Nagpur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION

AND COMMENCEMENT CERTIFICATE

Revised Building Permit No - 197269

Proposal Code : NMO-23-ENTRY-53271

Permit No. : NMO/RB/2023/APL/00150

Date : 07/03/2024

Reference:- Building Permission No. : 862/BP/HANSAPURI/TP/NMC/1114

Approval date : 17/03/2022

Building Name	RESIDENTIAL(Residential) Floors :	GROUND FLOOR,FIRST FLOOR,SECOND FLOOR,TYPICAL 3 4 5 6 8 9 10 12 13 14,TYPICAL 7 11 15 ,SIXTEEN FLOOR,SEVENTEEN FLOOR,18TH FLOOR,19TH FLOOR ,20TH FLOOR

To,

i)Jagtarsingh Bhagatsingh Uppal,

PLOT NO. 30, CTS NO. 02 MOUZA - HANSAPURI / WADPAKHAD

ii) Anurag Pashine (Architect)

Sir/Madam,

With reference to your application No **RNMO202301001**, dated **28-06-2023** for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **Maharashtra Municipal Corporations Act, 1949** , to carry out development work / Building on Plot No.**30**, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **02**, Final Plot No. **30**, Sector No. , Mouje **HANSAPURI** situated at Road / Street **HANSAPURI ROAD**, Society - . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR,as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water , where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170,TC-2, shall be followed, if applicable.

Nagpur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION

AND COMMENCEMENT CERTIFICATE

Revised Building Permit No - 197269

Proposal Code : NMO-23-ENTRY-53271

Permit No. : NMO/RB/2023/APL/00150

Date : 07/03/2024

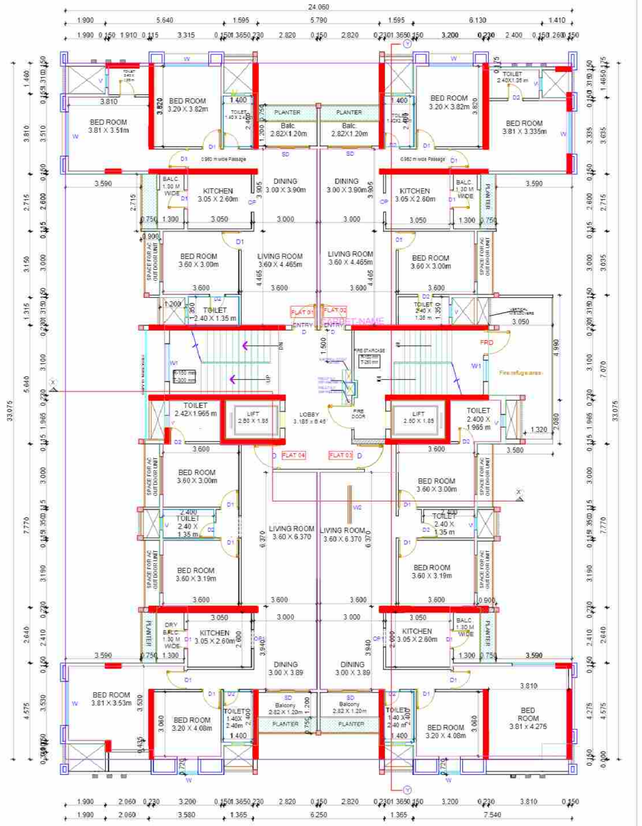
13. Authority will not supply water for construction.
14. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
15. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)

Signature Not Verified

Digitally signed by [redacted] Gawande
Date: 2024.03.07 17:50:39 IST
Reason: Approved Certificate
Location: Nagpur Municipal Corporation
Project Code : NMO-23-ENTRY-53271
Application Number : RMW/202301001
Proposal Number : 197269
Certificate Number : NMO/RB/2023/APL/00150

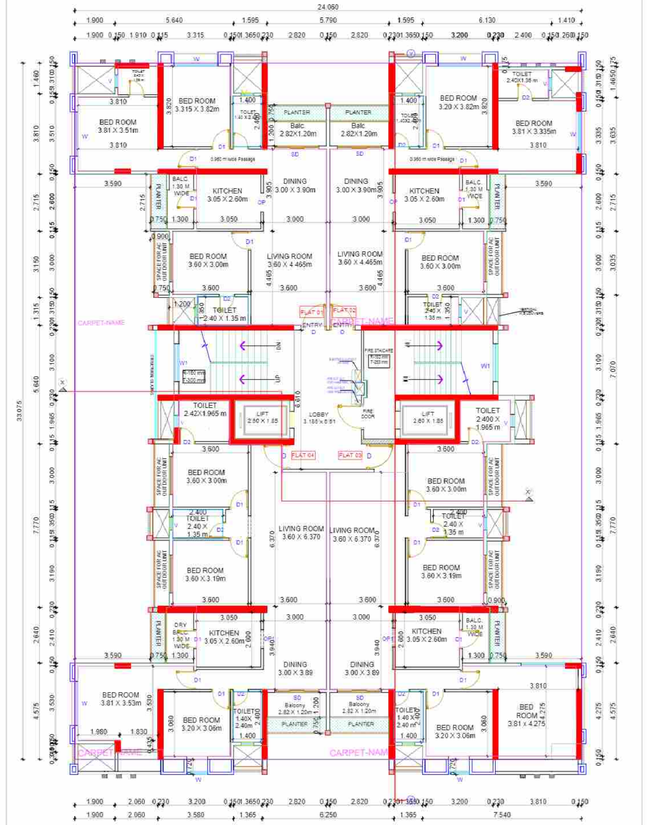
Deputy Director Of Town Planning,
Nagpur Municipal Corporation,

Scan QR code for verification of authenticity.



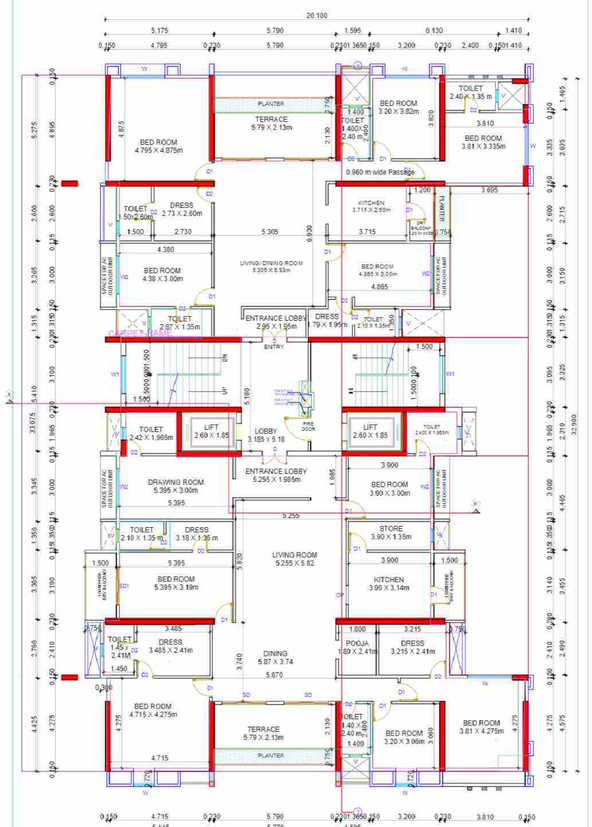
TYPICAL FLOOR PLAN
7TH, 11TH & 15TH FLOOR PLAN
SCALE -1:100

TYPICAL_7_11_15



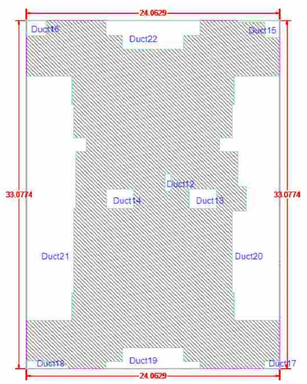
TYPICAL FLOOR PLAN
3RD, 4TH, 5TH, 6TH, 8TH, 9TH, 10TH, 12TH, 13TH & 14TH FLOOR PLAN
SCALE -1:100

TYPICAL_3_4_5_6_8_9_10_12_13_14



18TH FLOOR PLAN
SCALE -1:100

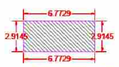
18TH FLOOR



BUILT-UP AREA CALCULATION TYPICAL 3 4 5 6 8 9 10 12 13 14 RESIDENTIAL

BUILT UP AREA CALCULATION FOR TYPICAL 3 4 5 6 8 9 10 12 13 14 RESIDENTIAL

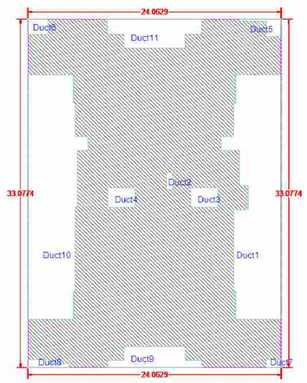
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	33.08	24.06	795.93
		BLOCK AREA TOTAL =795.93Sq.M	
Duct22	-	-	20.35
Duct21	-	-	106.27
Duct20	-	-	100.19
Duct19	-	-	13.55
Duct18	-	-	2.12
Duct17	-	-	1.05
Duct16	-	-	2.76
Duct15	-	-	2.74
Duct14	-	-	4.81
Duct13	-	-	4.81
Duct12	-	-	1.05
		TOTAL Deduction =259.70Sq.M	
		Net BuiltUp Area =536.23 Sq.M	



BUILT-UP AREA CALCULATION GROUND FLOOR RESIDENTIAL

BUILT UP AREA CALCULATION FOR GROUND FLOOR RESIDENTIAL

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	6.77	2.91	19.73
		BLOCK AREA TOTAL =19.73Sq.M	
		TOTAL Deduction =0.00Sq.M	
		Net BuiltUp Area =19.73 Sq.M	



BUILT-UP AREA CALCULATION TYPICAL 7 11 15 RESIDENTIAL

BUILT UP AREA CALCULATION FOR TYPICAL 7 11 15 RESIDENTIAL

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	33.08	24.06	795.93
		BLOCK AREA TOTAL =795.93Sq.M	
Duct11	-	-	20.35
Duct10	-	-	106.27
Duct9	-	-	13.55
Duct8	-	-	2.12
Duct7	-	-	1.05
Duct6	-	-	2.76
Duct5	-	-	2.74
Duct4	-	-	4.81
Duct3	-	-	4.81
Duct2	-	-	1.05
Duct1	-	-	100.19
		TOTAL Deduction =259.70Sq.M	
		Net BuiltUp Area =536.23 Sq.M	



Signature Not Verified

Digitally signed by Pravin Bhaurao Gavande
Date: 2024.03.07 17:50:09 IST
Reason: Approved Building Plan
Location: Nagpur Municipal Corporation
Project Code : NMO-23-BP-PROJ-53271
Application Number : RAMC/1201001
Proposal Number : 197262
Certificate Number : NMO/RB-2023/APL/00150

Digitally Signed Of Urban Planning
Date: 07/03/2023

Project Details	
Building Type : Building Development	
Building Type : Residential Active Units Sharing Area (RAS)	
Occupancy : R(M)	
Use Zone : C	
Plot No. : 30	
Plot Sub Div. No. : 1 to 15	
Village :	
Mouza :	
Total Plot Area (Sq.M.) : 1737.45	
Road Width : 9.00	
Proposed Height : 59.70	

Proforma I : 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.	1737.45
(a) As per ownership document (7/12, CTS extract)	1737.45
(b) as per TLR or City Survey measurement sheet	1737.45
(c) as per Demarcated drawing area	1830.94
LESS	-
2.Area not in possession	0.00
3. Entire area (1-2)	1737.45
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area / Service Road - Highway widening	0.00
(b) Any D.P. Reservation area	0.00
Total a+b	0.00
5. Balance area of plot (3-4)	1737.45
6. Amenity Space	0.00
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)	1737.45
8. Recreational Open Space	
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required	0.00
Proposed	0.00
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1,2,125,419,etc As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(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 2023-05-10 and the dimensions of sides etc. of plot stated orplan 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
Join No.

Name Of : Owner Jagtar Singh Bhagat Singh Uppal

Postal Address : ...NEAR SANATAN DHARAM SABHA HALL, Besonagh S.O,Nagpur-440004 Maharashtra

Phone No. 9225525603

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS NO/SURVEY NO - /209 /1/2

SITE ADDRESS :
PLOT NO. 30, CTS NO. 02 MOUZA - HANSAPURI WAZIRAKHAD

Name Of Architect :ANURAG PATKAR

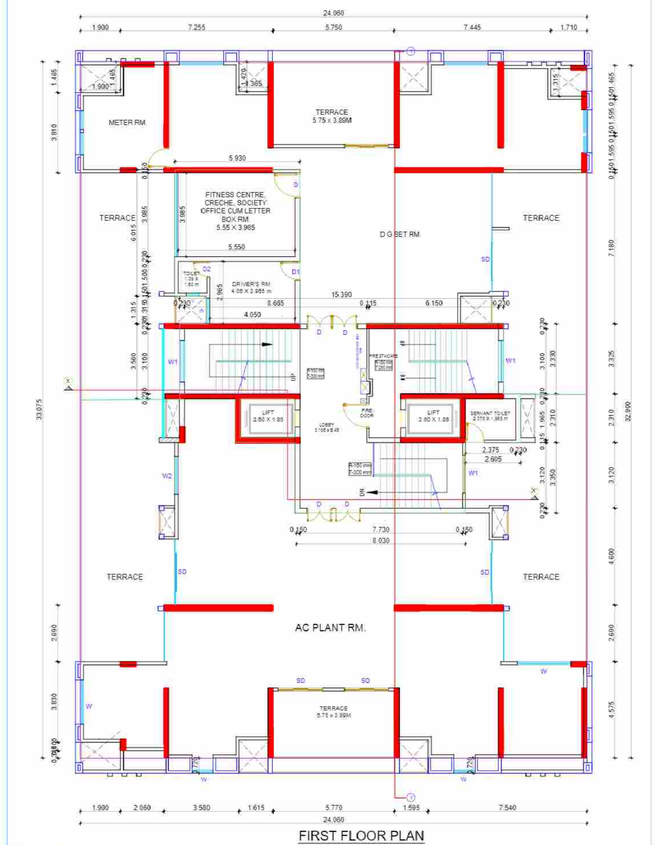
LOGO	ADDRESS OF OFFICE
	OFFICE :- D-1 RPTS ROAD LAXMI NAGAR NAGPUR.

OWNERS SIGN - Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified

SCALE - 1:100	Date: 27/06/23
JOB NO :- NMO-23-ENTRY-65271 CHECK BY :-	

SUBMISSION DRAWING



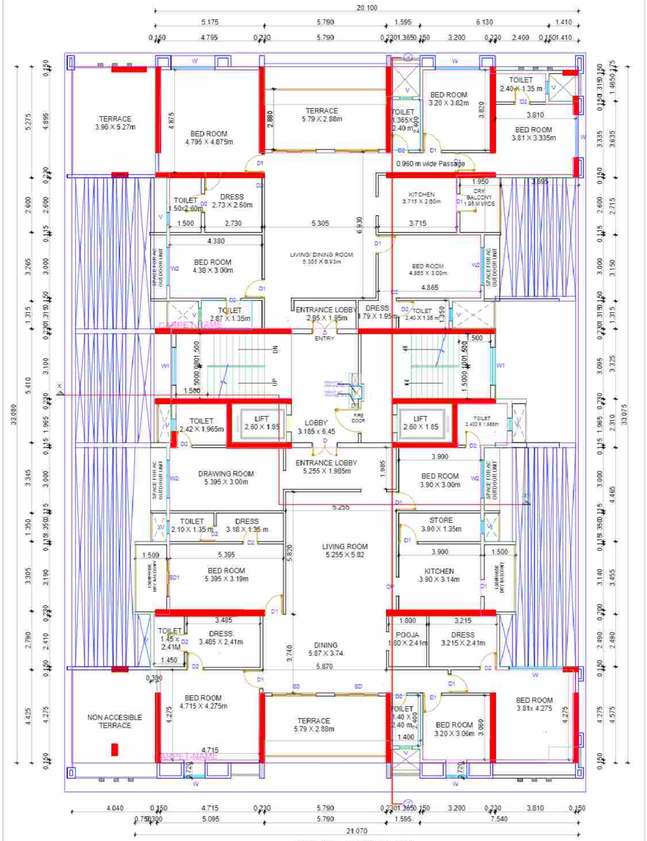
FIRST FLOOR PLAN
SCALE -1:100

FIRST FLOOR



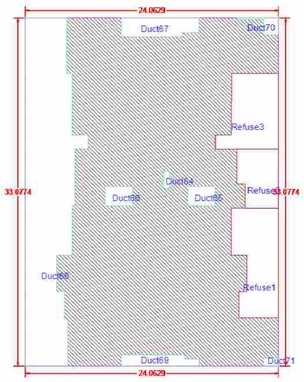
SECOND FLOOR PLAN
SCALE -1:100

SECOND FLOOR



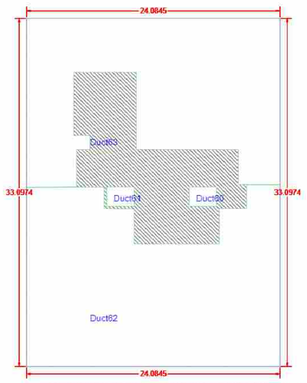
16TH FLOOR PLAN
SCALE -1:100

SIXTEEN FLOOR



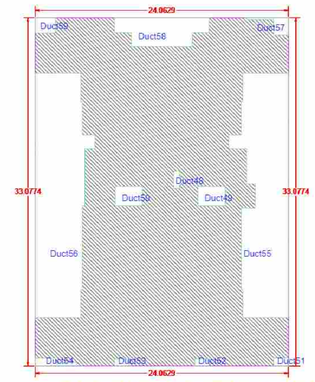
BUILT-UP AREA CALCULATION 16TH FLOOR RESIDENTIAL

BUILT UP AREA CALCULATION FOR 16TH FLOOR RESIDENTIAL			
AREA NAME	LENGTH	WIDTH	Area(Sq M)
BLOCK	33.08	24.06	795.93
			BLOCK AREA TOTAL =795.93Sq.M
Refuse3	-	-	34.20
Refuse2	-	-	20.43
Refuse1	-	-	39.73
Duct71	-	-	1.05
Duct70	-	-	2.74
Duct69	-	-	7.20
Duct68	-	-	139.66
Duct67	-	-	12.71
Duct66	-	-	4.81
Duct65	-	-	4.81
Duct64	-	-	1.05
			TOTAL Deduction =268.39Sq.M
			Net BuiltUp Area =527.54 Sq.M



BUILT-UP AREA CALCULATION FIRST FLOOR RESIDENTIAL

BUILT UP AREA CALCULATION FOR FIRST FLOOR RESIDENTIAL			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	33.10	24.06	797.13
			BLOCK AREA TOTAL =797.13Sq.M
Duct63	-	-	289.29
Duct62	-	-	356.46
Duct61	-	-	4.81
Duct60	-	-	4.81
			TOTAL Deduction =655.22Sq.M
			Net BuiltUp Area =141.91 Sq.M



BUILT-UP AREA CALCULATION SECOND FLOOR RESIDENTIAL

BUILT UP AREA CALCULATION FOR SECOND FLOOR RESIDENTIAL			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	33.08	24.06	795.93
			BLOCK AREA TOTAL =795.93Sq.M
Duct59	-	-	2.80
Duct58	-	-	20.46
Duct57	-	-	2.80
Duct56	-	-	106.56
Duct55	-	-	100.49
Duct54	-	-	2.17
Duct53	-	-	0.92
Duct52	-	-	0.92
Duct51	-	-	1.07
Duct50	-	-	4.81
Duct49	-	-	4.81
Duct48	-	-	1.05
			TOTAL Deduction =248.86Sq.M
			Net BuiltUp Area =547.07 Sq.M

Signature Not Verified

Digitally signed by Pravesh Bhaurao Savande
Date: 2024.03.07 17:50:09 IST
Location: National Informatics Centre
Project Code : NMO-23-ENTRY-53271
Application Number : RAMC/2301001
Proposal Number : 197269
Certificate Number : NMO/RB/2023/APL/00150

Proforma 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.	1737.45
(a) As per ownership document (7/12, CTS extract)	1737.45
(b) as per TLR or City Survey measurement sheet	1737.45
(c) as per Demarcated drawing area	1830.94
LESS	
2. Area in not in possession	0.00
3. Entire area (1-2)	1737.45
4.Deductions for	
(a) Proposed D.P./ D.P. Road widening Area / Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
Total a+(b)	0.00
5. Balance area of plot (3-4)	1737.45
6. Amenity Space	0.00
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) :	1737.45
8. Recreational Open Space	
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required	0.00
Proposed___	0.00
(b) If area is less than 4000 sqmt -/Check :	-
i) If it is full number like 1,2,125,419,etc. As per 7/12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed ___	0.00
(B) Exemption to leave open space subject to availing public 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 2023-05-10 and the dimensions 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 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.

Name Of : Owner Jagtar Singh Bhagat Singh Uppal

Postal Address : ,,NEAR SANATAN DHARAM SABHA HALL, Besotesgh S.O,Nagpur-440004,Maharashtra

Phone No. 9225525653

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS. NO/SURVEY NO.- /209 /1/9/2

SITE ADDRESS :
PLOT NO. 90, CTS NO. 02 MOUZA - HANSAPURI-I WADPAKHAD

Name Of Architect : ANURAG . PADWAR

AGENCY	ADDRESS OF OFFICE
	OFFICE :- G-4 RPTS ROAD LAXMI NAGAR NAGPUR.

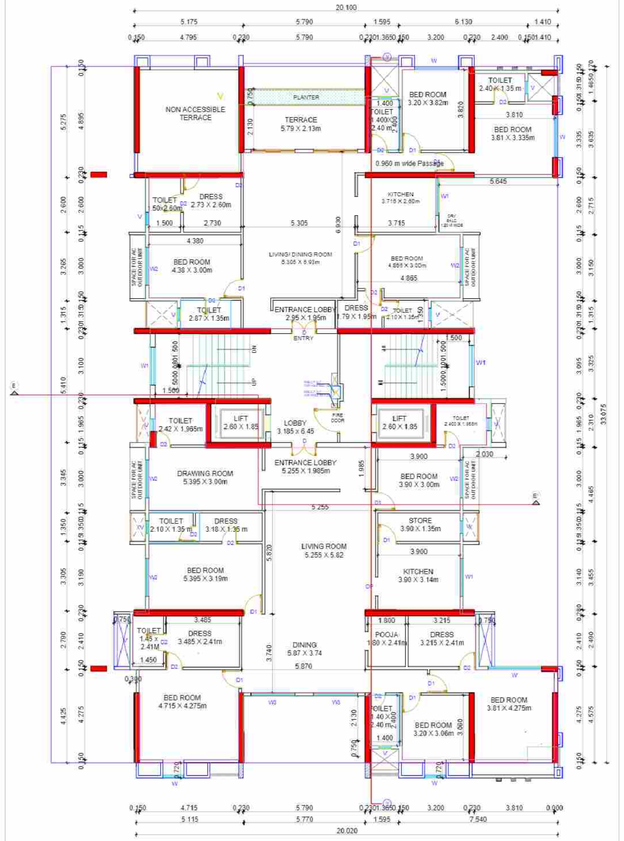
OWNERS SIGN - Verified by applicant

TECHNICAL PERSON SIGN - Signature Not Verified

SCALE - 1:100 | Date: 27/05/23

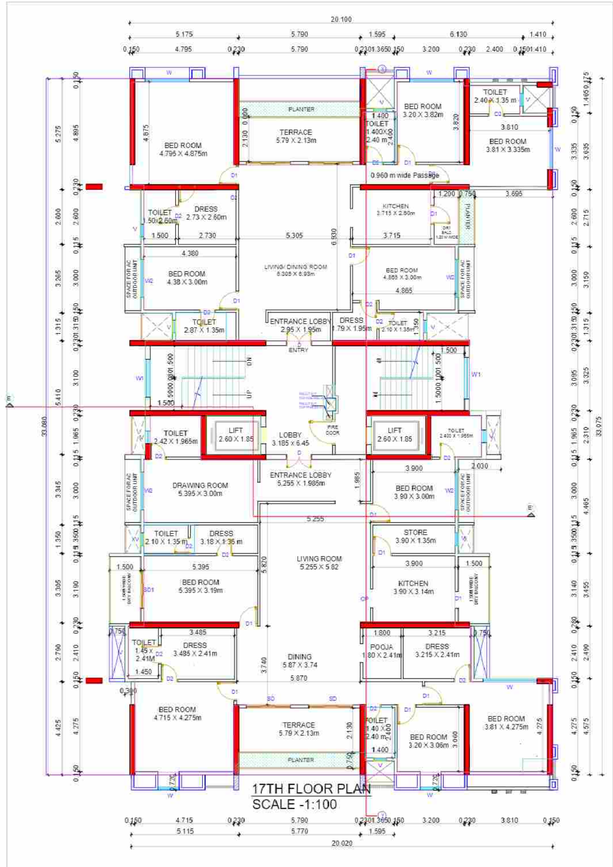
JOB NO:- NMO-23-ENTRY-53271 CHECK BY :- .

SUBMISSION DRAWING



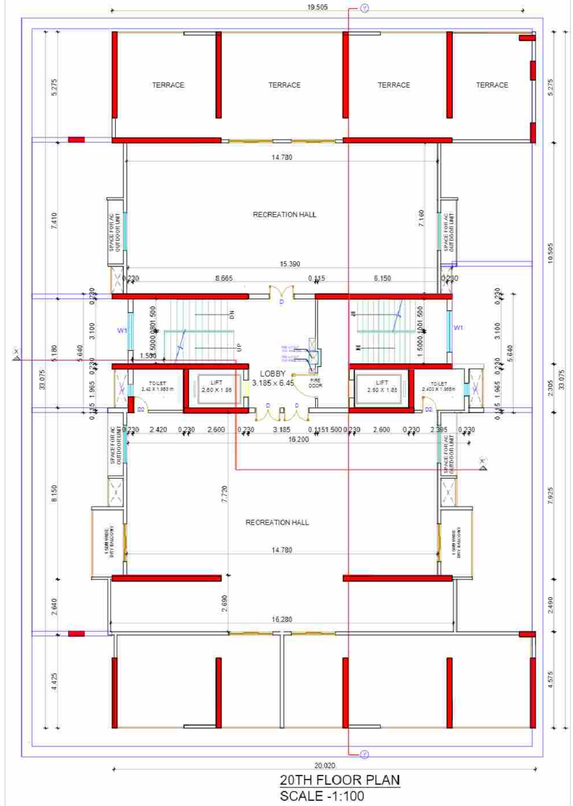
19TH FLOOR PLAN
SCALE -1:100

19TH FLOOR



17TH FLOOR PLAN
SCALE -1:100

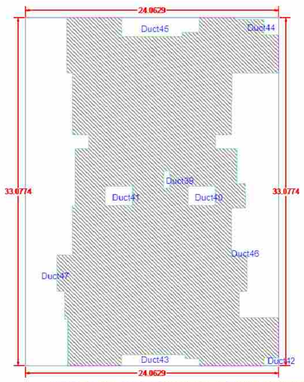
SEVENTEEN FLOOR



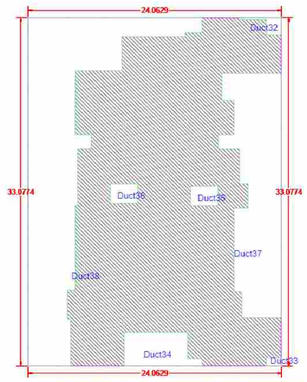
FIRST FLOOR BLOCK PLAN
SCALE -1:200

20TH FLOOR PLAN
SCALE -1:100

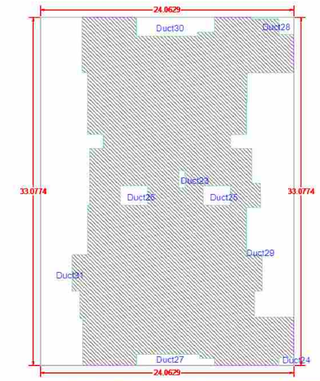
20TH FLOOR



BUILT-UP AREA CALCULATION SIXTEEN FLOOR RESIDENTIAL



BUILT-UP AREA CALCULATION 19TH FLOOR RESIDENTIAL



BUILT-UP AREA CALCULATION SEVENTEEN FLOOR RESIDENTIAL

BUILT UP AREA CALCULATION FOR SIXTEEN FLOOR RESIDENTIAL

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	33.08	24.06	795.93
			BLOCK AREA TOTAL =795.93Sq.M
Duct47	-	-	140.06
Duct46	-	-	94.58
Duct45	-	-	12.71
Duct44	-	-	2.80
Duct43	-	-	7.29
Duct42	-	-	1.07
Duct41	-	-	4.81
Duct40	-	-	4.81
Duct39	-	-	1.05
			TOTAL Deduction =269.18Sq.M
			Net BuiltUp Area =526.75 Sq.M

BUILT UP AREA CALCULATION FOR 19TH FLOOR RESIDENTIAL

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	33.08	24.06	795.93
			BLOCK AREA TOTAL =795.93Sq.M
Duct38	-	-	183.37
Duct37	-	-	102.91
Duct36	-	-	4.81
Duct35	-	-	4.85
Duct34	-	-	20.17
Duct33	-	-	1.07
Duct32	-	-	2.80
			TOTAL Deduction =319.98Sq.M
			Net BuiltUp Area =475.95 Sq.M

BUILT UP AREA CALCULATION FOR SEVENTEEN FLOOR RESIDENTIAL

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	33.08	24.06	795.93
			BLOCK AREA TOTAL =795.93Sq.M
Duct31	-	-	140.06
Duct30	-	-	12.71
Duct29	-	-	94.58
Duct28	-	-	2.80
Duct27	-	-	7.29
Duct26	-	-	4.85
Duct25	-	-	4.85
Duct24	-	-	1.07
Duct23	-	-	1.05
			TOTAL Deduction =269.26Sq.M
			Net BuiltUp Area =526.67 Sq.M

Signature Not Verified

Digitally signed by Pravesh Bhaurao Gavande
Date: 2024.03.07 17:50:09 IST
Reason: Approved by Director of Town Planning
Location: Maharashtra Government
Project Code : NMO-23-BP-MC-53271
Application Number : RAMC/0124/301001
Proposal Number : 197269
Certificate Number : NMO/RB/2023/APL/00150

Digitally Scrutiny Of Town Planning
Date: 27/09/2023

Proforma 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	1737.45
(a) As per ownership document (7/12, CTS extract)	1737.45
(b) as per TLR or City Survey measurement sheet	1737.45
(c) as per Demarcated drawing area	1830.94
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	1737.45
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area / Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
Total a+b)	0.00
5 Balance area of plot (3-4)	1737.45
6. Amenity Space	0.00
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) :	1737.45
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required	0.00
Proposed	0.00
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1,2,125,419,etc As per 7,12 extract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc then recreational open space is required.	-
A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
i B) Exemption to leave open space subject to availing benefit F.S.I. of 75 %	-
i 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 2023-05-10 and the dimensions 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 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.

Name Of : Owner-Jagtar Singh Bhagat Singh Uppal

Postal Address : ,,NEAR SANATAN DHARAM SABHA HALL, Besonagh S.O,Nagpur-440004 Maharashtra

Phone No: (022)28828823

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS. NO/SURVEY NO.- (220 113/2

SITE ADDRESS :
PLOT NO. 20, CTS NO. 02 MOUZA - HANSAPURI I WADPAKHAD

Name Of Architect : ANURAG PASHINE

LOGO | ADDRESS OF OFFICE
OFFICE :
D-1 BPTS ROAD LAXMI NAGAR NAGPUR.

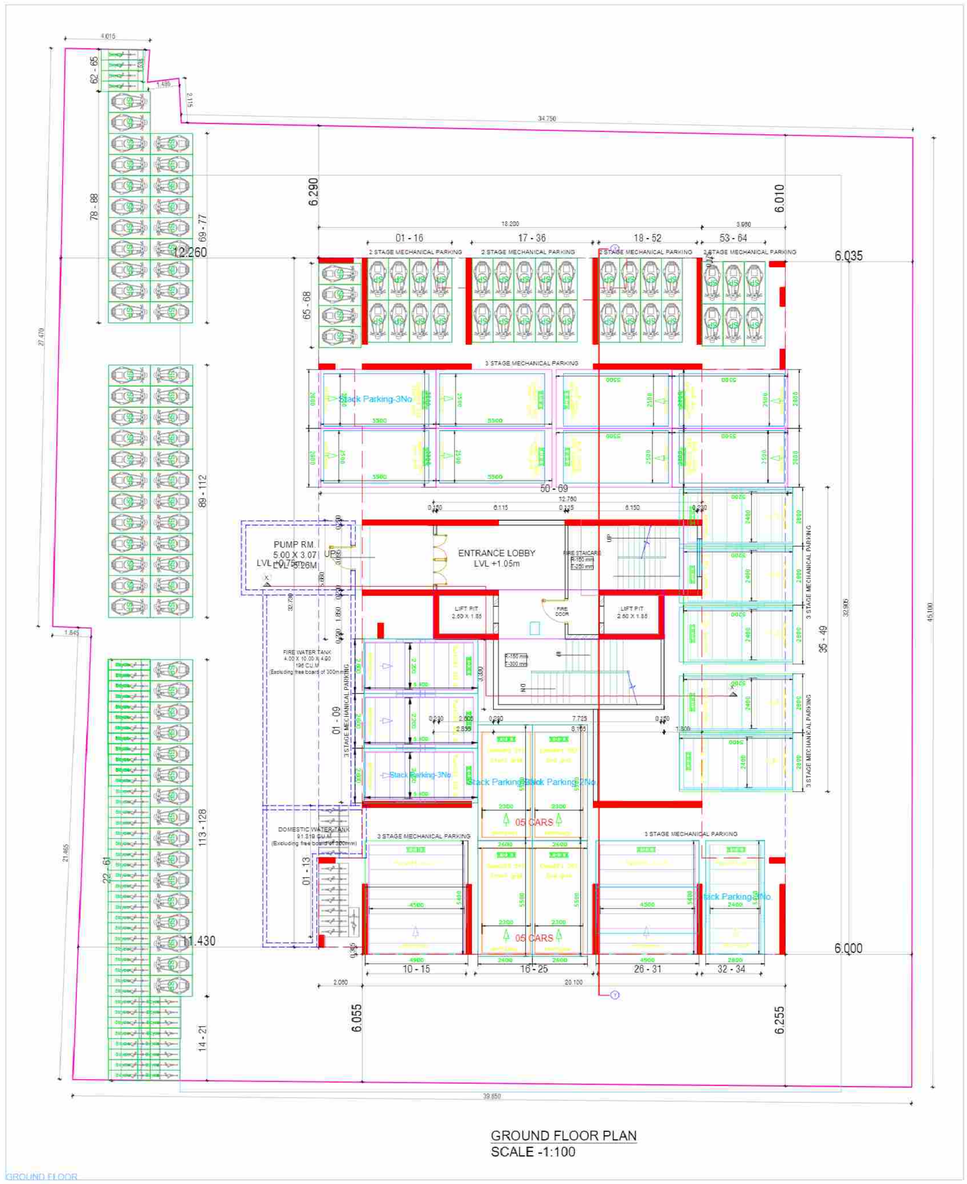
OWNERS SIGN - Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified

SCALE - 1:100 | Date: 27/09/23

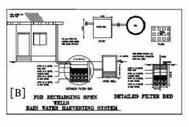
JOB NO :- NMO-23-BNTRY-65271 CHECK BY :- .

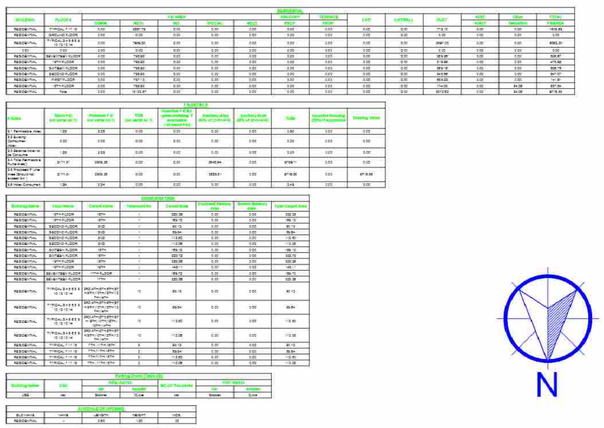
SUBMISSION DRAWING

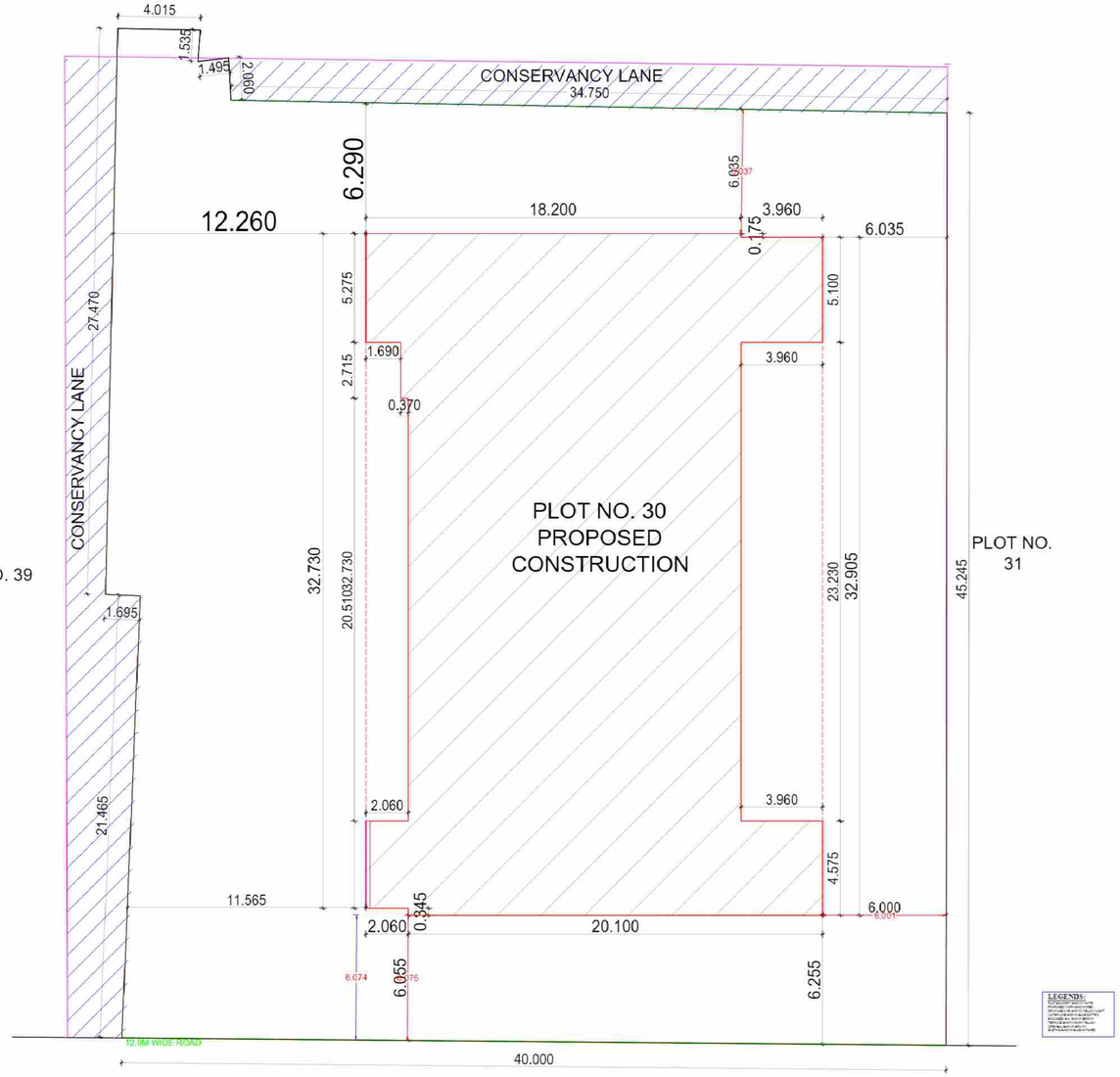


GROUND FLOOR PLAN
SCALE -1:100

GROUND FLOOR







<<<12.00M WIDE ROAD--->>>

SITE PLAN
SCALE -1:100

SCALE -1:100

RESIDENTIAL

Signature Not Verified

Digitally signed by Pravin Bhaurao Gavande
Date: 2024.03.07 17:50:09 IST
Reason: Approved
Location: Maharashtra Housing Location
Project Code : NMO-23-ENTRY-53271
Application Number : RAMDAS/301001
Proposal Number : 197269
Certificate Number : NMO/RB/2023/APL/00150

Digitally Signed Of Vinod Rambhaji
Date: 27/09/2023

Proforma 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.	1737.45
(a) As per ownership document (7/12, CTS extract)	1737.45
(b) as per TLR or City Survey measurement sheet	1737.45
(c) as per Demarcated drawing area	1830.94
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	1737.45
4.Deductions for	
(a) Proposed D.P./ D. P. Road widening Area / Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
5.Balance area of plot (3-4)	1737.45
6. Amenity Space	0.00
(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)	1737.45
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed	0.00
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1-2,125,415,etc. As per 7/12 extract or City Survey Number.- No Recreational open space is required	-
ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required	-
(a) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing benfit F.S.I. of 15 %	-
(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 2023-05-10 and the dimensions of sides etc. of plot stated in proplan 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. -

Name Of : Owner Jagtar Singh Bhagat Singh Uppal

Postal Address : ,,NEAR SANATAN DHARAM SABHA HALL, Bezonbagh S.O,Nagpur-440024,Maharashtra

Phone No. 9028426850

DESCRIPTION OF PROJECT :

Type of Proposal :- Residential
BUILDING IN CTS. NO./SURVEY NO.- (209 /1/3/2.

SITE ADDRESS :
PLOT NO. 30, CTS NO. 02 MOUZA - HANSAPURI I WADPAYKHAD

Name Of Architect : ANURAG . RASKINE

LICEN	ADDRESS OF OFFICE
	OFFICE, G-1, RIPS ROAD,LAXMI NAGAR NAGPUR.

OWNERS SIGN - (Jointly by applicant)

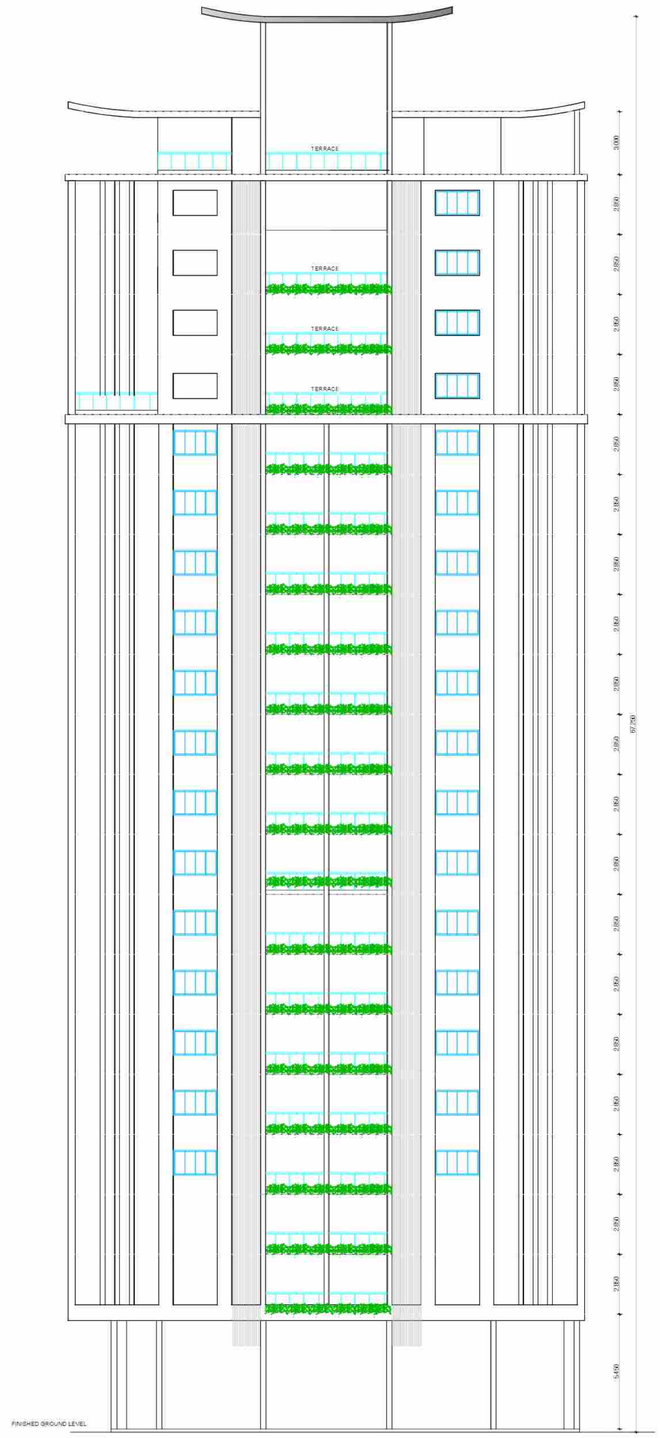
TECHNICAL PERSON SIGN
Signature Not Verified

SCALE - 1:100	Date: 27/09/23
JOB NO - NMO-23-ENTRY-53271	CHECK BY -,

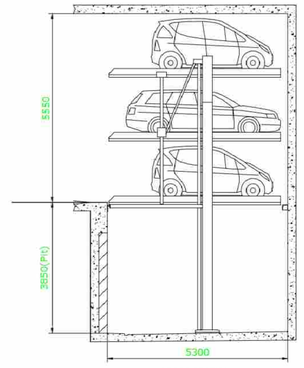
SUBMISSION DRAWING



SECTION VIEW - RESIDENTIAL



FRONT ELEVATION



CROSS SECTION
(MECHANICAL PARKING)

Signature Not Verified

Digitally signed by Pravin Bhaurao Gavande
Date: 2024.03.07 17:50:10 IST
Location: Maharashtra
Description: Building Permission
Project Code : NMO-23-BP-PRJ-53271
Application Number : RAMC/2301001
Proposal Number : 197269
Certificate Number : NMO/RB-0029/APL/00150

Digitally Signed Of Invest Building
Date: 07/09/2023

Proforma 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.	1737.45
(a) As per ownership document (7/12, CTS extract)	1737.45
(b) as per TLR or City Survey measurement sheet	1737.45
(c) as per Demarcated dubuing area	1830.94
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	1737.45
4.Deductions for	
(a) Proposed D.P./ D.P. Road widening Area / Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
5.Balance area of plot (3-4)	1737.45
6. Amenity Space	0.00
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) :	1737.45
8. Recreational Open Space	
(a) If area (5) is more than 4000 sqmt - 10 % of (5) is required	0.00
Proposed___	0.00
(b) If area is less than 4000 sqmt -Check -	-
(i) If it is full number like 1, 2,1/2,4/19,etc. As per 7/12 asstract or City Survey Number - No Recreational open space is required	-
(ii) If it is subdivision like 1/2 ,2/5 , 1/2to1 4/9/11 etc.then recreational open apace is required	
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed_____	0.00
(B) Exemption to leave open space subject to availing paid 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 2023-05-10 and the dimensions of sides etc. of plot stated onplan 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 Declarasion :-
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. :

Name Of : Owner Jagtar Singh Bhagat Singh Uppal

Postal Address : ,,NEAR SANATAN DHARAM SABHA HALL, Besontagh S.O,Nagpur-440004,Maharashtra

Phone No. :9325626600

DESCRIPTION OF PROJECT :

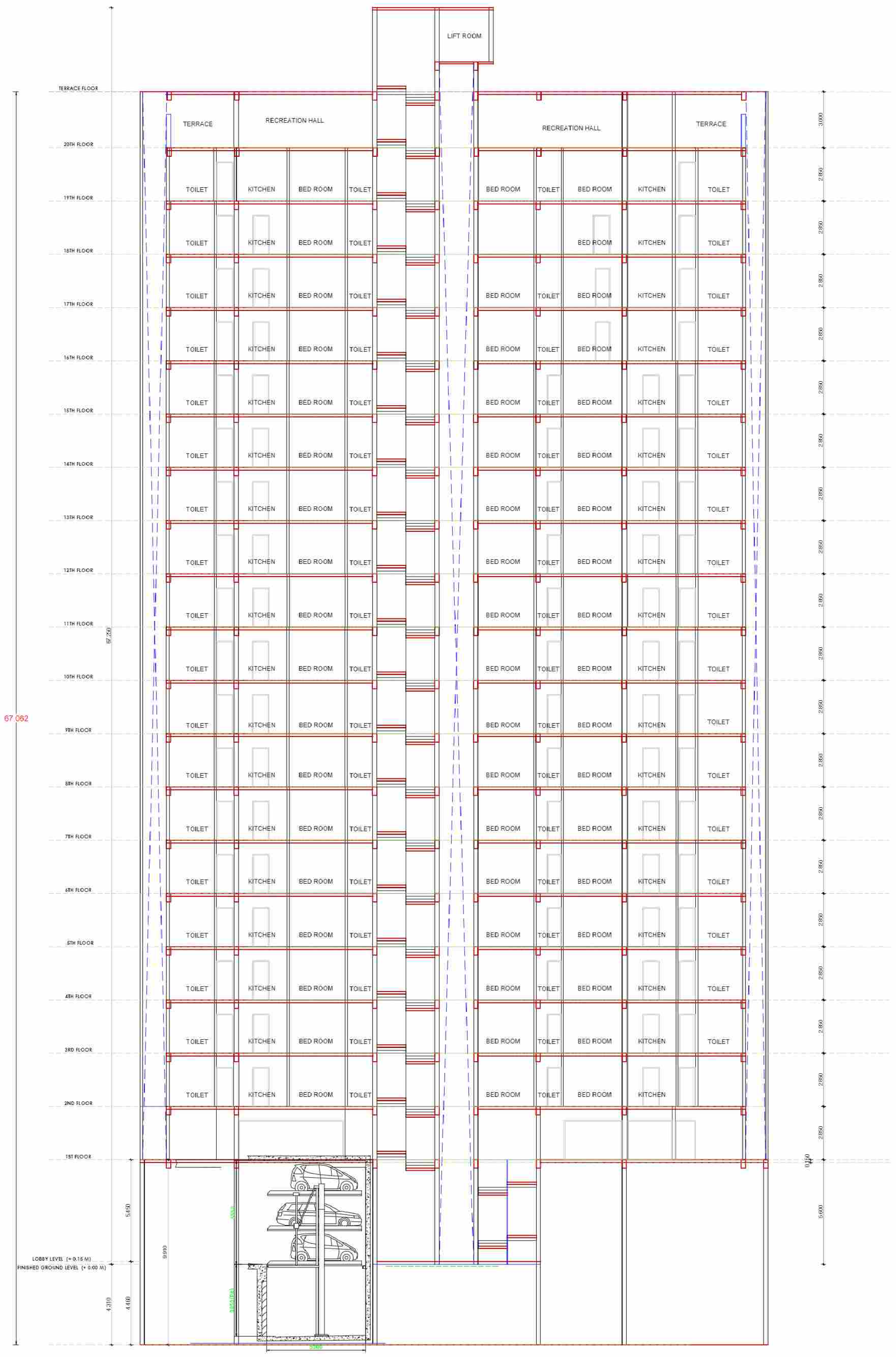
Type of Proposal :, Residential
BUILDING ON CTS. NO/SURVEY NO.- /209 /13/2.

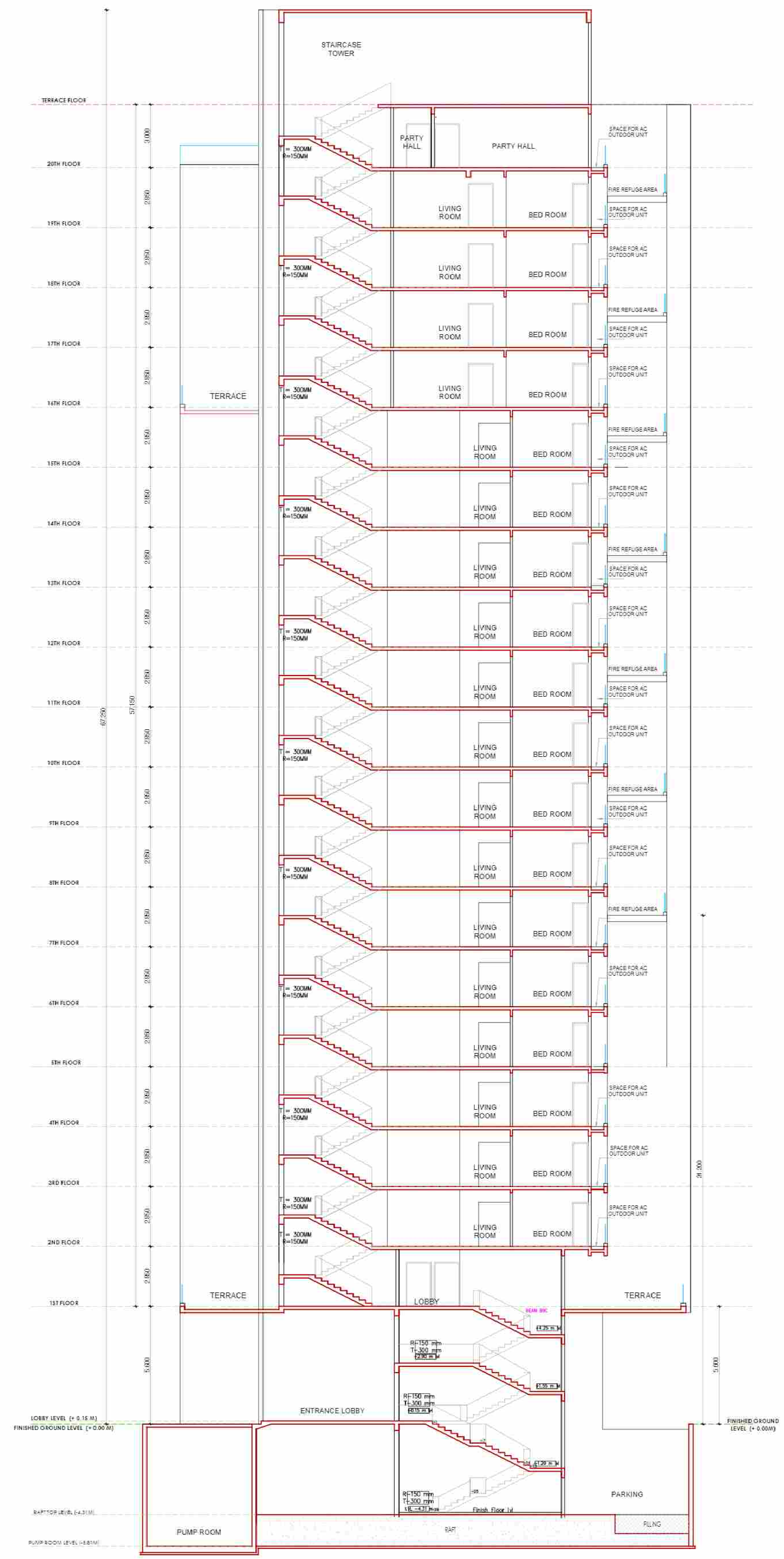
SITE ADDRESS :
PLOT NO. 00, CTS NO. 02 MOUZA - HANSAPURI WADPAKHAD

Name Of Architect : ANURAG PASHINE

LOGO	ADDRESS OF OFFICE :- OFFICE :- G-1 RPTS ROAD LAXMI NAGAR NAGPUR.
OWNERS SIGN :- Verified by applicant	TECHNICAL PERSON SIGN Signature Not Verified
SCALE - 1:100	Date: 27/09/23
JOB NO :- NMO-23-ENTRY-65271	CHECK BY :-

SUBMISSION DRAWING





SECTION X-X'

Signature Not Verified

Digitally signed by Pramod Bhaurao Gawande
Date: 2024.03.07 17:50:10 IST
Reason: Approved Drawing Plan
Location: Nagpur Municipal Corporation
Project Code : NMO-23-ENTRY-53271
Application Number : RNMO202301001
Proposal Number : 197269
Certificate Number : NMO/RB/2023/APL/00150

Proforma I : 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	1737.45
(a) As per ownership document (7/12, CTS extract)	1737.45
(b) as per TILR or City Survey measurement sheet	1737.45
(c) as per Demarcated drawing area	1830.94
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	1737.45
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
5.Balance area of plot (3-4)	1737.45
6. Amenity Space	0.00
(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)	1737.45
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed___	0.00
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1,2,125,419,etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed ___________	0.00
(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 2023-05-10 and the dimensions of sides etc. of plot stated onplan 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.

Name Of : Owner Jagtar Singh Bhagat Singh Uppal

Postal Address : ,NEAR SANATAN DHARAM SABHA HALL, Bezonbagh S.O,Nagpur-440004 Maharashtra

Phone No.:9325525520

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.- (209)13/2

SITE ADDRESS :
PLOT NO. 30, CTS NO. 02 MOUZA - HANSAPURI / WADPAKHAD

Name Of Architect : ANURAG PASHINE

LOGO | ADDRESS OF OFFICE
OFFICE -
O-1 RPTS ROAD LAXMI NAGAR NAGPUR.

OWNERS SIGN - Verified by applicant

TECHNICAL PERSON SIGN
Signature Not Verified

SCALE - 1:100 | Date: 27/06/23

JOB NO - NMO-23-ENTRY-53271 | CHECK BY - .

SUBMISSION DRAWING