PROPOSED BUILDING PLAN FOR COMMERCIAL CUM MULTY FAMILY RESIDENTIAL UNIT ON PLOT NO.29/1/1PART KH.NO.29/1,MOUZA GHOGLI IN TAH. + IST. NAGPUR.
BELONGING TO:
REINFORCE INFRA
THROUGHIT'S IPARTNERS
1) SHRI. ANIKET REVNATH KHIRKEKAR
2) SHRI. RAMESH MATARMAL ASUDANI
3) SHRI. RAVINDRA KISANLAL JAISWAL

Signature valid
Digitally signed by BHARAT BABURAO BONDARWAR
Date: 2024.10.11 12:40:37 IST
Reason: Approved Document
Designation: Chief Officer
Location: Besa Pipla Nagpur
Project Code: PROJ-2024-000218
Application No.: BPMS/NMC/000218
Proposal Number : 278973
Certificate Number : BPMS/RMB/2024/APL/00006

Project Details

Proposal code -BPNM-24-26406
Zone Type - Residential Zone with Shop line. (R-2)
Location - Non-Congested
Name of service - Revised Building Permission
Sub service -
Cts No./Survey No. - 29
Tahsil :
Mouza
Prorata Value : 0.00

2

BUILDING	FLOORS	FSI AREA						BALCONY PROP.	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	OTHER DEDUCTION	TOTAL FSI AREA
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.								
2	2ND TO 6TH FLOOR	0,00	1754,05	0,00	0,00	0,00	0,00	295,60	0,00	0,00	0,00	104,40	0,00	0,00	1649,65
2	1ST FLOOR	0,00	366,83	0,00	0,00	0,00	0,00	50,06	0,00	0,00	0,00	45,94	0,00	0,00	320,89
2	GF	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00
2	TOTAL	0,00	2120,88	0,00	0,00	0,00	0,00	345,66	0,00	0,00	0,00	150,34	0,00	0,00	1970,54

1

BUILDING	FLOORS	FSI AREA						BALCONY PROP.	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	OTHER DEDUCTION	TOTAL FSI AREA
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.								
1	2ND TO 6TH FLOOR	0,00	1752,90	0,00	0,00	0,00	0,00	296,15	0,00	0,00	0,00	104,40	0,00	0,00	1648,50
1	FF	0,00	366,60	0,00	0,00	0,00	0,00	50,17	0,00	0,00	0,00	45,94	0,00	0,00	320,66
1	GF	319,48	0,00	0,00	0,00	0,00	0,00	0,00	0,00	3,42	0,00	193,64	0,00	0,00	125,84
1	TOTAL	319,48	2119,50	0,00	0,00	0,00	0,00	346,32	0,00	3,42	0,00	343,98	0,00	0,00	2095,00

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	0.30	0.60	0.00	0.00	0.00	2.00	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	0.30	0.60	0.00	0.00	0.00	0.00	0.00	0.00
9,4 Total Permissible P.Line Area	1638.83	446.95	893.91	0.00	1477.26	55.93	4512.88	0.00	0.00
9,5 Proposed P. Line Area (Should not exceed 9,4)	1638.82	446.95	446.95	0.00	1476.90	55.92	4065.54	0.00	4065.54
9,6 Index Consumed	1.10	0.30	0.30	0.00	0.00	0.00	1.70	0.00	0.00

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
2	1ST FLOOR	101	1	66,29	10,20	0,00	0,00	76,49
2	1ST FLOOR	102	1	66,29	10,20	0,00	0,00	76,49
2	1ST FLOOR	103	1	52,13	6,91	0,00	0,00	59,04
2	1ST FLOOR	104	1	52,13	6,91	0,00	0,00	59,04
2	2ND TO 6TH FLOOR	201,301,401,501,601	5	66,29	10,20	0,00	0,00	76,49
2	2ND TO 6TH FLOOR	204,304,404,504,604	5	52,13	6,91	0,00	0,00	59,04
2	2ND TO 6TH FLOOR	202,302,402,502,602	5	66,29	10,20	0,00	0,00	76,49
2	2ND TO 6TH FLOOR	203,303,403,503,603	5	52,13	6,91	0,00	0,00	59,04

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
1	GF	shop	1	60,79	0,00	0,00	0,00	60,79
1	FF	101	1	66,29	10,21	0,00	0,00	76,50
1	FF	102	1	66,04	10,31	0,00	0,00	76,35
1	FF	103	1	52,13	6,91	0,00	0,00	59,04
1	FF	104	1	52,13	6,90	0,00	0,00	59,03
1	2ND TO 6TH FLOOR	201,301,401,501,601	5	66,29	10,21	0,00	0,00	76,50
1	2ND TO 6TH FLOOR	202,302,402,502,602	5	66,04	10,31	0,00	0,00	76,35
1	2ND TO 6TH FLOOR	203,303,403,503,603	5	52,13	6,91	0,00	0,00	59,04
1	2ND TO 6TH FLOOR	204,304,404,504,604	5	52,13	6,90	0,00	0,00	59,03

Parking Check As Per Multiplying Factor 0,40

Building Name	Required			Proposed			Status
	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	
Total	11	52	0	12	55	0	OK

SCHEDULE OF OPENING

BLD NAME	NAME	LENGTH	HEIGHT	Nos.
1	V	0.60	1.20	18
2	V	0.60	1.20	18

Parking Check (Payable)

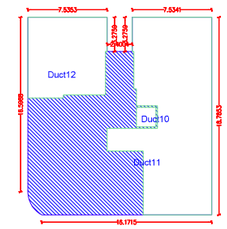
Building Name	Use	TENEMENT AREA	Required			Required			Provided		
			car	scooter	MCAP Transfer/Ambulance	car	scooter	Transport Vehicle/Ambulance /Mini bus	car	scooter	Transport Vehicle/Ambulance /Mini bus
1	Residential	For every two tenements with each area of 91+1 to 120 sq.m. 2 eCars+2 Scooters 1 Bus/Truck	1	2	24	1L/80	2L/0	-			
	Residential	For every two tenements with each area of 121+1 to 150 sq.m. 2 eCars+2 Scooters 1 Bus/Truck	1	2	24	1L/80	2L/0	-			
	Commercial	1 eCar/ 100 Sq.m. 1 Scooter/ 100 Sq.m. Visitor Parking	3	6	60/80	1L/0	3L/0	-			
Total	-	-	-	-	-	-	7L/0	5L/0	-		
Mechanical parking	-	-	-	-	-	-	0L/0	0L/0	-		
Total	-	-	-	-	-	-	7L/0	5L/0	0L/0		

Owner Details

Owner Name	Postal Address	Contact Number
REINFORCE INFRA SHRI RAMESH MATARMAL ASUDANI	Flat No. 504 Sanskruti,Plot No. 14,Janpatka,Nagpur, Maharashtra-440014	9373125635
SHRI.ANIKET REVNATH KHIRKEKAR	Flat No. 504 Sanskruti,Plot No, 14,Janpatka,Nagpur, Maharashtra-440014	
SHRI.RAVINDRA KISANLAL JAISWAL	Flat No. 504 Sanskruti,Plot No, 14,Janpatka,Nagpur, Maharashtra-440014	

BUILT UP AREA CALCULATION FOR GF 1

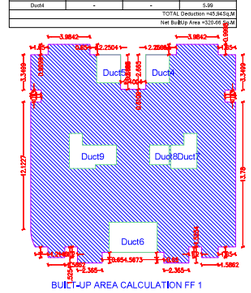
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	18.79	17.47	319.48
		BLOCK AREA TOTAL =319.48Sq.M	
Duct12	-	-	56.06
Duct11	-	-	134.16
Duct10	-	-	3.42
		TOTAL Deduction =193.64Sq.M	
		Net BuiltUp Area =125.84 Sq.M	



BUILT-UP AREA CALCULATION GF 1

BUILT UP AREA CALCULATION FOR FF1

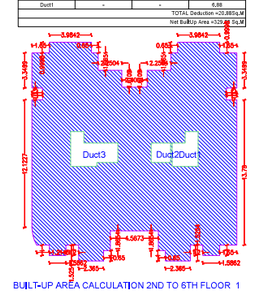
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	20.79	19.47	366.60
		BLOCK AREA TOTAL =366.60Sq.M	
Duct9	-	-	10.58
Duct8	-	-	3.42
Duct7	-	-	6.88
Duct6	-	-	13.08
Duct5	-	-	5.99
Duct4	-	-	5.99
		TOTAL Deduction =45.94Sq.M	
		Net BuiltUp Area =320.66 Sq.M	



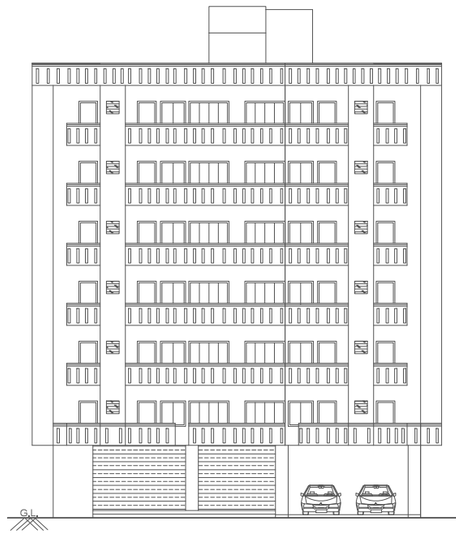
BUILT-UP AREA CALCULATION FF 1

BUILT UP AREA CALCULATION FOR 2ND TO 6TH FLOOR 1

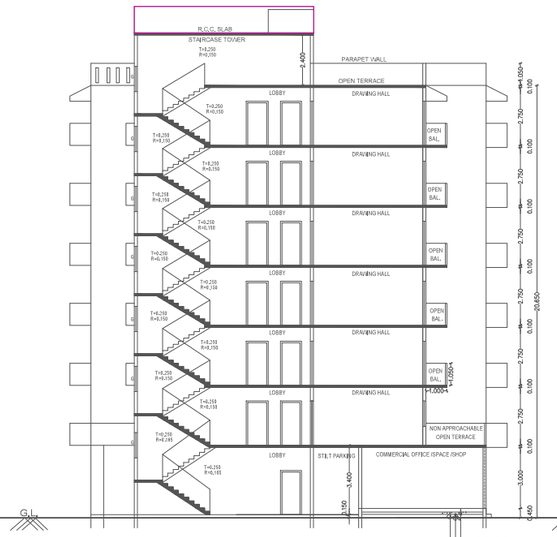
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	20.79	19.47	350.08
		BLOCK AREA TOTAL =350.08Sq.M	
Duct3	-	-	10.58
Duct2	-	-	3.42
Duct1	-	-	6.88
		TOTAL Deduction =20.88Sq.M	
		Net BuiltUp Area =329.20 Sq.M	



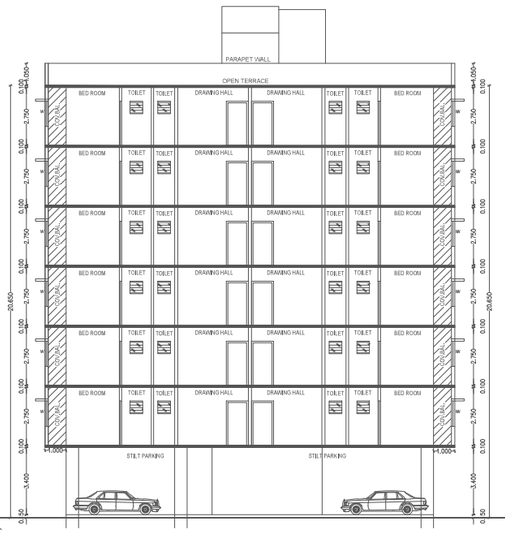
BUILT-UP AREA CALCULATION 2ND TO 6TH FLOOR 1



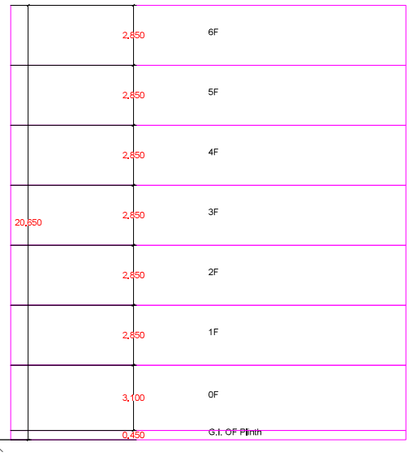
FRONT ELEVATION
SCALE 1:100



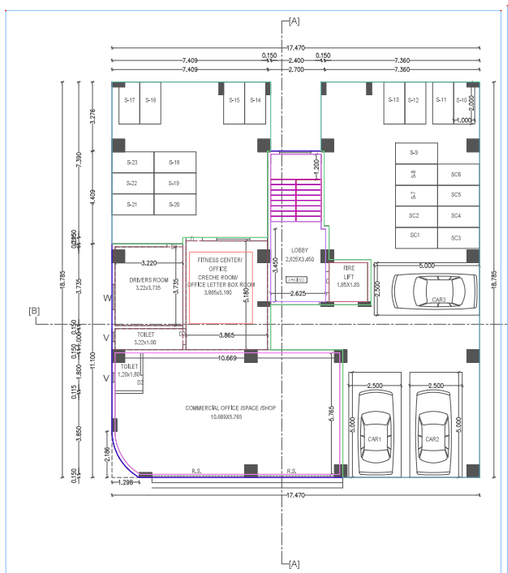
SECTION ON A-A
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P.C.C 1 : 4:8



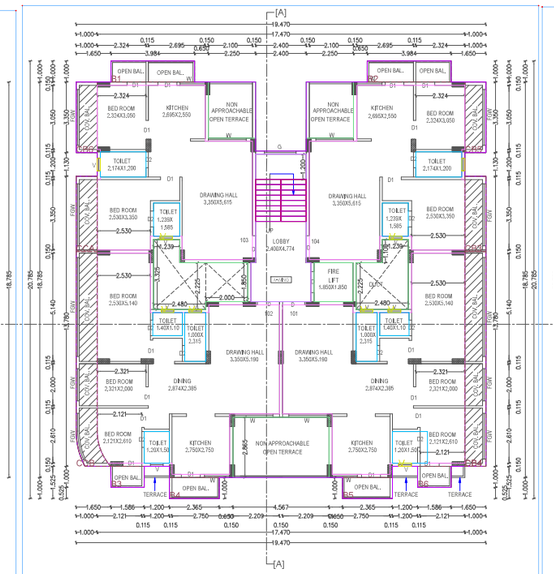
SECTION ON B-B
SCALE 1:100



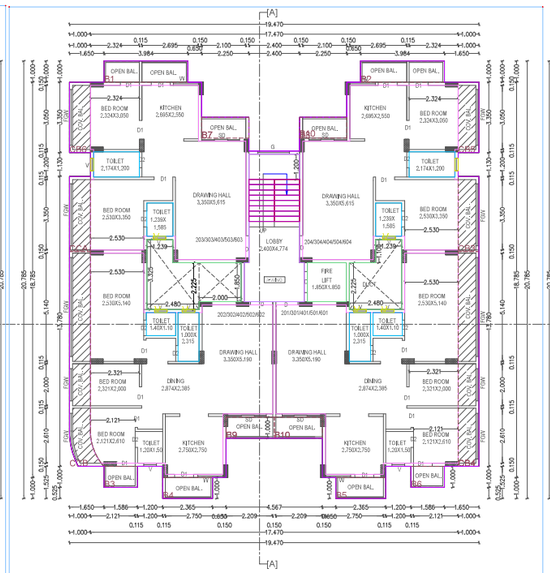
SECTION VIEW - 1



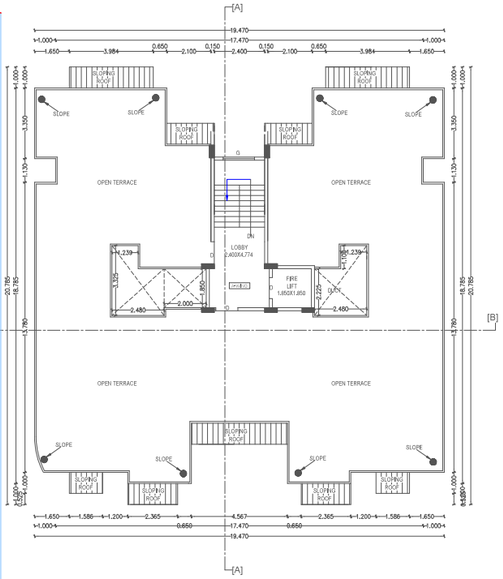
PROPOSED GROUND FLOOR PLAN
SCALE 1:100
GF



PROPOSED 1ST FLOOR PLAN
SCALE 1:100
FF



PROPOSED TYPICAL 2ND TO 6TH FLOOR PLAN
SCALE 1:100
2ND TO 6TH FLOOR



PROPOSED TERRACE FLOOR PLAN
SCALE 1:100

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.	1489.85
(a) As per ownership document (7/12, CTS extract)	1489.85
(b) as per TLR or City Survey measurement sheet	1550.00
(c) as per Demarcated drawing area	1489.85
LESS	-
2,Area not in possession	0.00
3, Entire area (1-2)	1489.85
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)	1489.85
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)	1489.85
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 2024-03-13 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.

Postal Address : Flat No, 504 Sanskuti Plot No, 14,Janpatka Nagpur,Maharashtra-440014

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed
BUILDING ON CTS, NO./SURVEY NO.-0

SITE ADDRESS :
PLOT NO. 29/1/1PART LAND KH. NO. 29/1 MOUZA GHOGALI NAGPUR

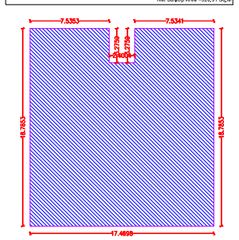
Name Of Engineer : Mahesh DUCHARAM - Padole
LICC | ADDRESS OF OFFICE : OFFICE - Plot no,60,Manewada Square , Nagpur

OWNERS SIGN - verified by signflow.ai
TECHNICAL PERSON SIGN
Signature valid
Digitally signed by MAHESH DUCHARAM PADOLE
Date: 2024.10.11 12:40:37 IST
Reason: Approved Document
Location: Besa Pipla Nagpur

SCALE - 1:100	Date: 26/09/24
JOB NO - BPNM-24-26406	CHECK BY --

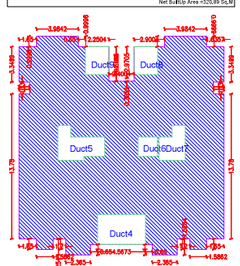
SUBMISSION DRAWING

BUILT UP AREA CALCULATION FOR GF 2			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	18.79	17.47	328.31
		BLOCK AREA TOTAL	=328.31Sq.M
		TOTAL Deduction	=0.00Sq.M
		Net BuiltUp Area	=328.31 Sq.M



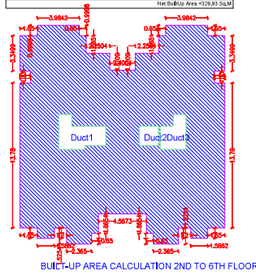
BUILT-UP AREA CALCULATION GF 2

BUILT UP AREA CALCULATION FOR 1ST FLOOR 2			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	20.79	19.47	366.83
		BLOCK AREA TOTAL	=366.83Sq.M
Duct9	-	-	5.89
Duct8	-	-	5.89
Duct7	-	-	6.89
Duct6	-	-	3.42
Duct5	-	-	10.58
Duct4	-	-	13.58
		TOTAL Deduction	=45.94Sq.M
		Net BuiltUp Area	=320.89 Sq.M

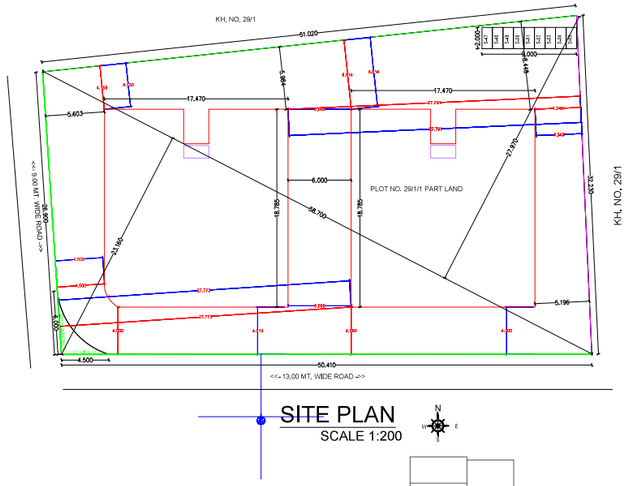


BUILT-UP AREA CALCULATION 1ST FLOOR 2

BUILT UP AREA CALCULATION FOR 2ND TO 6TH FLOOR 2			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	20.79	19.47	350.81
		BLOCK AREA TOTAL	=350.81Sq.M
Duct3	-	-	6.89
Duct2	-	-	3.42
Duct1	-	-	10.58
		TOTAL Deduction	=20.89Sq.M
		Net BuiltUp Area	=329.93 Sq.M



BUILT-UP AREA CALCULATION 2ND TO 6TH FLOOR 2

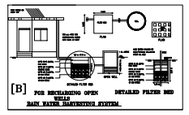


SITE PLAN
SCALE 1:200

Project Details
Proposal code -BPNVM-24-26406
Zone Type - Residential Zone with Shop line, (R-2)
Location - Non-Congested
Name of service - Revised Building Permission
Sub service -
Cts No./Survey No. - 29
Tahsil :
Mouza :
Prorata Value : 0.00

PROPOSED BUILDING PLAN FOR COMMERCIAL CUM MULTY FAMILY RESIDENTIAL UNIT ON PLOT NO.29/1/1PART KH.NO.29/1,MOUZA GHOGLI IN TAH. + IST. NAGPUR, BELONGING TO:

REINFORCE INFRA
THROUGH IT'S PARTNERS
1) SHRI. ANIKET REVNATH KHIRKEKAR
2) SHRI. RAMESH MATARMAL ASUDANI
3) SHRI. RAVINDRA KISANLAL JAISWAL

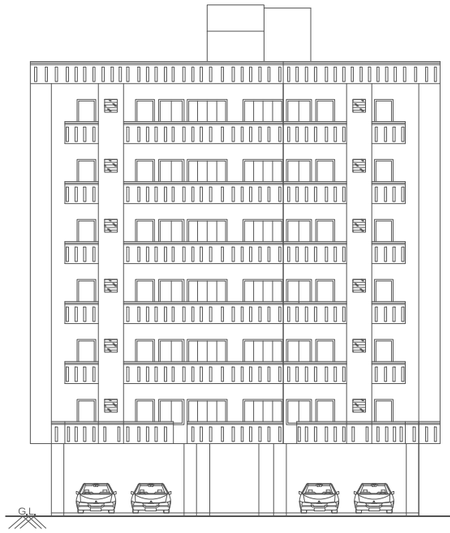




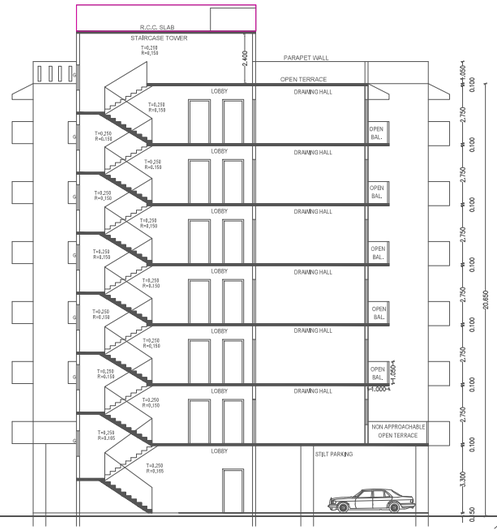


Signature valid
Digitally signed by BHARAT BABURAO WANDANWAR
Date: 2024.10.11 12:40:10 IST
Reason: Approved Document
Location: Pune
Designation : Chief Officer
Location: Besa Pipla-Nagpur
Project Code No. : PRJ-2024-00218
Application Number : 0607/2024/AA/0218
Proposal Number : 276972
Certificate Number : BPMNRB/2024/APL/00006

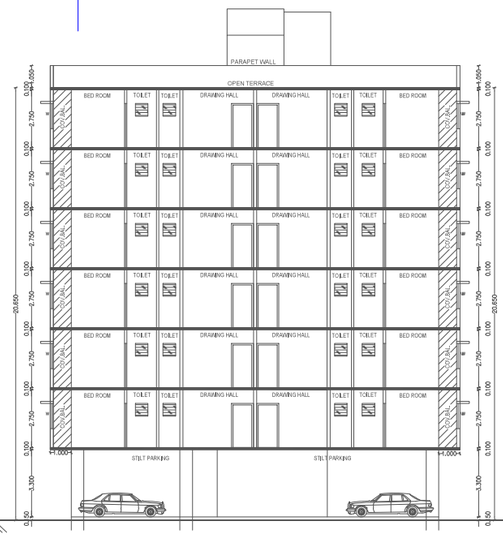
Planning Assistant
Date: 02/09/2024



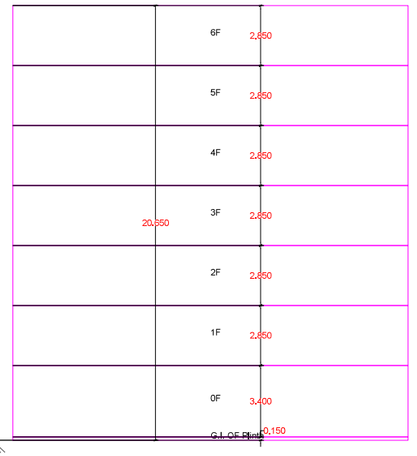
FRONT ELEVATION
SCALE 1:100



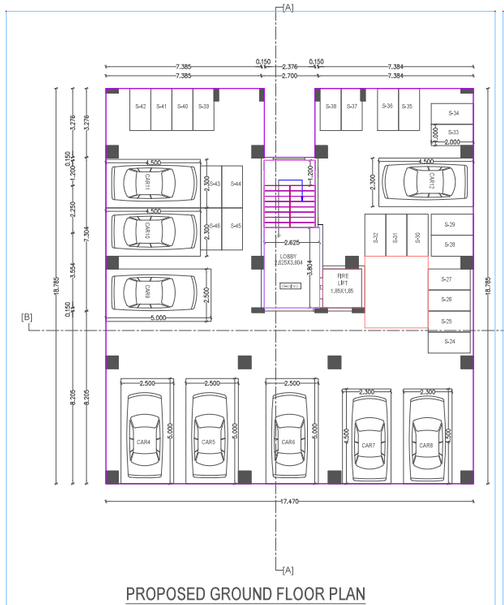
SECTION ON A-A
SCALE 1:100



SECTION ON B-B
SCALE 1:100

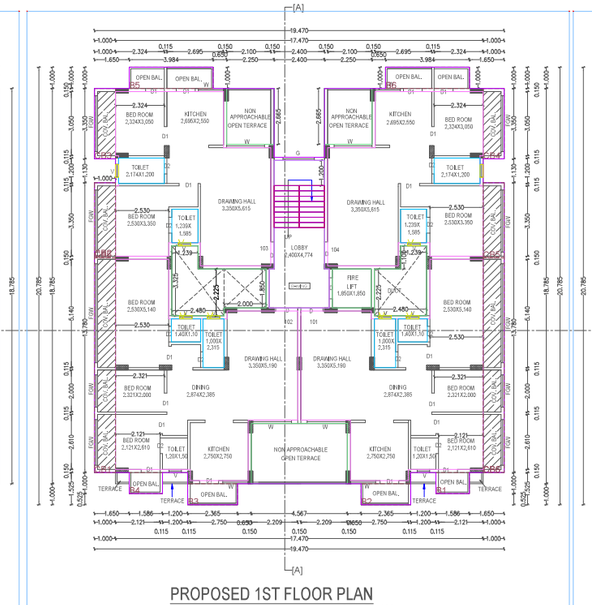


SECTION VIEW - 2



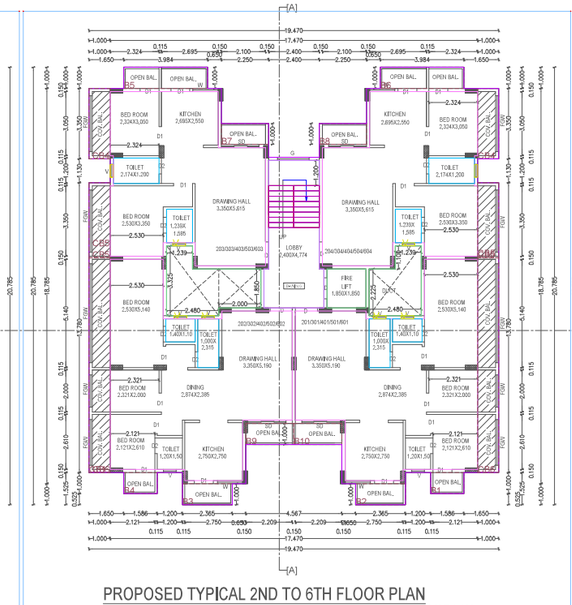
PROPOSED GROUND FLOOR PLAN
SCALE 1:100

GF



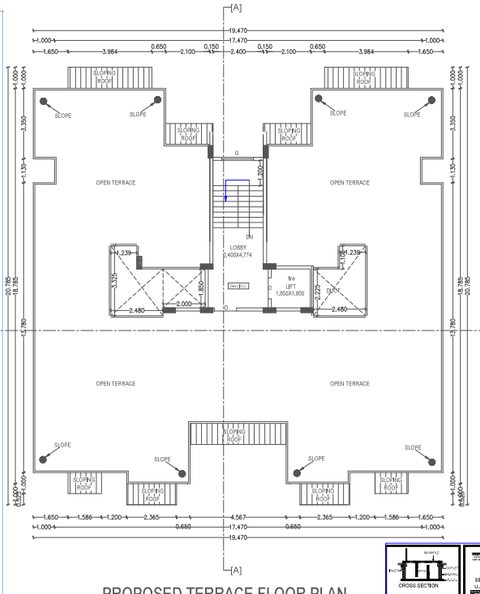
PROPOSED 1ST FLOOR PLAN
SCALE 1:100

1ST FLOOR

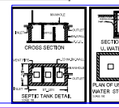


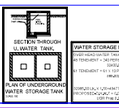
PROPOSED TYPICAL 2ND TO 6TH FLOOR PLAN
SCALE 1:100

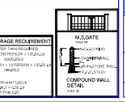
2ND TO 6TH FLOOR



PROPOSED TERRACE FLOOR PLAN
SCALE 1:100







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.	1489.85
(a) As per ownership document (7/12, CTS extract)	1489.85
(b) as per TLR or City Survey measurement sheet	1500.00
(c) as per Demarcated drawing area	1489.85
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	1489.85
4.Deductions for	-
(a) Proposed TCP / DP, 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)	1489.85
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))	1489.85
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 -	-
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 , 125/1 419/1 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 25 %	-
(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\03\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.,

Postal Address : Flat No, 504 Sanskruti Plot No, 14 Jaripatka Nagpur Maharashtra-440014

DESCRIPTION OF PROJECT :
Type of Proposal : Mixed
BUILDING ON CTS, NO./SURVEY NO.-0

SITE ADDRESS :
PLOT NO., 29/1/1PART LAND KH. NO., 29/1 MOUZA GHOGALI NAGPUR

Name Of Engineer : Mahesh PUSHKARNI Partile

LOGO	ADDRESS OF OFFICE
	OFFICE :- Plot no,60,Manewada Square , Nagpur

OWNERS SIGN :- (verified by applicant)

TECHNICAL PERSON SIGN
Signature valid
Digitally signed by BHARAT BABURAO WANDANWAR
Date: 2024.10.11 12:40:10 IST
Reason: Approved Document
Location: Pune
Designation : Chief Officer
Location: Besa Pipla-Nagpur
Project Code No. : PRJ-2024-00218
Application Number : 0607/2024/AA/0218
Proposal Number : 276972
Certificate Number : BPMNRB/2024/APL/00006

SCALE - 1:100	Date :26/09/24
JOB NO - BPNVM-24-26406	CHECK BY :-

SUBMISSION DRAWING