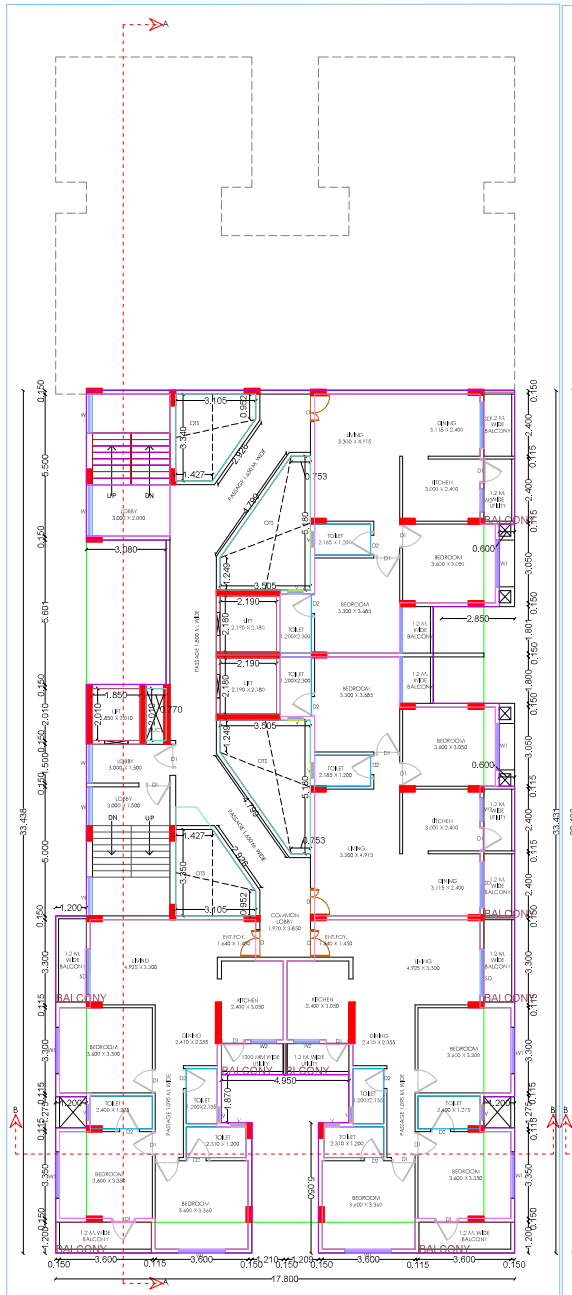
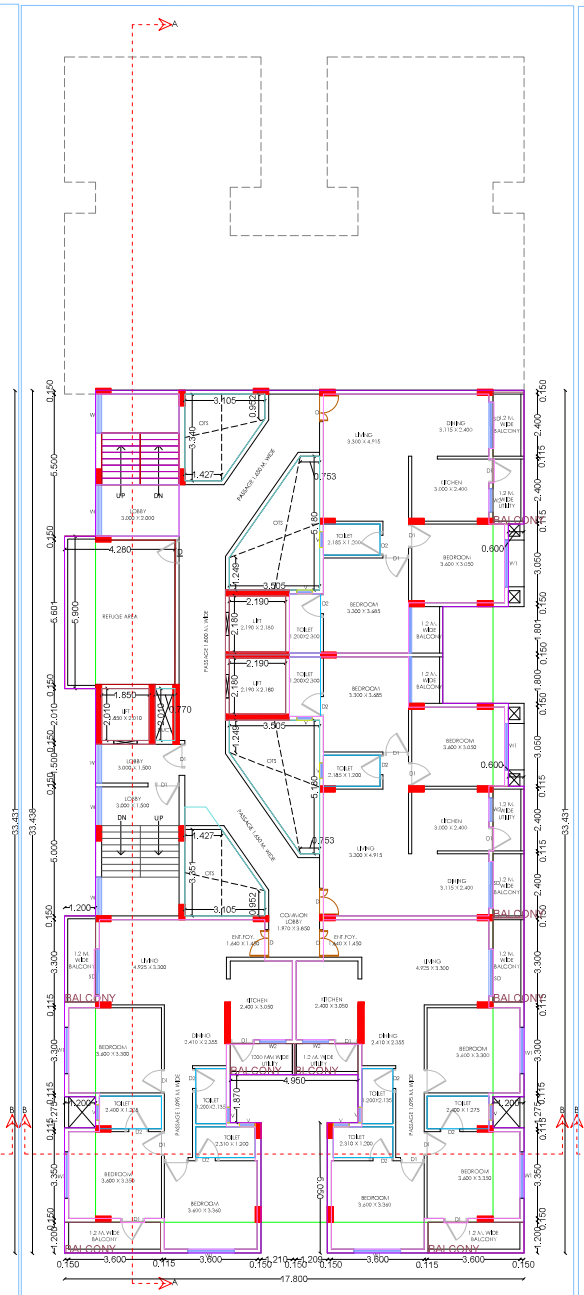
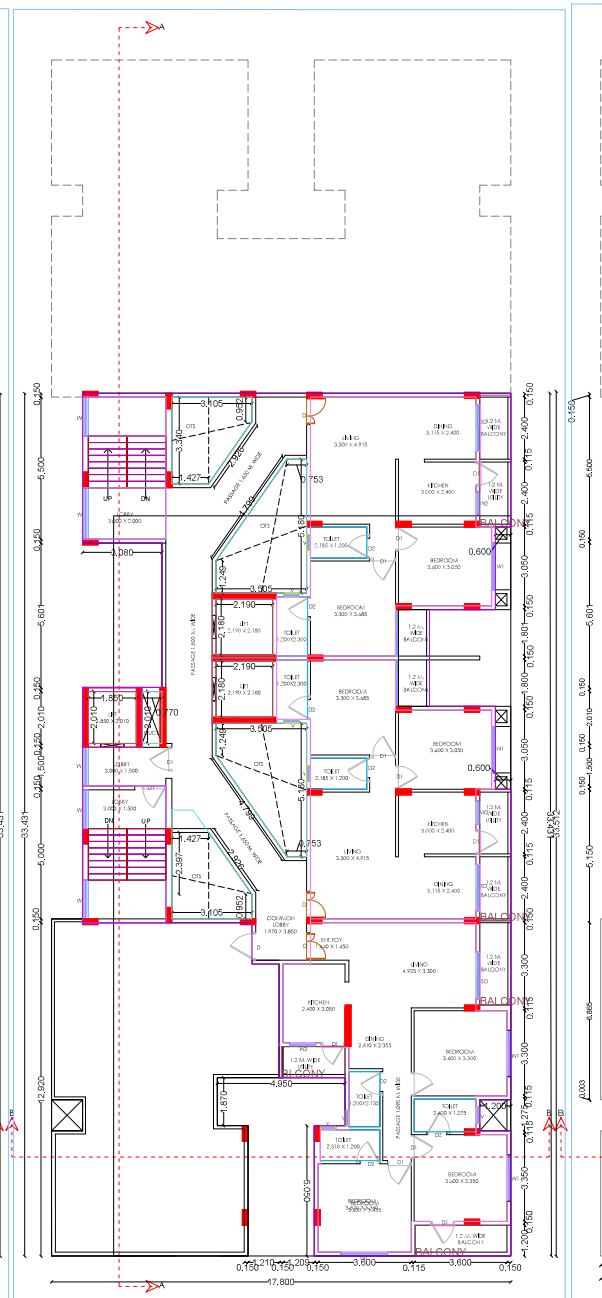


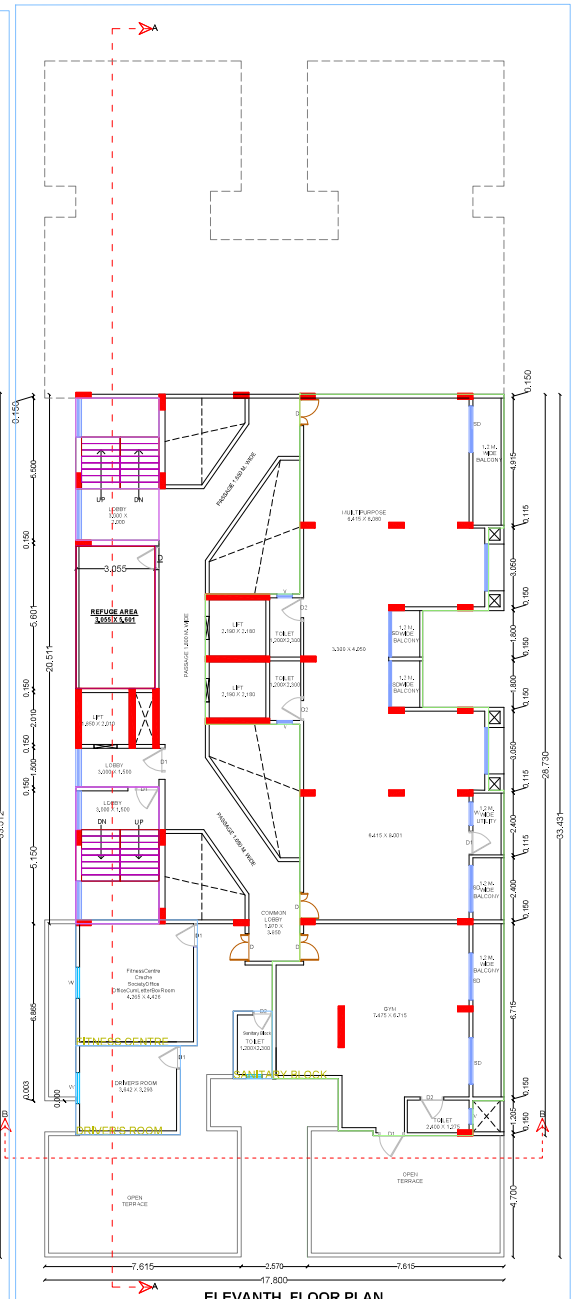
TYPICAL 2ND TO 7TH & 9TH FLOOR PLAN
SCALE = 1:100
TYPICAL



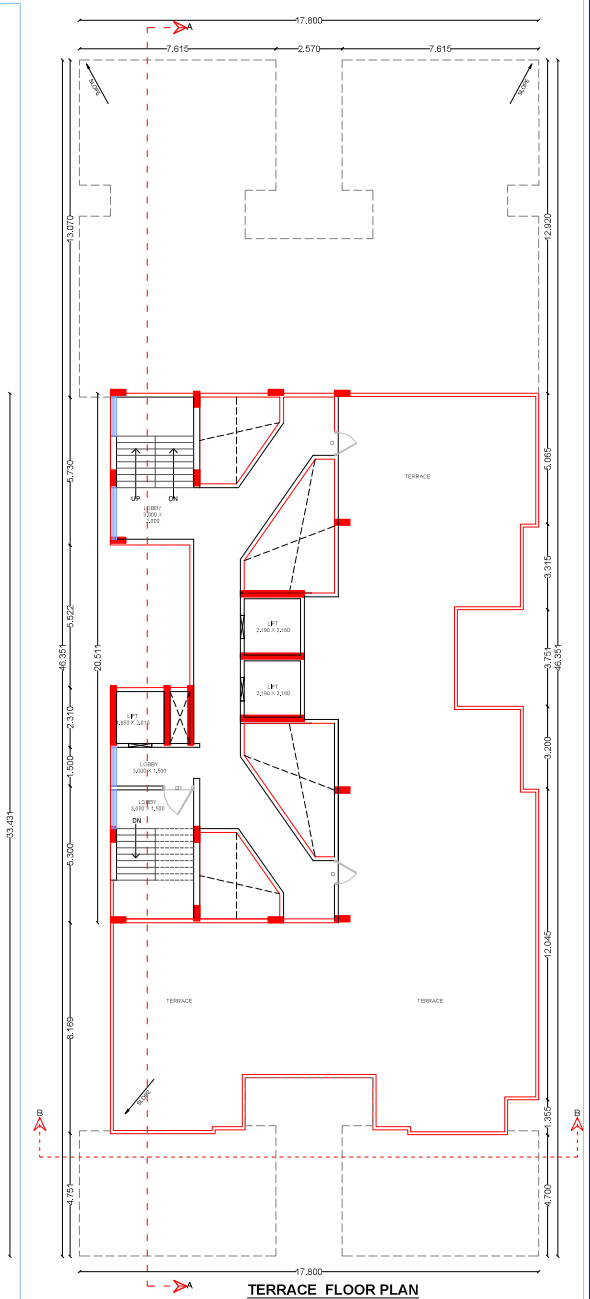
8 TH FLOOR PLAN (REFUGE AREA)
SCALE = 1:100
EIGHT FLOOR



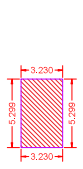
10TH FLOOR PLAN
SCALE = 1:100
TENTH FLOOR



ELEVANTH FLOOR PLAN
SCALE = 1:100
RECREATION FLOOR
ELEVANTH FLOOR

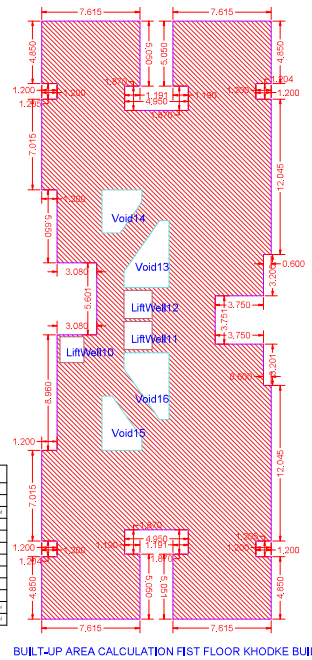


TERRACE FLOOR PLAN
SCALE = 1:100

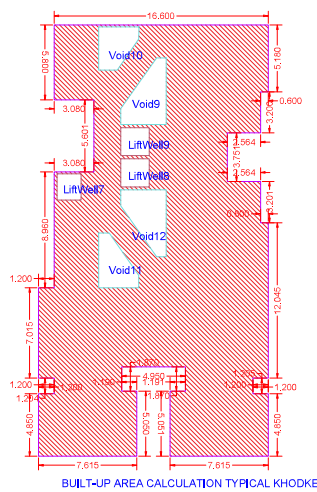


BUILT-UP AREA CALCULATION GROUND FLOOR KHODKE BUILDING

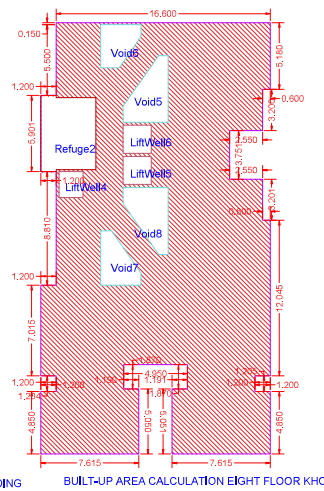
BUILT-UP AREA CALCULATION GROUND FLOOR KHODKE BUILDING



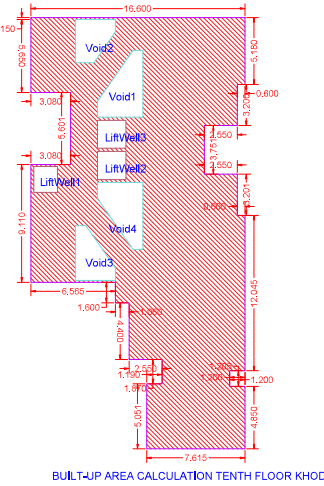
BUILT-UP AREA CALCULATION FIST FLOOR KHODKE BUILDING



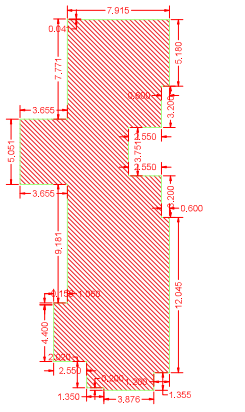
BUILT-UP AREA CALCULATION TYPICAL KHODKE BUILDING



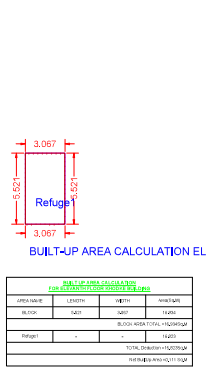
BUILT-UP AREA CALCULATION EIGHT FLOOR KHODKE BUILDING



BUILT-UP AREA CALCULATION TENTH FLOOR KHODKE BUILDING



BUILT-UP AREA CALCULATION ELEVANTH FLOOR KHODKE BUILDING



BUILT-UP AREA CALCULATION ELEVANTH FLOOR KHODKE BUILDING

Signature valid

Digitally signed by RUTURAJ ARBHAN JADHAV
Date: 2025.03.27 13:48:14 IST
Reason: Approved
Designation : Assistant Director of Town Planning
Location: Nagpur Municipal Corporation
Project Number : NMK0320250001
Proposed Number : 1462899
Certificate Number : NMK0320250APL/03648

Project Details

Proposed use of the plot : Residential
Zone Type : Residential Zone
Name of Scheme : Layout
Name of Township / Building & Layout : -
Tax Survey No. : -
Sr.No./Khasra No. : 44/172/648
Total Plot Area (sq.m) : 1832.99
Proposed Plot No. : -
Village / Taluka : Kalmeshwar

PROPOSED MULTYFAMILY DWELLING UNIT ON PLOT NO. 11 ,KH NO.78,166,167,168 WARD NO.74 ,CTS NO. 648 , HOUSE NO.1047/11 , SHEET NO. 37(571) & 44 (572), MOUZA JAITALA , NAGPUR , DIST. NAGPUR.

BELONGING TO,

M/S. NANI'S BUILDCOM PRIVATE LIMITED
YASHWANT AJABRAO KHODKE

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.	1832.99 0
(a) As per ownership document (7/12, CTS extract)	1832.99 0
(b) as per TILR or City Survey measurement sheet	1832.99 0
(c) as per Demarcated drawing area	1832.99 9
LESS:	
2.Area not in possession	0.000
3. Entire area (1+2)	1832.99 0
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	0.000
(b) Any D.P. Reservation area	0.000
(c) Green Belt	0.000
Total (a+b+c)	0.000
5.Balance area of plot (3-4)	1832.99 0
6. Amenity Space	0.000
(Applicable if (1) > 20000 sqmt	-
(Required =(a) Upto 20000 sqmt= Nil	-
(b) Above 20000 sqmt= (a) x 5 % of Total area	0.000
7. Net Plot Area (5-6)	1832.99 0
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.000
Proposed____	0.000
(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	0.000
Proposed_____	0.000
(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 2024-12-19 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.

Name Of : Owner Yashwant Ajabrao Khodke

Postal Address : Plot No. 7,Wardha Road,Vivekanand Nagar,Nagpur,Maharashtra,440015

Phone No. 9422104090

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.:44/572\648

SITE ADDRESS :
ON PLOT NO. 11 ,KH NO.78,166,167,168 WARD NO.74 ,CTS NO. 648 , HOUSE NO.1047/11 , SHEET NO. 37(571) & 44 (572), MOUZA JAITALA , NAGPUR , DIST. NAGPUR.

Name of Architect / Licensed Engineer/Supervisor :
0000

ADDRESS OF OFFICE :
OFFICE -
Emanate design,9A block, A wing, 3rd floor,nagalwari complex,sadar,nagpur-440010

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature valid

SCALE - 1:100 | Date: 20/03/25
JOB NO -NMK0-24-125071 | CHECK BY --

SUBMISSION DRAWING

LEGENDS: