	Typical 4th To 7th 8th Floor	Flat 401 Flat No. 401 Flat 401	5	83.055	0.000	0.000	0.000	83.055
Aarambh	Typical 4th To 7th 8th Floor	Flat 402 Flat No. 402 Flat 402	5	62.198	0.000	0.000	0.000	62.198
Aarambh	Typical 4th To 7th 8th Floor	Flat 403 Flat No. 403 Flat 403	5	58.980	0.000	0.000	0.000	58.980
Aarambh	Typical 4th To 7th 8th Floor	Flat 404 Flat No. 404 Flat 404	5	59.340	0.000	0.000	0.000	59.340
Aarambh	Typical 4th To 7th 8th Floor	Flat 405 Flat No. 405 Flat 405	5	79.869	0.000	0.000	0.000	79.869
Aarambh	Typical 4th To 7th 8th Floor	Flat 406 Flat No. 406 Flat 406	5	79.869	0.000	0.000	0.000	79.869
Aarambh	Typical 4th To 7th 8th Floor	Flat 407 Flat no. 707 Flat no. 807 Flat no. 907	5	80.451	0.000	0.000	0.000	80.451
Aarambh	Typical 4th To 7th 8th Floor	Flat 408 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	43.355	0.000	0.000	0.000	43.355
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	59.340	0.000	0.000	0.000	59.340
Aarambh	Sixth Floor	Flat 605	1	79.869	0.000	0.000	0.000	79.869
Aarambh	Sixth Floor	Flat 606	1	79.869	0.000	0.000	0.000	79.869
Aarambh	Sixth Floor	Flat No. 607	1	80.451	0.000	0.000	0.000	80.451
Aarambh	Second Floor	Flat No. 203	1	62.198	0.000	0.000	0.000	62.198
Aarambh	Second Floor	Flat No. 204	1	79.869	0.000	0.000	0.000	79.869
Aarambh	Second Floor	Flat no.201	1	63.055	0.000	0.000	0.000	63.055
Aarambh	Second Floor	Flat no.202	1	66.251	0.000	0.000	0.000	66.251

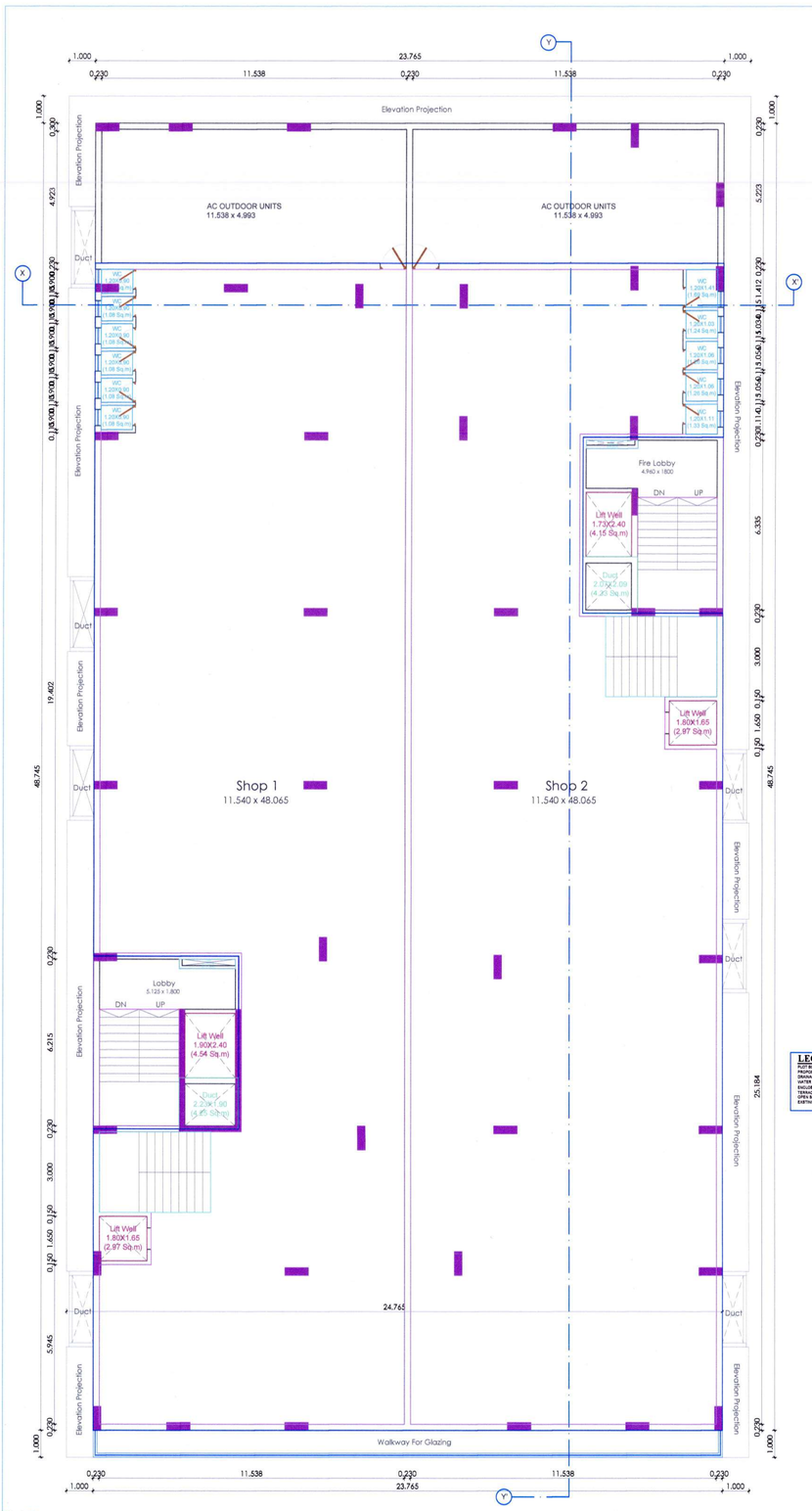
Building Name	Use	Terrace Area	Parking Check (Table 5a)				
			As per Regulation			Proposed	
			car	scooter	No.of Tranfer/Hndcp	car	scooter
Aarambh	Residential	For every ten tenements having carpet area upto 60.0 sq.m. (645 sq.ft.) or fraction thereof 50 sq.m.	1	2	38	18.000	38.000
Aarambh	Residential	For every tenement having carpet area more than 60.0 sq.m. (645 sq.ft.) upto 80 sq.m. (860 sq.ft.)	1	1	24	24.000	24.000
Aarambh	Commercial	For every 100 sq.m. carpet area or fraction thereof	2	6	1772.783	35.455	106.366
Total	-	-	-	-	-	77.455	168.366
Visitors parking(5%)	-	-	-	-	-	2.100	1.000
Total	-	-	-	-	-	79.555	169.366

Parking Check for Persons with Disabilities (Table 5 B) (Only if Applicable for Public Buildings and Buildings used by Public)							
Building Name	As per Regulation			Proposed			
	Car	Scooter	Tranfer/Handicapped Mom Area	Car	Scooter	Tranfer/Handicapped Mom Area	Status
Total	40	58	1	40	58	2	OK

Building Name	Use	Terrace Area	Parking Check (Table 5a)				
			As per Regulation			Proposed	
			car	scooter	No.of Tranfer/Hndcp	car	scooter
Aarambh	Residential	For every ten tenements having carpet area upto 60.0 sq.m. (645 sq.ft.) or fraction thereof 50 sq.m.	1	2	38	18.000	38.000
Aarambh	Residential	For every tenement having carpet area more than 60.0 sq.m. (645 sq.ft.) upto 80 sq.m. (860 sq.ft.)	1	1	24	24.000	24.000
Aarambh	Commercial	For every 100 sq.m. carpet area or fraction thereof	2	6	1772.783	35.455	106.366
Total	-	-	-	-	-	77.455	168.366
Visitors parking(5%)	-	-	-	-	-	2.100	1.000
Total	-	-	-	-	-	79.555	169.366

Parking Check for Persons with Disabilities (Table 5 B) (Only if Applicable for Public Buildings and Buildings used by Public)							
Building Name	As per Regulation			Proposed			
	Car	Scooter	Tranfer/Handicapped Mom Area	Car	Scooter	Tranfer/Handicapped Mom Area	Status
Total	40	58	1	40	58	2	OK

Amenity	Required	Proposed	Status
Aarambh	Other Telecom/Room	3.000Nos.220	OK



FIRST FLOOR 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

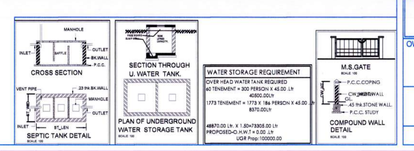
LOGO	ADDRESS OF OFFICE
	OFFICE :- A4 first floor khullar apartment byramji town nagpur 440013

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



PROJECT NAME - AARAMBH
OWNER - RAJ LAXMI INFRA

2/5

Signature valid

Digitally signed by BHARAT BABURAO KANDANWAR
Date: 2025.01.03 13:01:08 IST
Reason: Approved Digitally Plan
Designation : Chief Officer
Location: Base-Pune HO
Project Code : BPNM-24-107545
Application Number : MAHAR0000200341
Proposal Number : 1670447
Certificate Number : BPNM/B/2024/APL/00376

Planning Assistant
Date: 27/12/2024