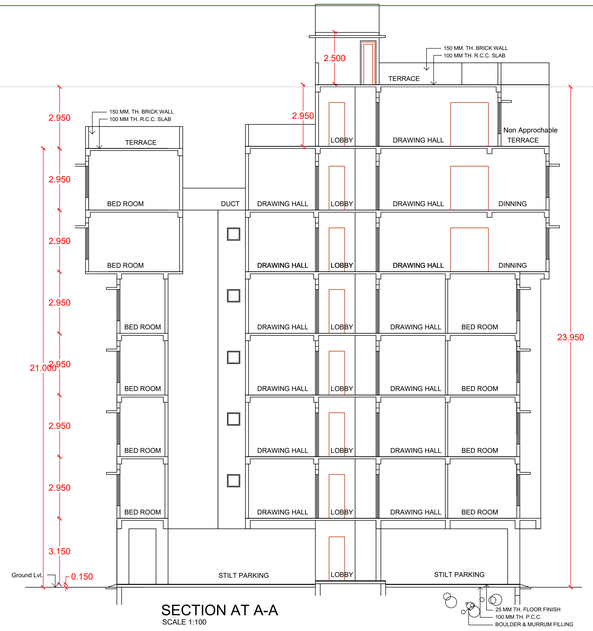
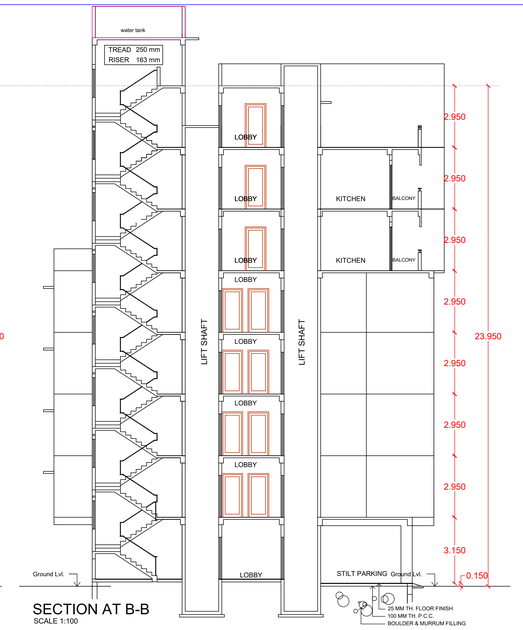


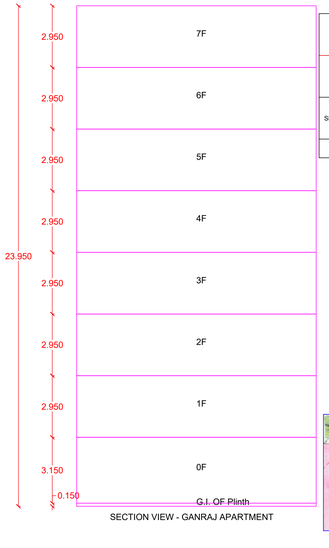
FRONT ELEVATION
SCALE 1:100



SECTION AT A-A
SCALE 1:100



SECTION AT B-B
SCALE 1:100



SECTION VIEW - GANRAJ APARTMENT

Project Details	
Building Type : Building Development	
Zone Type : Residential Zone with Shop line. (R-2)	
Road Type : Highway	
Sheet No. : 1of 1	
Plot No. – 20	
City No./ Survey No. – 82/1430	
Sheet No. : 1	
Owner Name :	Mauza Lendra
Field Name :	11.27(M2)
Prorata Value :	0.00

SHEET NO.1/2

Owner details		
Owner Name	Postal Address	Contact Number
SHRIVARI PROPERTIES	Plot No 40,Central Bazar Road,Near V N I T College,,Shankar Nagar S.O,Nagpur-440010,Maharashtra	9823154240
SADANAND KOKATE	180 BAJAJ NAGAR NAGPUR	9850565050

PROPOSED REDEVELOPMENT OF MULTY FAMILY RESIDENTIAL BUILDING ON PLOT NO. 20, MOUZA - LENHDRA. SHEET NO. 82, KH NO. - 282/3-2, C.S. NO. - 1430, GANRAJ APARTMENT, BAJAJ NAGAR, TAH & DIST NAGPUR.

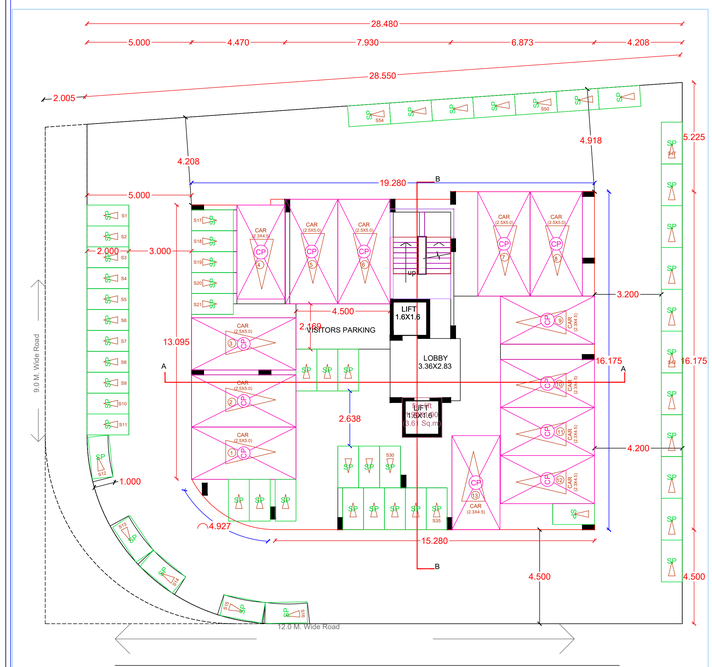
Belonging To -

1. Gopal Harish Gaur & Others
2. Hemlant Pravin Limaye & Others
3. Ashok Ramchandra Kolhatkar
4. Minal Madhukar Ghume
5. Vaishali Vikas Khedkar & Others
6. Sanjay Ramchandra Kolhatkar
7. Ashata Shrirang Pralhanwar
8. Vivek Anant Deshpande & Others
9. Ashram D. Joshi & Others
10. Preeti Sanjay Kayarkar
11. Vijay Madhukar Ghume
12. Mohini Uttam Bisty
13. Darshana Sadanand Kokate
14. Sanjay Ramchandra Kolhatkar
15. Dolly Ashoksingh Mathur
16. Vedhuka V. Ghume

(POA Holder for Owner Shri. Chetan Harish Gaur & Others Owners of Ganraj Apartment through its Partner M/s. Shrivari Properties)

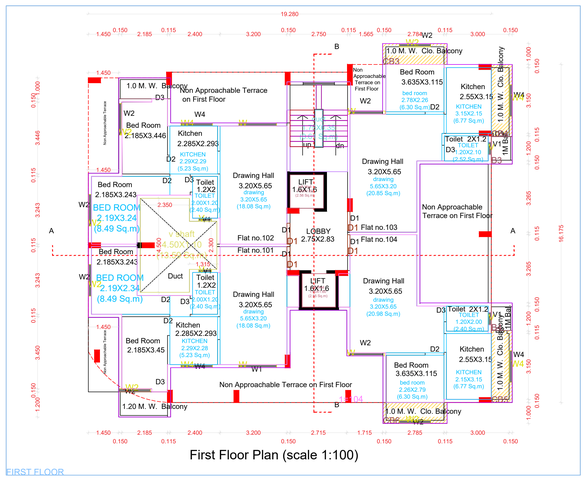


Deputy Director Of Town Planning
Date: 07/09/2022



GROUND FLOOR PLAN SCALE 1:100

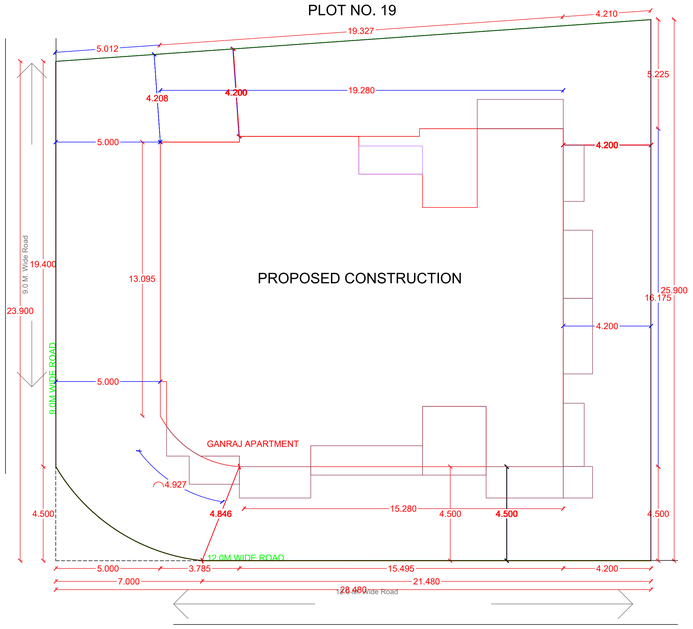
GROUND FLOOR



First Floor Plan (scale 1:100)

FIRST FLOOR

PLOT NO. 19



SITE PLAN
SCALE 1:100

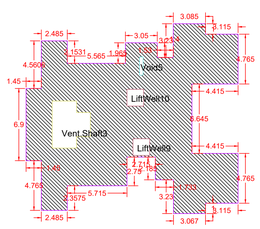
N

GANRAJAPARTMENT														
BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	SPECIAL	MLCC	PROP.	PROP.				SHAFT	Deduction	FSIAREA
GANRAJ APARTMENT	SEVENTH FLOOR	0.00	110.89	0.00	0.00	0.00	10.30	0.00	0.00	5.12	0.00	0.00	0.61	105.16
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	0.00
GANRAJ APARTMENT	FIFTH FLOOR	0.00	350.85	0.00	0.00	0.00	79.80	0.00	0.00	5.12	0.00	0.00	0.61	341.22
GANRAJ APARTMENT	TYPICAL 2ND 3RD & 4TH FLOOR	0.00	733.98	0.00	0.00	0.00	63.33	0.00	0.00	15.36	0.00	40.77	1.83	675.98
GANRAJ APARTMENT	SIXTH FLOOR	0.00	256.96	0.00	0.00	0.00	60.84	0.00	0.00	5.12	0.00	0.00	0.61	291.23
GANRAJ APARTMENT	FIRST FLOOR	0.00	244.65	0.00	0.00	0.00	21.11	0.00	0.00	5.12	0.00	13.08	0.61	226.33
GANRAJ APARTMENT	Total	0.00	1700.33	0.00	0.00	0.00	235.48	0.00	0.00	39.84	0.00	61.26	4.27	1598.93

FSI DETAILS								
9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI (on serial no 1 given Building if Applicable, Lift basic FSI)	Ancillary Area 60% of (3+3+4+5)	Ancillary Area 90% of (3+3+4+5)	Total	Inclusive Housing (IPS) If Applicable	Drawing Value
9.1 Permissible Index	1.10	0.50	0.00	0.00	0.00	0.00	2.25	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	1.10	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLote Area)	788.84	349.47	454.31	0.00	599.87	0.00	2172.49	0.00	0.00
9.5 Proposed F.I.(no Area (Should not exceed 9.4)	788.84	120.00	135.00	0.00	399.14	0.00	1598.93	0.00	1598.93
9.6 Index Consumed	1.09	0.14	0.18	0.00	0.00	0.00	1.43	0.00	0.00

SCHEDULE OF OPENING				
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
GANRAJ APARTMENT	w4	1.68	0.60	4
GANRAJ APARTMENT	w5	0.90	3.00	3
GANRAJ APARTMENT	w2	1.50	1.20	14
GANRAJ APARTMENT	w4	1.77	3.00	3
GANRAJ APARTMENT	v	0.60	0.60	20
GANRAJ APARTMENT	W	1.80	2.10	31

SCHEDULE OF OPENING				
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
GANRAJ APARTMENT	D1	0.00	2.10	6
GANRAJ APARTMENT	D1	0.91	2.10	6



BUILT-UP AREA CALCULATION FIRST FLOOR GANRAJ APARTMENT

BUILT UP AREA CALCULATION FOR FIRST FLOOR GANRAJ APARTMENT			
AREA NAME	LENGTH	WIDTH	AreaSq.Mt.
BLOCK	23.28	19.17	394.65
		BLOCK AREA TOTAL =394.65Sq.M	
Void1	-	-	0.61
Vent Shaft3	-	-	10.58
LiftWell10	-	-	2.66
LiftWell9	-	-	2.59
		TOTAL Deduction =16.50Sq.M	
		Net Built-Up Area =229.33 Sq.M	

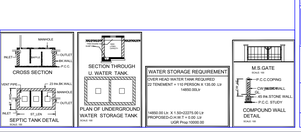
Carpet Area Table							
Building Name	Floor Name	Carpet name	Tenament No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
GANRAJ APARTMENT	FIRST FLOOR	103	1	37.61	6.53	1.31	45.45
GANRAJ APARTMENT	FIRST FLOOR	104	1	38.48	6.53	1.31	46.29
GANRAJ APARTMENT	FIRST FLOOR	101	1	45.00	0.00	2.88	47.88
GANRAJ APARTMENT	FIRST FLOOR	102	1	44.10	0.00	2.88	46.98
GANRAJ APARTMENT	SIXTH FLOOR	601	1	70.26	14.64	7.49	92.41
GANRAJ APARTMENT	SIXTH FLOOR	602	1	88.74	22.56	15.65	127.45
GANRAJ APARTMENT	TYPICAL 2ND 3RD & 4TH FLOOR	203,303,403	3	37.61	6.53	1.31	45.45
GANRAJ APARTMENT	TYPICAL 2ND 3RD & 4TH FLOOR	204,304,404	3	38.48	6.53	1.31	46.29
GANRAJ APARTMENT	TYPICAL 2ND 3RD & 4TH FLOOR	201,301,401	3	45.00	0.00	2.88	47.88
GANRAJ APARTMENT	TYPICAL 2ND 3RD & 4TH FLOOR	202,302,402	3	44.12	0.00	2.88	46.82
GANRAJ APARTMENT	FIFTH FLOOR	501	1	70.26	14.64	7.49	92.41
GANRAJ APARTMENT	FIFTH FLOOR	502	1	88.67	15.29	3.77	87.73
GANRAJ APARTMENT	FIFTH FLOOR	503	1	88.74	22.56	15.65	127.45
GANRAJ APARTMENT	SEVENTH FLOOR	701	1	64.86	9.63	4.77	79.26

Parking Check (Table 8B)						
Building Name	USE	REQ. RATIO		NO.OF Tenat/Area	PRP. RATIO	
		car	Scooter		car	Scooter
GANRAJ APARTMENT	Residential	1	1	8	17	8.50
GANRAJ APARTMENT	Residential	1	1	3	5	3.00
Total	-	-	-	-	22	11.50
Total	-	-	-	-	10.50	07.50
Visitors (parking)	-	-	-	-	0.66	2.66
Total	-	-	-	-	14.16	60.38

Parking Check As Per Multiplying Factor - 1.30					
Building Name	Required		Proposed		Status
	Car/Mini Bus	Scooter	Car/Mini Bus	Scooter	
Total	13	54	14	54	OK

LEGENDS:

EXISTING BOUNDARY WALL
PROPOSED WORK SHOWN RED
EXISTING WORK TO REMAIN LIGHT SHOWN AS SHOWN IN SLOT PEN
EXCLUDED SHOWN BROWN
PROPOSED WORK SHOWN RED
COVERAGE SHOWN BROWN
EXISTING WORK IS DEMOLISHED



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.	698.95
(a) As per ownership document (7/12, CTS extract)	708.00
(b) as per TILR or City Survey measurement sheet	708.00
(c) as per Demarcated drawing area	698.95
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	698.95
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)	698.95
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)	698.95
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 2022-05-19 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.

Postal Address : Plot No 40,Central Bazar Road,Near V N I T College,,Shankar Nagar S.O,Nagpur-440010,Maharashtra,180 BAJAJ NAGAR NAGPUR

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO. - 82/1430

SITE ADDRESS :
PLOT NO. 20, MOUZA - LENHDRA. SHEET NO- 82, KH NO. - 282/3-2, C.S. NO. - 1430, GANRAJ APARTMENT, BAJAJ NAGAR, TAH & DIST NAGPUR.

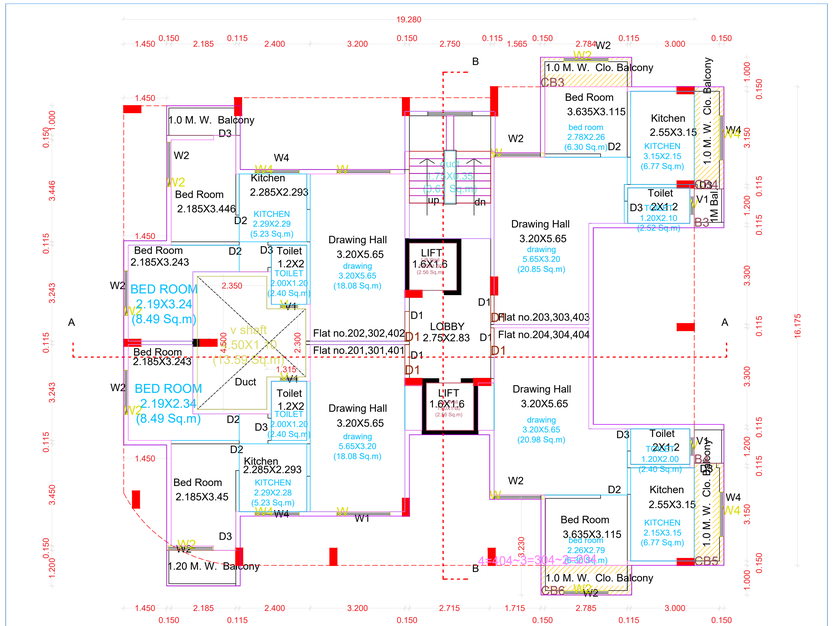
Name Of Architect : SADANAND MADHAVRAO KOKATE

LOGO	ADDRESS OF OFFICE
	OFFICE - 180 SHREYAS SIDDHI APPT. BAJAJ NAGAR, NEAR BASKET BALL GROUND

OWNERS SIGN -	TECHNICAL PERSON SIGN
Verified by applicant	Signature Not Verified Digitally signed by SADANAND MADHAVRAO KOKATE Date: 2022.09.22 21:08:47 IST Reason: Proposed Plan Approved Location: Nagpur Municipal Corporation

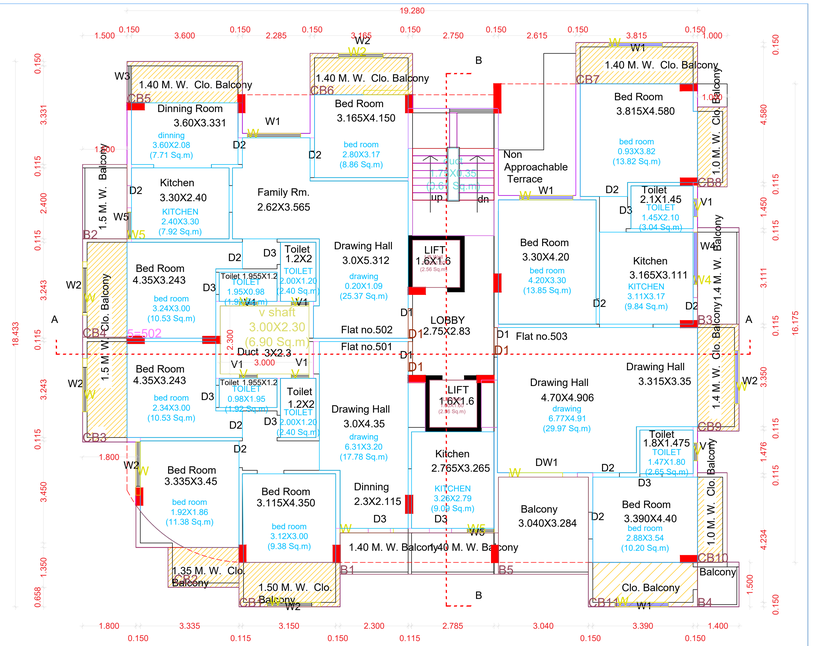
SCALE - 1:100	Date: 06/09/22
JOB NO - NMO-22-35394	CHECK BY - -

SUBMISSION DRAWING



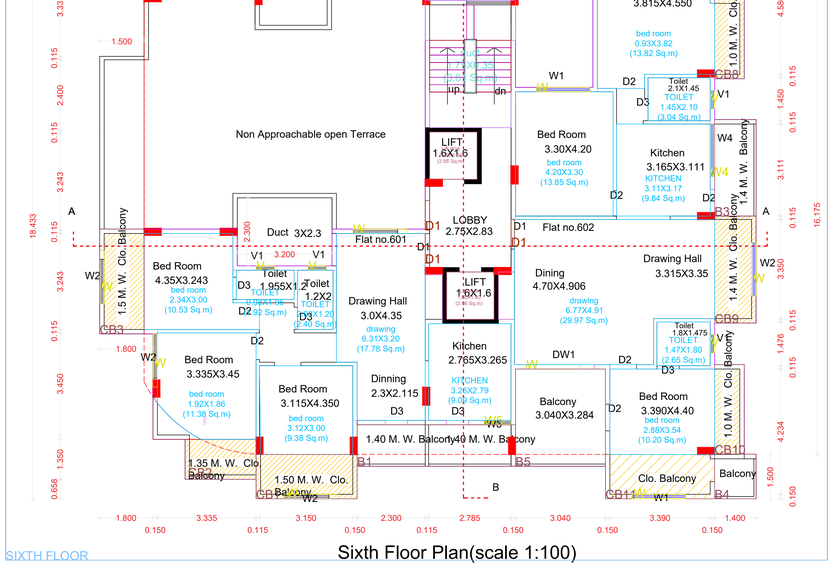
second To Fourth Floor Plan (scale 1:100)

TYPICAL 2ND 3RD & 4TH FLOOR



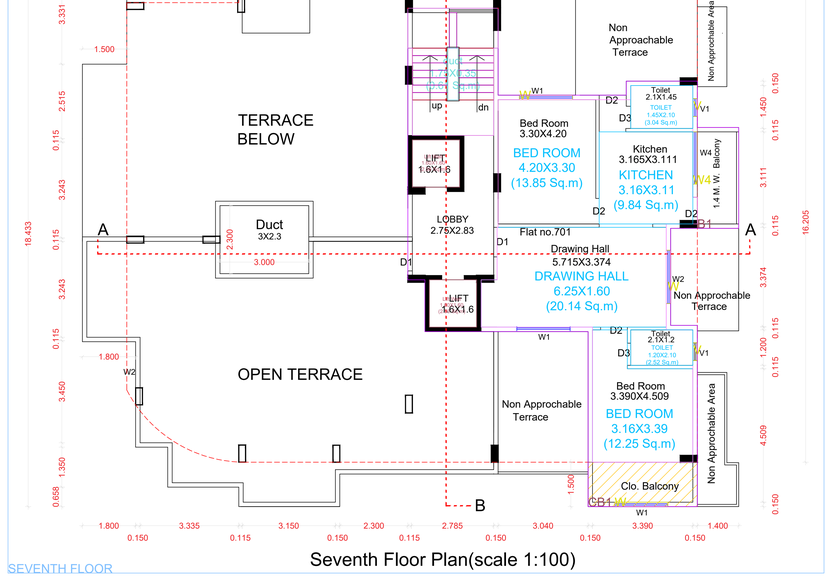
Fifth Floor Plan(scale 1:100)

FIFTH FLOOR



Sixth Floor Plan(scale 1:100)

SIXTH FLOOR



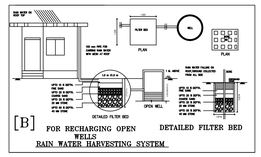
Seventh Floor Plan(scale 1:100)

SEVENTH FLOOR

Owner details		
Owner Name	Postal Address	Contact Number
SHRIVARI PROPERTIES	Plot No 40,Central Bazar Road,Near V N I T College,,Shankar Nagar S.O,Nagpur-440010,Maharashtra	9823154240
SADANAND KOKATE	180 BAJAJ NAGAR NAGPUR	9850565050

Project Details
Building Type : Building Development
Zone Type : Residential Zone with Shop line (R-2)
Project Status : Completed
Road No. : 14
Plot No. : - 20
City No./Survey No. : - 82/1430
Sheet No. : 1
Road Name : Mauza Lendra
Plot Name : 17.27SQ.
Proviso Value : 0.00

SHEET NO.2/2

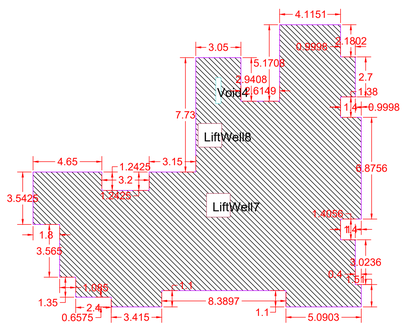


PROPOSED REDEVELOPMENT OF MULTY FAMILY RESIDENTAIL BUILDING ON PLOT NO. 20, MOUZA - LENHDRA, SHEET NO- 82, KH NO. - 252/3-2, C.S. NO. - 1430, GANRAJ APARTMENT, BAJAJ NAGAR, TAH & DIST NAGPUR.

Belonging To -

1. Chetan Harish Gauri & Others
2. Hemkant Prakash Limaye & Others
3. Pramod Raghunath Pathankar
4. Minal Madhukar Ghushe
5. Vaishali Vilas Khedkar & Others
6. Preetkumar Ramchanan Jaiswal
7. Achala Shripad Prabhune
8. Vivek Anant Deshpande & Others
9. Ashwin D. Joshi & Others
10. Preeti Sanjay Kopulwar
11. Ajinkya Shripad Prabhune
12. Mohini Uttam Buty
13. Darshana Sadanand Kokate
14. Nandini Pradeep Sohale
15. Dolly Avtarsingh Madhur
16. Madhukar V. Ghushe

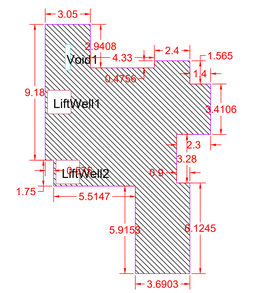
(POA Holder for Owner Shri. Chetah Harish Gauri & Others Owners of Ganraj Apartment through its Partner M/s. Shrivari Properties)



BUILT-UP AREA CALCULATION SIXTH FLOOR GANRAJ APARTMENT

BUILT UP AREA CALCULATION
FOR SIXTH FLOOR GANRAJ APARTMENT

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	22.18	19.08	256.96
BLOCK AREA TOTAL =256.96Sq.M			
Void4	-	-	0.61
LiftWell8	-	-	2.56
LiftWell7	-	-	2.56
TOTAL Deduction =5.73Sq.M			
Net BuiltUp Area =251.23 Sq.M			



BUILT-UP AREA CALCULATION SEVENTH FLOOR GANRAJ APARTMENT

BUILT UP AREA CALCULATION
FOR SEVENTH FLOOR GANRAJ APARTMENT

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	16.85	11.18	110.89
BLOCK AREA TOTAL =110.89Sq.M			
Void1	-	-	0.61
LiftWell2	-	-	2.56
LiftWell1	-	-	2.56
TOTAL Deduction =5.73Sq.M			
Net BuiltUp Area =105.16 Sq.M			

LEGENDS:
PROPOSED RCC WORK
PROPOSED BRICK WORK
PROPOSED DOOR OPENING
PROPOSED WINDOW OPENING
WATER LINE DRAWING AS SUITED TO SITE CONDITIONS
TERRACE WATER FALL FOR VERTICAL RAIN WATER
SEPTIC TANK DRAWING AS SUITED

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.	698.95
(a) As per ownership document (7/12, CTS extract)	708.00
(b) as per TILR or City Survey measurement sheet	708.00
(c) as per Demarcated drawing area	698.95
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	698.95
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)	698.95
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)	698.95
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 1,2,125,410,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 2022-05-19 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

Job No.

Postal Address : Plot No 40,Central Bazar Road,Near V N I T College,,Shankar Nagar S.O,Nagpur-440010,Maharashtra,180 BAJAJ NAGAR NAGPUR

DESCRIPTION OF PROJECT :
Type of Proposal - Residential
BUILDING ON CTS. NO./SURVEY NO.- 82/1430

SITE ADDRESS :
PLOT NO. 20, MOUZA - LENHDRA, SHEET NO- 82, KH NO. - 252/3-2, C.S. NO. - 1430, GANRAJ APARTMENT, BAJAJ NAGAR, TAH & DIST NAGPUR.

Name Of Architect : SADANAND MADHAVRAO KOKATE

LOGO	ADDRESS OF OFFICE
Type of Proposal -	OFFICE : 180 SHREYAS SIDDHI APPT. BAJAJ NAGAR, NEAR BASKET BALL GROUND

OWNERS SIGN -	TECHNICAL PERSON SIGN
Verified by applicant	Signature Not Verified

SCALE - 1:100	Date: 06/09/22
JOB NO - NMO-22-35394	CHECK BY - -

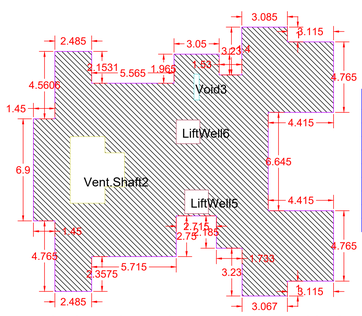
SUBMISSION DRAWING

GANRAJ APARTMENT

BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.				SHAFT	Deduction	FSIAREA
GANRAJ APARTMENT	SEVENTH FLOOR	0.00	110.89	0.00	0.00	0.00	10.30	0.00	0.00	5.12	0.00	0.00	0.61	105.16
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	0.00
GANRAJ APARTMENT	FIFTH FLOOR	0.00	353.85	0.00	0.00	0.00	79.90	0.00	0.00	5.12	0.00	6.90	0.61	341.22
GANRAJ APARTMENT	TYPICAL 2ND 3RD & 4TH FLOOR	0.00	733.95	0.00	0.00	0.00	63.33	0.00	0.00	15.36	0.00	40.77	1.83	675.99
GANRAJ APARTMENT	SIXTH FLOOR	0.00	256.96	0.00	0.00	0.00	60.84	0.00	0.00	5.12	0.00	0.00	0.61	251.23
GANRAJ APARTMENT	FIRST FLOOR	0.00	244.65	0.00	0.00	0.00	21.11	0.00	0.00	5.12	0.00	13.59	0.61	225.33
GANRAJ APARTMENT	Total	0.00	1700.30	0.00	0.00	0.00	235.48	0.00	0.00	35.84	0.00	61.26	4.27	1598.93

FSI DETAILS

9 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 (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	0.50	0.65	0.00	0.00	0.00	2.25	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	1.10	0.50	0.65	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area)	768.84	349.47	454.31	0.00	599.87	0.00	2172.49	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	768.84	100.00	130.95	0.00	599.14	0.00	1598.93	0.00	1598.93
9.6 Index Consumed	1.09	0.14	0.18	0.00	0.00	0.00	1.43	0.00	0.00



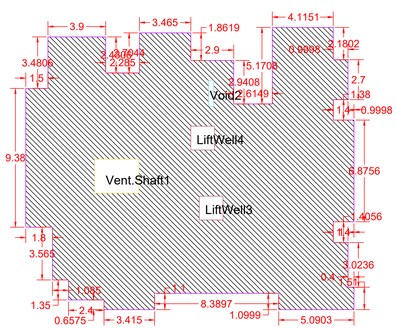
BUILT-UP AREA CALCULATION TYPICAL 2ND 3RD & 4TH FLOOR GANRAJ APARTMENT

BUILT UP AREA CALCULATION
FOR TYPICAL 2ND 3RD & 4TH FLOOR GANRAJ APARTMENT

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	20.28	16.17	244.65
BLOCK AREA TOTAL =244.65Sq.M			
Void3	-	-	0.61
Vent.Shaft2	-	-	13.59
LiftWell6	-	-	2.56
LiftWell5	-	-	2.56
TOTAL Deduction =19.32Sq.M			
Net BuiltUp Area =225.33 Sq.M			

BUILT UP AREA CALCULATION
FOR FIFTH FLOOR GANRAJ APARTMENT

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	22.18	19.07	353.85
BLOCK AREA TOTAL =353.85Sq.M			
Void2	-	-	0.61
Vent.Shaft1	-	-	6.90
LiftWell4	-	-	2.56
LiftWell3	-	-	2.56
TOTAL Deduction =12.63Sq.M			
Net BuiltUp Area =341.22 Sq.M			



BUILT-UP AREA CALCULATION FIFTH FLOOR GANRAJ APARTMENT