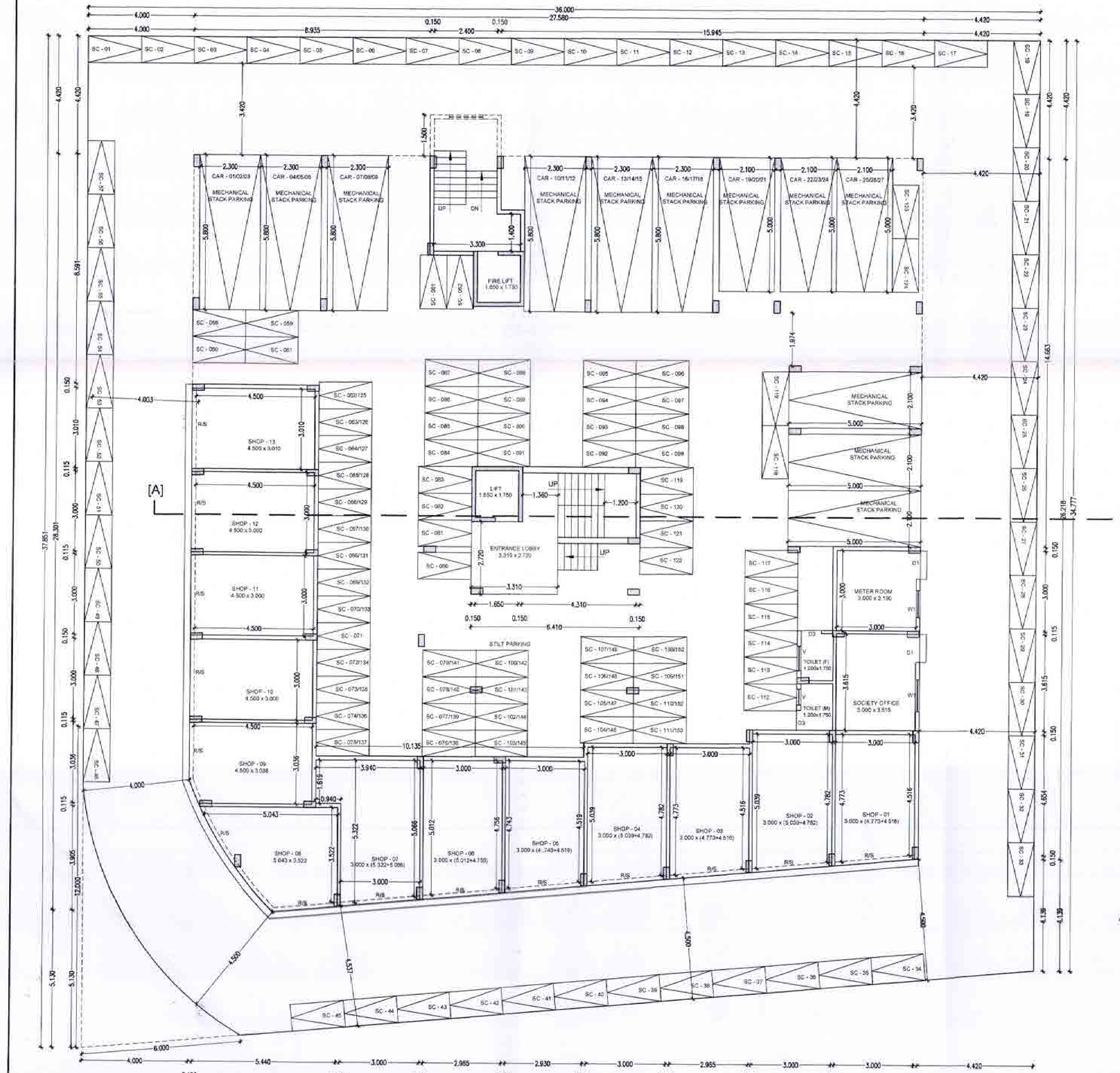
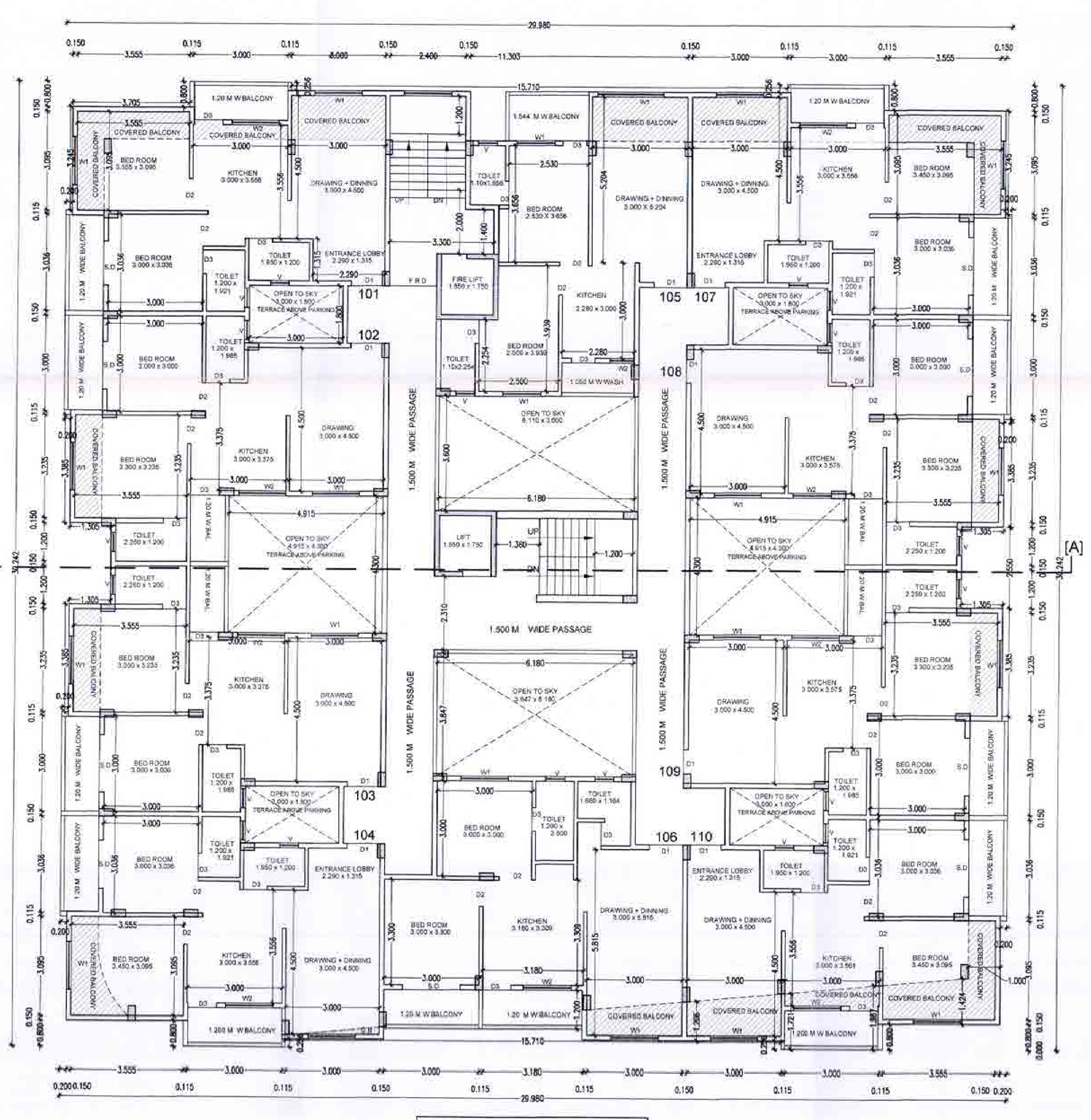
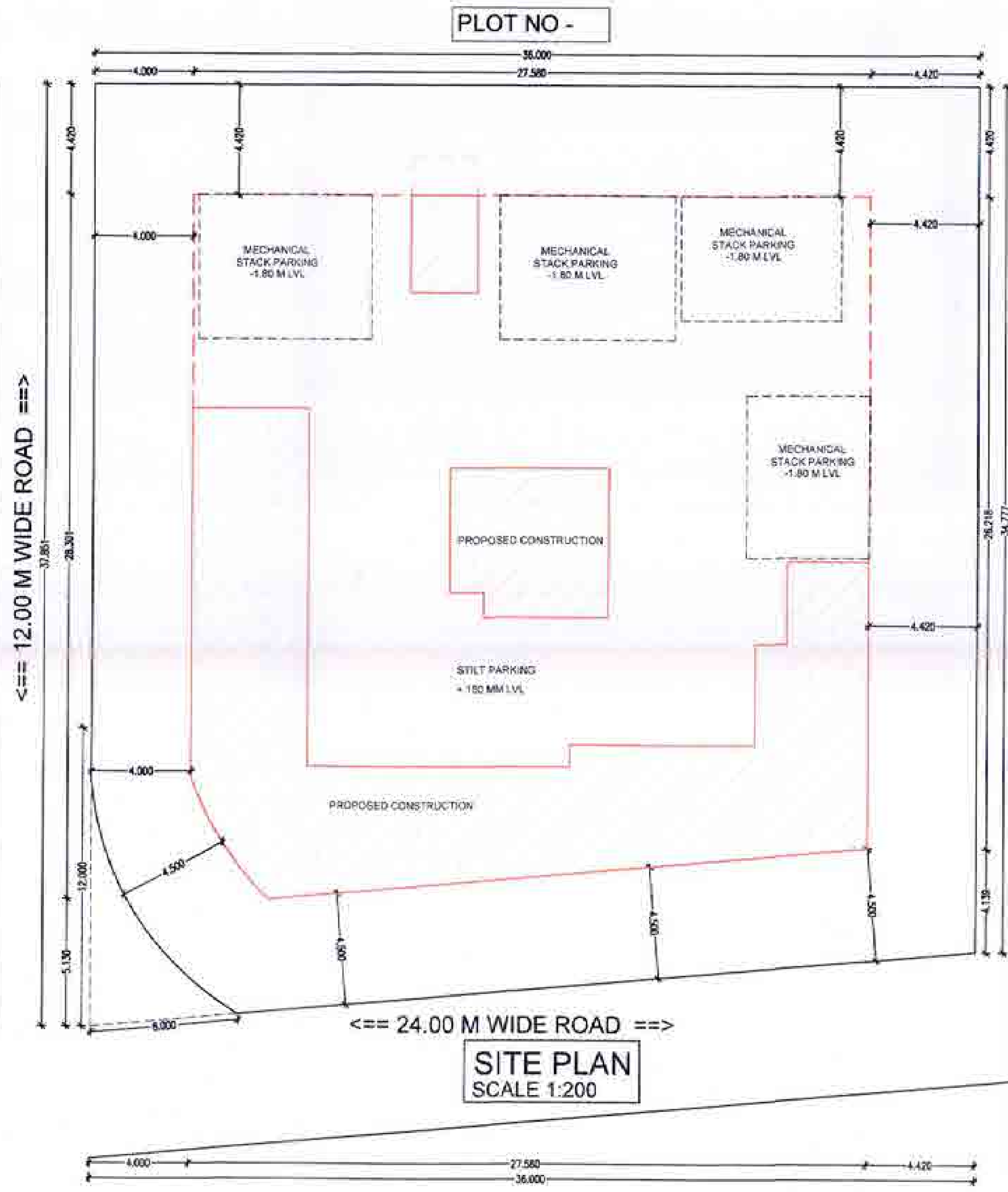


GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100

PLOT NO -

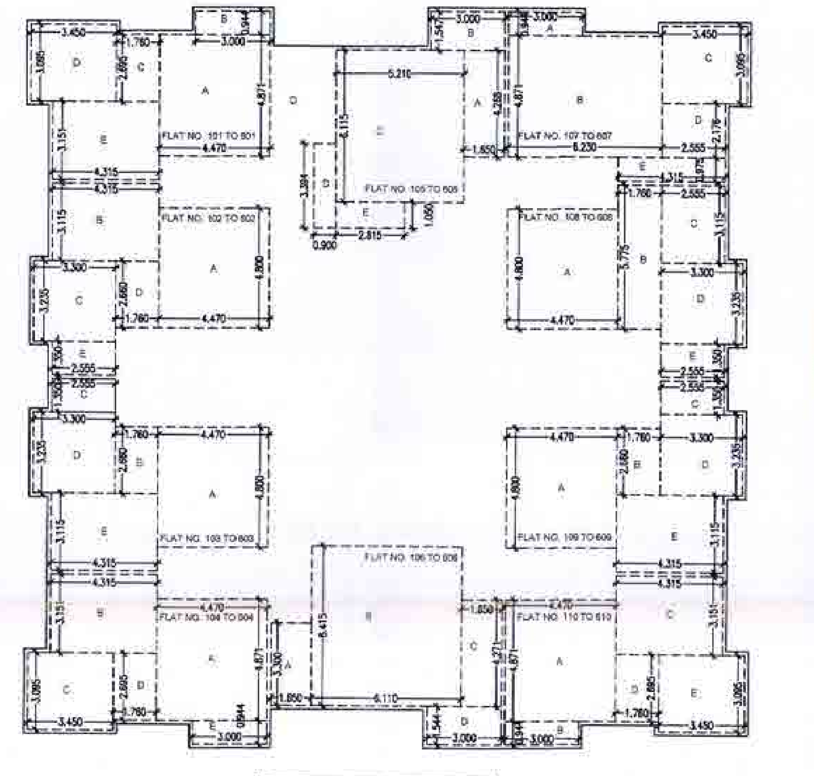


<== 12.00 M WIDE ROAD ==>

<== 24.00 M WIDE ROAD ==>

SITE PLAN
SCALE 1:200

PLOT NO - 01



TYPICAL FLOOR
CARPET AREA BLOCK
SCALE 1:200

CARPET AREA STATEMENT		
	FLAT NO 101 TO 601	
A	4.470*4.871*1	21.773
B	3.000*0.944*1	2.832
C	1.760*2.695*1	4.743
D	3.450*3.095*1	10.678
E	4.315*3.151*1	13.597
	TOTAL	53.623
	FLAT NO 102 TO 602	
A	4.470*4.800*1	21.456
B	4.315*3.115*1	13.441
C	3.300*3.235*1	10.676
D	1.760*2.660*1	4.682
E	2.555*1.350*1	3.449
	TOTAL	53.704
	FLAT NO 103 TO 603	
A	4.470*4.800*1	21.456
B	1.760*2.660*1	4.682
C	2.555*1.350*1	3.449
D	3.300*3.235*1	10.676
E	4.315*3.115*1	13.441
	TOTAL	53.704
	FLAT NO 104 TO 604	
A	4.470*4.871*1	21.773
B	4.315*3.151*1	13.597
C	3.450*3.095*1	10.678
D	1.760*2.695*1	4.743
E	3.000*0.944*1	2.832
	TOTAL	53.623
	FLAT NO 105 TO 605	
A	1.650*4.268*1	7.042
B	3.000*1.547*1	4.641
C	5.210*6.115*1	31.859
D	0.900*3.394*1	3.055
E	2.815*1.050*1	2.956
	TOTAL	49.553

CARPET AREA STATEMENT		
	FLAT NO 106 TO 606	
A	1.650*3.300*1	5.445
B	6.110*6.415*1	39.196
C	1.650*4.271*1	7.047
D	3.000*1.544*1	4.632
	TOTAL	56.320
	FLAT NO 107 TO 607	
A	3.000*0.944*1	2.832
B	6.230*4.871*1	30.346
C	3.450*3.095*1	10.678
D	2.555*2.176*1	5.560
E	4.315*0.975*1	4.207
	TOTAL	53.623
	FLAT NO 108 TO 608	
A	4.470*4.800*1	21.456
B	1.760*5.775*1	10.164
C	2.555*3.115*1	7.959
D	3.300*3.235*1	10.676
E	2.555*1.350*1	3.449
	TOTAL	53.704
	FLAT NO 109 TO 609	
A	4.470*4.800*1	21.456
B	1.760*2.660*1	4.682
C	2.555*1.350*1	3.449
D	3.300*3.235*1	10.676
E	4.315*3.115*1	13.441
	TOTAL	53.704
	FLAT NO 110 TO 610	
A	4.470*4.871*1	21.773
B	3.000*0.944*1	2.832
C	4.315*3.151*1	13.597
D	1.760*2.695*1	4.743
E	3.450*3.095*1	10.678
	TOTAL	53.623

PROPOSED CONSTRUCTION FOR COMMERCIAL CUM RESIDENTIAL MULTI FAMILY UNIT ON PLOT NO. - 02 , KH. NO 172 , SHEET NO. - , CITY SURVEY NO. , CORPORATION HOUSE NO. WARD NO. AT MAOUZA - HUDKESHWAR (BU) , TAH & DIST. NAGPUR

BELONGING TO

AKS INFRASTRUCTURE THROUGH ITS PARTNER

MR. YUSUF KANCHWALA

MR. RAHUL DESHMUKH

A)	AREA STATMENT	SQ.M.
1	AREA OF PLOT	
(a)	As per Ownership Document (7/12, CTS extract)	1287.596
(b)	As per measurement sheet	1287.596
(c)	As per Site	1287.596
2	Deduction for	
(a)	Proposed D.P./D.P. Road widening Area / Service Road /	0
(b)	Any D.P. Reservation area	0
	(Total a + b)	0
3	BALANCE AREA OF PLOT (1-2)	1287.596
4	Amenity Space (if applicable)	0
(a)	Adjustment of 2 (b), if any	0
(b)	Balance Proposed	0
5	NET BALANCE PLOT AREA OF PLOT(3-4 (c))	1287.596
6	Recreational Open Space (if applicable)	0
(a)	Required	0
(b)	Proposed	0
7	Internal Road area	0
8	Plotable area (if applicable)	0
9	Built up area with reference to Basic F.S.I as per front road	1416.355
10	Addition of FSI on payment of premium	643.798
(a)	Maximum Permissible Premium FSI based on road width /	0
(b)	Proposed FSI on payment of Premium	0
11	In-Situ FSI / TDR loading	0
(a)	In-situ area against D.P road [2.0XSr. No 2(a)] if any	0
(b)	In-situ area against Amenity Space if handed Over [2.00 or	0
(c)	TDR area	1090.964
(d)	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0
12	Additional FSI area under Chapter No. 7	1.6
13	Total Entitlement of FSI in the proposal	
(a)	[9+10(b)+11(d)] or 12 whichever is applicable	3151.117
(b)	Ancillary Area FSI upto 60% or 80% with Payment of Charges	1828.936
(c)	Total Entitlement (a + b)	4980.053
14	Maximum utilization limit of F.S.I (building potential)	0.000
15	Total Built - up Area in Proposal (excluding area at Sr. No. 17 b)	0.000
(a)	Existing Built-Up area	0
(b)	Proposed Built Up area (as per P-Line)	4820.751
(c)	Total (a+b)	4820.751
16	F.S.I Consumed (15/13) (should not be more than serial	0.968
17	Area For Inclusive Housing , if any	N.A
(a)	Required (20% of Sr. No. 5)	N.A
(b)	Proposed	

Certificate of Area

Certified that the plot under reference was surveyed by me on 26 MAY 2021 and the dimension 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

UTOPIA DESIGNERS
AR. NITIN V. RAMTEKE
COA/2013/58524
NMRDA LIC No. CA/2013/58524
NIT LIC NO. - 2573
NMC LIC NO.-NMC / 627
MB. NO.- 9595210840
(Name of Architect / Supervisor) Signature

Owner's Declaration

I/We undersign 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.

MR. YUSUF KANCHWALA

MR. RAHUL DESHMUKH

UTOPIA DESIGNERS
AR. NITIN V. RAMTEKE
COA/2013/58524
NMRDA LIC No. CA/2013/58524
NIT LIC NO. - 2573
NMC LIC NO.-NMC / 627
MB. NO.- 9595210840

Architect / Licensed Engineer / Supervisor name and Signature

Job No	Drawing No.	Scale	Drawn BY	Checked By	Registration No. of Architect / License No. of Licensed Engineer / Supervisor
1	29-21-05	1:100 1: 200	Nitin		COA/2013/58524 NIT LIC NO 2573 NMC B/S NO. NMC/R-627 NMRDA LIC NO COA/2013/58524/42

OPENING SCHEDULE		
D1	1.00 X 2.10	T.W FRAME FLUSH DOOR PANEL
D2	1.00 X 2.10	R C C FRAME FLUSH DOOR PANEL
D3	0.75 X 2.10	R C C FRAME FLUSH DOOR PANEL
S.D	2.00 X 2.10	SLIDING DOOR
W1	1.50 X 1.20	ALUMINIUM SLIDING WINDOW
W2	1.50 X 1.00	ALUMINIUM SLIDING WINDOW
V	0.60 X 0.60	FULLY GLAZED VENTILATOR

INDEX :-

PLOT BOUNDRY SHOWN IN

PROPOSED CONSTRUCTION SHOWN IN

OWNER :-

MR. YUSUF KANCHWALA

MR. RAHUL DESHMUKH

ARCHITECT/L.S. :-

UTOPIA DESIGNERS
AR. NITIN V. RAMTEKE
COA/2013/58524
NMRDA LIC No. CA/2013/58524
NIT LIC NO. - 2573
NMC LIC NO.-NMC / 627
MB. NO.- 9595210840

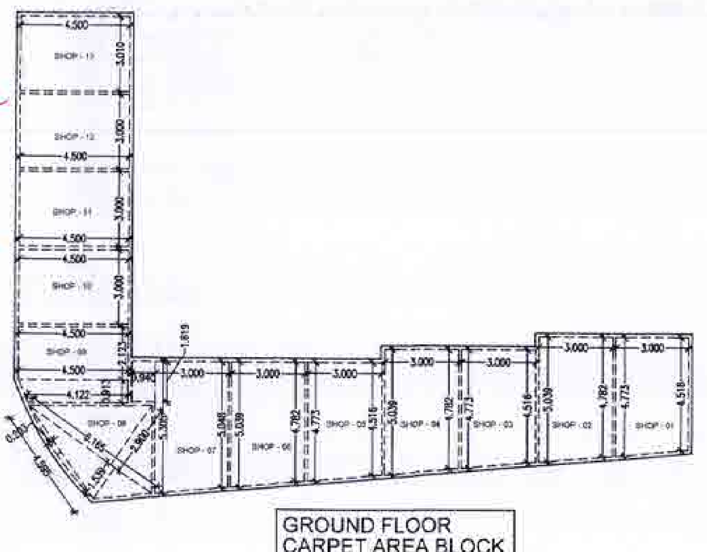
SCALE :- 1:100,1:200

SHEET NO :- 1/2

UTOPIA DESIGNERS

DESIGN CONSULTANTS

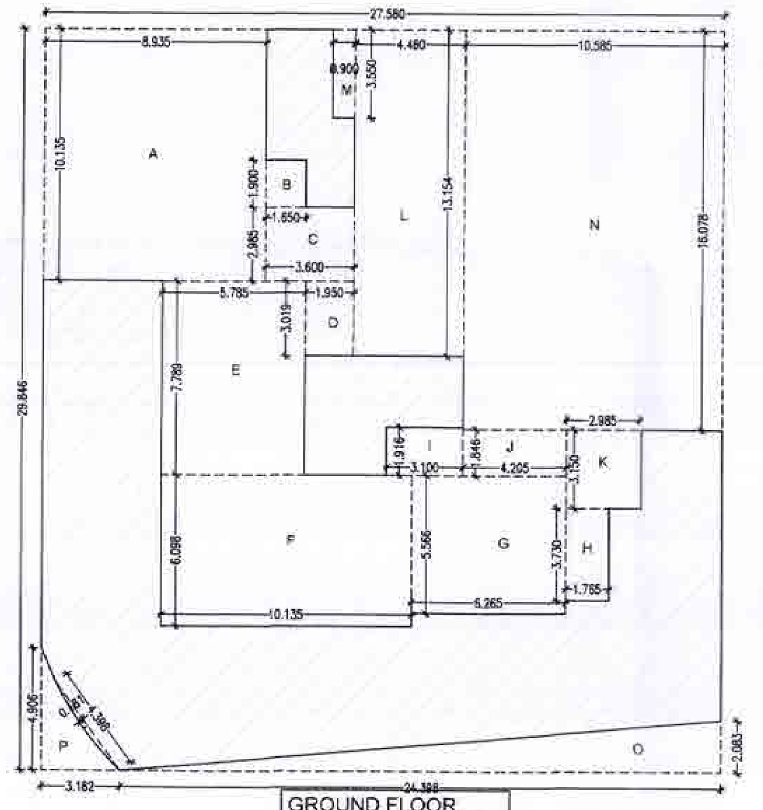
ARCHITECT : NITIN V RAMTEKE(9595210840)
PLOT-46 DHYNESHWAR NAGAR ,NAGPUR.440027



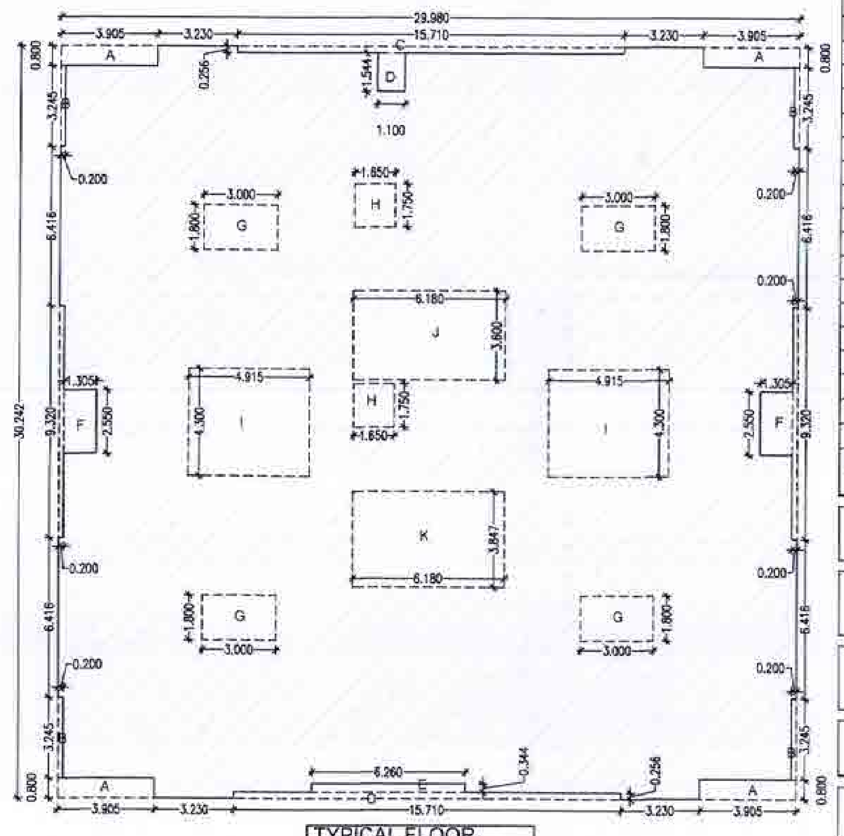
GROUND FLOOR
CARPET AREA BLOCK
SCALE 1:200

CARPET AREA STATEMENT		
	SHOP NO - 01	
A	0.5*(4.516 + 4.773)*3.000	13.934
	SHOP NO - 02	
A	0.5*(5.039+4.782)*3.000	14.732
	SHOP NO - 03	
A	0.5*(4.516 + 4.773)*3.000	13.934
	SHOP NO - 04	
A	0.5*(4.782+5.039)*3.000	14.732
	SHOP NO - 05	
A	0.5*(4.516 + 4.773)*3.000	13.934
	SHOP NO - 06	
A	0.5*(4.782 + 5.039)*3.000	14.7315
	SHOP NO - 07	
A	0.5*(5.048+5.305)*3.000	15.5295
B	0.940*1.619*1	1.522
	TOTAL	17.051
	SHOP NO - 08	
A	0.5*(2.900+1.539)*6.165	13.683
B	2/3*4.595*0.203	0.622
	TOTAL	14.305
	SHOP NO - 09	
A	4.500*2.123*1	9.554
B	0.5*(4.500+4.122)*0.913	3.936
	TOTAL	13.489
	SHOP NO - 10	
A	4.500*3.000*1	13.500
	SHOP NO - 11	
A	4.500*3.000*1	13.500
	SHOP NO - 12	
A	4.500*3.000*1	13.500
	SHOP NO - 13	
A	4.500*3.010*1	13.545
	TOTAL	184.886

PROPOSED GROUND FLOOR P-LINE BUILT UP AREA AREA STATEMENT					
	AREA OF BLOCK				
SR.NO.	DIMENSION				AREA (SQ.M.)
1	27.580	X	29.846	X 1	823.153
	DEDUCTION				
A	8.935	X	10.135	X 1	90.556
B	1.650	X	1.900	X 1	3.135
C	3.600	X	2.985	X 1	10.746
D	1.950	X	3.019	X 1	5.887
E	5.785	X	7.789	X 1	45.059
F	10.135	X	6.098	X 1	61.803
G	6.265	X	5.566	X 1	34.871
H	1.765	X	3.730	X 1	6.583
I	3.100	X	1.916	X 1	5.940
J	4.205	X	1.846	X 1	7.762
K	2.985	X	3.150	X 1	9.403
L	4.460	X	13.154	X 1	58.667
M	0.900	X	3.550	X 1	3.195
N	10.585	X	16.078	X 1	170.186
O	24.398	X	2.083	X 1/2	25.411
P	3.182	X	4.906	X 1/2	7.805
	TOTAL				547.009
	DEDUCTION				
a	2 / 3.	X	4.398	X 0.181	0.531
	TOTAL				546.478
	TOTAL P-LINE B/UP AREA OF GROUND FLOOR				
2	823.153		546.478		276.675
	PROPOSED GROUND FLOOR P-LINE BUILT UP AREA (1-2)				276.675



GROUND FLOOR
P - LINE BLOCK PLAN
SCALE 1:200



TYPICAL FLOOR
P - LINE BLOCK PLAN
(1ST 2ND 3RD 4TH 5TH & 6TH FLOOR)
SCALE 1:200

PROPOSED FIRST FLOOR P-LINE BUILT UP AREA AREA STATEMENT					
	AREA OF BLOCK				
SR.NO.	DIMENSION				AREA (SQ.M.)
1	29.980	X	30.242	X 1	906.655
	DEDUCTION				
A	3.905	X	0.800	X 4	12.496
B	0.200	X	3.245	X 4	2.596
C	15.710	X	0.256	X 2	8.044
D	1.100	X	1.544	X 1	1.698
E	6.260	X	0.344	X 1	2.153
F	1.305	X	2.550	X 2	6.656
G	3.000	X	1.800	X 4	21.600
H	1.650	X	1.750	X 2	5.775
I	4.915	X	4.300	X 2	42.269
J	6.180	X	3.600	X 1	22.248
K	6.180	X	3.847	X 1	23.774
	TOTAL				149.309
	TOTAL P-LINE B/UP AREA OF FIRST FLOOR				
2	906.655		149.309		757.346
	PROPOSED FIRST FLOOR P-LINE BUILT UP AREA (1-2)				757.346

PROPOSED SECOND FLOOR P-LINE BUILT UP AREA
SAME AS FIRST FLOOR = 757.346 SQ MT

PROPOSED THIRD FLOOR P-LINE BUILT UP AREA
SAME AS FIRST FLOOR = 757.346 SQ MT

PROPOSED FOURTH FLOOR P-LINE BUILT UP AREA
SAME AS FIRST FLOOR = 757.346 SQ MT

PROPOSED FIFTH FLOOR P-LINE BUILT UP AREA
SAME AS FIRST FLOOR = 757.346 SQ MT

PROPOSED SIXTH FLOOR P-LINE BUILT UP AREA
SAME AS FIRST FLOOR = 757.346 SQ MT

TOTAL ALL FLOOR P-LINE BUILT UP AREA
GF+1ST FL + 2ND FL + 3RD FL + 4TH FL + 5TH FL + 6TH FL
276.675 + 4544.076 = 4820.751 SQM.

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 157/(B)/ HUDKESHWAR
TP/NMC/1364 Date 31/7/22
SANCTIONED
Subject to conditions mentioned in the building Permit
Dy. Director
Town Planning
Nagpur Municipal Corporation

Provisions for Solar Water Heating Systems
Solar Water Heating System should be installed in the buildings [illegible]
[illegible]
3) Hostel & other such buildings --25 Lrs./day/person
4) Resident --25 Lrs./day/person
If the provisions as above is not made, the occupancy certificate will not be issued from NMC

The Rain Water Harvesting is required to be provided as per Direction of Govt. of Maharashtra No. TPB 43201/2133/CR-230/01/UD-11 dated [illegible] March, 2005 as per schedule [illegible] mentioned in the schedule must be adopted
a) The authority may impose a levy of Rs. 1000/- per annum for every 100 sq.mts. of built-up area, for failure of the owner of the building.