BUILDING WISE TENEMENT AREA STATEMENT WITH BUILT UP AREA

1	2	3	4	5	6	7	8	9	10	11	12	13

STATE CASE / PREMIUM PREMIUM AREA CALCULATION			
TOTAL PERMISSIBLE	30	NOS	3,000.427	SQ.MTS.
TOTAL PERMISSIBLE PREMIUM (30%)			SQ.MTS.
R.G.R.		MAXIMUM AREA PERMITTED	
BASEMENT FLOOR		0.00	
GROUND FLOOR		20.00	
TOTAL PROPOSED		**49,225**	

TYPICAL BUILT UP AREA CALCULATION SQ.M	
TOTAL BUILT UP AREA	12,174.000
PERMISSIBLE FACTOR (FSI/FAR)	2.500
TOTAL PERMISSIBLE BUILT UP AREA	3,237.500
PROPOSED BUILT UP AREA (S.F.)	3,000
PROPOSED BUILT UP AREA (S.1)	000.0.00
PROPOSED BUILT UP AREA (S.2)	000.1.00
PROPOSED BUILT UP AREA (F.1)	000.1.00
PROPOSED BUILT UP AREA (F.2)	000.1.00
PROPOSED BUILT UP AREA (S.3)	000.1.00
PROPOSED BUILT UP AREA (S.4)	000.1.00
PROPOSED BUILT UP AREA (S.5)	000.1.00
PROPOSED BUILT UP AREA (S.6)	000.1.00
TOTAL	**3,000.000**
EXTRA BUILT UP	**3,000.000**

BALCONY AREA CALCULATION FIRST TO EIGHT FLOOR				
FLOOR	PERMISSIBLE (10 % OF FLOOR AREA)	PROPOSED BALCONY	PROPOSED OPEN AREA	TOTAL
1ST	00.00.1	00.000	0.000	00.000
2ND	00.00.1	0.0.0.0	0.000	0.0.0.0
3RD	00.00.1	0.0.0.0	0.000	0.0.0.0
4TH	00.00.1	0.0.0.0	0.000	0.0.0.0
5TH	00.00.1	0.0.0.0	0.000	0.0.0.0
6TH	00.00.1	0.0.0.0	0.000	0.0.0.0
7TH	00.00.1	0.0.0.0	0.000	0.0.0.0
8TH	00.00.1	0.0.0.0	0.000	0.0.0.0
TOTAL	000.00	000.00	0.000	000.00

OPEN TERRACE AREA CALCULATION 2 TO 8 FLOOR				
FLOOR	PERMISSIBLE (10% OF FLOOR AREA)	PROPOSED (OPEN TERRACE)	PROPOSED	TOTAL
2ND	00.00.1	00.000	0.000	00.000
3RD	00.00.1	00.000	0.000	00.000
4TH	00.00.1	00.000	0.000	00.000
5TH	00.00.1	00.000	0.000	00.000
6TH	00.00.1	00.000	0.000	00.000
7TH	00.00.1	00.000	0.000	00.000
8TH	00.00.1	00.000	0.000	00.000
TOTAL	000.00	000.00	0.000	000.00



SETELLITE MAP



LAYOUT PLAN
(SCALE 1: 100)

SITE PLAN
SCALE: N.T.S.



SPACE FOR GOOGLE MAP



DEVELOPMENT PLANNING MAP

PROFORMA - I

	AREA STATEMENTS	SQ.MT.
1	AREA OF LAND (AS PER 7/12) R.S. No. 78/2 = 1286.000 TOTAL = 1286.000 SQ.MT.	1286.000
2	AREA OF LAND AS PER MEASUREMENT SHEET 'C' COPY	1286.000
3	LAND AREA UNDER DEVELOPMENT	1286.000
4	DEDUCTION FOR TENANTS	7.714
5	(i) FOR ACCEPTED AREA	NIL
	(ii) FOR FORCE AREA	NIL
	(a) ANY RESERVATION	NIL
	(TOTAL (i+ii+iii))	NIL
6	NET AREA OF LAND (4-5)	1278.286
7	F.S.I. PERMISSIBLE 2.50 (FAR)	2.5
8	TOTAL PERMISSIBLE BUILT UP AREA	3197.145
9	TOTAL PROPOSED BUILT UP AREA	3199.359
10	EXCESS BALCONY AREA TAKEN IN F.S.I. (AS PER 9.2 (c) Below)	NIL
11	TOTAL PROPOSED BUILT UP AREA (9+10)	3199.359
12	F.S.I. CONSUMED (11/6)	2.493
17	PROPOSED NO OF TENEMENT	
18	a) PROPOSED (OPEN TENEMENT)	45 NOS
	b) PROPOSED (S.R.TENEMENT)	12 NOS
	TOTAL NO OF TENEMENT (18 (a+b))	68 NOS

NOTE : ALL DIMENSIONS ARE IN METER

Certificate of Area :

Certified that the land under reference was surveyed on Dt.19 / 03 / 2019 and the dimentions of sides etc. of land 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 Engg /Supervisor)

OWNER'S / DEVELOPER / DEVELOPERS DECLARATION :-

I/We Undersigned hereby confirm that I /We would abide by lay-out sanctioned by Building Plan Sanctioned by Ex. Engineer /Building Permission /PMAY /MHADA .
I/We Would execute the structure as per Sanctioned Plan Also I/We Would maintain the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Signature
(OWNERS/P.A HOLDER (DEVELOPERS)

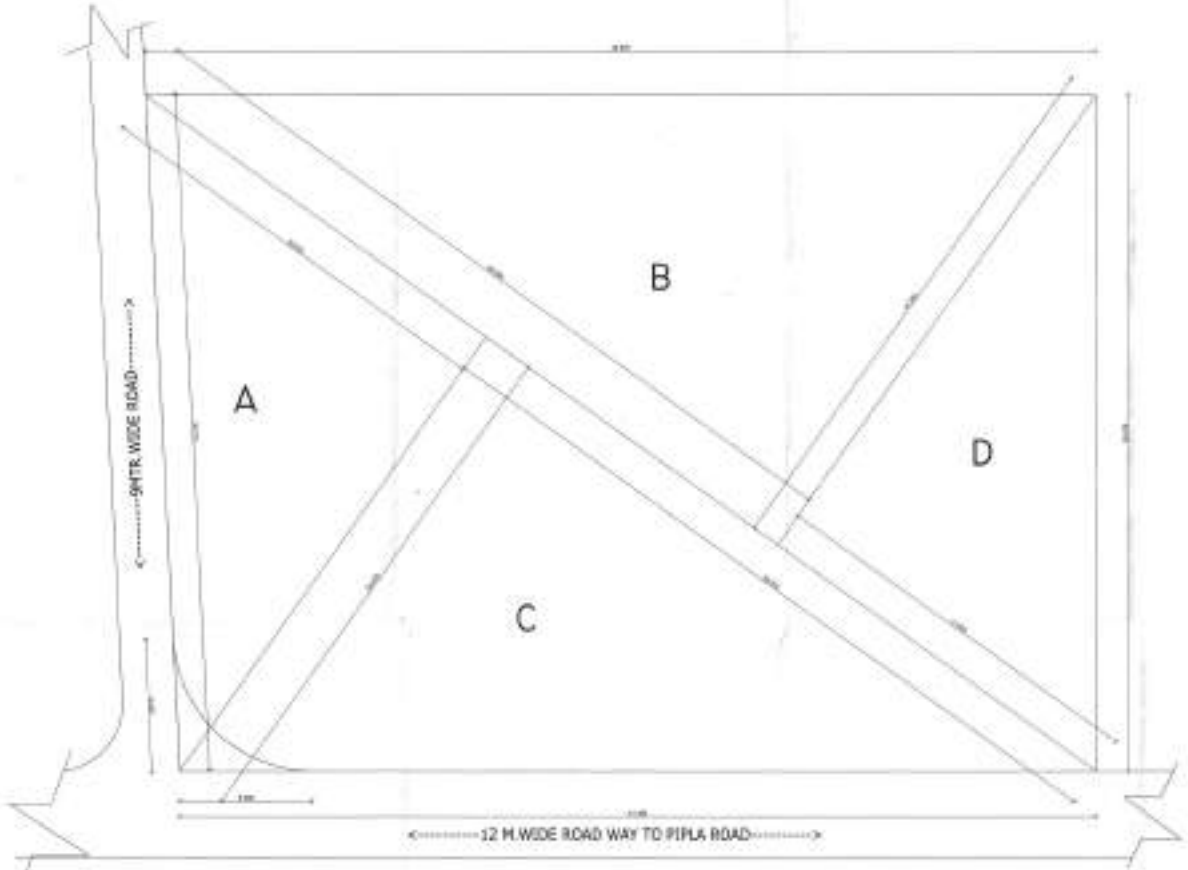
PROPOSED CONSTRUCTION OF RESIDENTIAL
TENEMENT AND LIG (2) HOUSING SCHEME FOR
JHP - PPP MODEL BASIS (PRADHAN MANTRI
AWAS YOJANA) SCHEME KHASARA NO.78/2
P.H. NO. 2/1A, MOUZA - HUDKESHWAR, BK. TAL-NAGPUR, DISTT. NAGPUR

DEVELOPER SIGNATURE

DEBDATTA MIRAGE BUILTWORK PVT.LTD.

CONSULTANT SIGNATURE

DRG. NO. BD/01 (1/5)



PLAN SHOWING AREA CALCULATION BY TRIANGULAR METHOD

SCALE :- 1 : 100

	AREA STATEMENTS	SQ.MT
1	AREA OF PLOT (AS PER 7/12) KH. No. 78/3 = 1286.630 TOTAL = 1286.630 SQ.MT	1286.630
2	PLOT AREA UNDER DEVELOPMENT	1286.630

AREA DETAILS PLOT AS PER TRIANGULATION METHOD

Sr.N	PARTICULAR	AREA IN SQ.M
1	KH.NO. 78/3 CALCULATION FOR TANGENT	
	TANGENT = 3/14 (95.5)	7.714
	TRIANGULATION CALCULATION	
2	A= 1/2 (35.878 X 23.979) B= 1/2 (35.055 X 24.860) C= 1/2 (33.810 X 23.979) D= 1/2 (17.833 X 24.860)	226.337 456.753 405.394 216.178
	TOTAL AREA	1286.612
3	DEDUCTION OF TANGENT AREA	7.714
4	TOTAL AREA IN KH.NO. 78/3	1278.898

Certificate of Area :-

Certified that the land under reference was surveyed on Dt. 19 / 03/2019 and the dimentions of sides etc. of land 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 Engg /Supervisor)

OWNERS /P.A.HOLDER /DEVELOPERS DECLARATION :-

I/We Undersigned herby confirm that I /We would abide by lay-out sanctioned by Building Plan Sanctioned by Ex. Engineer /Building Permission /PMAY /MHADA . I/We Would execute the structure as per Sanctioned Plan . 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.

Signature
(OWNERS/P.A HOLDER /DEVELOPERS)

ORIG. NO. BDCD (205)

LEGEND :-

PLOT BOUNDARY SHOWN AS

PROPOSED CONSTRUCTION SHOWN AS

EXISTING ROAD SHOWN AS

DRAINAGE AND SEWERAGE SHOWN AS

PROPOSED CONSTRUCTION OF RESIDENTIAL
16 EWS AND LIG 32 HOUSING SCHEME FOR
AHP - PPP MODEL PMAY (PRADHAN MANTRI
AWAS YOJANA) SCHEME KHASARA NO.78/3
P.H.NO.37/A, MOUZA - HUDKESHWAR BK. Tah.NAGPUR DISTT. NAGPUR

DEVELOPER SIGNATURE	CONSULTANT SIGNATURE
DEORATNA INFRASTRUCTURE PVT. LTD Plot No.11 ,Kasu Nagar, Hudkeshwar Road BK. Nagpur - 440034	R.S DESIGN & CONSULTANT Nagpur. E mail:rsdesigns1981@gmail.com



TERRACE FLOOR PLAN
SCALE 1:100



TYPICAL FLOOR PLAN SECOND TO EIGHT FLOOR
SCALE 1:100



PLAN FOR FIRST FLOOR
SCALE 1:100





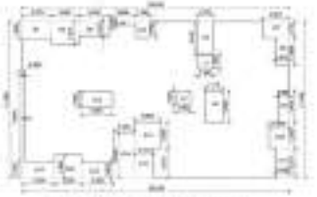




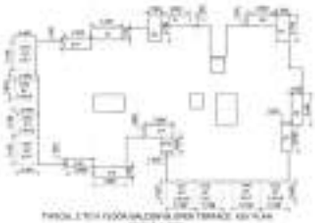


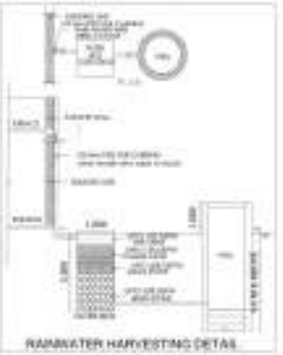












RAINWATER HARVESTING DETAIL

NO OF TENEMENT PER FLOOR : 1 & NOS
TOTAL NO OF FLOOR : 8
BWS 2 TENEMENT OF EACH FLOOR : 16 NOS
1 BK 4 TENEMENT OF EACH FLOOR : 32 NOS
TOTAL NO OF TENEMENT FROM FIRST TO EIGHT FLOOR : 48 NOS
TOTAL NO OF TENEMENT = 8 X 6 = 48 NOS

TYPICAL BUILT UP AREA CALCULATION SQ.M

TOTAL PLOT AREA	4,700.00
RESERVATION 7.50 M ROAD	1,100
TOTAL PLINTH AREA (AT 0.00)	3,600.00
PROPOSED BUILT UP AREA (BLD.)	1,000
PROPOSED BUILT UP AREA (B.A.)	54.00
PROPOSED BUILT UP AREA (F.F.)	388.00
PROPOSED BUILT UP AREA (S.F.)	388.00
PROPOSED BUILT UP AREA (T.F.)	388.00
PROPOSED BUILT UP AREA (F.F.)	388.00
PROPOSED BUILT UP AREA (S.F.)	388.00
PROPOSED BUILT UP AREA (T.F.)	388.00
PROPOSED BUILT UP AREA (F.F.)	388.00
PROPOSED BUILT UP AREA (S.F.)	388.00
TOTAL	3,885.00
TOTAL BUILT UP	3,885.00

BALCONY AREA CALCULATION FIRST TO EIGHT FLOOR

FLOOR	NO OF ROOMS	PROPOSED BALCONY	PROPOSED BALCONY	TOTAL
	(2BHK+1DRAWING+1 BED)	(2BHK+1DRAWING+1 BED)	(1BK+1BED)	
1ST	16.00	83.00	0.00	99.00
2ND	16.00	83.00	0.00	99.00
3RD	16.00	83.00	0.00	99.00
4TH	16.00	83.00	0.00	99.00
5TH	16.00	83.00	0.00	99.00
6TH	16.00	83.00	0.00	99.00
7TH	16.00	83.00	0.00	99.00
8TH	16.00	83.00	0.00	99.00
TOTAL	128.00	664.00	0.00	792.00

OPEN TERRACE AREA CALCULATION 1 ST TO 8 FLOOR

FLOOR	NO OF ROOMS (2BHK+1DRAWING+1 BED)	PROPOSED OPEN TERRACE	BALCONY (1BK+1BED)	TOTAL
1ST	16.00	26.00	0.00	42.00
2ND	16.00	26.00	0.00	42.00
3RD	16.00	26.00	0.00	42.00
4TH	16.00	26.00	0.00	42.00
5TH	16.00	26.00	0.00	42.00
6TH	16.00	26.00	0.00	42.00
7TH	16.00	26.00	0.00	42.00
8TH	16.00	26.00	0.00	42.00
TOTAL	128.00	208.00	0.00	336.00

SYMBOL	SIZE	SPECIFICATION
W	1200 X 1,200	ALUMINIUM SLIDING
W1	1,000 X 1,200	ALUMINIUM SLIDING
W2	1,000 X 1,200	ALUMINIUM SLIDING
W3	1,000 X 1,200	ALUMINIUM SLIDING
W4	1,200 X 600	ALUMINIUM SLIDING
V	1,200 X 1,200	VENTILATOR

DOORS

D	1,200 X 2,100	TEAK WOOD FRAME
D1	1,000 X 2,100	TEAK WOOD FRAME
D2	0,750 X 2,100	TEAK WOOD FRAME

CHECKING OF SIZE :-

Certified that the land under reference was surveyed on Dt.19 / 03 / 2024 and the dimensions of sides etc. of land stated on plan are as measured on site and the area so worked out tallies or tallies with area stated in documents of ownership. T. P. Scheme Records / Land Records Department / City Survey Records.

Signature
(Name of Architect Licensed Engg./Supervisor)

OWNER'S / DEVELOPER'S / DEVELOPER'S DECLARATION :-

I/We Undersigned hereby confirm that I/We would abide by the rule and norms set by Building Plan Sanctioned by the Engineer / Building Permission / MAP / MHADA etc.
I/We Would execute the structure as per Sanctioned Plan. And I/We Would execute the work under supervision of proper technical person so as to ensure the quality and safety on site work site.

Signature
(OWNER/DEVELOPER/ HOLDER (DEVELOPERS)
P.T.NO. 322

PROJECT :- PROPOSED CONSTRUCTION OF RESIDENTIAL
16 BWS &BG LIG-32 HOUSING SCHEME FOR
AHP - OPP MODG_RWAY (PRAGHAN MANTRI
MANG YOJANA) SCHEME (KHASARA NO.750
P.H.NO.57/A, MOUZA - HUDKESHWAR, NK TAH.NAGPUR DISTT. NAGPUR

DESIGNER SIGNATURE	CONSULTANT SIGNATURE
DEORATNA INFRASTRUCTURE PVT.LTD Plot No.11 Ram Nagar, Ambedkar Road Dt. Nagpur - 440033	S.G.DESIGN & CONSULTANT Vasant Layout, Wadhoda Road, Near Ramala Building Nagpur-8 Email :- sgdesignar1@gmail.com

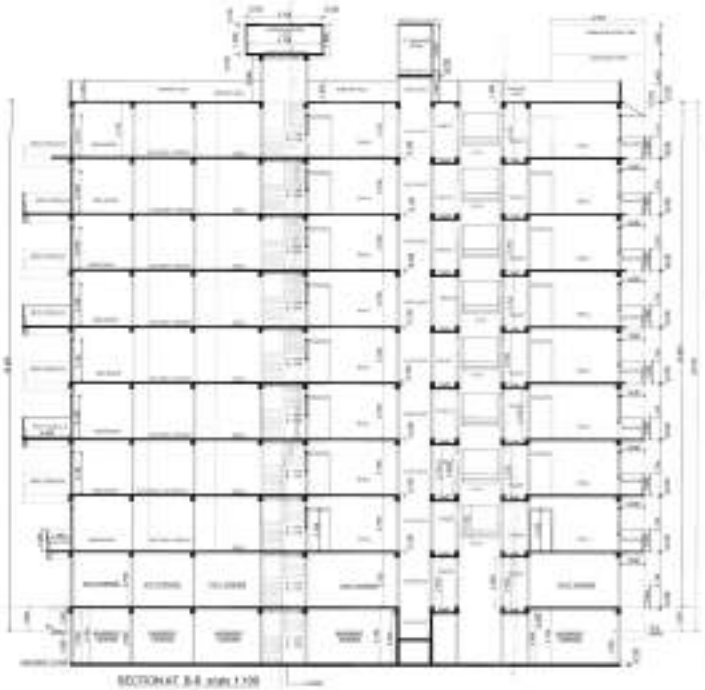
DRG. NO. 00164 (SR)



FRONT ELEVATION



SECTION AT A - A



SECTION AT B-B scale 1:100

NO OF TENEMENT PER FLOOR = 8 NOS
TOTAL NO OF FLOOR = 8
EWS 3 TENEMENT OF EACH FLOOR - 16 NOS
LIG 4 TENEMENT OF EACH FLOOR = 32 NOS
TOTAL NO OF TENEMENT FROM FIRST TO EIGHT FLOOR - 48 NOS
TOTAL NO OF TENEMENT= 8 X 6 = 48 NOS

Certificate of Area :-

Certified that the land under reference was surveyed on 04/01/2023 and the dimensions of plots etc. of land, stated on plan are as measured on site and the area as 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 Engg. /Supervisor)

OWNER'S /PATHOLOGIC DEVELOPERS DECLARATION :-

I/We Undersigned hereby confirm that I /We would abide by my/our sanctioned by Building Plan Sanctioned by Ex. Engineer /Building Permission 9964/F, MIRAJ.
I/We Would execute the structure as per Sanctioned Plan. 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.

Signature
(OWNER'S/P.A HOLDER /DEVELOPERS)

PROPOSED CONSTRUCTION OF RESIDENTIAL
16 EWS AND LIG 32 HOUSING SCHEME FOR
AHP - PPP MODEL PMAY (PRADHAN MANTRI
AWAS YOJANA) SCHEME KHASARA NO 783
P.H.NO 319, MOUZA - HUDKESHWAR BK
TAH.&DIST. NAGPUR.

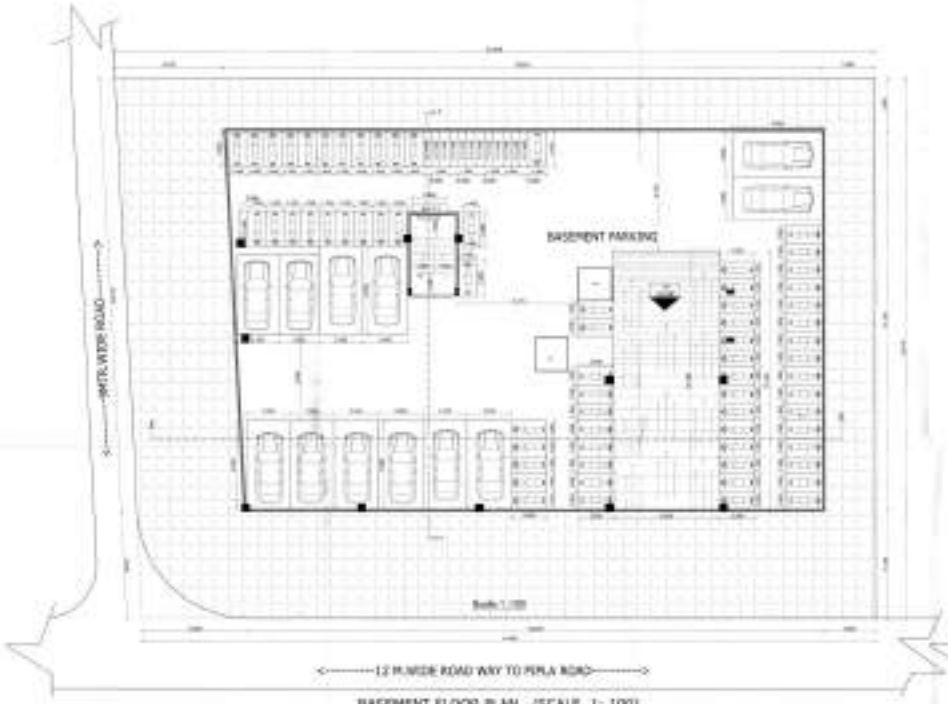
DEVELOPER SIGNATURE

DEORATNA INFRASTRUCTURE PVT LTD
Plot No.11 Radhi Nagar, Hudkeshwar Road
BK Nagpur - 440034

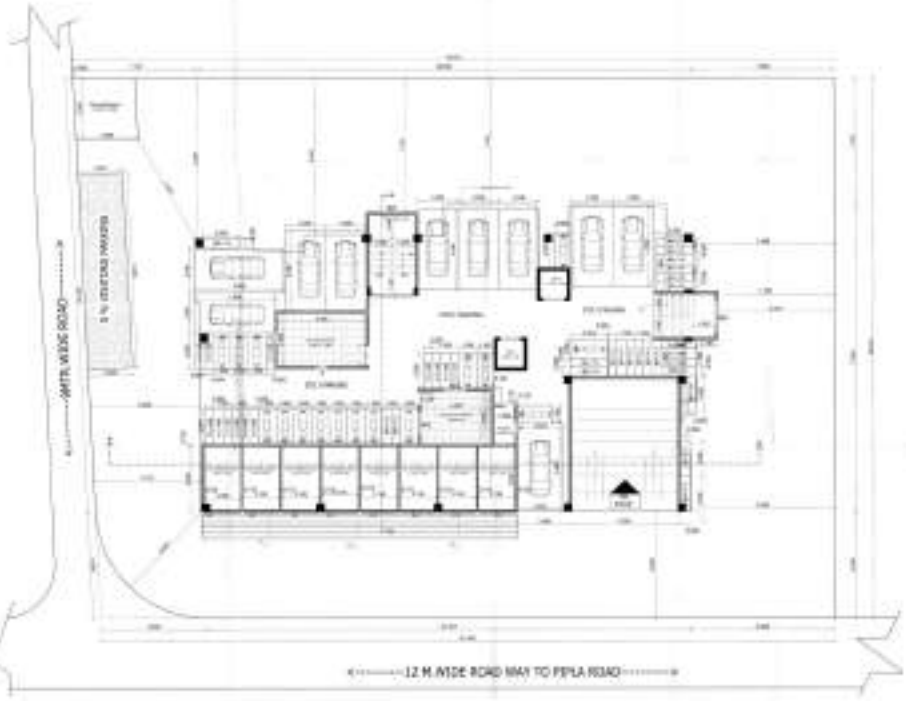
CONSULTANT SIGNATURE

R.K DESIGN & CONSULTANT
Vision Layout, Wathoda Road Near Mahadi Building,
Nagpur-8 rkdesignpr1667@gmail.com
(M)9130130479

DRG. NO. 8(A)H (4/5)



BASEMENT FLOOR PLAN , (SCALE 1: 100)



GROUND FLOOR PLAN
Scale 1:100





GROUND FLOOR BUILT AREA CALCULATION					
S1	11.00	x	1.80	=	19.80
S2	3.65	x	1.80	=	21.20
S3	4.00	x	3.70	=	13.54
S4	1.00	x	3.25	=	3.90
	TOTAL			=	88.84
	TOTAL BUILT UP AREA (SQ.M)			=	88.84



BASEMENT FLOOR PREMIUM AREA CALCULATION					
B1	1.00	x	2.00	=	13.00
	TOTAL			=	13.00
	TOTAL BUILT UP AREA (SQ.M)			=	13.00

GROUND FLOOR PREMIUM AREA CALCULATION					
S1	1.00	x	4.00	=	13.00
S2	1.54	x	2.00	=	21.12
S3	1.83	x	2.00	=	3.63
S4	1.83	x	2.00	=	3.63
	TOTAL			=	41.34
	TOTAL BUILT UP AREA (SQ.M)			=	41.34

ZONE ONE / PASSAGE PREMIUM AREA CALCULATION			
TOTAL RESIDENTIAL SU BUILT TOTAL BUILT UP AREA	85%	88.84 sq.m	755.14
TOTAL PERMISSIBLE PREMIUM AREA			755.14
70.00%		529.598 sq.m as per DCR	
BASEMENT FLOOR		13.00	
GROUND FLOOR		41.34	
TOTAL PROPOSED		583.934	

NO OF TENEMENT PER FLOOR = 8 NOS
TOTAL NO OF FLOOR = 8
1BHK 2 TENEMENT OF EACH FLOOR = 16 NOS
1/2 4 TENEMENT OF EACH FLOOR = 32 NOS
TOTAL NO OF TENEMENT FROM FIRST TO EIGHT FLOOR = 48 NOS
TOTAL NO OF TENEMENTS 4 x 8 = 64 NOS

TYPICAL BUILT UP AREA CALCULATION SQ.M		
TOTAL NO OF AREA		8 NOS 1BHK
PERMISSIBLE 1 TO 70% AREA		1BHK
TOTAL PERMISSIBLE BUILT UP AREA		1BHK 1BHK
PROPOSED BUILT UP AREA 1 TO 8		1BHK
PROPOSED BUILT UP AREA 1 TO 8		88.84

PARKING AREA CALCULATION (AS PER TABLE NO. 5)

1	1	1
16	64	64
1	1	1
3	16	16
20	80	80
1	1	1
3	3	3
64	64	64
1	1	1
	TOTAL	
20	80	80

SCHEDULE OF TENEMENTS		
APPROVED BY		
1BHK		
DOORS		

Certificate of Area :-

I hereby certify that the built-up/ carpet area mentioned in the Agreement for Sale executed in respect of Flat/Shop/Office No. 01 / 02 / 03 / 04 in the Building No. 1 / 2 / 3 / 4 known as Sarvesh Apartment, Plot No. 11, Survey No. 1, Hudkeshwar Road, Nagpur, is correct as per the measurements taken by me and I am a Licensed Surveyor registered with the Council of Architecture and a Government Approved Valuer.

Signature
(Name of Architect/ Licensed Engg./Supervisor)

PROMOTER'S & BUILDER / DEVELOPER'S DECLARATION :

I/We, the undersigned, hereby confirm that I/We have visited and inspected the site bearing Survey No. 1, Plot No. 11, Hudkeshwar Road, Nagpur and have satisfied myself/ourselves about the title of the land and the rights of the Promoter/Developer to develop the said land and construct the building thereon. I/We further declare that the information furnished in this Form 1 is true and correct to the best of my/our knowledge and belief and I/We undertake to abide by all the terms and conditions of the Agreement for Sale to be executed between me/us and the Allottee(s) of the Flat/Shop/Office in the said building.

Signature
(PROMOTER'S / BUILDER / DEVELOPER'S)

DWG. NO. 02/03 (3/5)

PROJECT :- PROPOSED CONSTRUCTION OF RESIDENTIAL

18 1BHK AND 1 NO 32 HOUSING SCHEME FOR

AHP - TYP SCHEME, FIRST PRADHAN MANTRI

AWAS YOJANA (SCHEME ID NUMBER NO.760)

PLACE:- MOUZA - HUDKESHWAR, Tah and Dist - Nagpur

DEVELOPER SIGNATURE	CONSULTANT SIGNATURE
DESIGNATION INFRASTRUCTURE PVT LTD Plot No.11 Datte Nagar, Hudkeshwar Road Nth, Nagpur - 440034	R.S.DESIGN & CONSULTANT Khare Layout, Pratibha Road, Near Vidarbh Building, Nagpur.rsdesigns1987@gmail.com Cell no. - 9423294256

1 1 MAY 2021