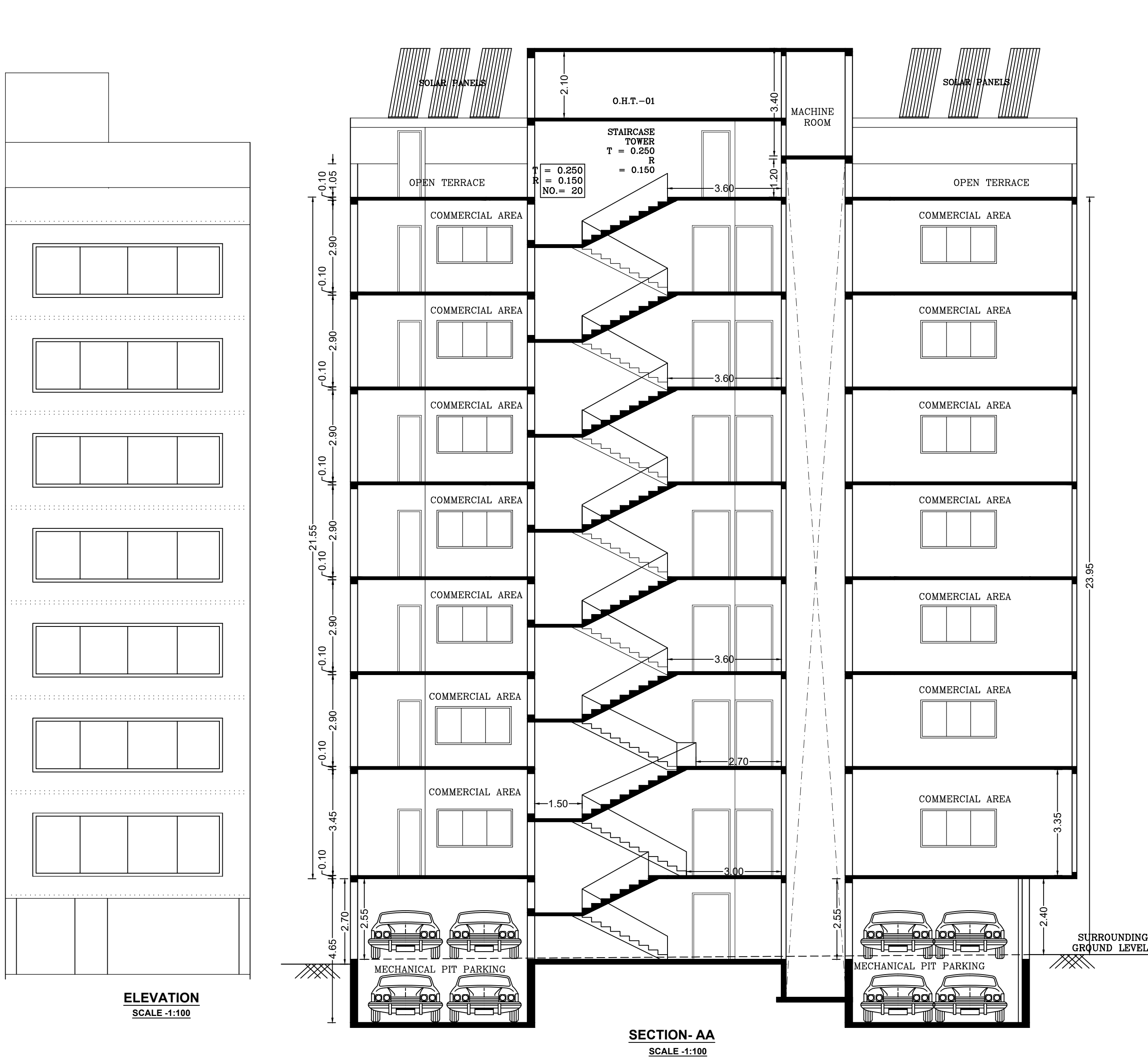
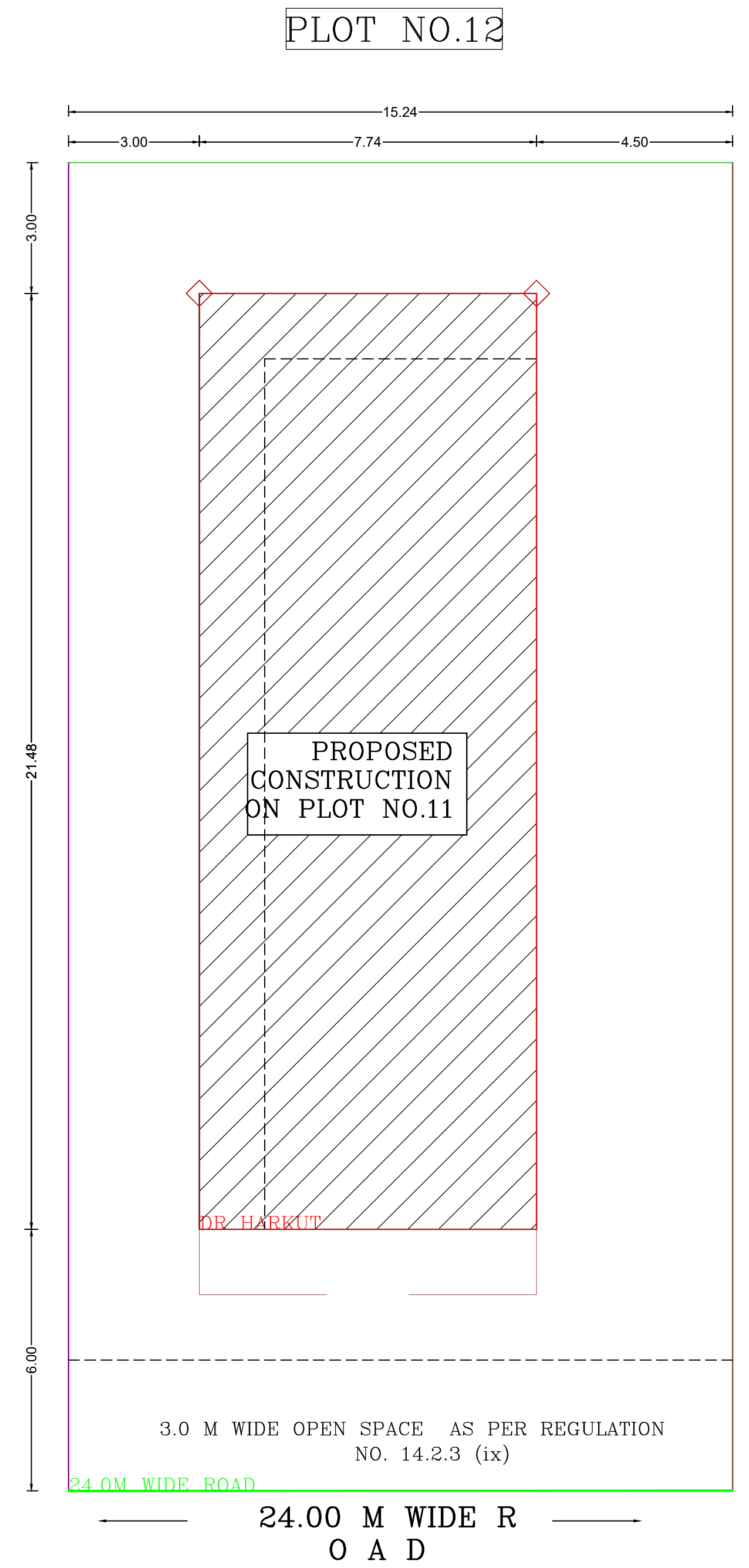




OPEN LAND FOR DR. GADGIL

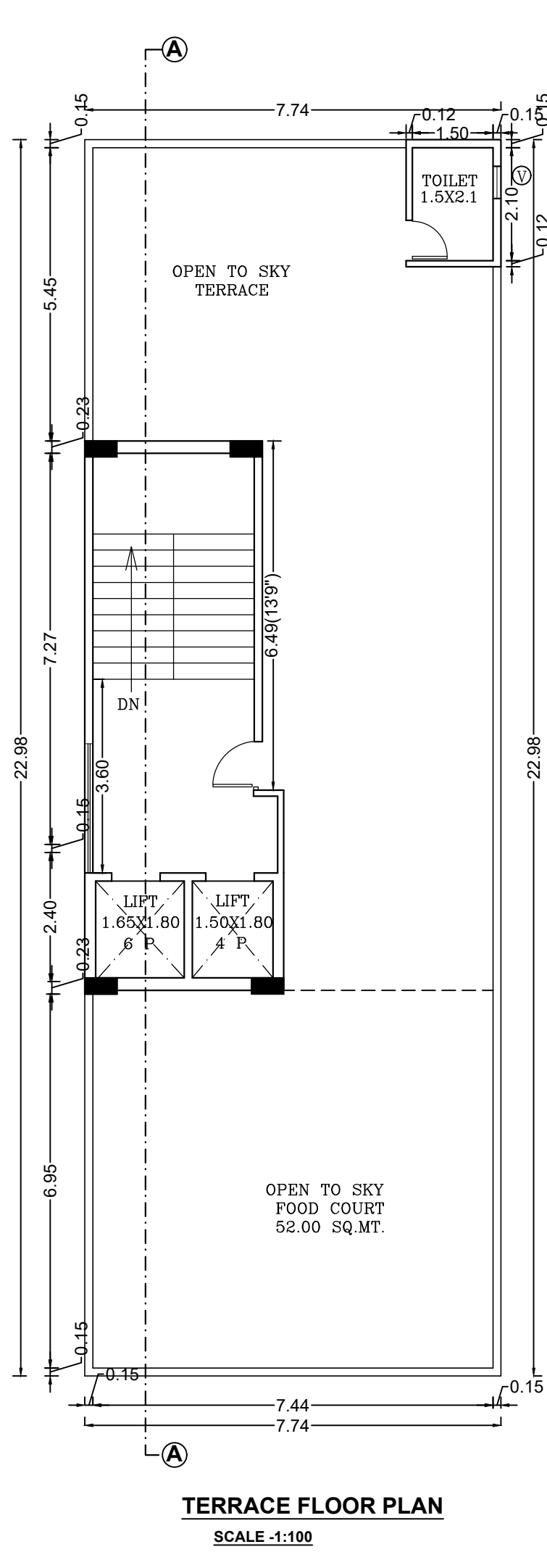
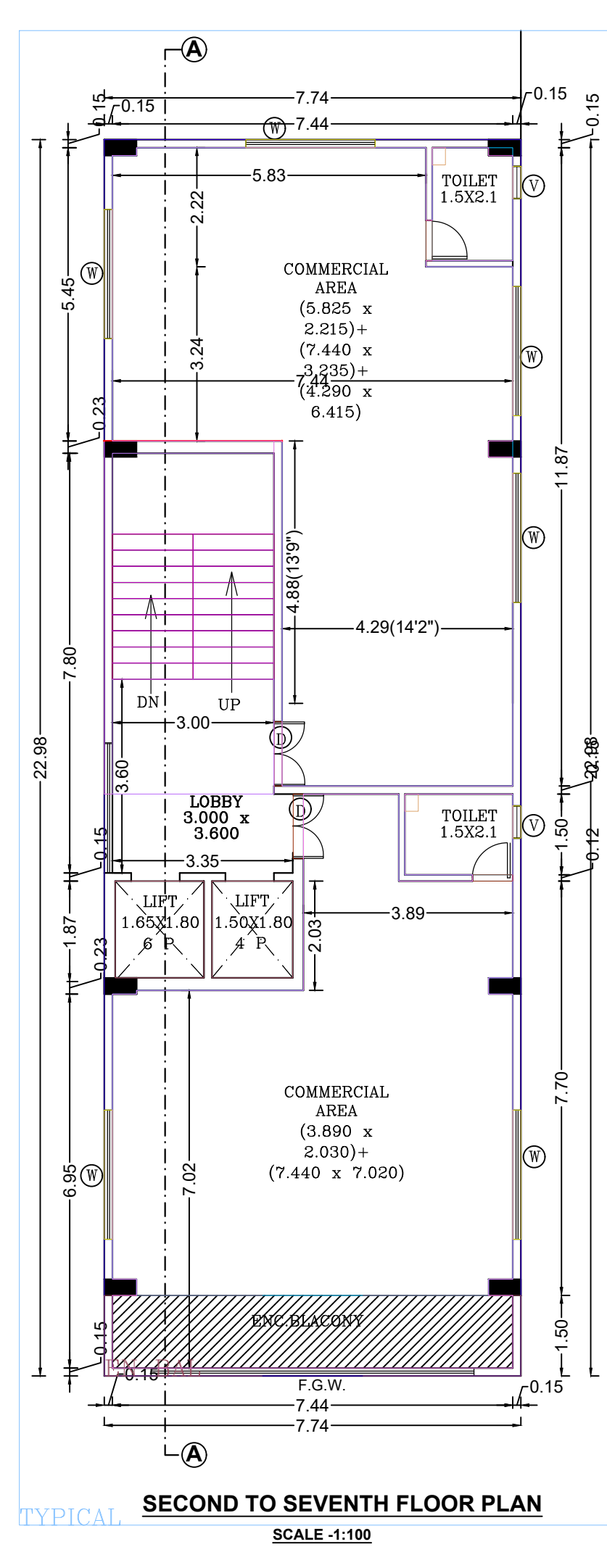
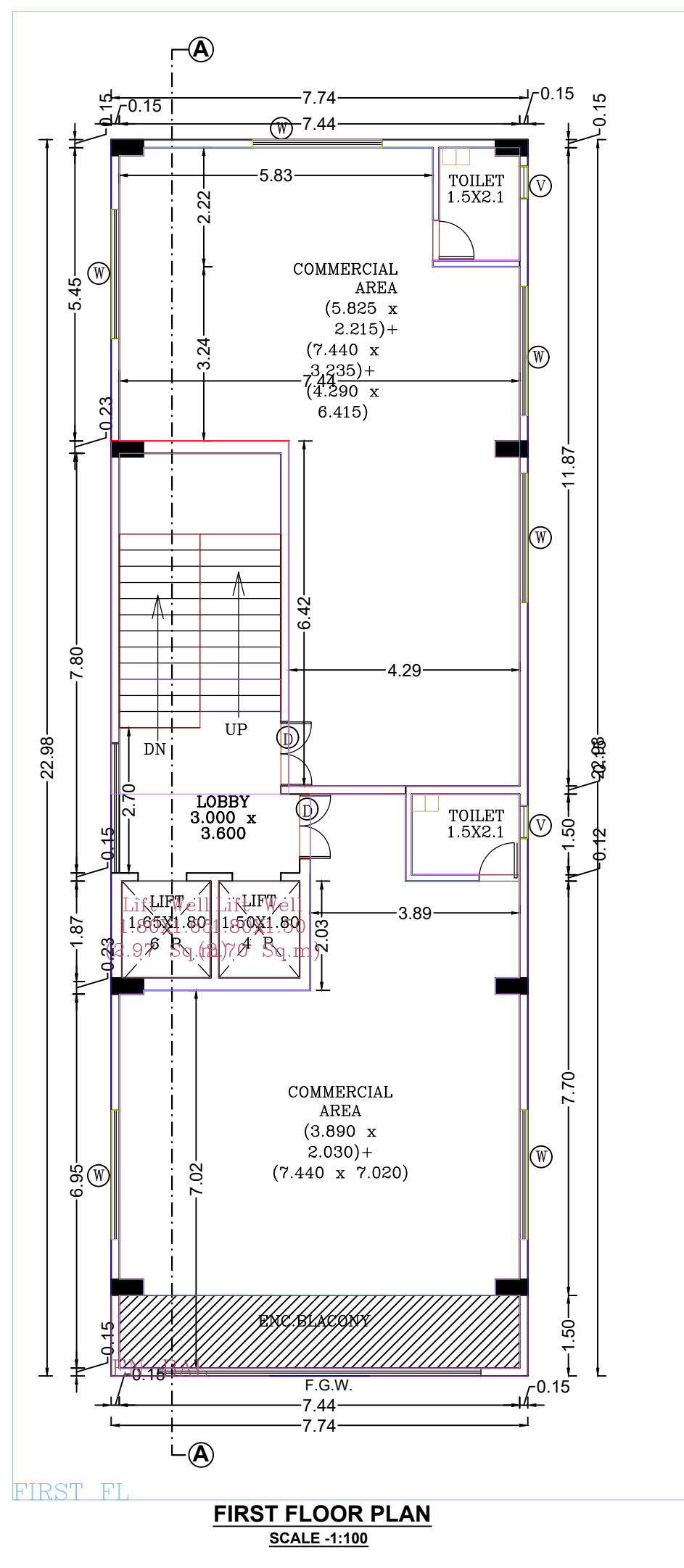
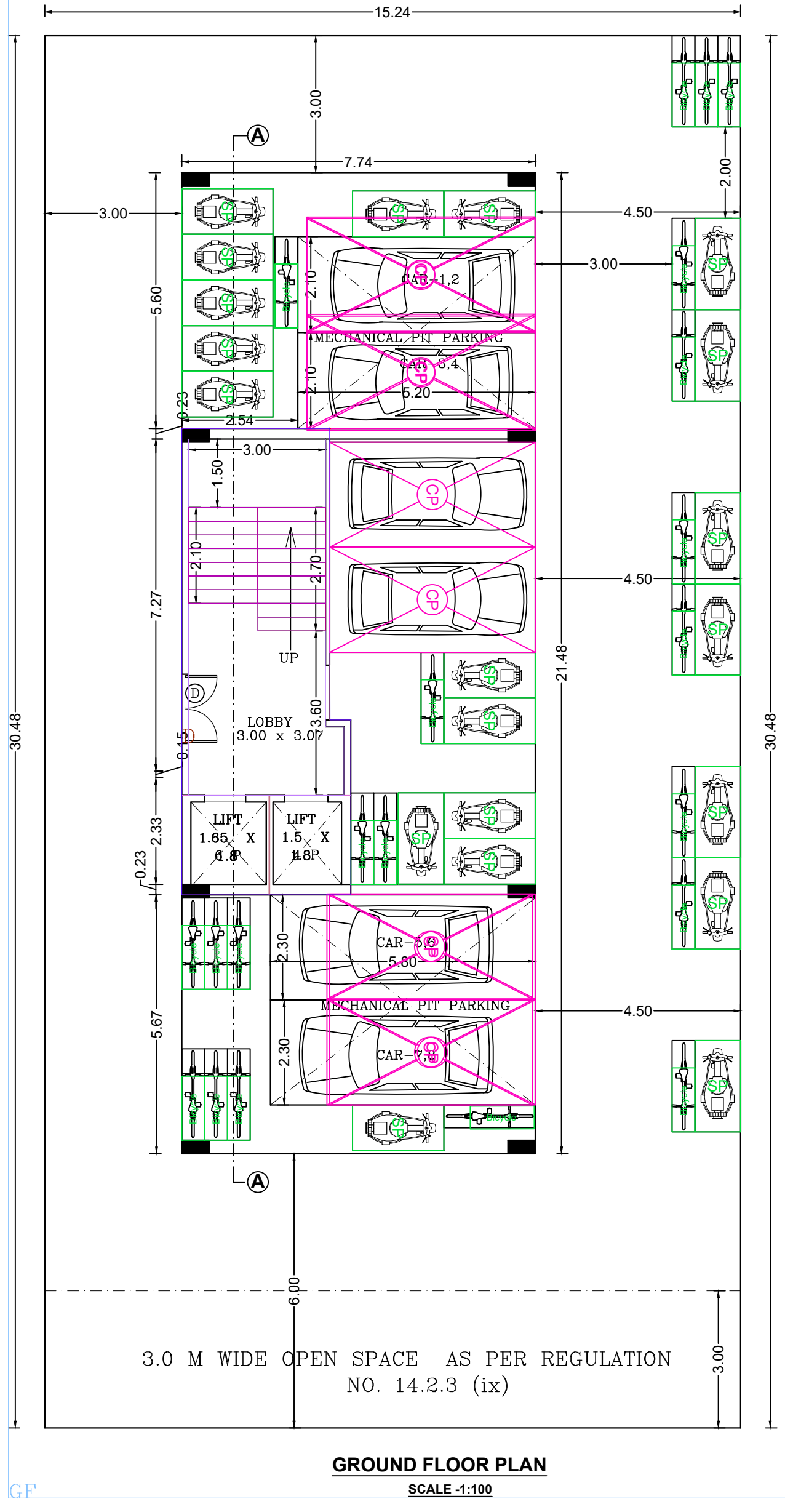
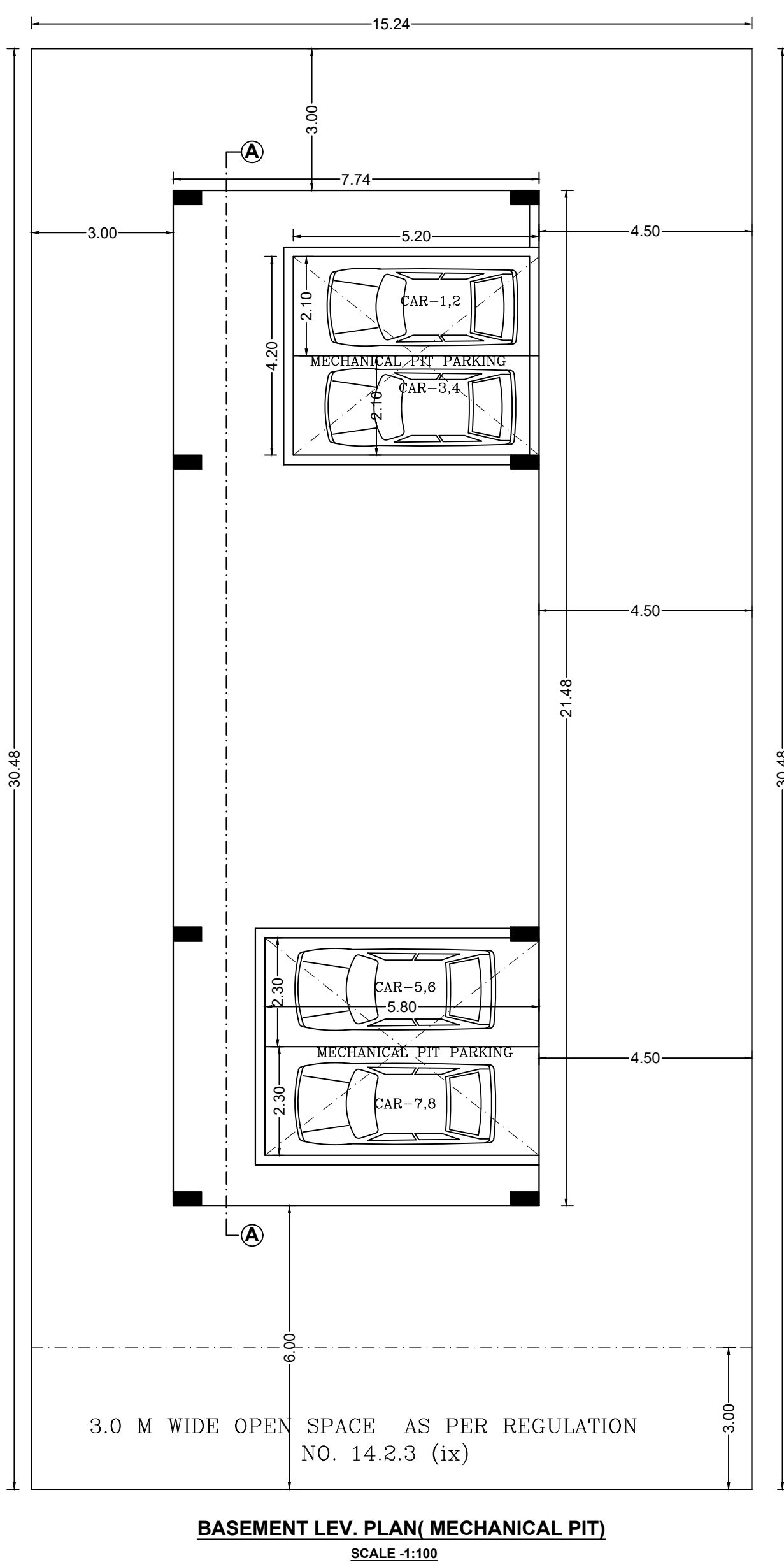
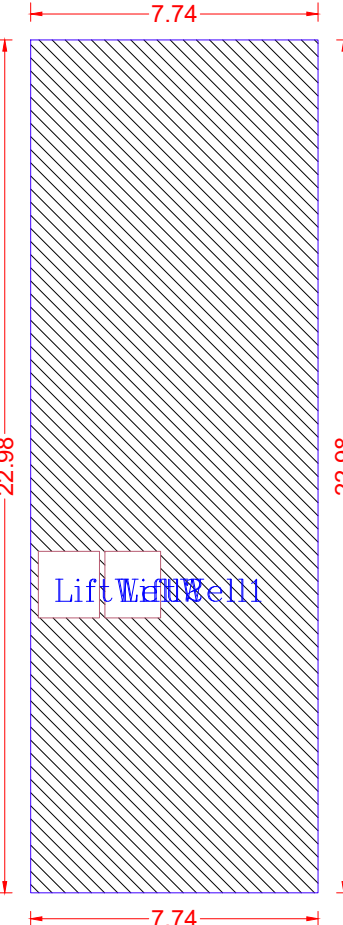
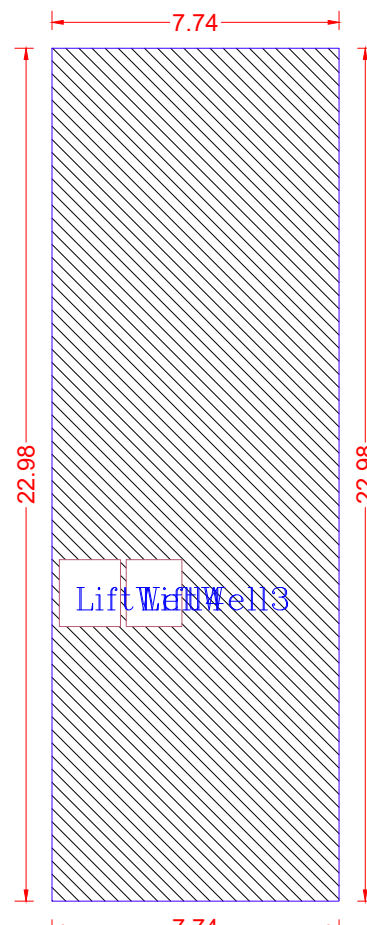
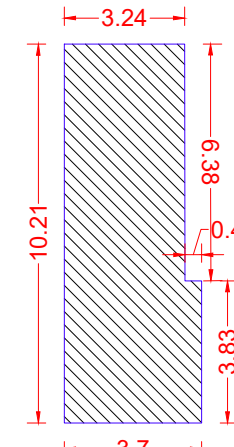


PLOT NO. 1b



SECTION VIEW - DR HARKUT

BUILT-UP AREA CALCULATION GF DR HARKUT BUILT-UP AREA CALCULATION FIRST FL DR HARKUT BUILT-UP AREA CALCULATION TYPICAL DR HARKUT

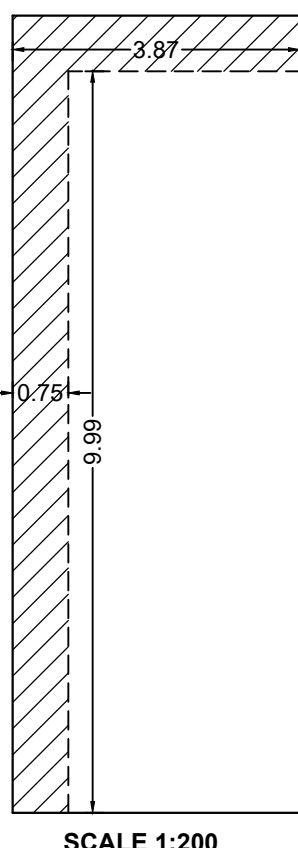


BUILT-UP AREA CALCULATION FOR GF DR HARKUT			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	10.21	3.70	34.87
BLOCK AREA TOTAL =34.87Sq.M			
TOTAL Deduction =0.00Sq.M			
Net Builtup Area =34.87 Sq.M			

BUILT-UP AREA CALCULATION FOR TYPICAL DR HARKUT			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	22.88	7.74	177.86
BLOCK AREA TOTAL =177.86Sq.M			
TOTAL Deduction =0.00Sq.M			
Net Builtup Area =177.86 Sq.M			

BUILT-UP AREA CALCULATION FOR FIRST FL DR HARKUT			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	22.88	7.74	177.86
BLOCK AREA TOTAL =177.86Sq.M			
TOTAL Deduction =0.00Sq.M			
Net Builtup Area =177.86 Sq.M			

KEY PLAN FOR RELAXATION AREA



SCHEDULE OF OPENINGS			
TYPE	SIZE	PARTICULARS	
D1	1.20 X 2.10	T.W. FRAMED DOOR	
D1	0.75 X 2.10	R.C.C. FRAMED DOOR	
V1	2.40 X 1.20	ALUMINIUM WINDOW	
F.G.W.		FIXED GLASS WINDOW	
V	0.90 X 0.60	ALUMINIUM VENTILATOR	

PARKING STATEMENT			
REQUIRED FOR	CAR	SCOOTER	CYCLES
PROPOSED			
Commercial - (For 100 sq.m. carpet area)	01	02	02
FOR 974.257 SQ.MT. carpet area	0.74	19.48	19.48
PROPOSED PARKING	10	20	20

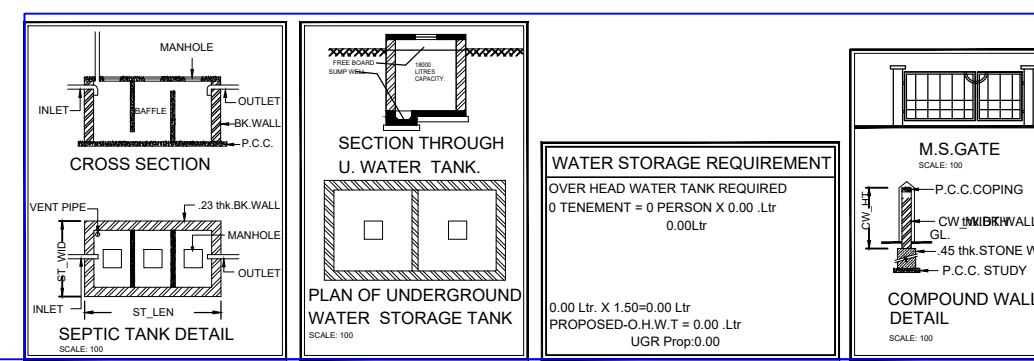
AREA STATEMENT FOR RELAXATION			
GROUND FLOOR + 7 FLOOR + TERRACE			
1	1.50 X 7.74 X 9	104.490	
1	1.50 X 10.98 X 9	169.730	
		374.220	

Carpet Area Table						
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Total Carpet Area
DR HARKUT	FIRST FL	FF	1	67.45	0.00	67.45
DR HARKUT	FIRST FL	FF	2	68.64	11.81	77.25
DR HARKUT	TYPICAL	TYPICAL	3	67.45	0.00	67.45
DR HARKUT	TYPICAL	TYPICAL	4	65.64	11.61	77.25

DR HARKUT BALCONY TERRACE LIFT LIFTWELL DUCT VENT SHAFT Other Deduction TOTAL											
BUILDING	FLOORS	COMM.	RESI.	FSI AREA	SPECIAL	MEZZ.	PROP.	PROP.	LIFT	LIFTWELL	DUCT
DR HARKUT	TYPICAL	1067.16	0.00	0.00	0.00	0.00	69.66	0.00	0.00	34.02	0.00
DR HARKUT	FIRST FL	177.86	0.00	0.00	0.00	0.00	11.81	0.00	0.00	5.67	0.00
DR HARKUT	GF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DR HARKUT	Total	1245.02	0.00	0.00	0.00	0.00	81.27	0.00	0.00	39.69	0.00

Parking Check (Table 8B)						
Building Name	USE	REQ. RATIO	NO OF Tena/Area	PRP. RATIO		
DR HARKUT	car	1	104	104		
DR HARKUT	car	1	104	104		

FSI DETAILS									
9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TOR (on serial no 1)	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	0.90	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 Consumed	1.10	0.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible (Plume Area)	510.96	418.05	0.00	0.00	0.00	0.00	568.76	1497.77	0.00
9.5 Proposed Plume Area (Should not exceed 9.4)	510.96	200.00	0.00	0.00	0.00	0.00	494.37	1205.33	0.00
9.6 Index Consumed	1.09	0.43	0.00	0.00	0.00	0.00	1.53	0.00	0.00



Signature Not Verified

Digitally signed by PRAVOD BHURAOGAWANDE
Date: 2023.01.06 14:53:35 IST
Reason: Approved Drawing Plan
Location: Nagpur Municipal Corporation

D.P. EXTRACT SHEET NO.24
U.P. EXTRACT SHEET NO.24

Project Details
Building Type: Residential Building
Location: 100
Plot No: 100
Area: 100
Scale: 1:100
Drawing No: 100/2023
Drawing Date: 10/01/2023
Drawing By: PRAVOD BHURAOGAWANDE
Drawing Date: 10/01/2023

Phoema 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.
(a) As per ownership document (7/12, CTS extract)
(b) As per TLR or City Survey measurement sheet
(c) As per Demarcated drawing area
2. Area not in possession
3. Entire area (1-2)
4. Deductions for
(a) Proposed D.P./D.P. Road widening Area/Service Road/Highway widening
(b) Any D.P. Reservation area
(c) Total area
5. Balance area of plot (3-4)
6. Amenity Space
(Applicable if (1) > 20000 sqmt - Nil
(Required) (a) Up to 20000 sqmt - Nil
(b) Above 20000 sqmt - (a) + 5 % of Total area
(7. Net Plot Area (5-6)
8. Recreational Open Space
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.
Proposed
(b) If area is less than 4000 sqmt - Check -
(i) If it is full number like 1.2, 1.25, 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, 25, 125/1, 4191 etc then recreational open space is required
(A) 10 % Subject to minimum 200 sqmt
(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 2022-01-04 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
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.
LEGENDS:
1. Proposed Building
2. Existing Building
3. Boundary Line
4. Road
5. Water Tank
6. Water Storage Tank
7. Water Treatment Plant
8. Water Distribution System
9. Water Collection System
10. Water Discharge System
11. Water Supply System
12. Water Treatment Plant
13. Water Storage Tank
14. Water Treatment Plant
15. Water Storage Tank
16. Water Treatment Plant
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98. Water Treatment Plant
99. Water Storage Tank
100. Water Treatment Plant

Name Of Owner Pankaj Vijayku
Postal Address - 401 JANARDAN
APARTMENT RESIDES BANK OF BAR
Phone No. 9372723376
DESCRIPTION OF PROJECT -
Type Of Project - Commercial
BUILDING ON CTS. NO. SURVEY NO. - 591232
SITE ADDRESS -
PLOT NO 11 LAYOUT OF C.T.O. STAFF CO OP HOUSING SOCIETY NAGPUR
Name Of Architect - Harsh Kalkar
Office - 150, Shivnagar Nagpur
OWNERS SIGN
PRAVOD BHURAOGAWANDE
SCALE 1:100
Date 21/04/22
JOB No. NMO-22-ENTRY-0654
SUBMISSION DRAWING