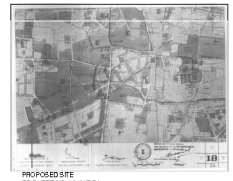


FRONT ELEVATION SCALE 1:100

SECTION A-A SCALE 1:100

SECTION B-B SCALE 1:100

SECTION C-C SCALE 1:100



PROPOSED SITE
DP SHEET NO.-16 (N.T.S.)

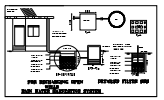
MULTIPURPOSE RESIDENTIAL BUILDING														
BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFT WELL	UUC	VENT SHAFT	Other Deduction	TOTAL FSI AREA
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.						
MULTIFAMILY UNIT RESIDENTIAL BUILDING	GROUND FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MULTIFAMILY UNIT RESIDENTIAL BUILDING	TYPICAL FLOOR	0.00	1929.04	0.00	0.00	0.00	103.68	0.00	0.00	0.00	89.48	0.00	0.00	1040.56
MULTIFAMILY UNIT RESIDENTIAL BUILDING	NINTH FLOOR	0.00	248.27	0.00	0.00	0.00	22.96	0.00	0.00	0.00	12.41	0.00	15.78	220.05
MULTIFAMILY UNIT RESIDENTIAL BUILDING	Total	0.00	2177.31	0.00	0.00	0.00	206.64	0.00	0.00	0.00	100.89	0.00	15.78	2060.64

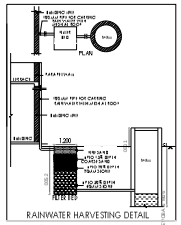
FSI DETAILS									
9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area sqmt (2+3+4+5)	Ancillary Area sqmt of (2+3+4+5)	Total	Inclusive Housing (10%) If Applicable	Universe Value
9.1 Fsi in terms of Index	1.10	0.90	0.00	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 Consume	1.10	0.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible FSI in Area	831.10	684.90	0.00	0.00	913.20	0.00	2429.20	0.00	0.00
9.5 Proposed FSI (Net Area (Sold + Consumed 9.4)	831.10	684.90	0.00	0.00	538.64	0.00	2060.64	0.00	2060.64
9.6 Index Consumed	1.10	0.90	0.00	0.00	0.00	0.00	2.00	0.00	0.00

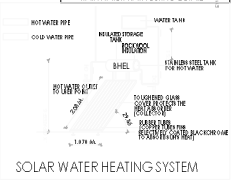
Carpet Area Table							
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
MULTIFAMILY UNIT RESIDENTIAL BUILDING	NINTH FLOOR	9TH	1	166.21	0.00	0.00	166.21
MULTIFAMILY UNIT RESIDENTIAL BUILDING	TYPICAL FLOOR	FF, SF, TF, 4TH,5TH, 6TH, 7TH, 8TH	8	166.21	0.00	0.00	166.21

Parking Check (Table 8B)							
Building Name	Use	REQ. RATIO		NO.OF Tenants/Area	PRP. RATIO		
		car	Scooter		car	Scooter	
USE	Unit	Scooter	Cycle	Unit	Scooter	Cycle	

SCHEDULE OF OPENING:				
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
MULTIFAMILY UNIT RESIDENTIAL BUILDING	V	0.75	1.20	8







EXISTING & PROPOSED RESIDENTIAL MULTIFAMILY UNIT BUILDING ON PLOT NO:-9, THAK NO-183, MOUZA - LENDRA, C.T.S. NO-55, SHEET NO-1 HOUSE NO-313, KHARE TOWN, NAGPUR
BELONGING TO
M/S JD BUILDCON PVT. LTD.
THROUGH IT'S DIRECTOR
SHRI SANJAY SURESH JOSHI
SHRI MAHESH SHARAD DANDE

Proforma I : Area Statement	
1. Area of plot (Minimum area of a, b, c) to be considered for area of subplot with sanctioned layout No. and subplot No.	761.00
(a) As per ownership document (7/12, CTS extract)	761.00
(b) as per TILR or City Survey measurement sheet	761.00
(c) as per Demarcated drawing area	773.98
LESS	
2.Area not in possession	0.00
3. Extra area (1-2)	761.00
4.Deductions for	-
(a) Proposed D.P./D.P. Road widening Area /Service Road / Highway widening	0.UU
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.UU
5.Balance area of plot (1-4)	761.UU
6. Amenity Space	0.UU
(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)	761.00
8. Recreational Open Space	-
(a) If area (5) is more than 4000 sqmt - 10 % of (5) is required	0.UU
Proposed	0.UU
(b) If area is less than 4000 sqmt - Check -	-
) If it is tall number like 1,2,125,419 etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
1) If it is subdivision like 1/2 ,2/5 , 125/1 4/8/1 etc then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.UU
Proposed	0.UU
(B) Exemption to layre open space subject to availing TDR/F.S.I of 7.5 %	-
(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 2022-07-07 and the dimensions of sides as. of plot stated on plan are as measured on site and the area so evolved 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. As 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 (Sname and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

Partial Address - Plot No.39 Tilak Nagar, Near Basket Ball Ground, Nagpur, Dhanori (+4.4201), Maharashtra 440001, YASH ENCLAVE H-1 BUTTI LAYOUT, SHIVAJINAGAR, NAGPUR-0

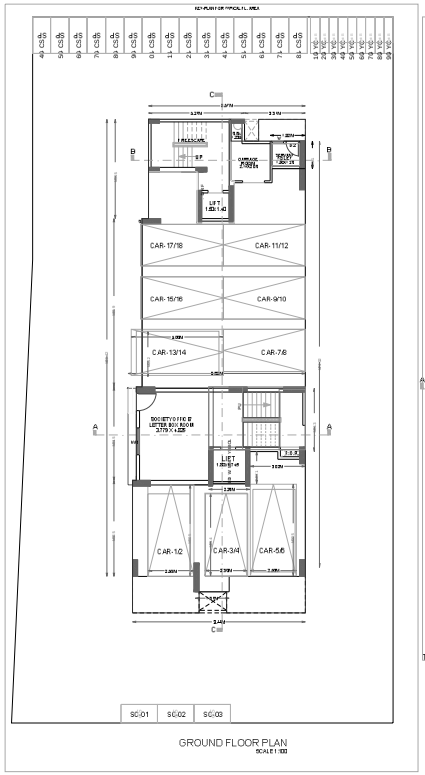
DESCRIPTION OF PROJECT :
Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO. - 1566

SITE ADDRESS :
PLOT NO.-9, THAK NO.-183,MOUZA - LENDRA, C.T.S. NO.-55, SHEET NO.-1 HOUSE NO.-313, KHARE TOWN, NAGPUR.

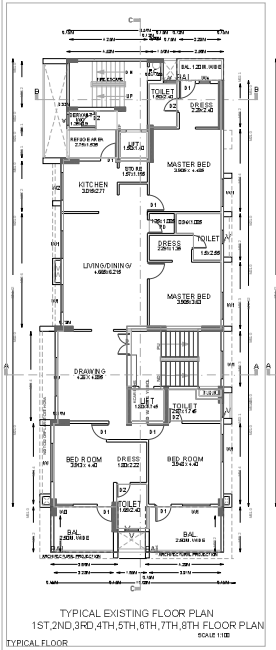
Name of Engineer - Rajendra Parmanand Gokarn	
Date	Addressed Officer
	Office - Plot no 6 Manwada Ring road West Nagpur Maharashtra Jamtha Nagpur Dhanori and Nagpur
OWNERS SIGN -	TECHNICAL PERSON SIGN

SCALE - 1:100 Date - 13/08/22
JD B NO -NBO-02-ENTRY-642 CHECK BY -

SUBMISSION DRAWING

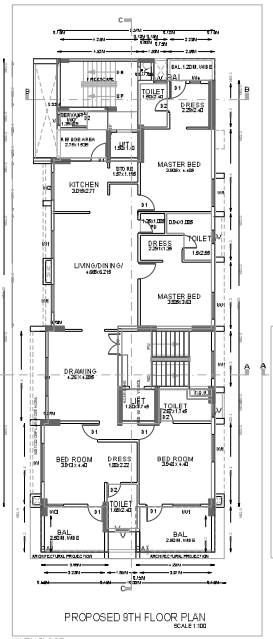


GROUND FLOOR PLAN
SCALE 1:100



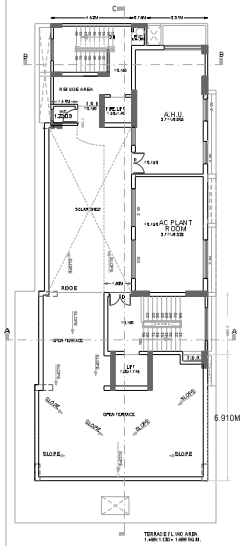
TYPICAL EXISTING FLOOR PLAN
1ST,2ND,3RD,4TH,5TH,6TH,7TH,8TH FLOOR PLAN
SCALE 1:100

TYPICAL FLOOR



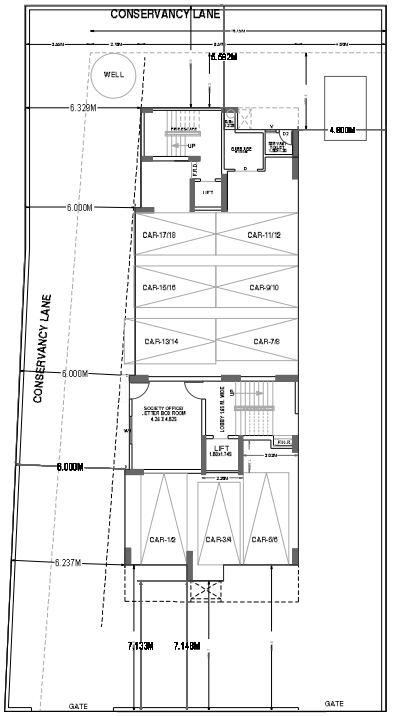
PROPOSED 9TH FLOOR PLAN
SCALE 1:100

NINTH FLOOR



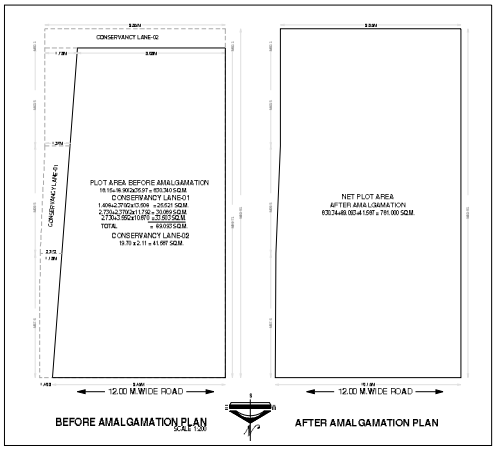
TERRACE FLOOR PLAN
SCALE 1:100

MULTIFAMILY UNIT RESIDENTIAL BUILDING



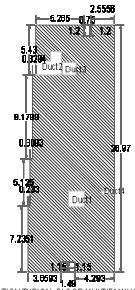
12.00 M.WIDE ROAD

SITE PLAN
SCALE 1:200

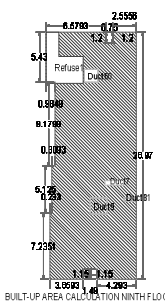


BEFORE AMALGAMATION PLAN
SCALE 1:200

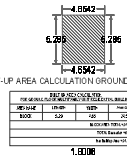
AFTER AMALGAMATION PLAN



BUILT-UP AREA CALCULATION TYPICAL FLOOR MULTIFAMILY UNIT RESIDENTIAL BUILDING



BUILT-UP AREA CALCULATION NINTH FLOOR MULTIFAMILY UNIT RESIDENTIAL BUILDING



BUILT-UP AREA CALCULATION GROUND FLOOR MULTIFAMILY UNIT RESIDENTIAL BUILDING

BUILT-UP AREA CALCULATION GROUND FLOOR MULTIFAMILY UNIT RESIDENTIAL BUILDING

BUILT-UP AREA CALCULATED FOR GROUND FLOOR MULTIFAMILY UNIT RESIDENTIAL BUILDING			
UNIT NAME	LENGTH	WIDTH	Area in sq.m
BLOCK	LxB	LB	L*B
			BLOCK AREA TOTAL =0.00 sq.m
			TOTAL Deduction =0.00 sq.m
			Total Built-up Area =0.00 sq.m

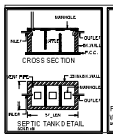
BUILT-UP AREA CALCULATED FOR TYPICAL FLOOR MULTIFAMILY UNIT RESIDENTIAL BUILDING			
UNIT NAME	LENGTH	WIDTH	Area in sq.m
BLOCK	LxB	LB	L*B
			BLOCK AREA TOTAL =0.00 sq.m
Duct1	-	-	0.00
Duct2	-	-	0.00
Duct3	-	-	0.00
Duct4	-	-	0.00
Duct5	-	-	0.00
			TOTAL Deduction =0.00 sq.m
			Total Built-up Area =0.00 sq.m

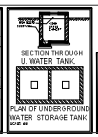
BUILT-UP AREA CALCULATED FOR NINTH FLOOR MULTIFAMILY UNIT RESIDENTIAL BUILDING			
UNIT NAME	LENGTH	WIDTH	Area in sq.m
BLOCK	LxB	LB	L*B
			BLOCK AREA TOTAL =0.00 sq.m
Refuse	-	-	0.00
Duct6	-	-	0.00
Duct7	-	-	0.00
Duct8	-	-	0.00
Duct9	-	-	0.00
Duct10	-	-	0.00
			TOTAL Deduction =0.00 sq.m
			Total Built-up Area =0.00 sq.m



PROPOSED SITE
OF SHEET NO:-18 (N.T.S.)

Project Details
Building Type - Revised Building Permission
Zone Type - Residential Zone with Shop line. (R-2)
Location - TOD
Ward No.-O
Plot No. - 9
Cts No./Survey No. - 19/65
Sheet No. - 1
Zone Number: Mauza Lendra
Ward Name : 17,291/18
Proposal Value : 0.00





WATER STORAGE REQUIREMENT
OVER HEAD WATER TANK REQUIRED
A.TENEMENT= 45 PERSON X 135.00 LIt
6075.00 Lit

M.S.GATE
SCALE:-NS

COMPOUND WALL DETAIL
SCALE:-NS

EXISTING & PROPOSED RESIDENTIAL MULTIFAMILY UNIT BUILDING ON PLOT NO:-9, THAK NO-183, MOUZA - LENDRA, C.T.S. NO-55, SHEET NO:- HOUSE NO-313, KHARETOWN, NAGPUR (BELONGING TO) M/S JD BUILDCON PVT. LTD. THROUGH ITS DIRECTOR SHRI SANJAY SURESH JOSHI

Proforma I : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered for area of subplot with sub-divided layout No. and subplot No.	761.00
(a) As per ownership document (7/12, CTS extract)	761.00
(b) as per TILR or City Survey measurement sheet	761.00
(c) as per Demarcated drawing area	773.98
LESS	
2. Area not in possession	0.00
3. Balance area (1-2)	761.00
4. Deductions for	-
(a) Proposed D.P./D.P. Road widening Area /Service Road / Highway widening	0.UU
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.UU
5. Balance area of plot (3-4)	761.UU
6. Amenity Space	0.UU
(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)	761.00
8. Recreational open space	-
(a) If area (5) is more than 4000 sqmt - 10 % of (5) is required	0.UU
Proposed	0.UU
(b) If area is less than 4000 sqmt - Check -	-
) 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	-
1) If it is subdivision like 1/2 ,2/5 , 125/1 /49/1 etc then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.UU
Proposed	0.UU
(B) Exemption to leave open space subject to availing 33(9)(7.2.1) 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 2022-07-07 and the dimensions of sides as on 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 the supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (Sname and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

Partial Address - Plot No:36 Tilak Nagar, Near Basket Ball Ground,,Nagpur,Nagpur,M.S.440010,Maharashtra,IND.-IND, WORK ENCLAVE H-1 BUTY DEPOT,SHIVAJINAGAR ,NAGPUR-IND

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO. / 19/65

SITE ADDRESS :
PLOT NO.-9, THAK NO.-183,MOUZA- LENDRA, C.T.S. NO.-55, SHEET NO.-1 HOUSE NO.-313, KHARETOWN, NAGPUR.

NAME OF ENGINEER : ASHWIN PARMANAND GOURI

GRADE	ADDRESS OF OFFICE
	OFFICE :- Plot no 6 Manewada Ring road West Hotel Mandi Road Jamtha Nagpur Dist.Nagpur

OWNERS SIGN - | TECHNICAL PERSON SIGN

SCALE - 1:100 | Date : 13/09/22

JOB NO -NBD-22-ENTRY-6422 CHECK BY :-

SUBMISSION DRAWING