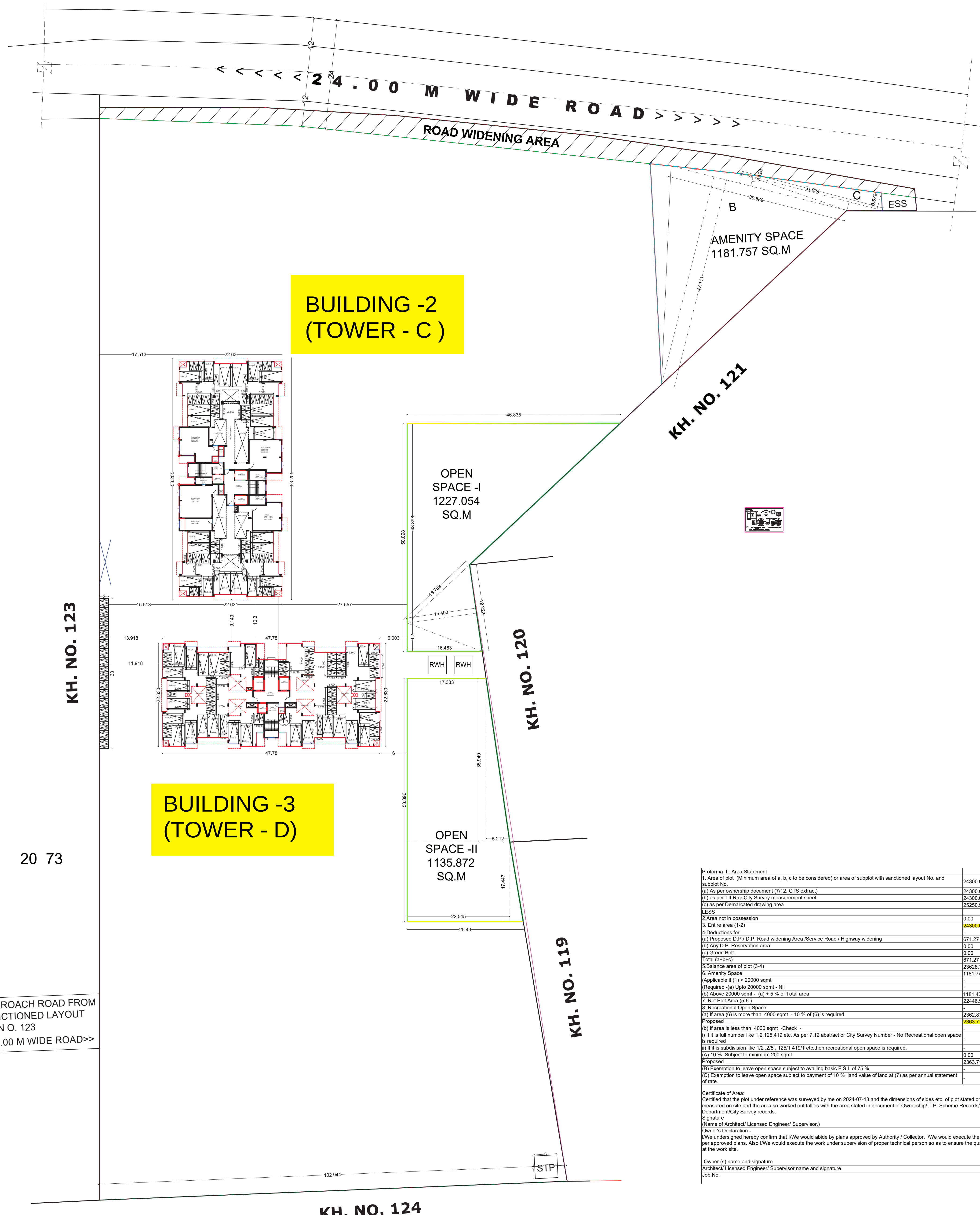




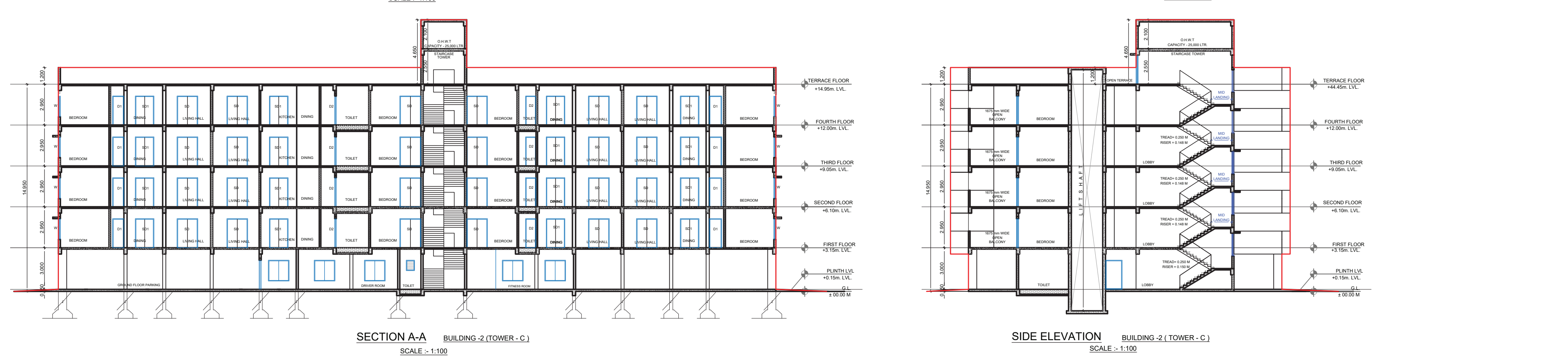
Proforma 1: Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	24300.00
(a) As per ownership document (7/12, GTS extract)	24300.00
(b) as per T.R. or City Survey measurement sheet	24300.00
(c) as per Demarcated drawing area	25250.94
2. Area not in possession	0.00
3. Entire area (1-2)	24300.00
4. Deductions for	
(a) Proposed D.P./D.P. Road widening Area /Service Road / Highway widening	671.27
(b) Any D.P. Reservation area	0.00
(c) Green belt	0.00
Total (a+b+c)	671.27
5. Balance area of plot (3-4)	23628.73
6. Amenity Space	1181.74
(Applicable if (1) > 20000 sqmt	-
(Required - (a) Up to 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	1181.43
7. Net Plot Area (3-5)	22446.99
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	2362.87
Proposed	2362.87
(b) If area is less than 4000 sqmt - Check -	-
(c) If it is full number like 1,2,125,410 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, 125/1418 etc then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	2362.71
(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 2024-07-13 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 -	
(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 (a) name and signature	
Architect/ Licensed Engineer/ Supervisor name and signature	
Job No.	

GROUND FLOOR PARKING PLAN

SCALE 1:250

SHEET NO. 2/4

Digitally signed by BHARAT BABURAO NANDANWAR
Date: 2024.10.25 15:08:18 IST
Reason: Approved Drawing Plan
Designation: Chief Officer
Location: Beesa-Pikta Nayakwadi, Bham
Project Code: BPNM-24-68735
Application Number: BPNM/B/2024/00209
Proposal Number: 287937
Certificate Number: BPNM/B/2024/APL/00301



Project Details
Proposal code -BPNM-24-69735
Zone Type - Residential Zone with Shop line. (R-2)
Location - Non-Congested
Name of service - Building Development
Sub service -
Cts No./Survey No. - 122
Tahsil :
Mouza : Pipila
Prorata Value : 0.00

[illegible]

BUILT-UP AREA CALCULATION GF BUILDING 2 TOWER C

BUILT UP AREA CALCULATION FOR GF BUILDING 2 TOWER C			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	9.16	7.38	61.59
BLOCK AREA TOTAL			=61.59Sq.M
TOTAL Deduction			=0.00Sq.M
Net BuiltUp Area			=61.59 Sq.M



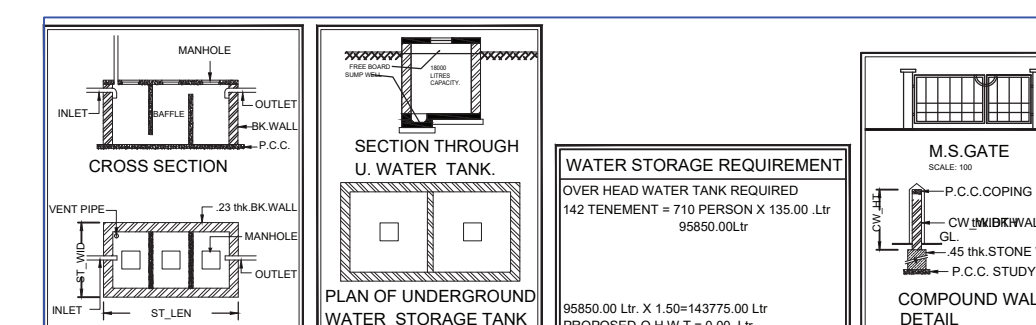
BUILT UP AREA CALCULATION FOR GF BUILDING 2 TOWER C			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	8.59	7.87	52.11
BLOCK AREA TOTAL =51.11Sq.M			
TOTAL Deduction =0.00Sq.M			
Net BuiltUp Area =52.11 Sq.M			

SCHEDULE OF OPENINGS			
S.NO.	TYPE	SIZE	REMARK
1	D	1.065 x 2.10m	T.W.DOUBLE PANELED DOOR
2	D1	0.900 x 2.10m	T.W SINGLE PANELED DOOR
3	D2	0.750 x 2.10m	T.W SINGLE PANELED DOOR
4	W	1.50 x 1.50m	ALUMINUM GLAZED WINDOW
5	SD	1.500 x 2.10m	ALUMINUM GLAZED WINDOW
6	SD1	1.350 x 2.10m	ALUMINUM GLAZED WINDOW
7	SD2	1.525 x 2.10m	ALUMINUM GLAZED WINDOW
8	V	0.600 x 0.750m	M.S. VENTILATORS

BUILT UP AREA CALCULATION FOR GF BUILDING 2 TOWER C			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	7.87	7.34	48.28
BLOCK AREA TOTAL =			48.28Sq.M
TOTAL Deduction =			0.00Sq.M
Net BuiltUp Area =			48.28 Sq.M

BUILDING	FLOORS	BUILDING 2 TOWER C														
		COMM.	RESI.	IND.	FSI AREA	EDU.	INS.	MEZZ.	BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	OTHER DEDUCTION	TOTAL FSI AREA
BUILDING 2 TOWER C	TYPICAL FLOOR	0.00	4846.44	0.00		0.00	0.00	0.00	406.16	0.00	39.08	61.88	516.68	0.00	0.00	4067.88
BUILDING 2 TOWER C	GF	0.00	208.58	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	208.58
BUILDING 2 TOWER C	TOTAL	0.00	4855.02	0.00		0.00	0.00	0.00	406.16	0.00	39.08	61.88	516.68	0.00	0.00	4276.46

PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BAWN
EXTING SHOWN BLUE HATCHED



Name Of : Owner M/S SWAMI BUILDERS & DEVELOPERS

Postal Address : Plot No.52,
Pyramid, Nagpur, Nagpur, Maharashtra-440015

Phone No. 0645516670

DESCRIPTION OF PROJECT :

PROPOSED COMMERCIAL & RESIDENTIAL GROUP
HOUSING SCHEME ON KH. NO. 122, P.H.NO.38, MOUZA -
PIPLA, TAH. NAGPUR (GRAMIN) DISTT. NAGPUR.

Name Of Architect : Sanjay Govind Soni

LOGO	ADDRESS OF OFFICE
------	-------------------

10, Ganesh Nagar near S.D Hospital Nagpur

[illegible]

OWNERS SIGN _____ Signature valid
TECHNICIAN SIGN _____

Project Code: 60784-14

Journal of Management Inquiry 25(10) 1000-1017
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SCALE - 1:100	Date: 22/08/24
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JOH NO - BPNM.24.69735	CHECK BY -
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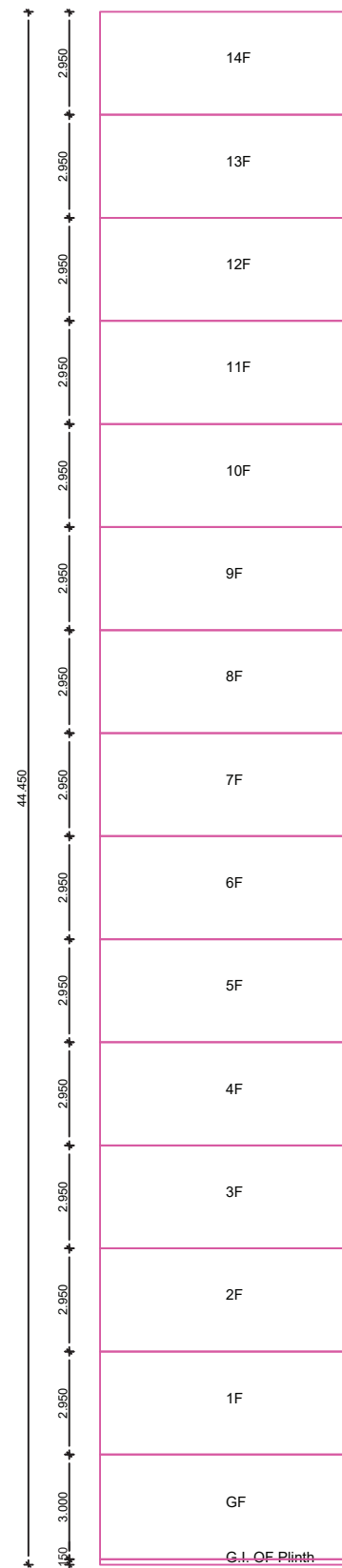
SUBMISSION DRAWING



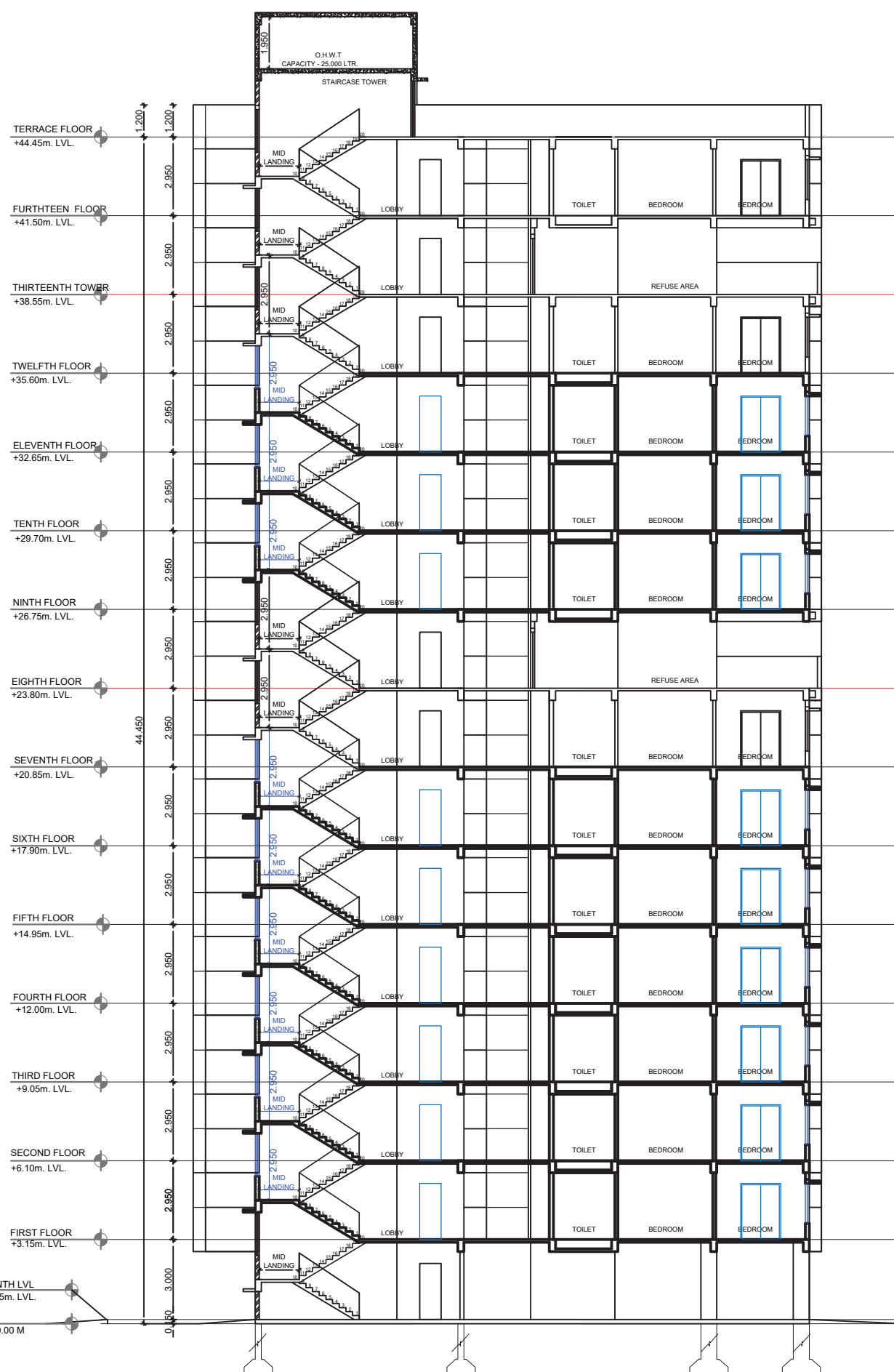
FRONT ELEVATION
BUILDING -3 (TOWER - D)
SCALE: 1:100



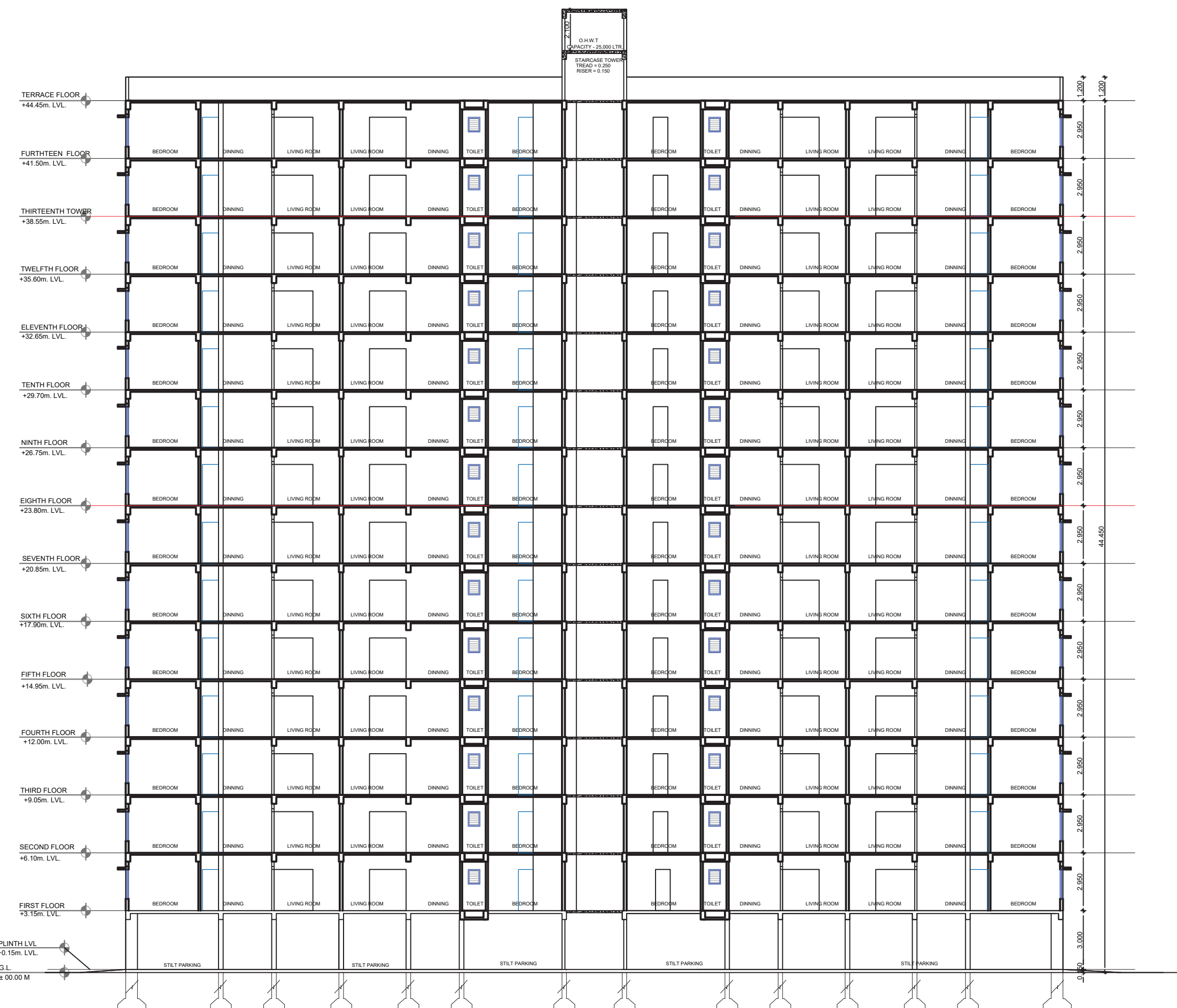
SIDE ELEVATION
BUILDING -3 (TOWER - D)
SCALE: 1:100



SECTION VIEW - BUILDING -3 TOWER - D



SECTION A-A
BUILDING -3 (TOWER - D)
SCALE: 1:100



SECTION B-B
BUILDING -3 (TOWER - D)
SCALE: 1:100

BUILDING -3 (TOWER - D)

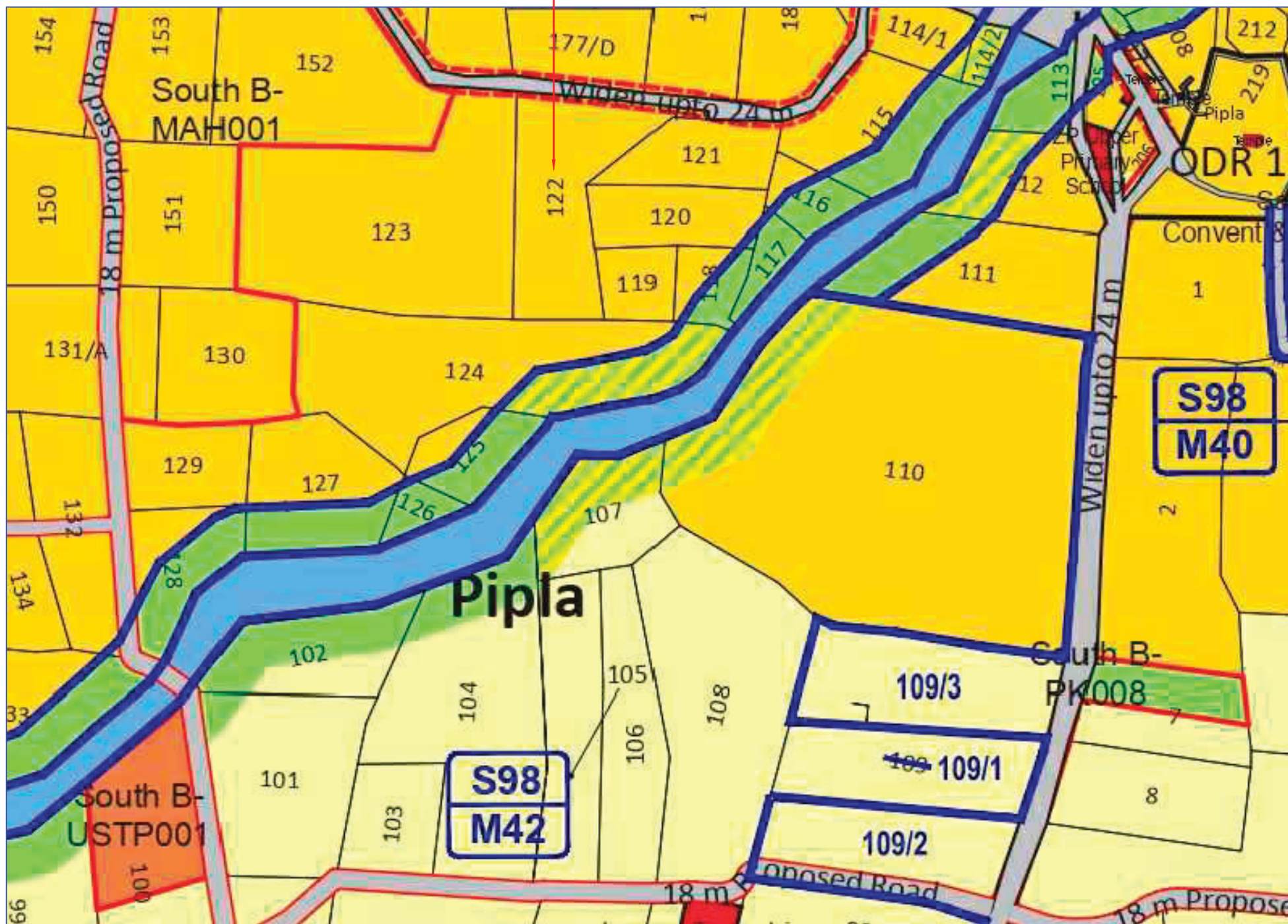
SHEET NO. 3/4

Signature valid

Digitally signed by BHARAT BABUR
Date: 2024.07.13 10:25:10
Reason: Approved Drawing
Project Code: BPNM-24-69735
Project Name: BUILDING DEVELOPMENT
Application Number: BPNM/2024/PL/00001
Prorata Number: 287577
Certificate Number: BPNM/2024/PL/00001

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.	24300.00
(a) As per ownership document (7/12, CTS extract)	24300.00
(b) as per TILR or City Survey measurement sheet	24300.00
(c) as per Demarcated drawing area	25250.94
LESS	
2. Area not in possession	0.00
3. Entire area (1-2)	24300.00
4. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	671.27
(b) Any D.P. Reservation area	0.00
(c) Green Belt	0.00
Total (a+b+c)	671.27
5. Balance area of plot (3-4)	23628.73
6. Amenity Space	1181.74
(Applicable if (1) > 20000 sqmt	-
(Required - (a) Up to 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	1181.43
7. Net Plot Area (5-6)	22446.99
8. Recreational Open Space	
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	2362.87
Proposed	2363.71
(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	2363.71
(B) Exemption to leave open space subject to availing basic F.S.1 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 2024-07-13 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.	

LOCATION SITE DP SHEET NO.98

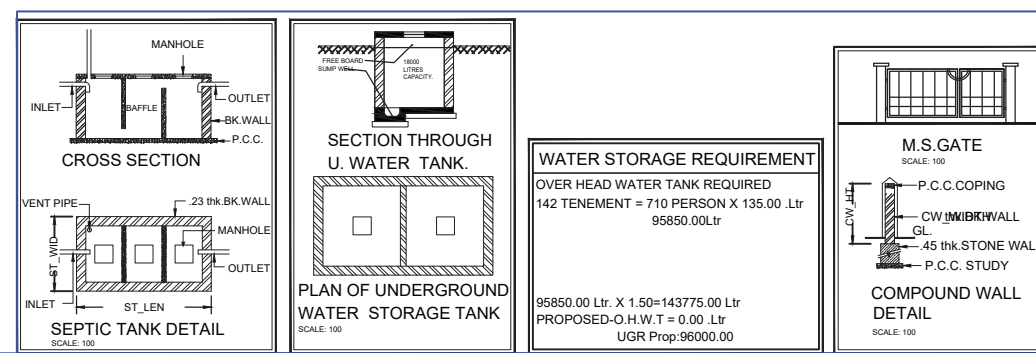


Project Details

Proposal code -BPNM-24-69735
Zone Type - Residential Zone with Shop line. (R-2)
Location - Non-Congested
Name of service - Building Development
Sub service -
Cts No./Survey No. - 122
Tahsil :
Mouza : Pipla
Prorata Value : 0.00

LEGENDS:

PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BROWN
EXISTING SHOWN BLUE HATCHED



Name Of - Owner M/S SWAMI BUILDERS & DEVELOPERS	
Postal Address - Plot No.52, Pyramid, Nagpur, Nagpur, Maharashtra-440015	
Phone No. 9545515572	
DESCRIPTION OF PROJECT :	
Type of Proposal - Mixed	
SITE ADDRESS	
PROPOSED COMMERCIAL & RESIDENTIAL GROUP HOUSING SCHEME ON K.M. NO. 122, P.H.NO.36, MOUZA - PIPLA, TAH. NAGPUR (GRAMIN) DISTT. NAGPUR.	
Name Of Architect - Sanjay Govind Soni	
ADDRESS OF OFFICE	
LOGO	
OFFICE	
10 Ganesh Nagar near S D Hospital Nagpur	
OWNER'S SIGNATURE	
SIGNATURE OF ARCHITECT	
SCALE - 1:100	
Date: 22/08/24	
JOB NO - BPNM-24-69735	
CHECK BY -	
SUBMISSION DRAWING	

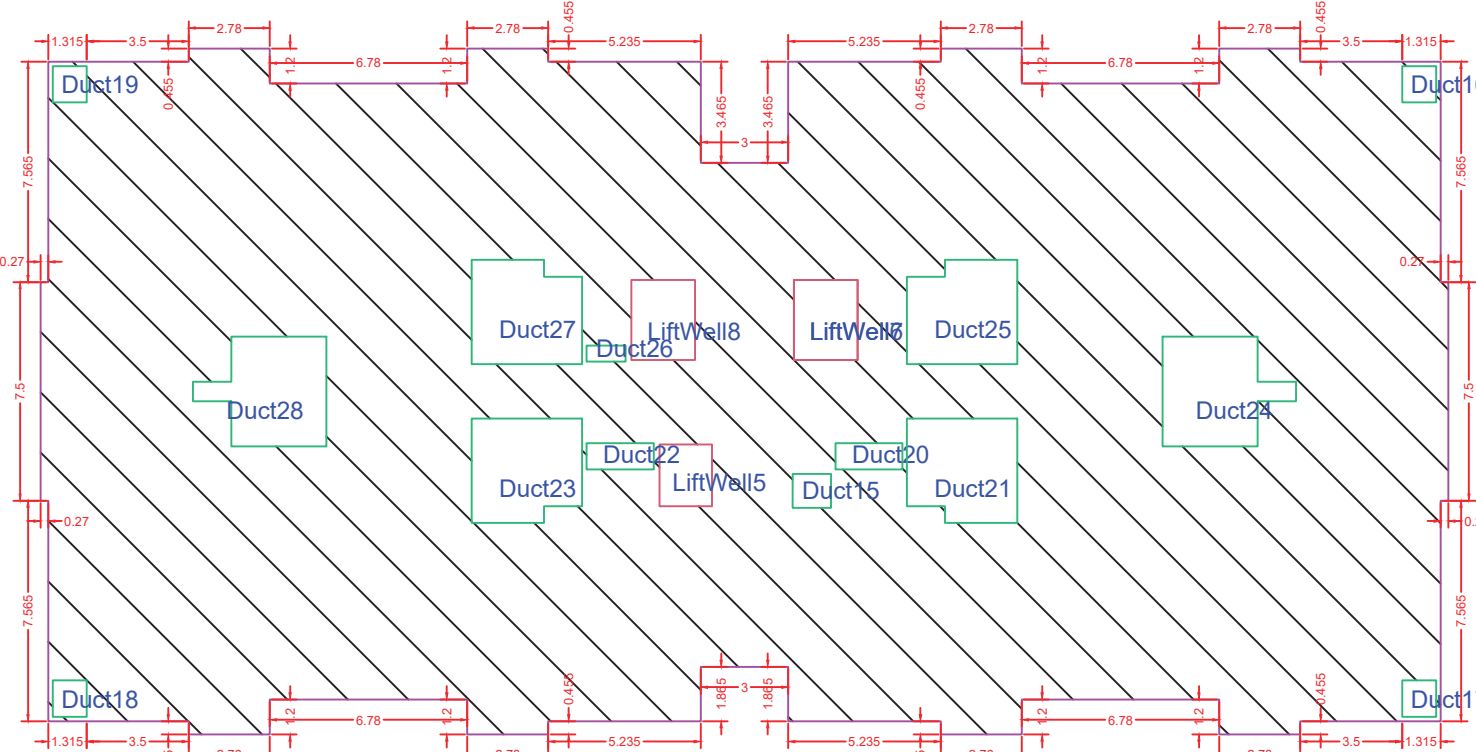
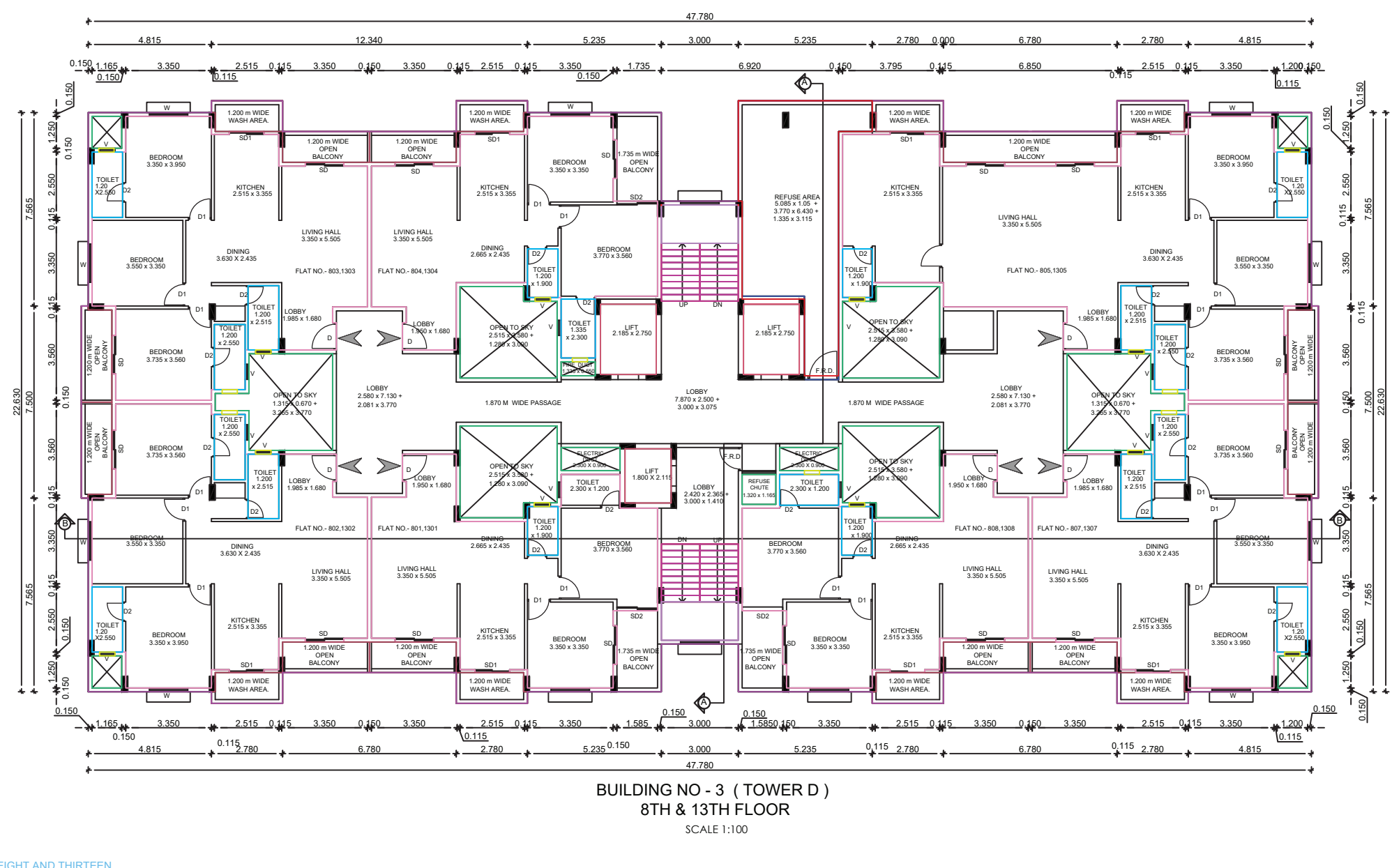
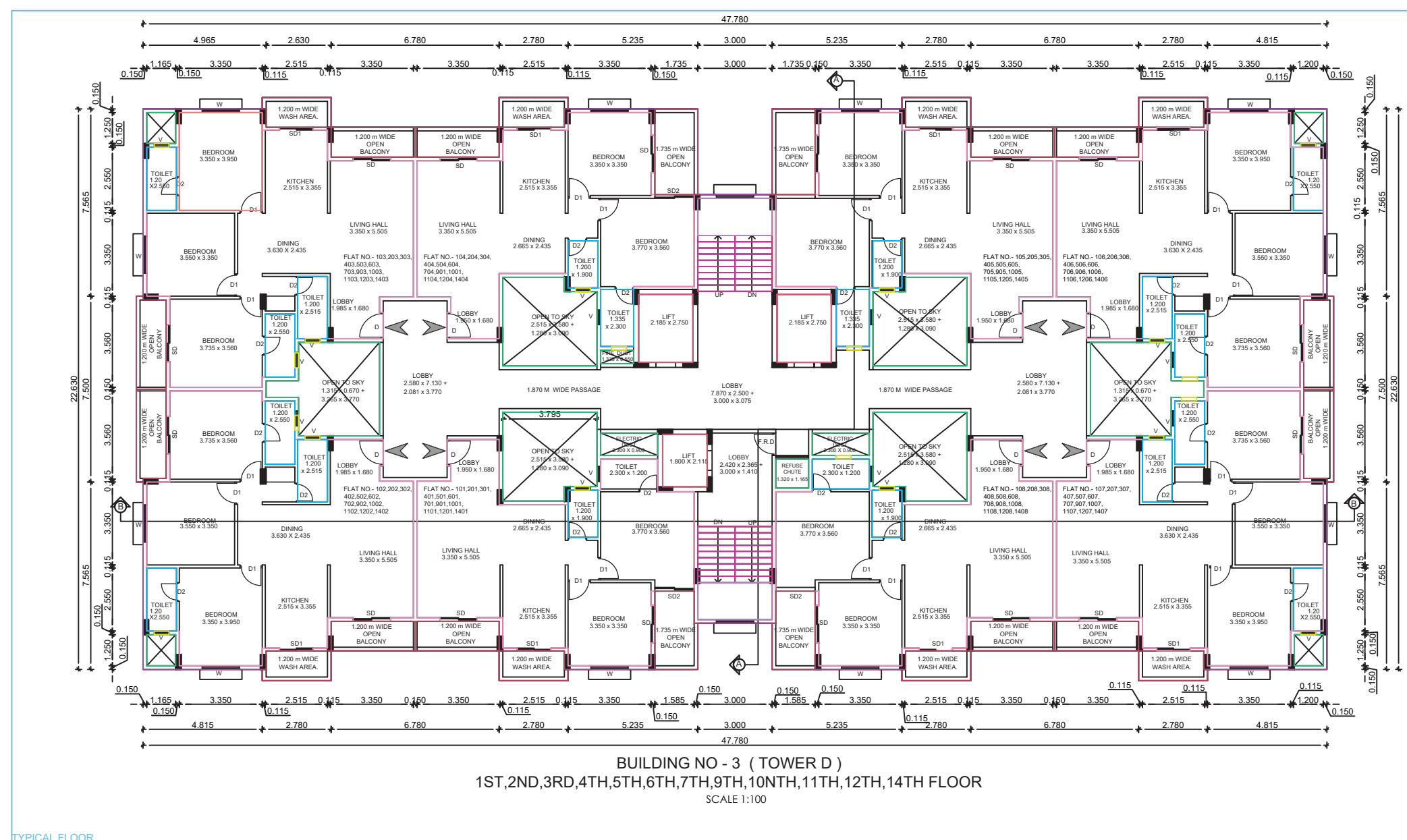
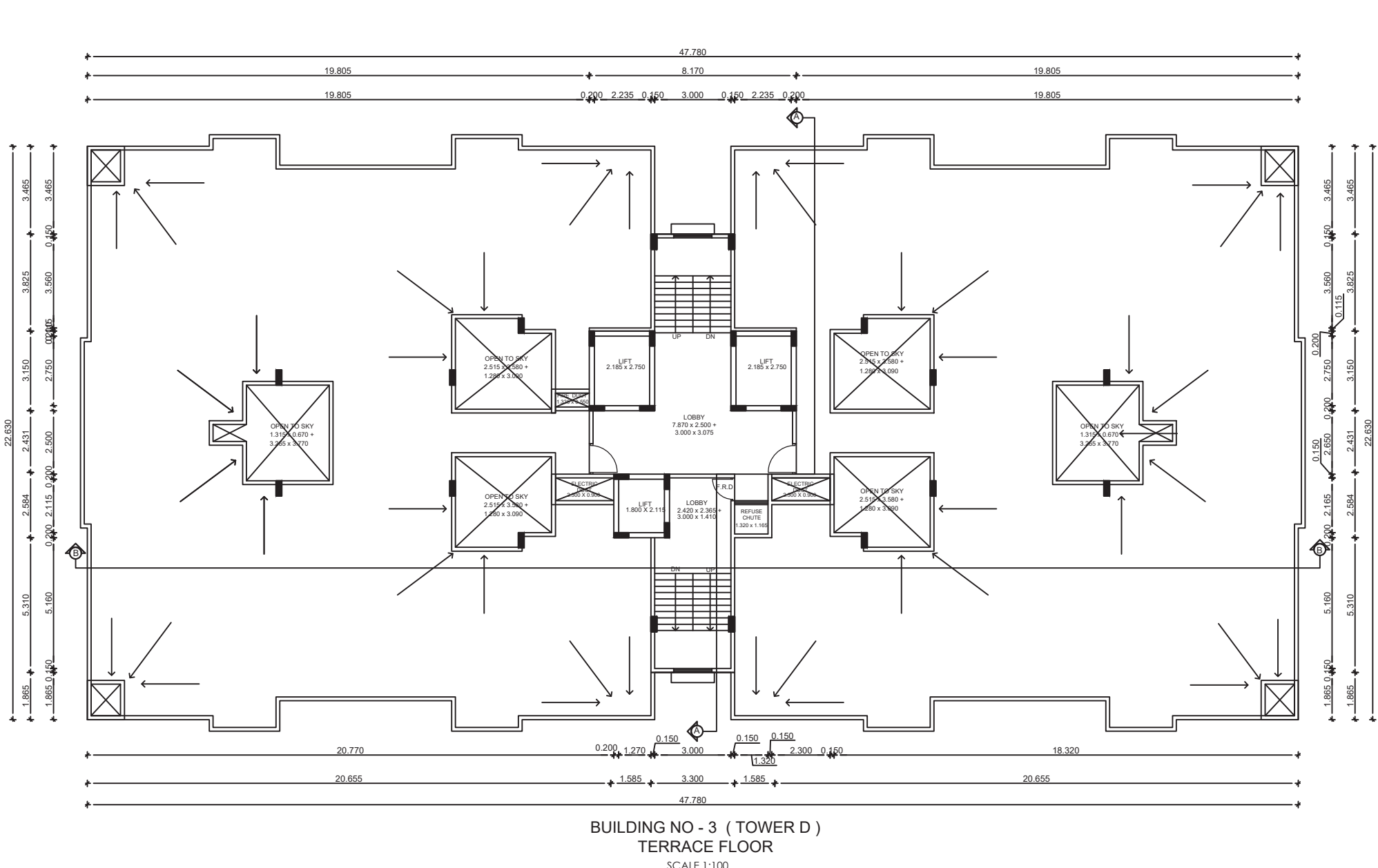
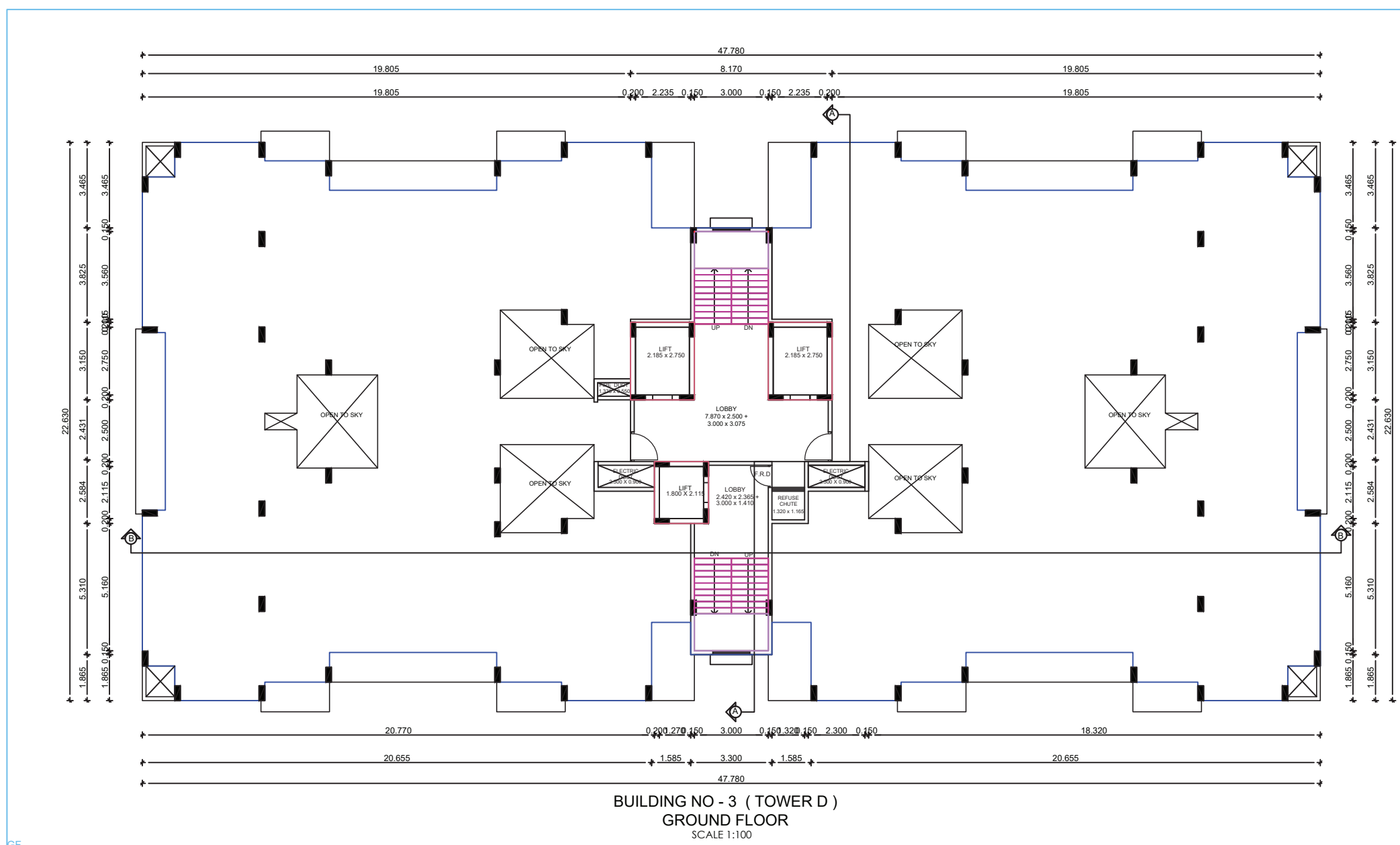


BUILDING -3 (TOWER - D)

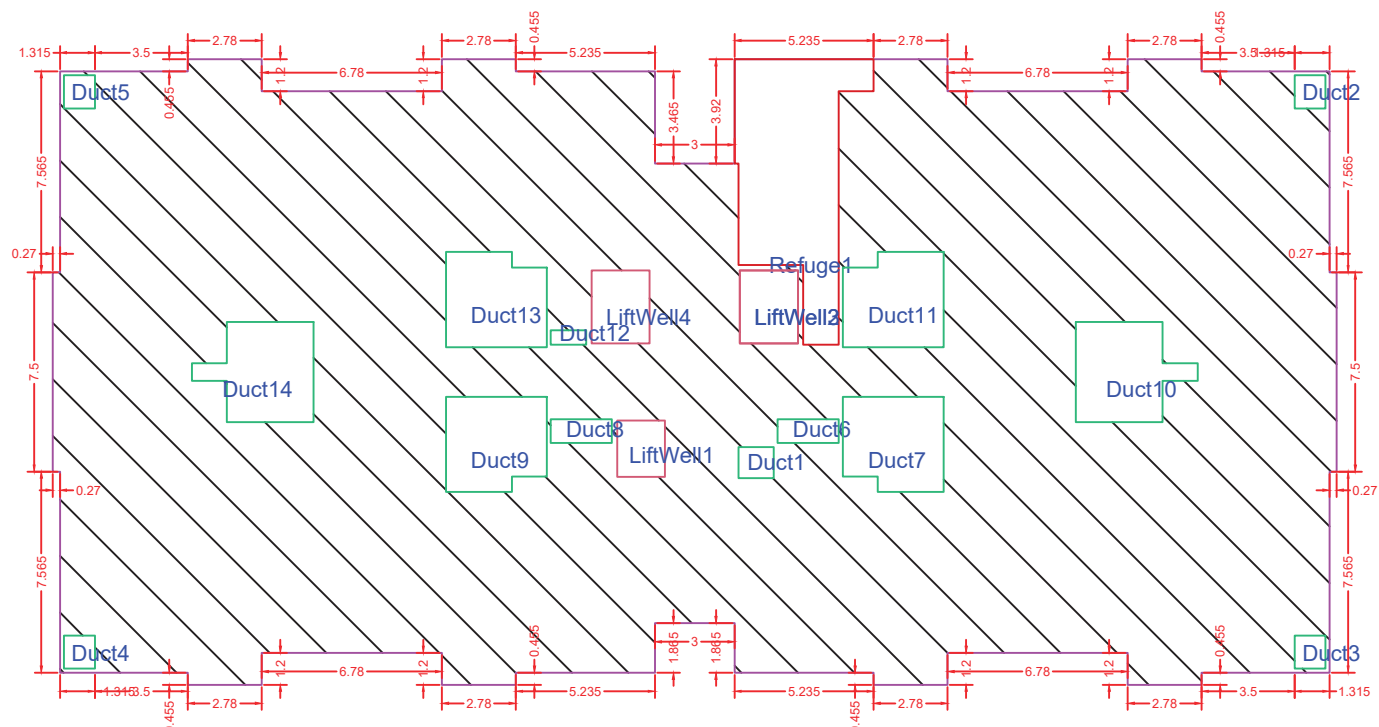
SHEET NO. 4/4

Signature valid

Digitally signed by BHARAT BABU
Date: 2024.12.24 15:24:35 +05'30'
Reason: Approved Drawn Plan
Designation: Chief Engineer
Location: Ganga Nagar, BPNM-24-69735
Project Code: BPNM-24-69735
Application Number: 287573
Practical Number: 287573
Certificate Number: BPNM/2024/PL/00001



BUILT-UP AREA CALCULATION TYPICAL FLOOR BUILDING 3 TOWER D



BUILT-UP AREA CALCULATION EIGHT AND THIRTEEN BUILDING 3 TOWER D

BUILT UP AREA CALCULATION FOR TYPICAL FLOOR BUILDING 3 TOWER D			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	48.32	23.54	1059.23
BLOCK AREA TOTAL =1059.23Sq.M			
LiftWell8	-	-	6.00
LiftWell7	-	-	6.00
LiftWell6	-	-	6.00
LiftWell5	-	-	3.80
Duct28	-	-	13.19
Duct27	-	-	12.82
Duct26	-	-	0.73
Duct25	-	-	12.82
Duct24	-	-	13.19
Duct23	-	-	12.82
Duct22	-	-	2.06
Duct21	-	-	12.82
Duct20	-	-	2.06
Duct19	-	-	1.45
Duct18	-	-	1.45
Duct17	-	-	1.45
Duct16	-	-	1.45
Duct15	-	-	1.53
TOTAL Deduction =111.648Sq.M			
Net BuiltUp Area =947.59 Sq.M			

BUILT UP AREA CALCULATION FOR EIGHT AND THIRTEEN BUILDING 3 TOWER D			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	48.32	23.54	1061.61
BLOCK AREA TOTAL =1061.61Sq.M			
Refuge1	-	-	35.36
LiftWell4	-	-	6.00
LiftWell3	-	-	6.00
LiftWell2	-	-	6.00
LiftWell1	-	-	3.80
Duct14	-	-	13.19
Duct13	-	-	12.82
Duct12	-	-	0.73
Duct11	-	-	12.82
Duct10	-	-	13.19
Duct9	-	-	12.82
Duct8	-	-	2.06
Duct7	-	-	12.82
Duct6	-	-	2.06
Duct5	-	-	1.45
Duct4	-	-	1.45
Duct3	-	-	1.45
Duct2	-	-	1.45
Duct1	-	-	1.53
TOTAL Deduction =147.008Sq.M			
Net BuiltUp Area =914.61 Sq.M			

AMENITY CALCULATION			Telecom Room			
SR.No.	NAME	AREA(SQ.M)	Building	Req. Size	Prop. Size	Status
1	AMINITY SPACE	1182	BUILDING 3 TOWER D	OtherTelecomRoom	3.35X3.95	OK
	TOTAL	1182	BUILDING 2 TOWER C	OtherTelecomRoom	4.08X4.85	OK

Parking Check As Per Multiplying Factor 0.40						
Required			Proposed			
Building Name	Car	Scoter	Transport Vehicle/Ambulance /Mini bus	Car	Scoter	Status
Total	47	149	0	47	149	OK

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	Drawing Value
9.1 Permissible Index	1.10	0.30	0.90	0.00	0.00	0.00	2.30	0.00
9.2 Existing Consumed Index	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	0.30	0.90	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area	24691.68	6734.09	20202.29	0.00	0.00	0.00	51628.06	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	17476.76	0.00	0.00	0.00	0.00	0.00	17476.76	17476.76
9.6 Index Consumed	0.78	0.00	0.00	0.00	0.00	0.00	0.78	0.00

BUILDING 3 TOWER D											
BUILDING	FLOORS	COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	BALCONY	TERRACE	LIFT	FSI AREA
BUILDING 3 TOWER D	EIGHT AND THIRTEEN	0.00	2123.22	0.00	0.00	0.00	0.00	151.38	0.00	0.00	1829.22
BUILDING 3 TOWER D	TYPICAL FLOOR	0.00	12710.76	0.00	0.00	0.00	0.00	1179.36	0.00	0.00	11371.08
BUILDING 3 TOWER D	TOTAL	0.00	14833.98	0.00	0.00	0.00	0.00	1330.74	0.00	0.00	13200.30

Building Name		Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
BUILDING 3 TOWER D	TYPICAL FLOOR	FLAT NO 101.201.301.401.501.601.701.801.901.1001.101.1201.1401	12	71.78	0.00	12.57	0.00	0.00	71.78
BUILDING 3 TOWER D	TYPICAL FLOOR	102.202.302.402.50.202.702.902.1002.1102.1202.1402	12	94.02	0.00	7.28	0.00	0.00	94.02
BUILDING 3 TOWER D	TYPICAL FLOOR	103.203.303.403.50.303.703.903.1003.1103.1203.1403	12	94.02	0.00	11.64	0.00	0.00	94.02
BUILDING 3 TOWER D	TYPICAL FLOOR	104.204.304.404.50.404.604.704.804.904.1004.1104.1204.1404	12	71.46	0.00	13.29	0.00	0.00	71.46
BUILDING 3 TOWER D	TYPICAL FLOOR	105.205.305.405.50.505.705.905.1005.1105.1205.1405	12	71.46	0.00	13.29	0.00	0.00	71.46
BUILDING 3 TOWER D	TYPICAL FLOOR	106.206.306.406.50.606.706.906.1006.1106.1206.1406	12	71.78	0.00	12.57	0.00	0.00	71.78
BUILDING 3 TOWER D	TYPICAL FLOOR	107.207.307.407.50.707.707.907.1007.1107.1207.1407	12	94.02	0.00	11.64	0.00	0.00	94.02
BUILDING 3 TOWER D	EIGHT AND THIRTEEN	FLAT NO 801.1301	2	71.78	0.00	7.28	0.00	0.00	71.78
BUILDING 3 TOWER D	EIGHT AND THIRTEEN	FLAT NO 802.1302	2	94.02	0.00	7.28	0.00	0.00	94.02
BUILDING 3 TOWER D	EIGHT AND THIRTEEN	FLAT NO 803.1303	2	94.02	0.00	11.64	0.00	0.00	94.02
BUILDING 3 TOWER D	EIGHT AND THIRTEEN	FLAT NO 804.1304	2	71.46	0.00	7.28	0.00	0.00	71.46
BUILDING 3 TOWER D	EIGHT AND THIRTEEN	FLAT NO 805.1305	2	136.81	0.00	18.93	0.00	0.00	136.81
BUILDING 3 TOWER D	EIGHT AND THIRTEEN	FLAT NO 806.1306	2	71.78	0.00	7.28	0.00	0.00	71.78
BUILDING 3 TOWER D	EIGHT AND THIRTEEN	FLAT NO 807.1307	2	94.02	0.00	11.64	0.00	0.00	94.02

Area utilisation of Roads and Reservations						
Description of area utilisation	surrendered Area in(SqM)	Quatam of DR/TDR generation	Total Quatam of DR/TDR generation	Area considered for DR utilisation	Remaining area for DRC generation	
BUILDING	Reservation type	reseravation no	Name			
-	-	24.00 m DP Road Widening	671.27	1342.54	1342.54	0.00
-	-	Total	671.27	1342.54	1342.54	0.00

SCHEDULE OF OPENINGS			
S.NO.	TYPE	SIZE	REMARK
1	D	1.065 x 2.10m	T.W.DOUBLE PANELED DOOR
2	D1	0.900 x 2.10m	T.W.SINGLE PANELED DOOR
3	D2	0.750 x 2.10m	T.W.SINGLE PANELED DOOR
4	W	1.50 x 1.50m	ALUMINUM GLAZED WINDOW
5	SD	1.500 x 2.10m	ALUMINUM GLAZED WINDOW
6	SD1	1.350 x 2.10m	ALUMINUM GLAZED WINDOW
7	SD2	1.525 x 2.10m	ALUMINUM GLAZED WINDOW
8	V	0.600 x 0.750m	M.S. VENTILATORS

PROPOSED COMMERCIAL & RESIDENTIAL GROUP HOUSING SCHEME ON KH. NO. 122, P.H.NO.35, MOUZA - PIPLA, TAH. NAGPUR (GRAMIN) DIST. NAGPUR.

NAME OF ARCHITECT - Sangeet Soren

LOGO

ADDRESS OF OFFICE

10, Ganesh Nagar near S D Hospital Nagpur

OWNER'S SIGNATURE

DATE: 22/08/24

SCALE: 1:100

JOB NO - BPNM-24-69735

CHECK BY -

SUBMISSION DRAWING