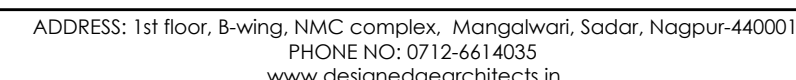
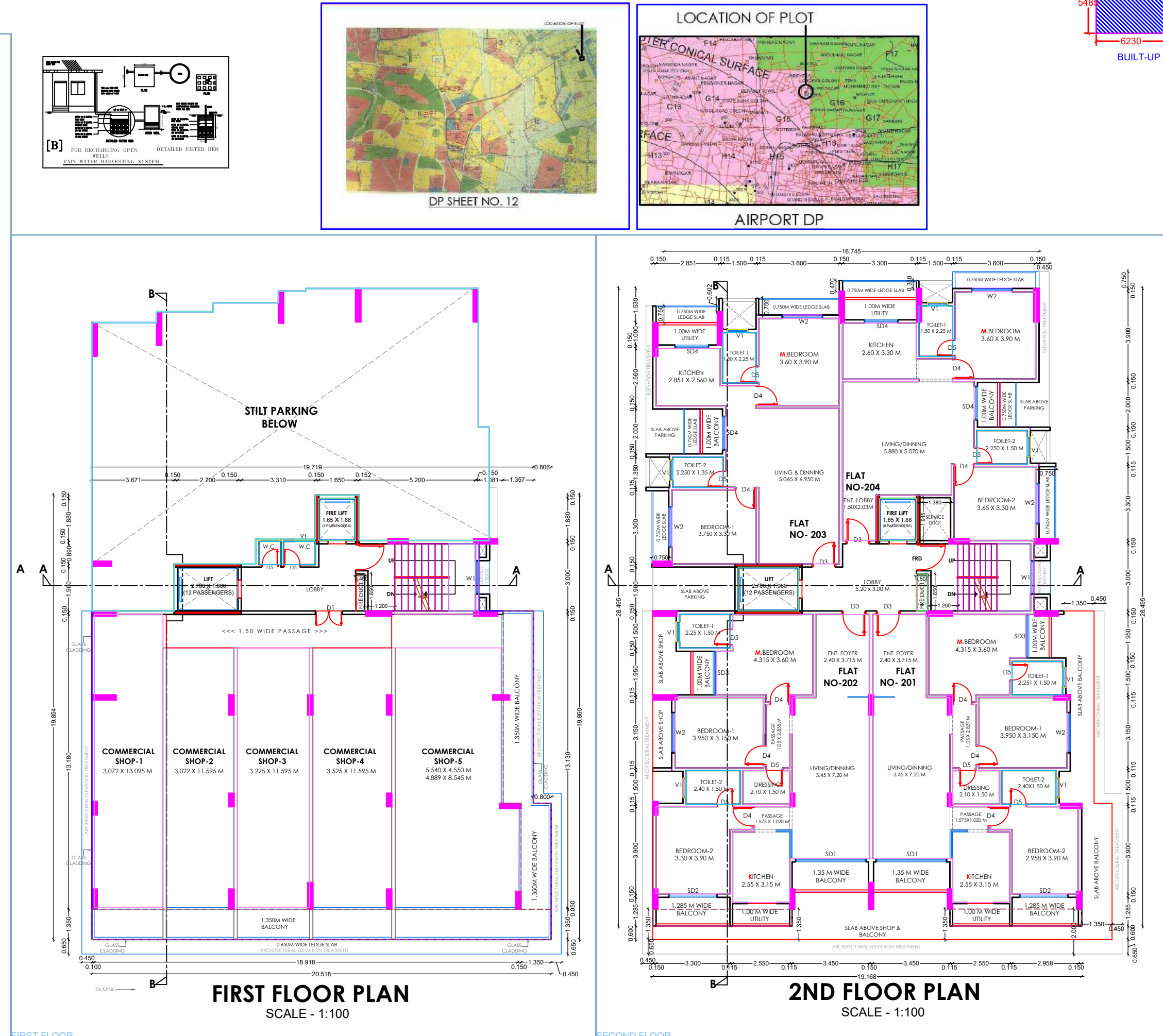
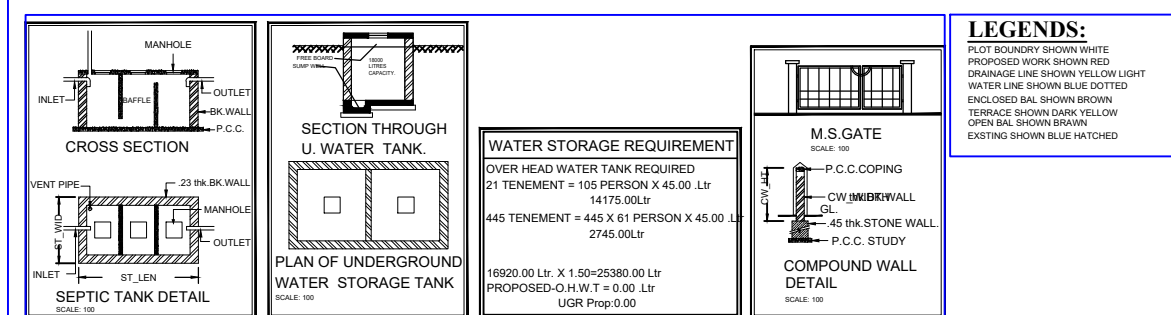
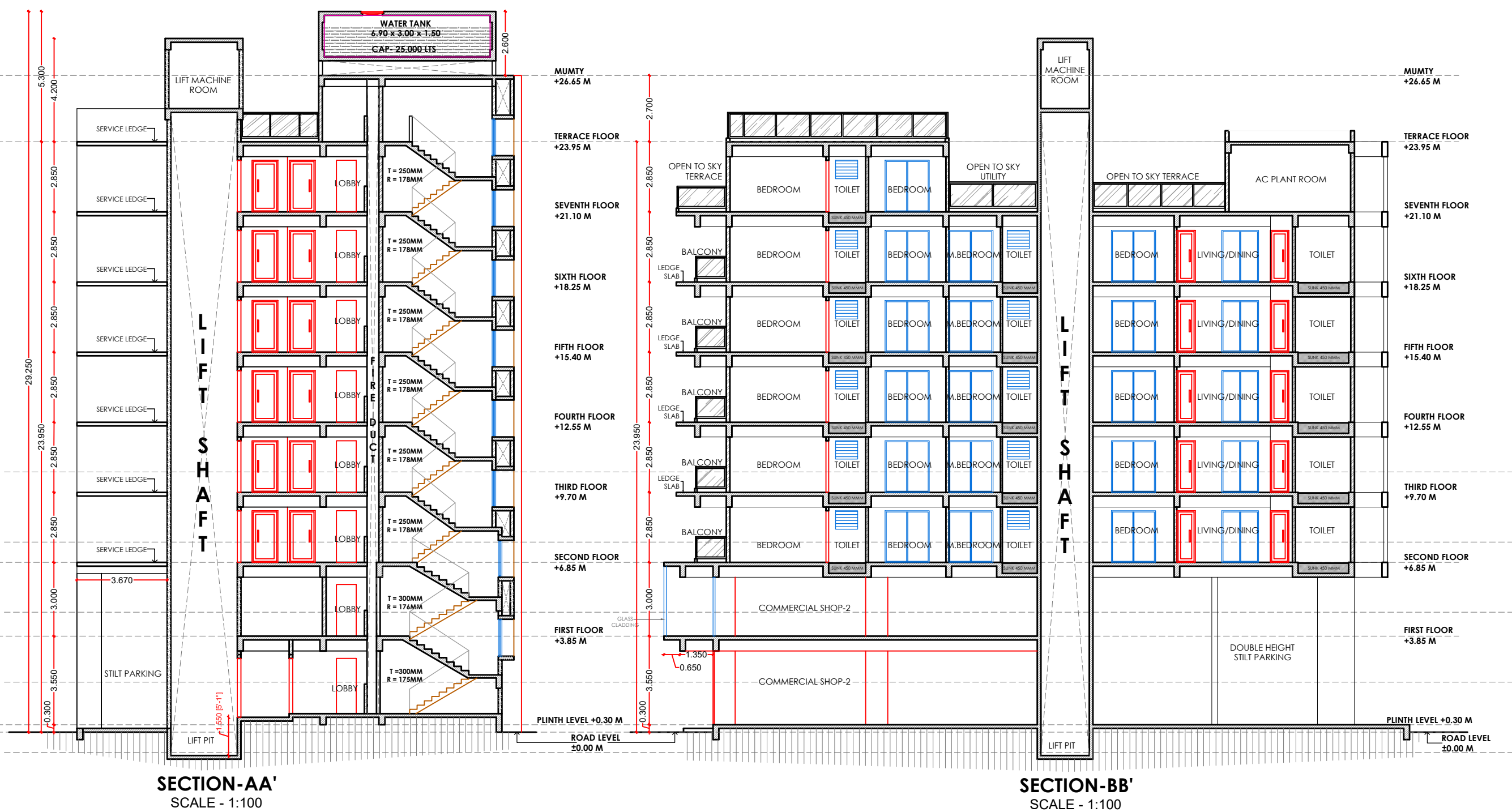
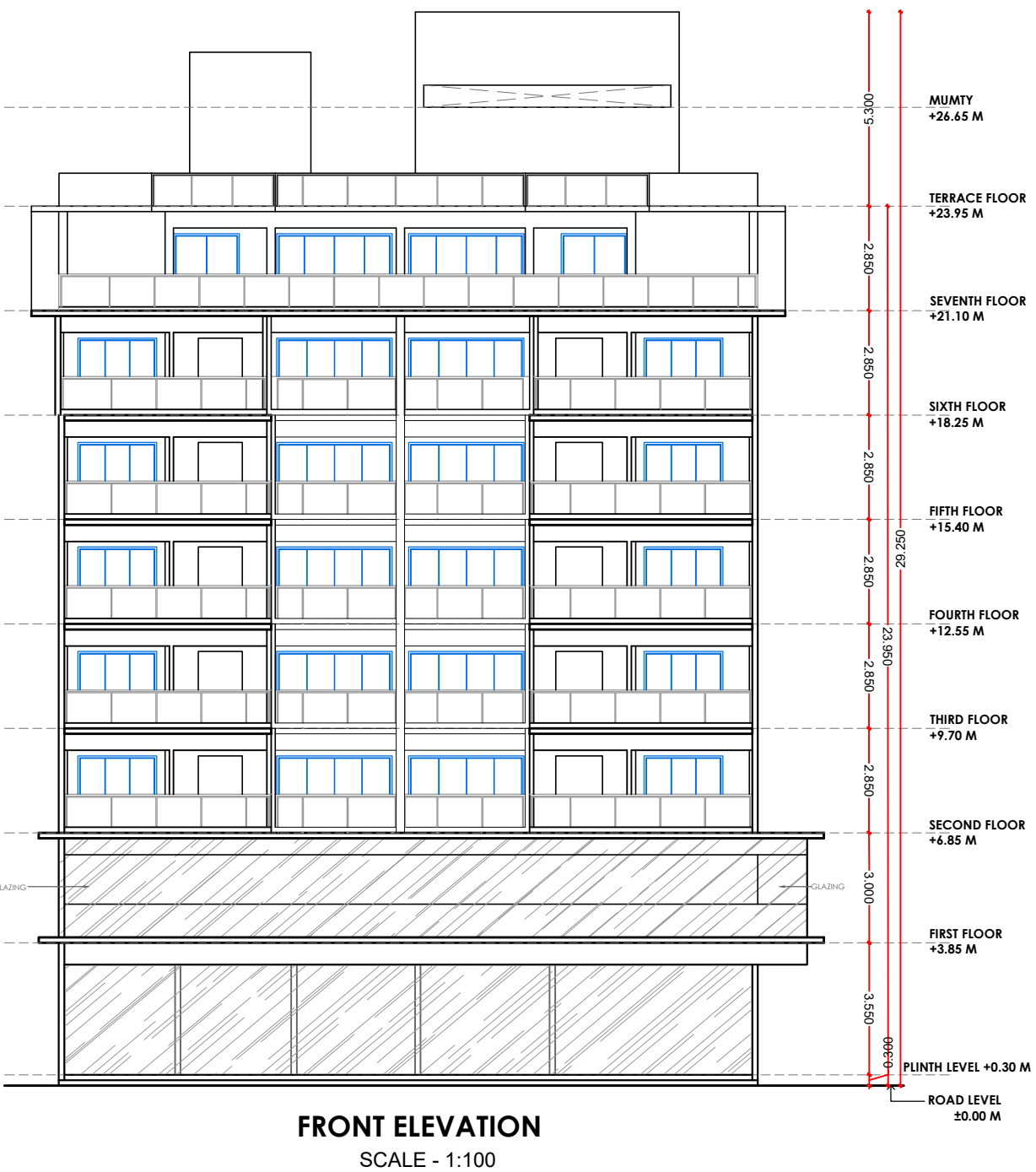






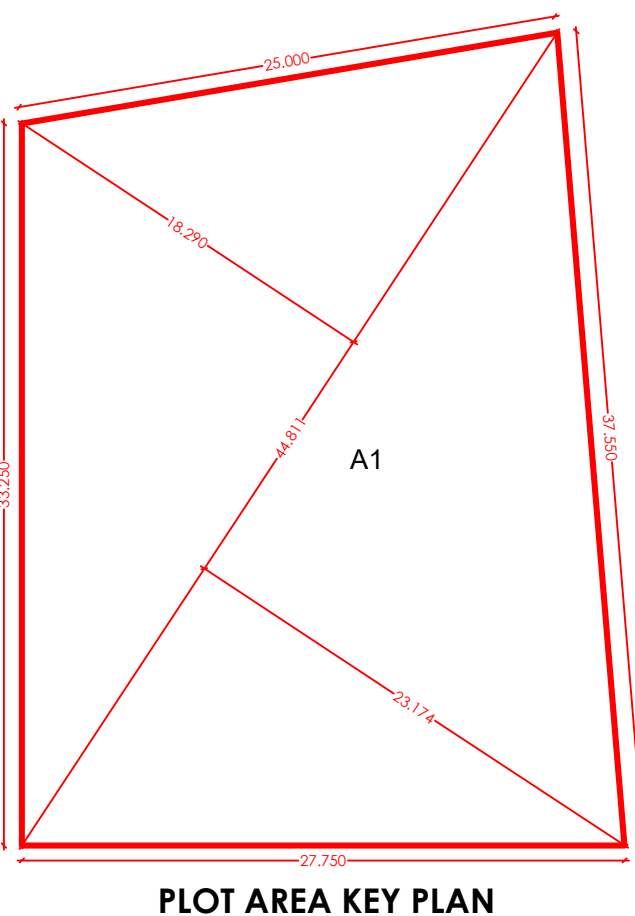
PLOT AREA STATEMENT			
SR. NO.	DIMENSIONS	AREA IN SQ. M.	
A1	0.5 X (23.17+18.29) X 44.811	929.00	
TOTAL PLOT AREA		= 929.00	

P-LINE AREA STATEMENT			
GROUND FLOOR AREA STATEMENT			
SR. NO.	DIMENSIONS	AREA IN SQ. M.	
A1	1.800 X 13.330	23.994	
TOTAL AREA		= 23.994	
P-LINE AREA ON GROUND FLOOR		= 23.994	

AREA KEY PLAN OF GROUND FLOOR PLAN
SCALE - 1:200

P-LINE AREA STATEMENT			
FIRST FLOOR AREA STATEMENT			
SR. NO.	DIMENSIONS	AREA IN SQ. M.	
A1	1.800 X 14.680	26.424	
TOTAL AREA		= 26.424	
P-LINE AREA ON FIRST FLOOR		= 26.424	

AREA KEY PLAN OF FIRST FLOOR PLAN
SCALE - 1:200



P-LINE AREA STATEMENT			
7TH FLOOR AREA STATEMENT			
SR. NO.	DIMENSIONS	AREA IN SQ. M.	
A1	0.561 X 3.750	0.876	
A2	0.950 X 3.455	3.244	
A3	0.450 X 1.580	0.711	
A4	0.254 X 4.964	1.261	
TOTAL P-LINE AREA ON 7TH FLOOR		= 4.934	

AREA KEY PLAN OF 7TH FLOOR PLAN
SCALE - 1:200

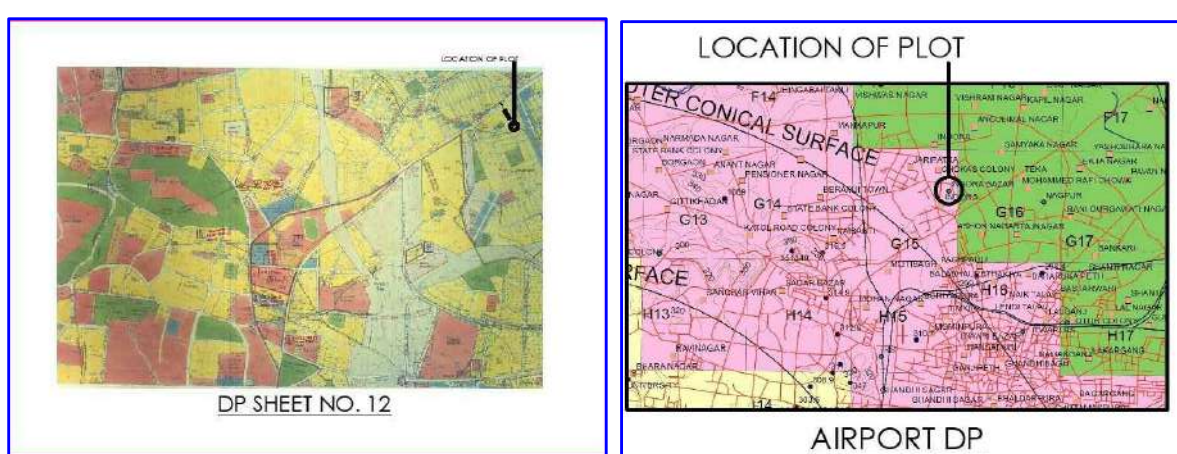
P-LINE AREA STATEMENT			
TYPICAL 2ND TO 6TH FLOOR AREA STATEMENT			
SR. NO.	DIMENSIONS	AREA IN SQ. M.	
A1	1.800 X 3.850	6.930	
A2	1/2 X (11.02+3.04) X 1.68	1.609	
A3	1/2 X (11.028+7.89) X 4.50	1.466	
A4	1/2 X (11.546+7.55) X 3.715	3.753	
A5	1/2 X (11.546+9.945) X 3.545	4.437	
A6	1/2 X (10.707+2.453) X 5.00	0.870	
A7	1/2 X (11.789+7.434) X 3.687	7.943	
A8	1.625 X 1.500	1.574	
A9	1.083 X 3.500	3.791	
A10	0.750 X 1.800	1.350	
A11	0.100 X 1.500	0.150	
A12	0.950 X 3.415	3.244	
A13	0.450 X 1.430	0.644	
A14	1.800 X 5.485	9.873	
TOTAL P-LINE AREA ON 2ND TO 6TH FLOOR		= 43.036	

AREA KEY PLAN OF 2ND TO 6TH FLOOR PLAN
SCALE - 1:200

FBI DETAILS							
Index	Basic FBI (on serial no 1)	Premium FBI (on serial no 1)	TDR (on serial no 1)	Incentive FBI for green building (if applicable on basic FBI)	Ancillary Area 80% of (2+3+4+5)	Ancillary Area 20% of (2+3+4+5)	Total
S-1 Permissible Index	1.10	0.90	0.00	0.00	0.00	0.00	2.00
S-2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00
S-3 Balance Index in the Commence	1.10	0.90	0.00	0.00	0.00	0.00	0.00
S-4 Total Permissible Plume Area	1021.90	836.10	0.00	0.00	909.63	271.23	3038.86
S-5 Proposed P-Line Area (Should not exceed S-4)	1021.90	836.10	0.00	0.00	909.63	266.66	3034.29
S-6 Index Consumed	1.10	0.90	0.00	0.00	0.00	0.00	0.00

RANAPALLADIUM													
BUILDING	FLOORS	COMM.	RESI.	IND.	SPECIAL	MEZZ.	BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other
RANA PALLADIUM	SEVENTH FLOOR	0.00	447.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.46	0.00	190.39
RANA PALLADIUM	SIXTH FLOOR	0.00	456.56	0.00	0.00	0.00	0.13	0.00	0.00	0.00	14.95	0.00	0.00
RANA PALLADIUM	TYPICAL 3 TO 5 FLOOR	0.00	1369.68	0.00	0.00	0.00	27.39	0.00	0.00	0.00	44.85	0.00	0.00
RANA PALLADIUM	SECOND FLOOR	0.00	456.56	0.00	0.00	0.00	9.13	0.00	0.00	0.00	14.95	0.00	0.00
RANA PALLADIUM	FIRST FLOOR	536.63	0.00	0.00	0.00	0.00	45.68	0.00	0.00	0.00	9.04	0.00	199.05
RANA PALLADIUM	GROUND FLOOR	490.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	204.65	0.00	286.08
RANA PALLADIUM	Total	1027.36	2730.27	0.00	0.00	0.00	91.33	0.00	0.00	0.00	333.90	0.00	389.44

Parking Check (Table 8B)			
Building Name	USE	REQ. RATIO	NO. OF Term/Area
USE	car	1	1
	Scooter	1	1
	Cycle	1	1



Project Details	
Building Type - Building Development	
Zone Type - Residential Zone with Shop line (R-2)	
Location - TOD	
Ward No - 54	
Plot No - 651	
Site No./Survey No. - 672306	
Sheet No - 1	
Zone Number - Mauza Indora	
Ward Name - 4251967	
Proxas Value - 0.00	

Deputy Director Of Town Planning
Date: 18/10/2022

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.	929.00
(a) As per ownership document (7/12, CTS extract)	929.00
(b) as per TILR or City Survey measurement sheet	929.00
(c) as per Demarcated drawing area	929.02
LESS	
2. Area not in possession	0.00
3. Entire area (1-2)	929.00
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)	929.00
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)	929.00
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, 125/1419/1 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 2022-08-01 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 Abbas Sadruddin Dhamani

Postal Address : BANGALOW NO Y118 RAMNATH CITY KORADI ROAD, Koradi

Tps, Godhni (Railway), Nagpur-441111, Maharashtra

Phone No. 7972572602

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed

BUILDING ON CTS. NO. SURVEY NO - 67/2306

SITE ADDRESS :

PLOT NO-651, SHEET NO-67, MOUZA - INDORA, CTS. NO-2306, NMC HOUSE

NO-44, WARD NO - 54, TAHASIL & DISTRICT - NAGPUR.

Name Of Architect : Harish Chandra

ADDRESS OF OFFICE

OFFICE -

1st Floor, Mangalwari Complex, B Wing, Sadar, Nagpur

OWNERS SIGN -

TECHNICAL PERSON SIGN

Verified by applicant

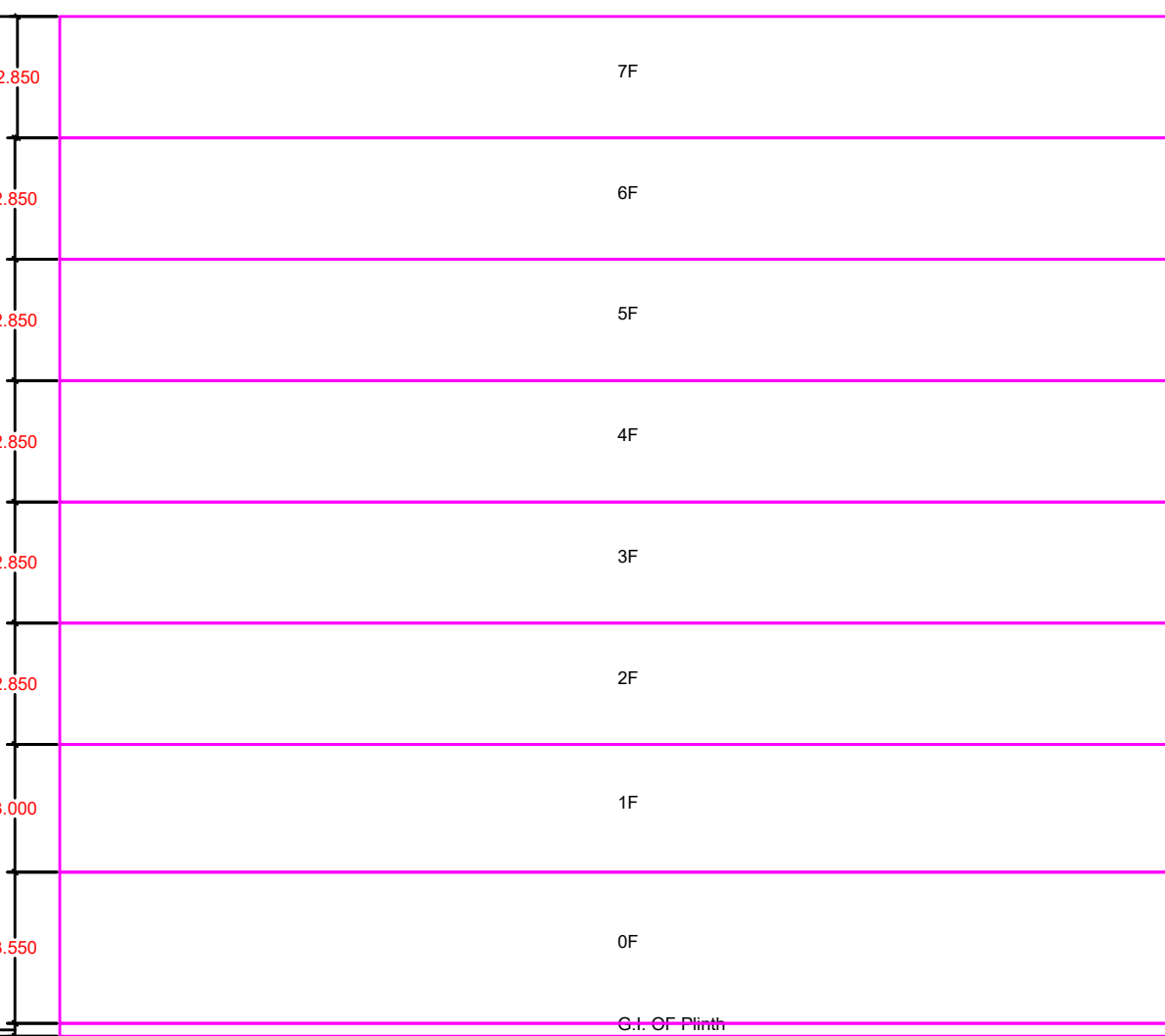
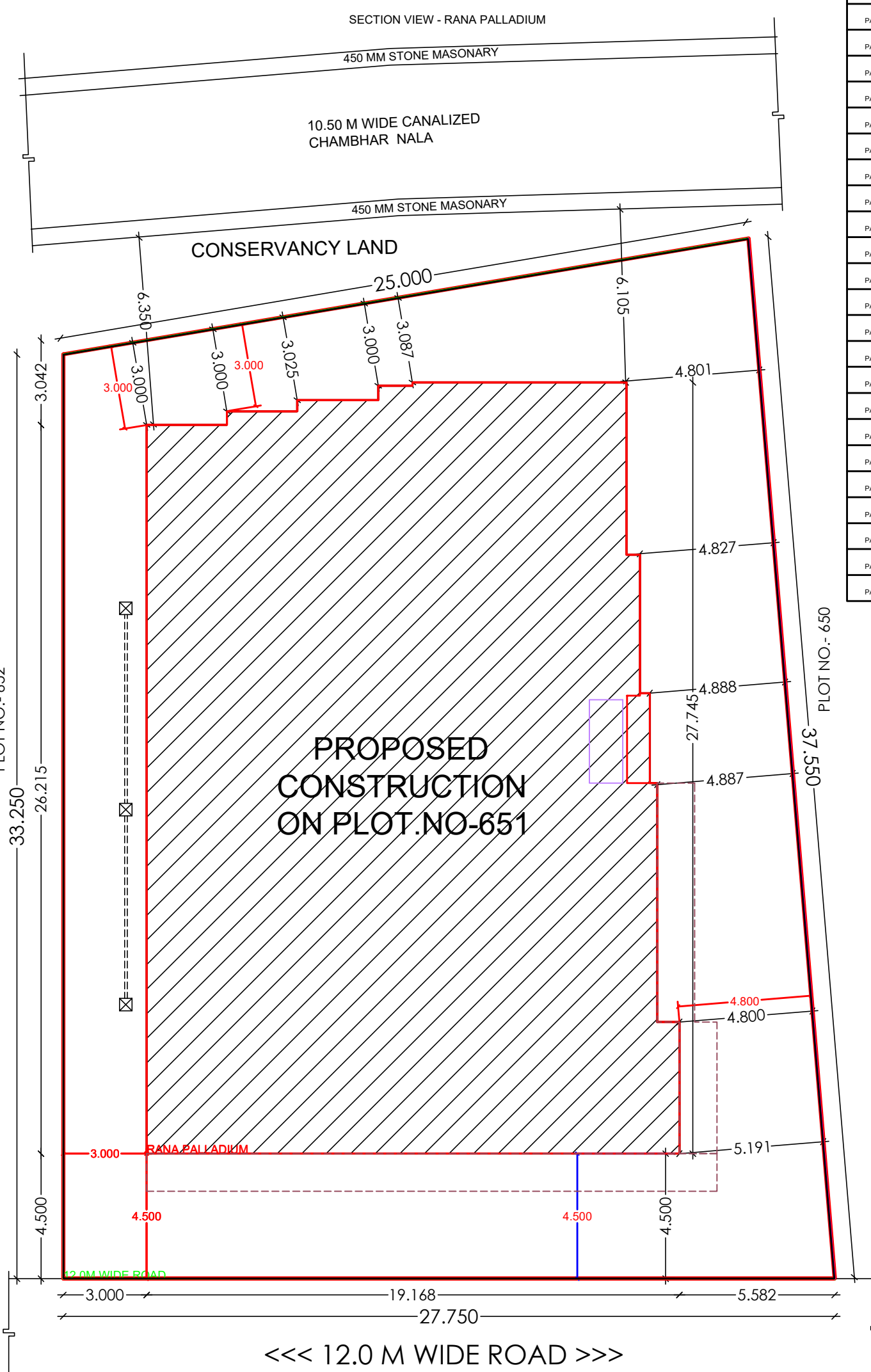
SCALE - 1:100

DATE: 09/10/22

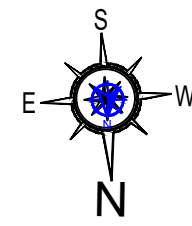
JOB NO - NMO-22-56189

CHECK BY -

SUBMISSION DRAWING



SITE PLAN
SCALE - 1:100



ABBAS SADRUDDIN DHAMANI
(PROPRIETOR RANA INC.)
POWER OF ATTORNEY OF

1. RAJENDRA PAL SINGH
3. THAKURPAL SINGH
5. KUWANT KAIR
7. DILPREET SINGH
9. SUDARSHAN SINGH
11. PAPINDER SINGH

2. BALVINDRA SINGH
4. HARJEET PAL SINGH
6. HARPREET SINGH
8. MANMEET KAIR
10. NARENDER SINGH

DESIGN EDGE ARCHITECTS

ADDRESS: 1st floor, B-wing, NMC complex, Mangalwari, Sadar, Nagpur-440001
PHONE NO: 0712-6614035
www.designedgearchitects.in