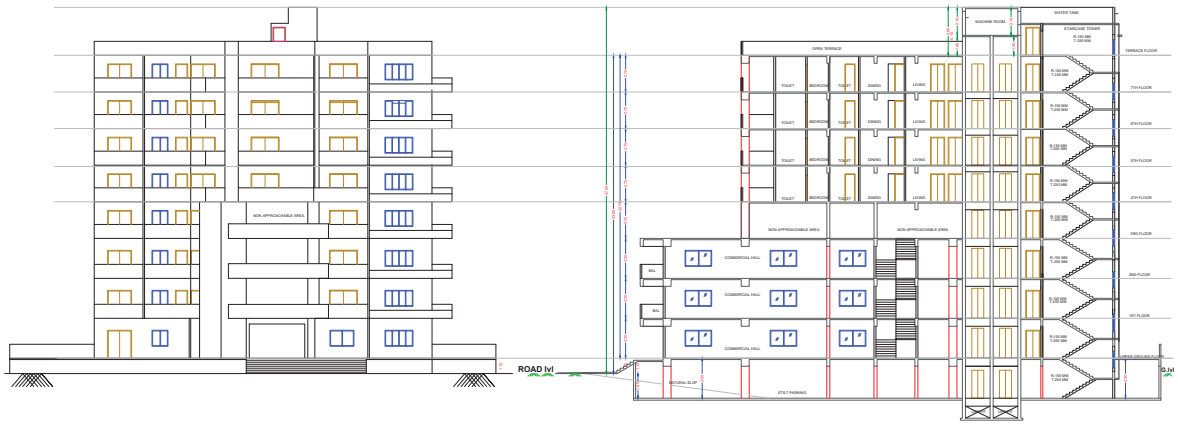
SHEET NO - 1

PLAN SHOWING PROPOSED COMMERCIAL CUM RESIDENTIAL MULTIFAMILY DWELLING UNIT, ON **PLOT NO. .....** , KH.NO.- 15, CTS NO.-21/2 ,PH.N NO. ..., HOUSE NO. ... , MOUZA- JATALA, TAHSIL & DISTRICT NAGPUR.

BELONGING TO :- **MRS. SANDHYA PRASHANT RAJ**

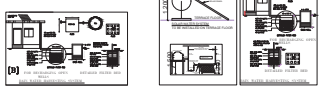
Signature valid
Digitally signed by PRASHANT VASUDEO BHAURAO GAWANDE
Date: 2022.05.06 17:40:33 IST
Reason: Approved Planning Plan
Location: Nagpur Municipal Corporation

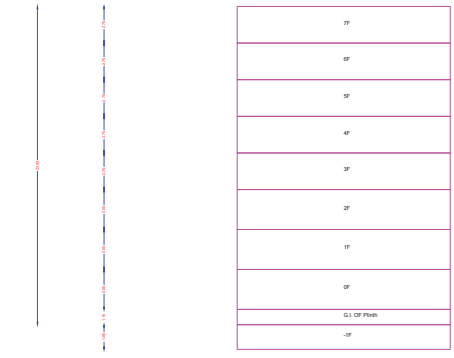


Project Details	
Building Type - Building Development	
Zone Type - Residential Zone with Shop line. (R-2)	
Location :- TOD	
Ward No.- 74	
Plot No.- 0	
City No./Survey No. - 21(608)/174	
Sheet No. - 1	
Zone Number: Mauza Jaytala	
Ward Name :- 30.43(21)(608)-	21 (608)
Pronta Value :- 0.00	









SECTION VIEW - Residential Cum Commercial

ResidentialCumCommercial

BUILDING	FLOORS	FSI AREA												
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	BALCONY PROP.	TERRACE PROP.	LIFT	LIFTWELL	DUCT	VENT SHAFT	Other Deduction	TOTAL FSIAREA
Residential Cum Commercial	3RT	0.00	324.59	0.00	0.00	0.00	91.77	0.00	0.00	0.00	6.84	0.00	0.00	317.76
	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	0.00
Residential Cum Commercial	Ground Floor	120.64	300.13	0.00	0.00	0.00	0.00	0.00	6.84	0.00	0.00	0.00	0.00	420.77
Residential Cum Commercial	First And Second Floor	413.62	849.78	0.00	0.00	0.00	236.66	0.00	0.00	0.00	13.68	0.00	0.00	1049.22
Residential Cum Commercial	Typical Floor 4 & 6-7	0.00	1748.84	0.00	0.00	0.00	291.44	0.00	0.00	0.00	27.36	0.00	0.00	1721.44
Residential Cum Commercial	Total	534.46	3322.70	0.00	0.00	0.00	638.77	0.00	6.84	0.00	47.88	0.00	0.00	3509.28

FSI DETAILS

Sr 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 (as basic FSI)	Ancillary Area 80% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (30%) If Applicable	Drawing Value
9.1 Permissible Index	1.19	2.40	0.00	0.00	0.00	0.00	3.59	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	1.19	2.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible FSI Area	1280.77	2916.23	0.00	0.00	1119.96	247.22	5488.78	0.00	0.00
9.5 Proposed FSI Con Area (Should not exceed 9.4)	1280.77	902.53	0.00	0.00	1119.96	230.43	3509.28	0.00	3509.28
9.6 Index Consumed	1.09	0.79	0.00	0.00	0.00	0.00	1.89	0.00	0.00

Parking Check (Table 6A)					
Building Name	USE	REQ. RATIO		NO.OF Tenant/Units	PRP. RATIO
		car	Scooter		car / Scooter
		Scooter	Cycle	car	Scooter / Cycle
UNIt	Jail				

SCHEDULE OF OPENING				
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
Residential Cum Commercial	V	0.63	1.20	3
Residential Cum Commercial	V	0.62	1.20	1
Residential Cum Commercial	v	0.90	1.20	4
Residential Cum Commercial	V	0.80	1.20	40

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Neamal Balcony Area	Total Carpet Area
Residential Cum Commercial	Typical Floor 4 & 6-7	4TH, 6TH, 8TH, 7TH	4	96.76	0.00	0.00	96.76
Residential Cum Commercial	Typical Floor 4 & 6-7	4TH, 6TH, 8TH, 7TH	6	104.74	0.00	13.19	104.74
Residential Cum Commercial	Typical Floor 4 & 6-7	4TH, 6TH, 8TH, 7TH	4	72.57	0.00	11.09	72.57
Residential Cum Commercial	First And Second Floor	1ST, 2ND	2	95.76	0.00	0.00	95.76
Residential Cum Commercial	First And Second Floor	1ST, 2ND	2	104.74	0.00	0.46	104.74
Residential Cum Commercial	First And Second Floor	1ST, 2ND	2	86.55	0.00	0.00	86.55
Residential Cum Commercial	Ground Floor	GF	1	95.12	0.00	0.00	95.12
Residential Cum Commercial	Ground Floor	GF	1	86.13	0.00	0.00	86.13
Residential Cum Commercial	Ground Floor	GF	1	104.72	0.00	0.00	104.72
Residential Cum Commercial	3RT	3RD	1	95.76	0.00	0.00	95.76
Residential Cum Commercial	3RT	3RD	1	104.74	0.00	0.46	104.74

Scheme 1 - Area Statement	
1 Area of plot (Minimum area of 4.5) in Sq.M.	
(Deduct area of reservation if applicable)	
as per ownership document (712, CTS extract)	1119.63
as per Development plan (Road setback area)	1119.63
as per Demarcation drawing plan	1119.63
2 FSI	
Area not to be considered	0.00
Plinth area (1.0)	1119.63
3 Permissible FSI	
a) Proposed FSI (P.S)* (Road widening Area Deducted	2.50
Total (Highway widening	2.50
b) Any other Proposed FSI	0.00
4 Total Built up area	2799.07
Basement area (if not 24.2)	0.00
5 Amenity Space	0.00
Applicable 4 (1) + 20000 sqmt	
a) Above 20000 sqmt - upto 40000 sqmt	
b) Above 40000 sqmt - upto 2.5 % of Plot area	0.00
6 Net Plot Area (A-B-C)	1119.63
7 Recreational Open Space	
(i) If area 0(Is more than 4000 sqmt - 10 % of (E) a	0.00
Required	0.00
(ii) If area is less than 4000 sqmt - Check	
(1) It is not needed, then 5 % of (E) a, as per 7-(i)	
developed or City Survey Number - No Recreational open	
Required	0.00
(2) It is necessary to have 10 % of (E) a, as per 7-(i)	
recreational open space is required	
Required - Not Given for Present Plan Use	0.00
Required	0.00
(3) Exemption to have open space subject to existing	
Trees if any	
(4) Location of Open space subject to payment	
of 10 % land value of land at (F) as per annual	
statement of rate	

Certificate of Area
Certified that the plot under reference was surveyed by me on 2022-03-08 and the dimensions of sides etc. of plot stated supra are correct and tallies with the actual site measurements and the area stated in document of Ownership/ T.P. Scheme Records/Land Records Department/City Survey records.

Name of Architect/ Licensed Engineer/ Supervisor)

Owner's Undertaking
Owner undertakes hereby confirm that if/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 of building at the work spot.

Owner (s) name and signature
Name of Architect/ Licensed Engineer/ Supervisor name and signature

Site Plan

M/s Nitin
Architects, Engineers & Valuers
Plot No.-96 , Ram nagar , Steet nominal1,pe
Ram Bhandarkar Nagpur (.4377 M)
Phone No.09423188506

DESCRIPTION OF PROJECT
Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.-21(608)/174

SITE ADDRESS :
WARD 74 CTS NO.- 21/2 MAUZA - JAITALA T
HINGNA, & DIST - NAGPUR.

Name of proprietor / firm / society or co. incorporate

OWNER OF OFFICE
Name :-
Plot No.-96 , Ram nagar , Steet nominal1,pe
Ram Bhandarkar Nagpur (.4377 M)

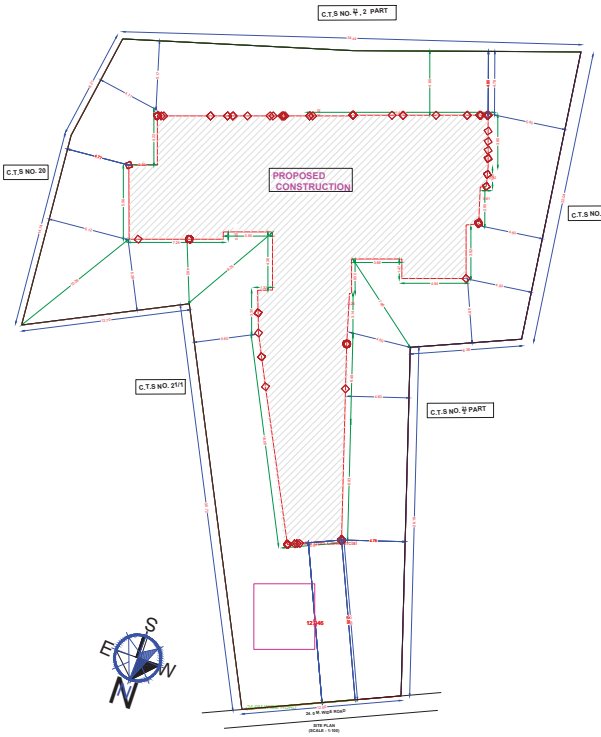
PROPERTY OWNER
Name :- MRS. SANDHYA PRASHANT RAJ
Signature :-

SCALE:1:100 | Date :-13/05/22

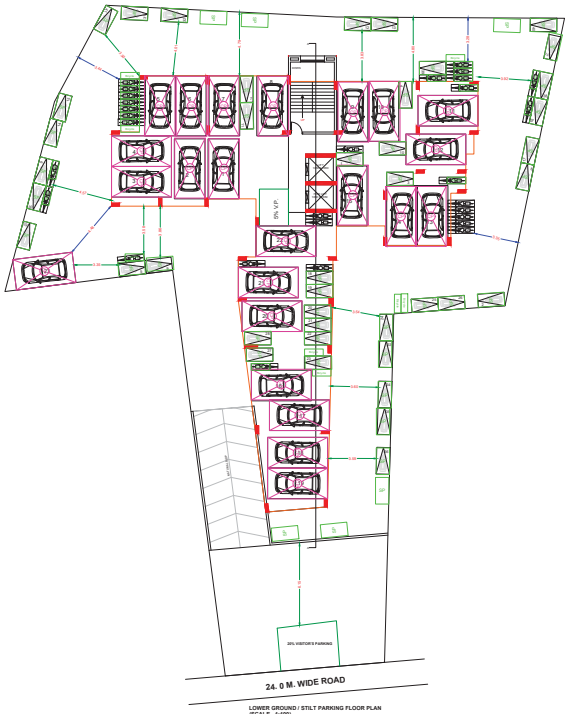
ZONE No. HAND ID-137572

SUBMISSION DRAWING

SHEET NO - 2



SITE PLAN
(SCALE - 1:100)



LOWER GROUND / STILT PARKING FLOOR PLAN
(SCALE - 1:100)

Basement

Signature valid

Digitally signed by PRAMOD BHAURAO GAVANDE
Date: 2022.09.[illegible]:33 IST
Reason: Approved Planning Plan
Location: Nagpur Municipal Corporation

Annexure 1 - Area Statement	
Area of plot (Minimum not applicable for NL to NDZ)	
As per approved plan of subject sub-sanctioned layout No. 1773 dtd. and subject No.	
As per ownership document (7/12, CTS extract)	1113.83
As per Measurement sheet prepared by Surveyor	1113.83
As per Demarcation drawing plan	1113.83
Less	
Area not in possession	0.00
Endorsing (-)	1113.83
Net Plot area	
Proposed D.P./T.P. Road widening Area (Service Road / Highway widening	0.00
Reservation/ Road widening area	0.00
Reserved area of plot (A-B)	1113.83
Amenity space	0.00
Applicable F.S.I. = 25000 sqmt	
Permissible F.S.I. on Plot area = 1.80	
As Above 25000 sqmt - net 2.70 % of Food area	0.00
Net Plot Area (A-B-C)	1113.83
Recreational Open Space	
10 % area (5% in case less than 4000 sqmt - 10 % of (B) & (C)	0.00
Required	0.00
10 % area is less than 4000 sqmt - Check	
10 % in full (written fee 10 % on 1.80 sc. as per 3.12	
Restricted at City End ley Number - No Recreational open space is required	
10 % in installment fee for 20 - 1001 sqmt when new recreational open space is required	
Net Recreational Open Space required	0.00
Required	0.00
No Exemption to lease open space subject to existing	
Open Space (D)	
Net Recreational Open space required to payment of 10 % land value of land at (F) as per annual	
Statement of area	

Certificate of Area
Certified that the plot under reference was surveyed by me on 2022-09-06 and the dimensions of index etc. of plot stated supra are correct and tallies with the dimensions of the plot as per the area stated in document of Ownership/ T.P. Scheme Records/Land Records Department/City Survey records.

Name of Architect/ Licensed Engineer/ Supervisor)

Owner's Undertaking
I/We undertake/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 of building at the work spot.

Owner (s) name and signature

Name of Licensed Engineer/ Supervisor/ name and signature

Site Ref.

Architect
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
Name Of Owner: Sandhya Phadke
Mobile No.
Postal Address: PLOT NO. 108,
Phone No.4002138926

DESCRIPTION OF PROJECT
Type of Proposal : Stilted
BUILDING ON CTS. NO./SURVEY NO. 21[9]/9[1]/1

SITE ADDRESS
MAUZA TE CTS NO. 21/2 MAUZA - JAITALA T
HAVELI, & DIST - NAGPUR.

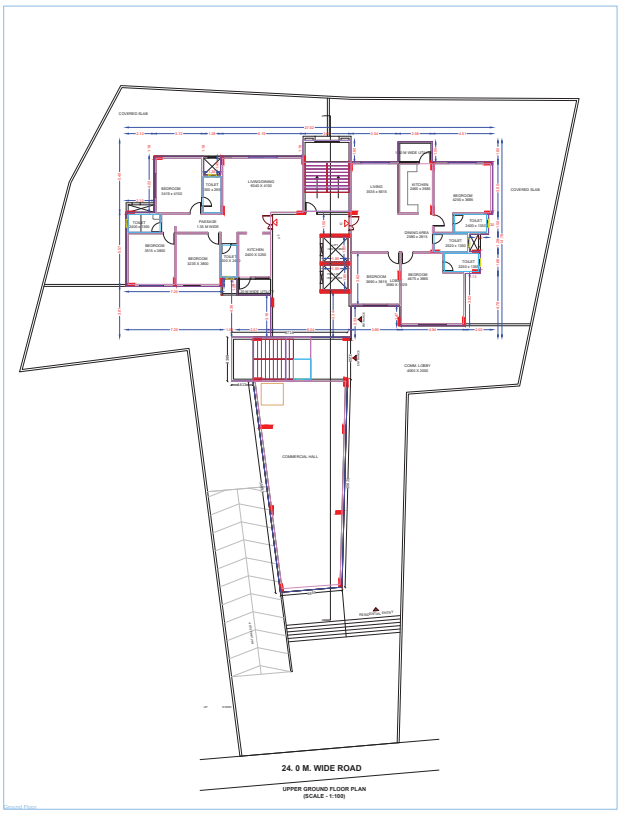
Details not available / Work executed as indicated

SCHEDULE OF DOOR	
D1	Panel + Wi - Ram coupe - Steel external's pre Anni Shatterings Height 2.4[illegible]

PARKING AREA	Required as per Regulation 31 (1) (2)
Stilted Floor	Signature valid
	Digitally signed by [illegible]
	Date: 2022.09.[illegible]:33 IST
	Reason: Approved Planning Plan
	Location: Nagpur Municipal Corporation
SCALE 1:100	Date: 11/9/2022
ZONE No. HAVELI (2) CTS/3	

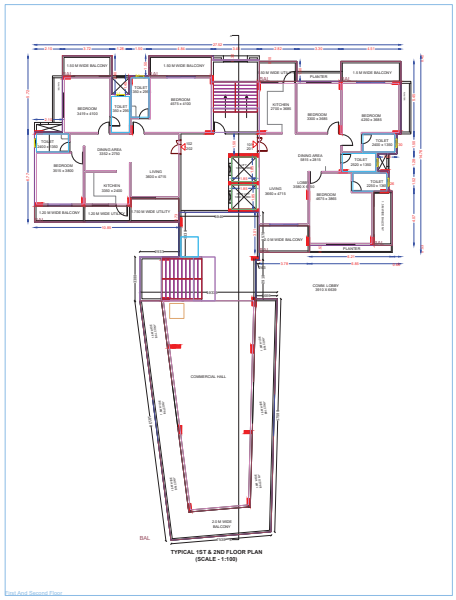
SUBMISSION DRAWING

SHEET NO - 3



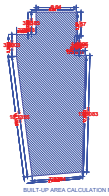
UPPER GROUND FLOOR PLAN
(SCALE - 1:100)

Ground Floor

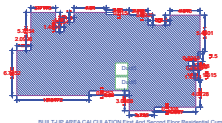


TYPICAL 1ST & 2ND FLOOR PLAN
(SCALE - 1:100)

First And Second Floor



BUILT-UP AREA CALCULATION First And Second Floor Residential Cum Commercial



BUILT-UP AREA CALCULATION First And Second Floor Residential Cum Commercial

BUILT-UP AREA CALCULATION
FOR First And Second Floor Residential Cum Commercial

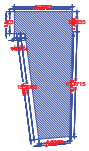
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	27.02	14.76	398.99
		BLOCK AREA TOTAL =398.99Sq.M	
Deduct	-	-	0.22
Deduct	-	-	0.22
		TOTAL Deduction =0.44Sq.M	
		Net BuiltUp Area =397.75 Sq.M	

BUILT-UP AREA CALCULATION
FOR First And Second Floor Residential Cum Commercial

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	20.82	10.32	208.91
		BLOCK AREA TOTAL =208.91Sq.M	
		TOTAL Deduction =0.00Sq.M	
		Net BuiltUp Area =208.91 Sq.M	

BUILT-UP AREA CALCULATION
FOR Ground Floor Residential Cum Commercial

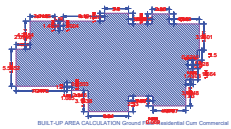
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	19.16	8.71	165.64
		BLOCK AREA TOTAL =165.64Sq.M	
		TOTAL Deduction =0.00Sq.M	
		Net BuiltUp Area =165.64 Sq.M	



BUILT-UP AREA CALCULATION Ground Floor Residential Cum Commercial

BUILT-UP AREA CALCULATION
FOR Ground Floor Residential Cum Commercial

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	27.02	14.76	398.78
		BLOCK AREA TOTAL =398.78Sq.M	
		TOTAL Deduction =0.00Sq.M	
		Net BuiltUp Area =398.78 Sq.M	



BUILT-UP AREA CALCULATION Ground Floor Residential Cum Commercial

Signature valid
Digitally signed by PRAMOD BHAURAO GAVANDE
Date: 2022.09.[illegible]4 IST
Reason: Approved Planning Plan
Location: Nagpur Municipal Corporation

Annexure 1 - Area Statement	
1 Area of plot (Minimum area of 4, 6, or 9 plot as per approved layout or subplot with sanctioned layout No. 1773 dtd and subplot No.	
(a) As per ownership document (7/12, CTS extract)	1115.63
(b) As per Development Plan (DP Remarks)	1115.63
(c) As per Measurement sheet	1115.63
Less	
Area not in possession	0.00
Balance area (1-2)	1115.63
Add	
(a) Proposed D.P./T.P. Road widening Area (Normal Road / Highway widening	0.00
(b) Any DP Reservation area	0.00
Total	1115.63
Basement area off plot (4.2)	0.00
Amenity space	0.00
Applicable (1.1) + 20(50) sqmt	
Amenity space - 5% of Plot area - up to 1000 sqmt - nil, 1 to 5 % of Plot area	0.00
Net Plot Area (5-6-7)	1115.63
Permissible Floor Space	
(a) If area (5) is more than 4000 sqmt - 12 % of (5) is allowed	0.00
Deduct	0.00
(b) If area is less than 4000 sqmt - Check	
(1) It is not corner plot (12 % of 5 OR (a) as per 9.12 restricted or City End ivy Number - No Recreational open space is required	
(2) It is corner plot but up to 1000 sqmt - 10(21.6)(1) - Recreational open space is required	
(3) If plot is more than 1000 sqmt - 15(21.6)(2) - Recreational open space is required	0.00
Deduct	0.00
Net Exemption in lieu of open space subject to existing Plot Condition	
Net Plot Area (8-9-10)	1115.63
Recreational open space required to be provided at 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 2022-09-06 and the dimensions of sides etc. of plot stated supra are correct and tallies with the dimensions of the plot as per the area stated in document of Ownership/ T.P. Scheme Records/Land Records Department/City Survey records.

Name of Architect/ Licensed Engineer/ Supervisor /
Owner's Developer

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 of building at the work site.

Owner (s) name and signature
Name of Architect/ Licensed Engineer/ Supervisor name and signature
Site No.

ARCHITECT
Name: [illegible]
[illegible]
[illegible]
[illegible]

Owner / Developer
Name: Gaurav Sanjaykuj Phulzele
Mobile No.
Postal Address : PLOT NO. 108,
SHIVAJI NAGAR, NEAR VAIDYA COLLEG
Phone No.9422138506

DESCRIPTION OF PROJECT
Type of Proposal : Mixed
BUILDING ON CTS. NO.(SURVEY NO.-21[90]/2/174

SITE ADDRESS
WA NO 16 CTS NO. 2122 MAOJRA -JAITALA T
WARD, & DIST- NAGPUR.

Name of structural / Stress analyst with Address

SCHEDULE OF DEVICE	
Plinth	Plinth till - Ram coupe - Steel rodmix(Fly ash Bricks(Weight 1400 Kg)

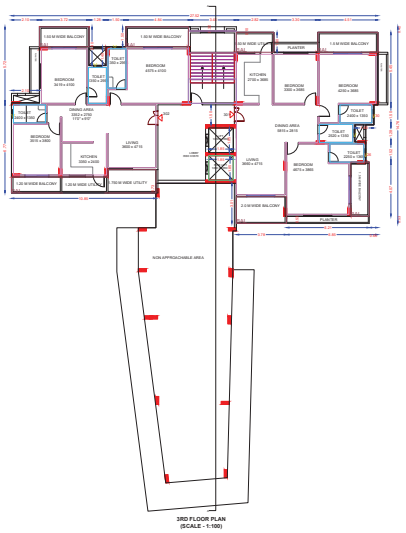
SIGNATURE WITH SEAL
Architect & Engineer

SIGNATURE WITH SEAL
Signature valid
Digitally signed by [illegible]
Date: [illegible]

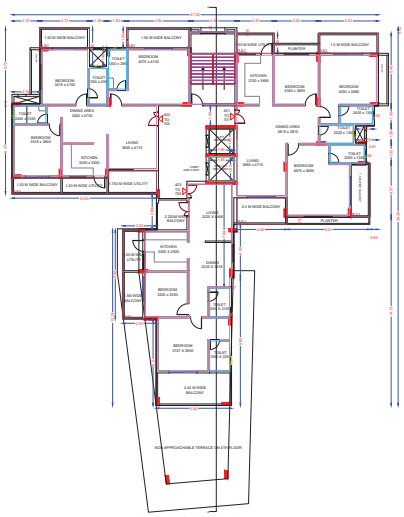
SCALE 1:100
Date: 17/09/2022
(DR No./ANN) (D.17/21)

SUBMISSION DRAWING

SHEET NO - 4



3RD FLOOR PLAN
(SCALE - 1:100)

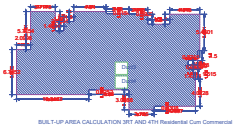


TYPICAL 4TH TO 7TH FLOOR PLAN
(SCALE - 1:100)

Typical Floor 4 5 6 7

BUILT UP AREA CALCULATION
FOR 3RT AND 4TH Residential Cum Commercial

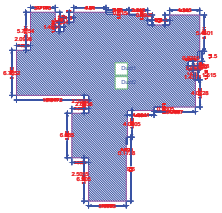
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	27.52	16.76	324.59
		BLOCK AREA TOTAL =324.59Sq.M	
Duct4	-	-	3.42
Duct3	-	-	3.42
		TOTAL Deduction =6.84Sq.M	
		Net BuiltUp Area =317.75 Sq.M	



BUILT-UP AREA CALCULATION 3RT AND 4TH Residential Cum Commercial

BUILT UP AREA CALCULATION
FOR Typical Floor 4,5,6,7 Residential Cum Commercial

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	28.36	27.52	437.20
		BLOCK AREA TOTAL =437.20Sq.M	
Duct2	-	-	3.42
Duct1	-	-	3.42
		TOTAL Deduction =6.84Sq.M	
		Net BuiltUp Area =430.36 Sq.M	



Signature valid

Digitally signed by PRAVIN GOVIND BHAURAO GAWANDE
Date: 2022.09.[illegible]:34 IST
Reason: Approved Planning Plan
Location: Nagpur Municipal Corporation

Proforma 1 - Area Statement	
Area of plot (Minimum area of 4, 6, or 9 plot as per approval of subplot with sanctioned layout No. 1773 dtd and subplot No.	
As per ownership document (7/12, CTS extract)	1115.63
As per Development plan (Road widening area deducted)	1115.63
As per Municipal/city planning area	1115.63
Less	
Area not in possession	0.00
Balance area (1-2)	1115.63
Add	
In Proposed D.P./T.P. Road widening Area (Secured Road / Highway widening	0.00
Any other Reservation area	0.00
Total (3+4)	1115.63
Basement area of plot (4-2)	1115.63
Amenity space	0.00
Applicable(4-7-11) = 25000 sqmt	
Amenity space = 5% of Plot area upto 1000 sqmt + 4% of 1000 to 2000 sqmt + 3% of 2000 to 4000 sqmt + 2% of 4000 to 10000 sqmt + 1% of 10000 sqmt above	0.00
Net Plot Area (5-8)	1115.63
Permissible Open Space	
(If area 0f Accupancy less 4000 sqmt - 10 % of (6 & 7)	0.00
Provided	0.00
(If area is less than 4000 sqmt - Check	
(If it is full corridor less 1.5 m, 1.50 m, as per 7.1.2 Additional or City Survey Number - No Recreational open space is required	
(If it is combination like 1/2 -3/4 - 1/4)(1 of the two recreational open space is required	
Total Recreational Open Space required	0.00
Provided	0.00
No Exemption to lease open space subject to existing trees on the plot	
Any Additional Recreational open space required by payment of 10 % land value of land at (7) as per annual	

Statement of use

Certificate of Area
Certified that the plot under reference was surveyed by me on 2022-03-08 and the dimensions of sides etc. of plot stated supra are correct and the area of the plot is correct and tallies with the area stated in document of Ownership/ T.P. Scheme Records/Land Records Department/City Survey records.

Date
Name of Architect/ Licensed Engineer/ Supervisor /
Owner's Declaration
I/We hereby unconditionally 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 of working at the work site.

Owner (s) name and signature
Name of Licensed Engineer/ Supervisor/ name and signature

Site Ref.

ARCHITECTS

Name Of Owner: Sanchiya Phulde
Mobile No.:
Postal Address:- PLOT NO. 108,
SHIVAJI NAGAR, AMRAVATI COLLEG
Phone No.:9422138508

DESCRIPTION OF PROJECT
Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.-212(MAUZA - JAITALA T
VASIL & DIST- NAGPUR.

PIN ADDRESS :-
WARD 16 CTS NO.- 212 MAOUZA - JAITALA T
VASIL & DIST- NAGPUR.

Details of structural / Stress analysis by Architect

SCHEDULE OF DRAW

	Plumb Bl - Plum copper - Steel automatic pu Area Statement Height (-0.01 m)

DRAWING SIZE	SCALE OF PLAN (1:100) Signature valid
	SCALE 1:100 Date: 11/9/2022
	ZONE No. WARD 20 CITY3

SUBMISSION DRAWING