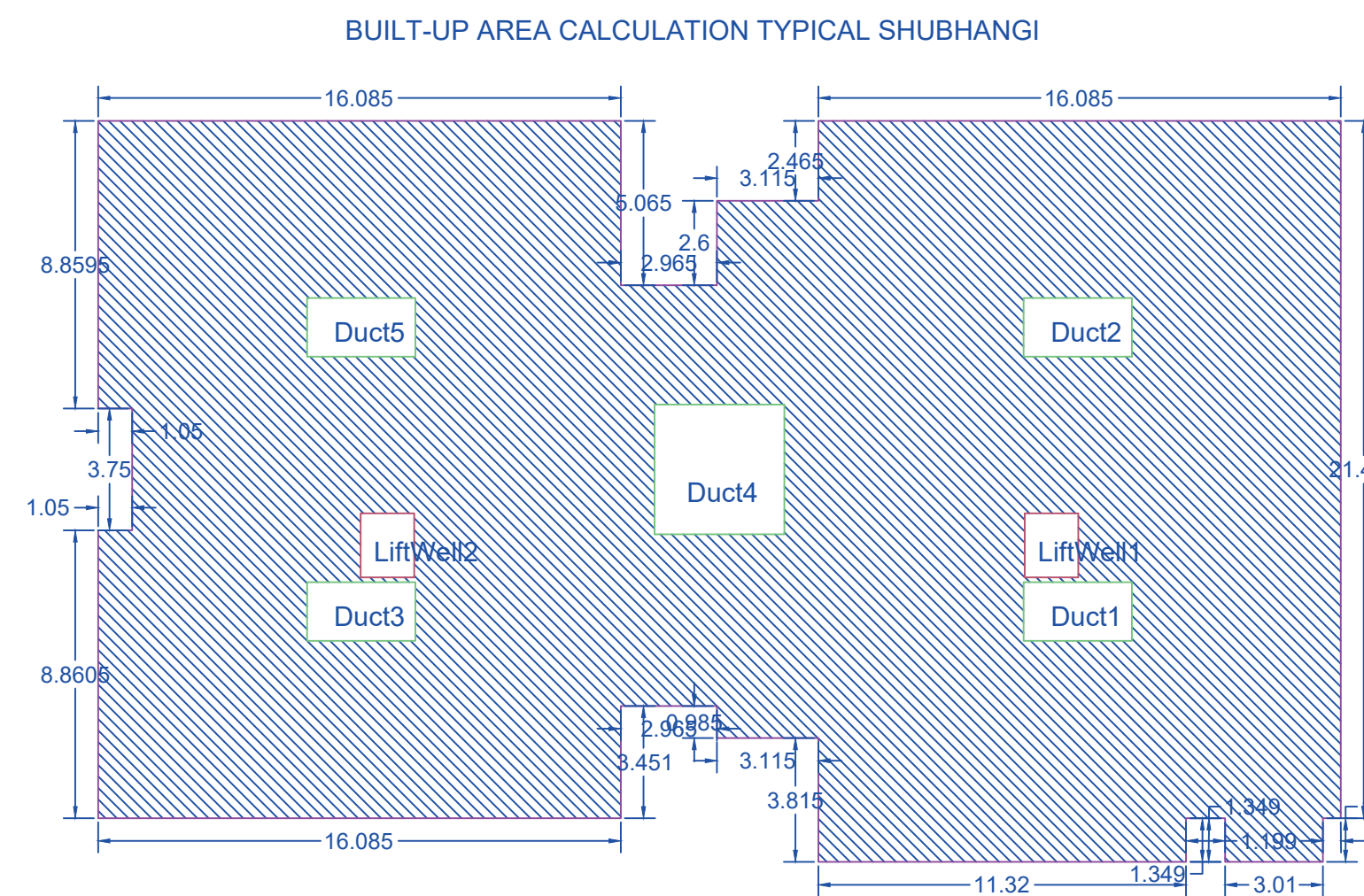
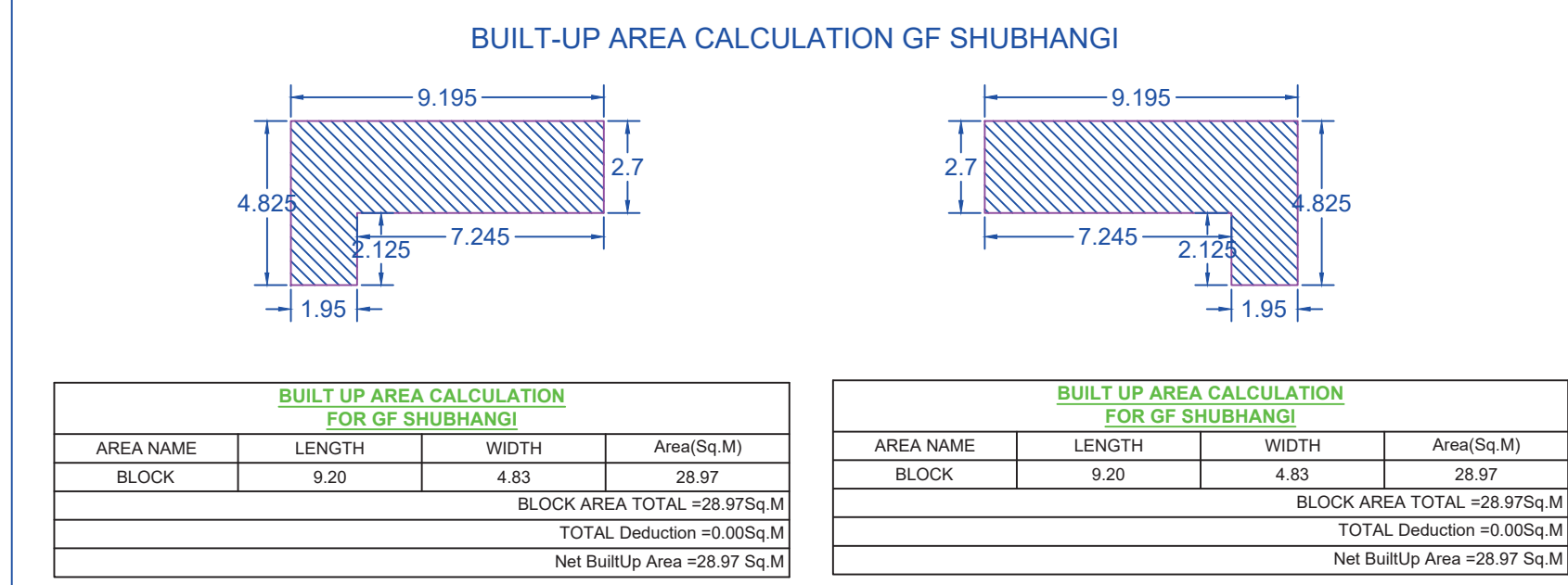
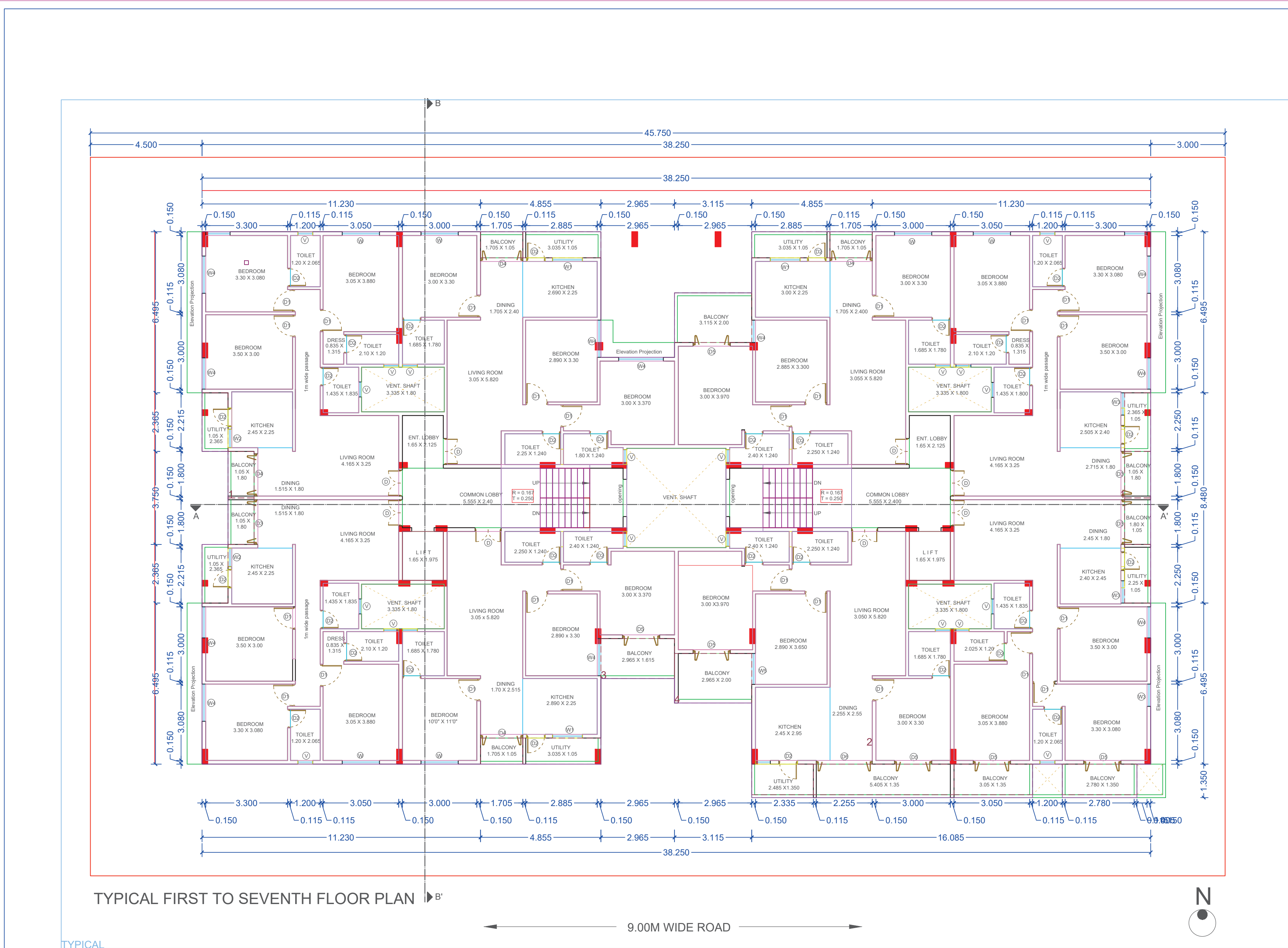




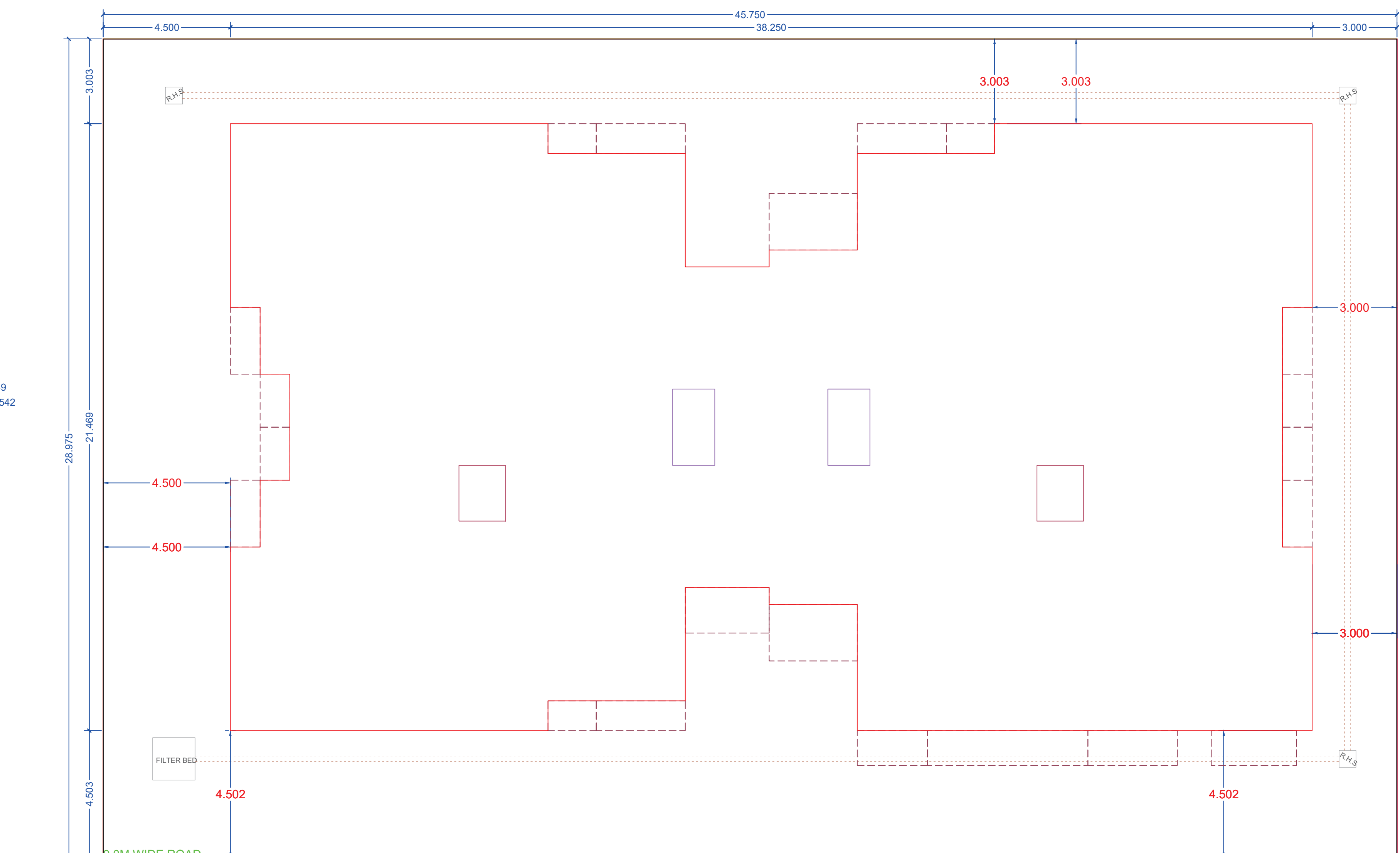
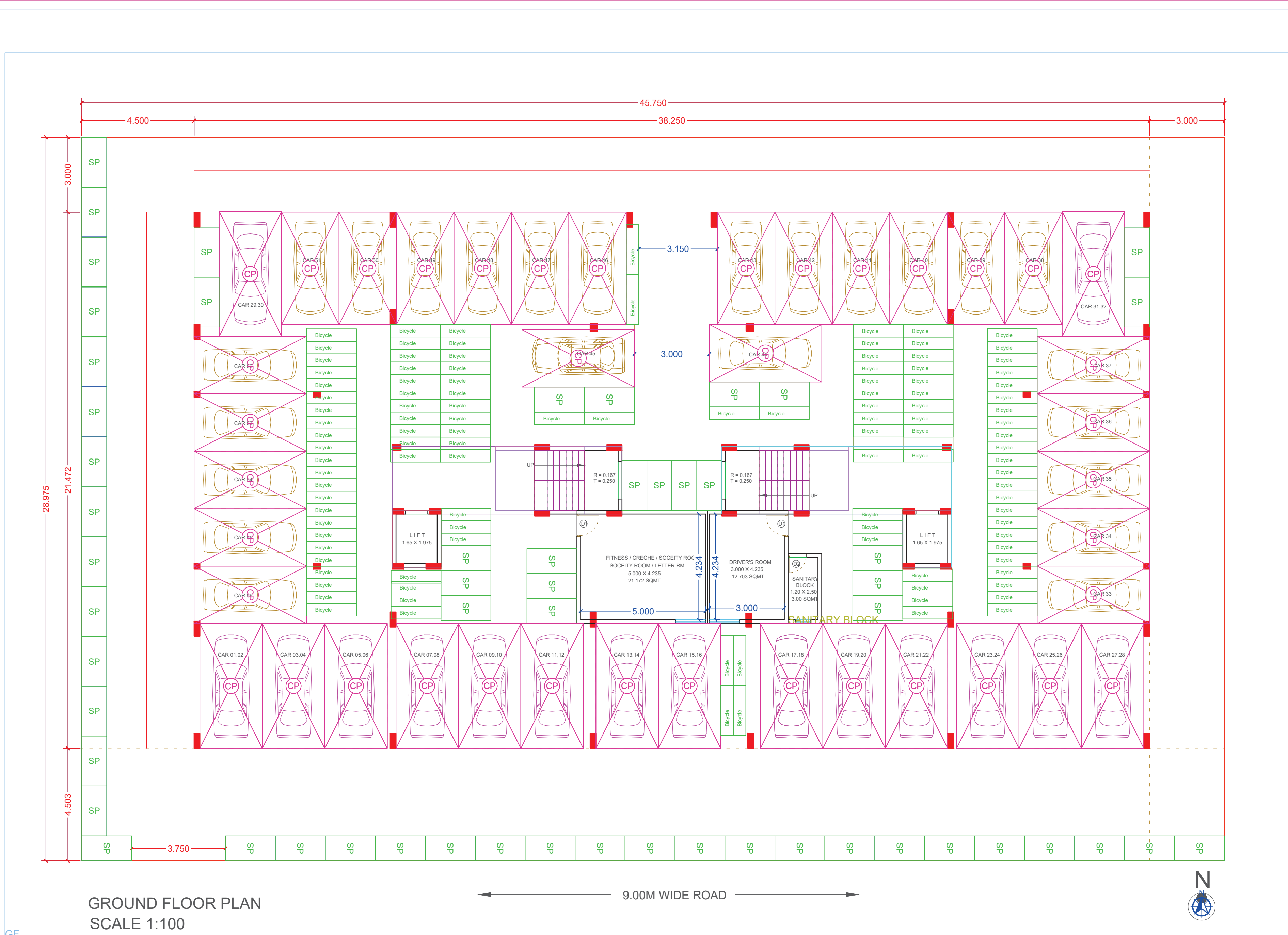
10	Index	Basic FSI (on serial no 7)	Premium FSI (on serial no 3)	TDR/DR (on serial no 3)	Incentive for green building (if applicable) (on basic FSI)	Ancillary Area(60% of 2 + 3+4+5)	Ancillary Area(80% of 2 + 3+4+5)	Total	Drawing Value	Status
10.1	Permissible Index	1.10	1.90	0.00	0.00	0.00	0.00	3.00	0.00	0.00
10.2	Total Entitlement of FSI as per Reg 7.6.1	1.40	1.80	0.00	0.00	0.00	0.00	3.00	0.00	0.00
10.3	FSI Permissible for Redevelopment(Max of 10.1 and 10.2)	1.40	1.60	0.00	0.00	1983.50	0.00	5960.30	0.00	0.00
10.4	Total Permissible (P Line Area)	1855.94	2120.96	0.00	0.00	1983.50	0.00	5960.30	0.00	0.00
10.5	Proposed P Line Area (should not exceed 10.4)	1855.94	1450.00	0.00	0.00	1979.03	0.00	5284.87	0.00	5284.87
10.6	Index Consumed	1.40	1.09	0.00	0.00	0.00	0.00	2.49	0.00	0.00

Sr.No	Building/Tenement No.	Carpet Area Per Tenement	BUA Per Tenement	Status Of Occupant	Number Of Tenements	Residential/ Non Residential	For Tenement Carpet below 27.87SqM. Min 27.87 Sqm to be added	Total	Incentive 30%/50% per Tenement for owner	Total Incentive	15 Sqm BUA addition per tenement	Total of 15 sqmt Addition	Total
0	1	41.50	55.23	Owner	15	Residential	0.00	0.00	16.57	248.53	0.00	0.00	1076.98
1	1	41.50	55.23	Owner	4	Residential	0.00	0.00	66.28	287.20	0.00	0.00	287.20
2	1	41.50	55.23	Owner	3	Residential	0.00	0.00	49.71	215.40	0.00	0.00	215.40
3	1	41.50	55.23	Owner	2	Residential	0.00	0.00	16.57	33.14	0.00	0.00	143.60

Building Name	USE	TENEMENT AREA	car	scooter	cycle	NO.OF Tenet/Area/Units	car	scooter	cycle	car	scooter	cycle
SHUBHANGI	Residential	For every unit above 60 and Upto 80sqmt	1	1	2	56	56.00	56.00	112.00	56	56	112
Total	-	-	-	-	-	-	56.00	56.00	112.00	56	56	112

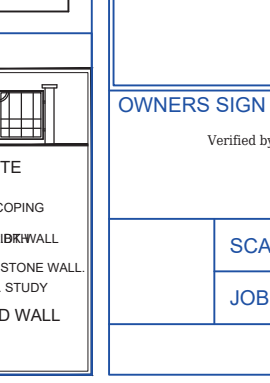
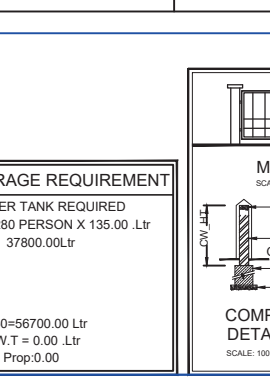
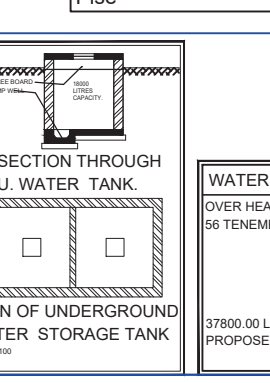
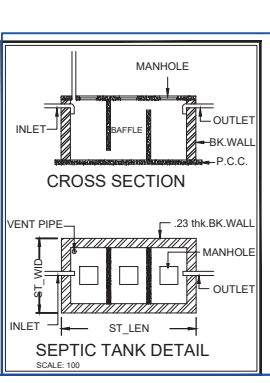
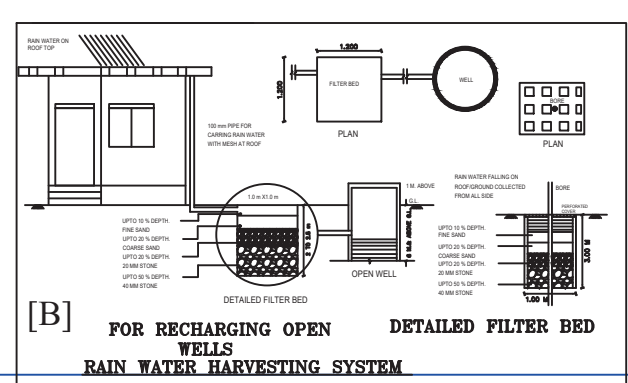
Sr.No	Building/Tenement No.	Carpet Area Per Tenement	BUA Per Tenement	Status Of Occupant	Number Of Tenements	Residential/ Non Residential	For Tenement Carpet below 27.87SqM. Min 27.87 Sqm to be added	Total	Incentive 30%/50% per Tenement for owner	Total Incentive	15 Sqm BUA addition per tenement	Total of 15 sqmt Addition	Total
0	1	41.50	55.23	Owner	15	Residential	0.00	0.00	16.57	248.53	0.00	0.00	1076.98
1	1	41.50	55.23	Owner	4	Residential	0.00	0.00	66.28	287.20	0.00	0.00	287.20
2	1	41.50	55.23	Owner	3	Residential	0.00	0.00	49.71	215.40	0.00	0.00	215.40
3	1	41.50	55.23	Owner	2	Residential	0.00	0.00	16.57	33.14	0.00	0.00	143.60

BUILDING	FLOORS	COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
SHUBHANGI	TYPICAL	0.00	5572.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.50	280.00	0.00	0.00	5246.57
SHUBHANGI	GF	0.00	38.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	38.30
SHUBHANGI	TOTAL	0.00	5610.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.50	280.00	0.00	0.00	5284.87



Project Details
Proposal code - NMD-24-7812
Zone Type - Residential Zone - (R1)
Location - TOD
Name of service - Redevelopment For Dangerous Building
Sub service -
Cts No./Survey No. - 40/2098
Tahsil - Mouza Khamsa
Pincode - 474004
Phone Value - 0.00

Sr. No.	Side	Required margin (Meter)	Proposed margin (Meter)	% of relaxation (Percentage)
01	Front Margin	3.00	4.50	---
02	Left Side Margin	4.50	4.50	---
03	Right Side Margin	4.50	3.00	33%
04	Rear Margin	4.50	3.00	33%



Signature valid



PROJECT - PROPOSED RESIDENTIAL SCHEME ON PLOT NO. 120-121A IN KHAMLA PLOT HOLDERS CO-OPERATIVE HOUSING SOCIETY LAYOUT ON KH. NO. 71.72.73 OF MOUZA KHAMLA, NAGPUR, BELONGING TO: OM BUILDCON

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.	1325.60
(a) As per ownership document (7/12, CTS extract)	1325.60
(b) as per TILR or City Survey measurement sheet	1325.60
(c) as per Demarcated drawing area	1325.60
2. Area not in possession	0.00
3. Entire area (1-2)	1325.60
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
5. Balance area of plot (3-4)	1325.60
6. Amenity Space	AMENITY AREA
(Applicable if (1) > 20000 sqmt - (Required) - (a) Upto 20000 sqmt - Nil	0.00
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	1325.60
8. Recreational Open Space	
(a) If area (5) is more than 4000 sqmt - 10 % of (5) is required	0.00
(b) If area is less than 4000 sqmt - Check -	0.00
(c) If it is full number like 1.25, 1.25, 1.25 etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	0.00
(d) If it is subdivision like 1.25, 1.25, 1.25/1.41/1 etc then recreational open space is required	0.00
(e) 10 % Subject to minimum 200 sqmt	0.00
(f) Exemption to leave open space subject to availing basic FSI of 72 %	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

Certificate of Area: Certified that the plot under reference was surveyed by me 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 Records/Land Records Department/City Survey records.

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.

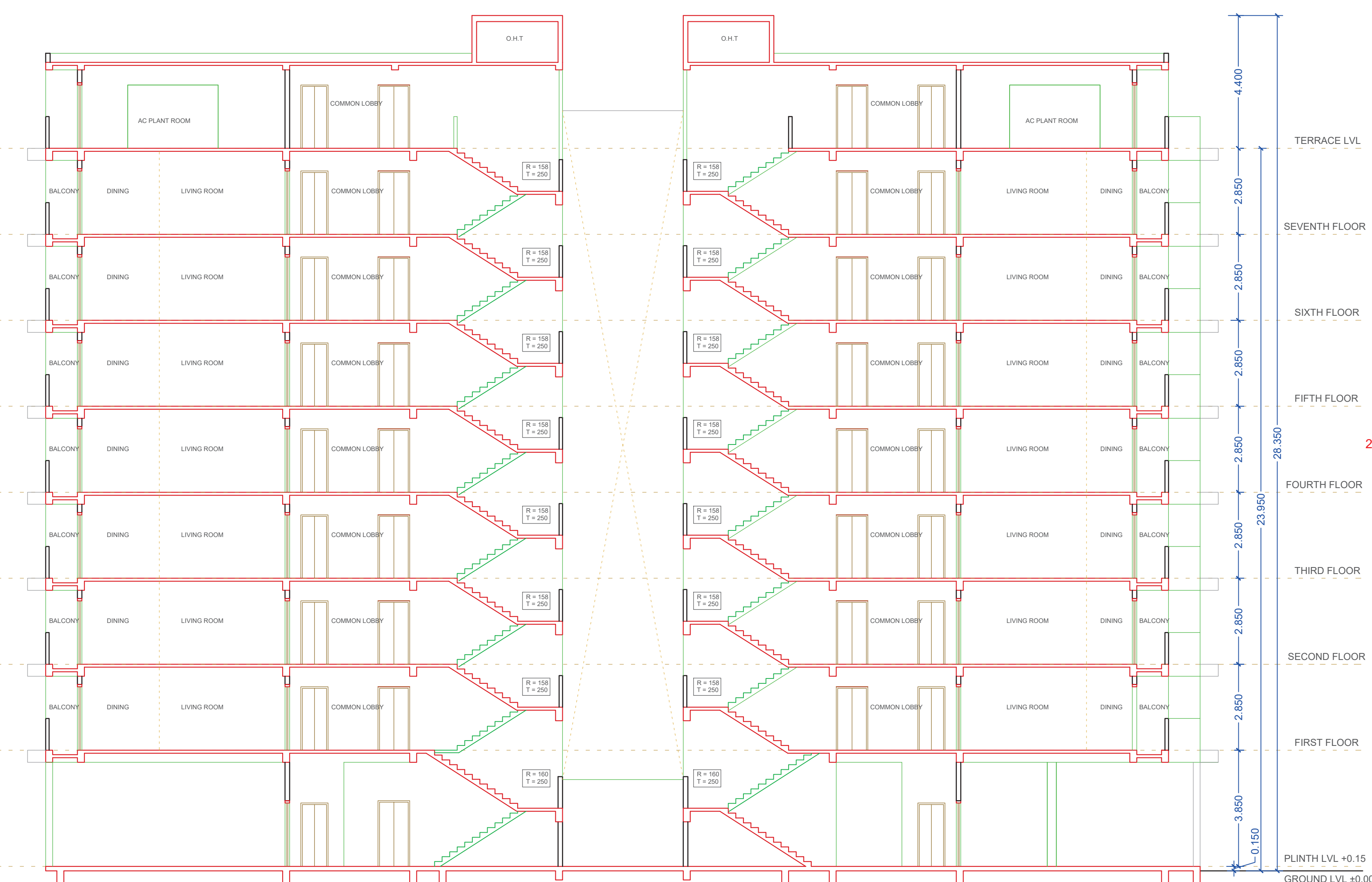
Owner's (s) name and signature: _____
Architect/ Licensed Engineer/ Supervisor name and signature: _____

Job No. _____ Drawing No. _____ Scale _____ Drawn by _____ Checked by _____
Registration No. of Architect/Engineer/Supervisor: _____

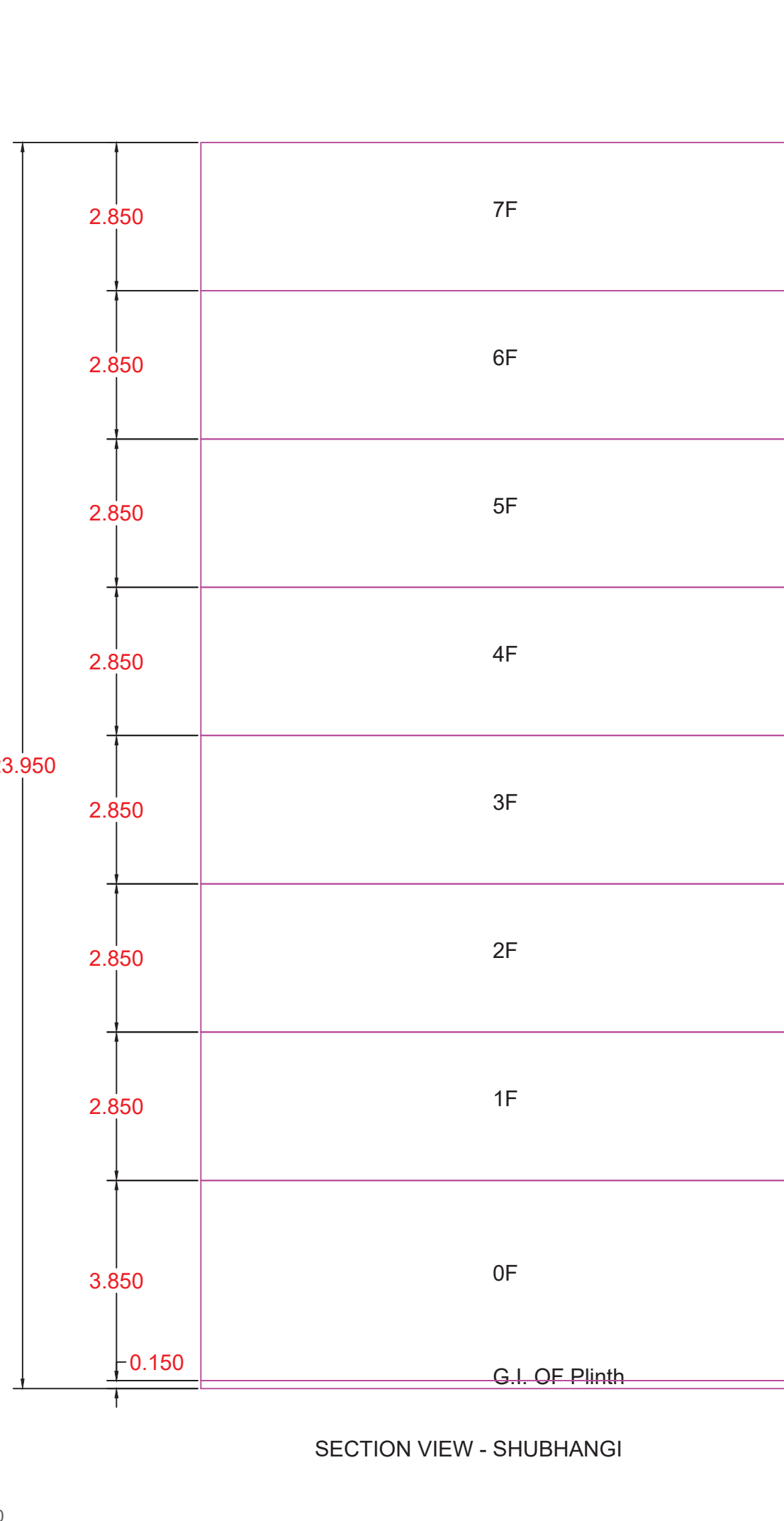
LOGO: _____
OWNERS SIGN: _____
TECHNICAL PERSON SIGN: _____
SCALE: 1:100 Date: 12/08/24
JOB NO: NMD-24-7812 CHECK BY: _____
SUBMISSION DRAWING



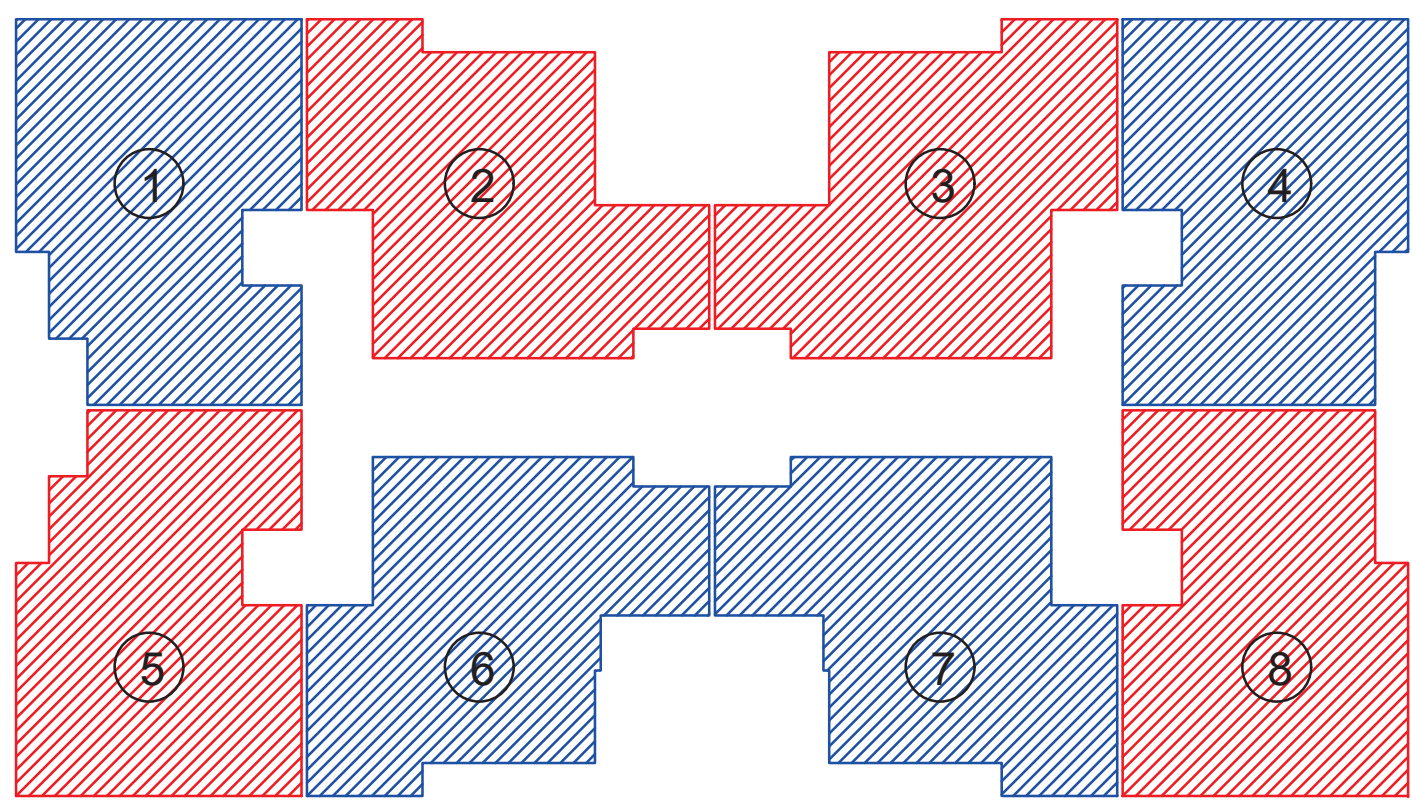
FRONT ELEVATION
SCALE 1:100



SECTION AA'
SCALE 1:100



SECTION VIEW - SHUBHANGI

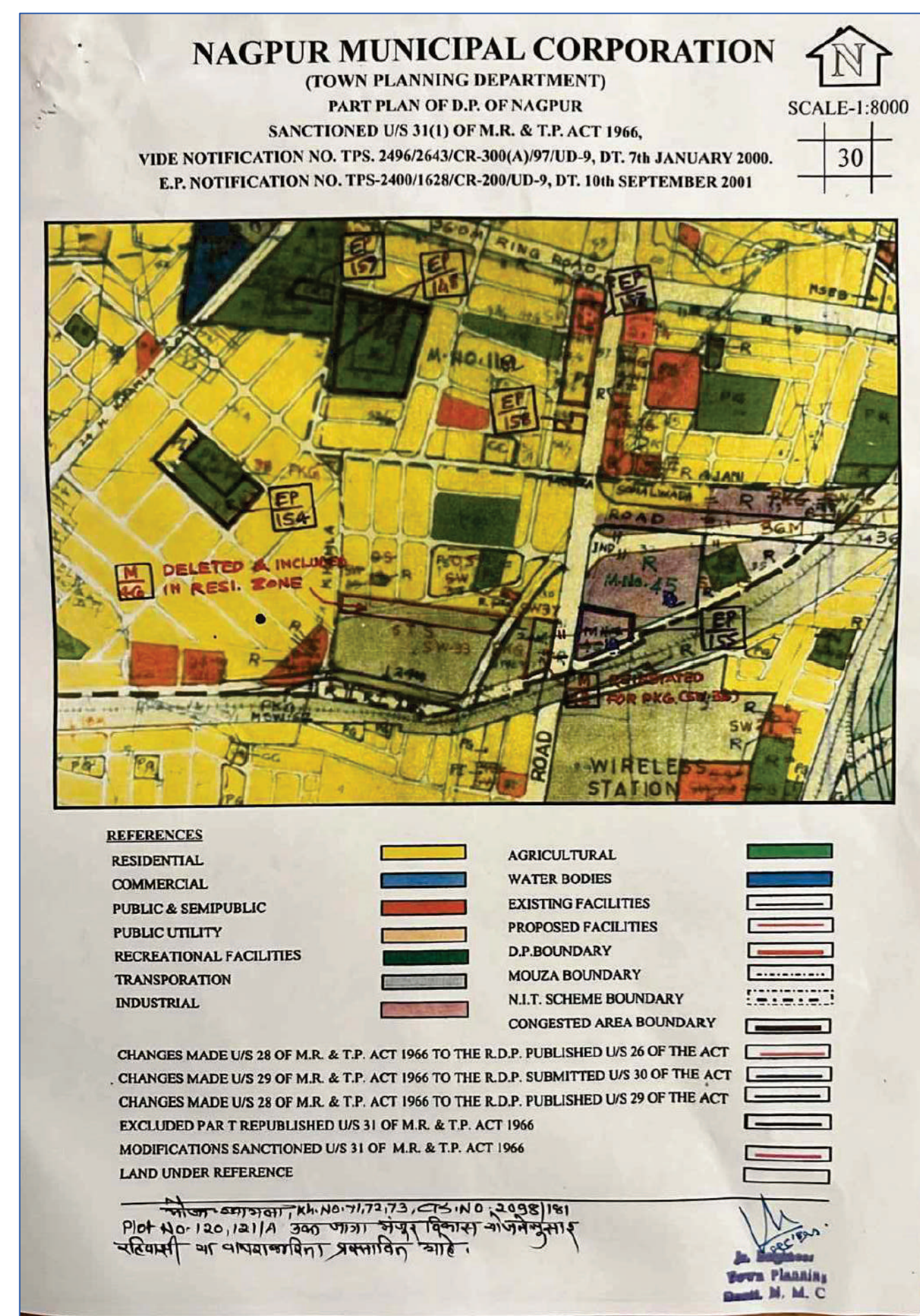


CARPET AREA PLINE OF TYPICAL FLOOR
SCALE 1:200

Carpet Area Table							
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
SHUBHANGI	TYPICAL	101.201.301.401.501	7	69.03	0.00	0.00	69.03
SHUBHANGI	TYPICAL	102.202.302.402.50	7	69.03	0.00	0.00	69.03
SHUBHANGI	TYPICAL	103.203.303.403.50	7	68.83	0.00	0.00	68.83
SHUBHANGI	TYPICAL	104.204.304.404.50	7	68.83	0.00	0.00	68.83
SHUBHANGI	TYPICAL	105.205.305.405.50	7	70.63	0.00	0.00	70.63
SHUBHANGI	TYPICAL	106.206.306.406.50	7	71.08	0.00	0.00	71.08
SHUBHANGI	TYPICAL	107.207.307.407.50	7	71.09	0.00	0.00	71.09
SHUBHANGI	TYPICAL	108.208.308.408.50	7	75.53	0.00	0.00	75.53



SECTION BB'
SCALE 1:100



Signature valid
Digitally signed by Vikram Sahasrabudhe
DN: c=IN, o=Vikram Sahasrabudhe, ou=Vikram Sahasrabudhe, email=vikram.sahasrabudhe@gmail.com
Reason: Approved Drawing
Project Code: NMD-24-1812
Application Number: NMD/24/1812
Project Number: 278002
Certificate Number: 178002/2024/4PL/32322

Project Director of Town Planning
Date: 01/01/2024

PROJECT : PROPOSED RESIDENTIAL SCHEME ON PLOT NO. 120-121A IN KHAMLA PLOT HOLDERS CO-OPERATIVE HOUSING SOCIETY LAYOUT ON KH. NO. 71.72.73 OF MOUZA KHAMLA, NAGPUR TAHA & DIST. NAGPUR BELONGING TO: OM BUILDCON

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.	1325.60
(a) As per ownership document (7/12, CTS extract)	1325.60
(b) as per TILR or City Survey measurement sheet	1325.60
(c) as per Demarcated drawing area	1325.60
2. Area not in possession	0.00
3. Entire area (1-3)	1325.60
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
5. Balance area of plot (3-4)	1325.60
6. Amenity Space	AMENITY AREA
(Applicable if (1) > 20000 sqmt. (Required) - (a) Up to 20000 sqmt. - Nil	
(b) Above 20000 sqmt. - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	1325.60
8. Recreational Open Space	
(a) If area (5) is more than 4000 sqmt. - 10 % of (5) 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, 415 etc. As per 7-12 abstract or City Survey Number - No Recreational open space is required	-
(ii) If it is subdivision like 132.215, 125/1, 415/1 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 paying 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 _____ and the dimensions of sides etc. of plot stated on plan 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's (s) name and signature	
Architect/ Licensed Engineer/ Supervisor name and signature	
Registration No. of Architect/ License no. of Engineer/ Supervisor	
Job No.	
Drawing No.	
Scale	
Drawn by	
Checked by	

LEGENDS:
1. Proposed Building
2. Proposed Road
3. Proposed Water Supply
4. Proposed Sewerage
5. Proposed Storm Water
6. Proposed Drainage
7. Proposed Electricity
8. Proposed Gas
9. Proposed Telephone
10. Proposed Cable
11. Proposed Fire
12. Proposed Other

Genish Pise
Postal Address: Plot No 64, Shubham Khandi East Narkhadi Lay Out, Khamla, Nagpur, Maharashtra-440025, NAGPUR

DESCRIPTION OF PROJECT :
Type of Proposal: Residential
BUILDING CTS NO./SURVEY NO. - 402098

SITE ADDRESS:
PROPOSED RESIDENTIAL SCHEME ON PLOT NO. 120-121A IN HOLDERS CO-OPERATIVE HOUSING SOCIETY LAYOUT MOUZA KHAMLA, NAGPUR. TAHA & DIST. NAGPUR.

Name of Engineer: Vikram Sahasrabudhe
OFFICE: 915 BUDHI NAGAR PARK NEAR NANJAN MANSION

OWNERS SIGN: _____
Signature valid

SCALE: 1:100
JOB NO: NMD-24-1812
CHECK BY: _____

SUBMISSION DRAWING