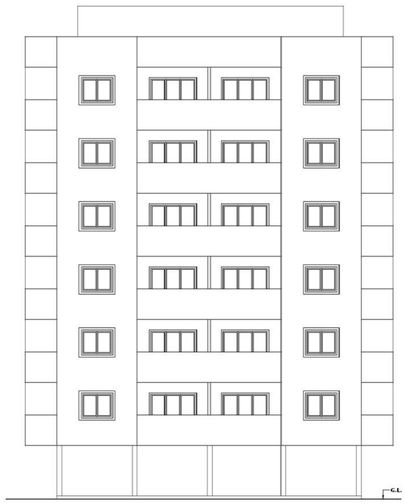
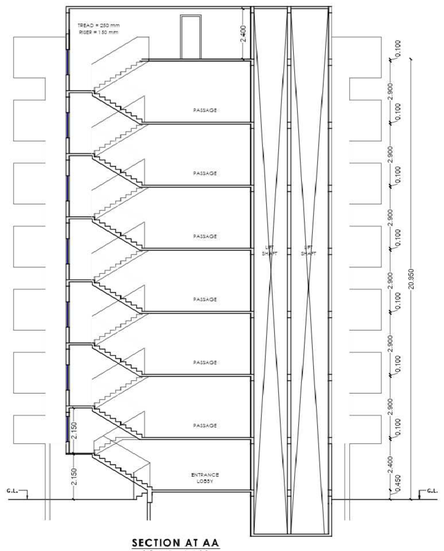


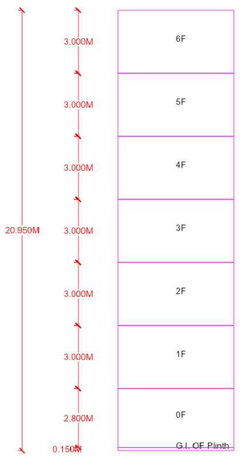
NORTH SIDE ELEVATION
SCALE - 1:100



SECTION AT AA
SCALE - 1:100



SECTION AT BB
SCALE - 1:100

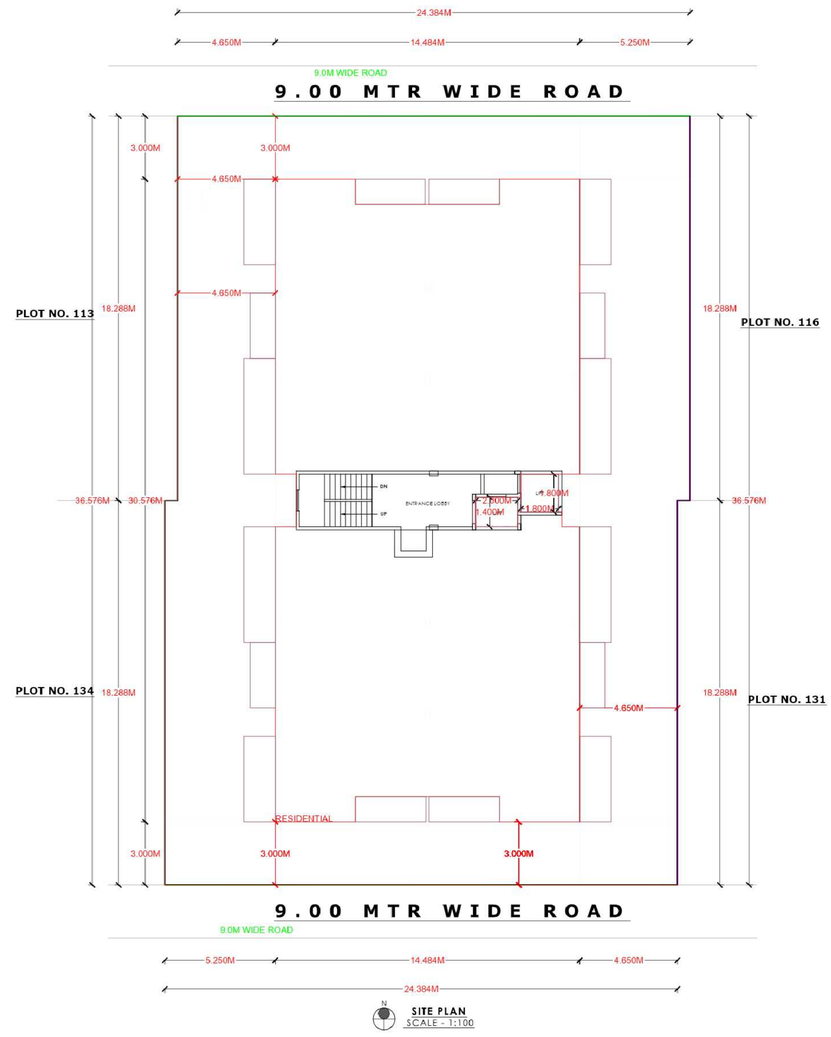


SECTION VIEW - RESIDENTIAL

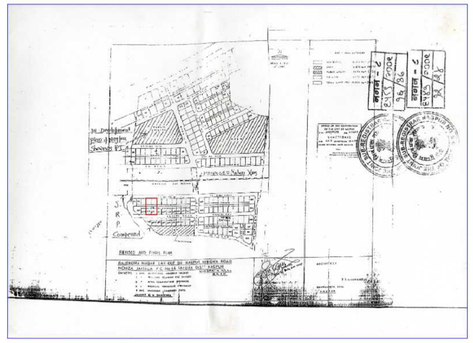


.16(187)





SITE PLAN
SCALE - 1:100



Project Details
Building Type - Building Development
Zone Type - Residential Zone - (R1)
Location - TOD
Ward No - 74
Plot No. - 114, 115, 132 & 133
Cts No./Survey No. - 16(187)/79
Sheet No. - 1
Zone Number: Mauza Jaytala
Ward Name : 30.432/16(187)-
Prorata Value : 0.00

RESIDENTIAL

BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.				SHAFT	Deduction	FSIAREA
RESIDENTIAL	GROUND FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.10	0.00	0.00	0.00	0.00	0.00
RESIDENTIAL	TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR	0.00	3063.72	0.00	0.00	0.00	530.40	0.00	0.00	36.24	177.60	0.00	0.00	2849.88
RESIDENTIAL	Total	0.00	3063.72	0.00	0.00	0.00	530.40	0.00	6.10	36.24	177.60	0.00	0.00	2849.88

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	0.90	0.00	0.00	0.00	0.00	2.00	0.00	0.00
9.2 Existing Comsumed 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	0.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area()	981.02	802.65	0.00	0.00	1070.20	0.00	2853.87	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	981.02	802.65	0.00	0.00	1066.21	0.00	2849.88	0.00	2849.88
9.6 Index Consumed	1.09	0.89	0.00	0.00	0.00	0.00	1.99	0.00	0.00

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
RESIDENTIAL	TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR	102 202 302 402 502 602	6	80.02	0.00	0.00	80.02
RESIDENTIAL	TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR	103 203 303 403 503 603	6	80.02	0.00	0.00	80.02
RESIDENTIAL	TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR	104 204 304 404 504 604	6	80.02	0.00	0.00	80.02
RESIDENTIAL	TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR	101 201 301 401 501 601	6	80.02	0.00	0.00	80.02

Parking Check (Table 8B)

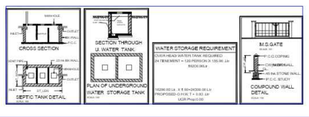
Building Name	USE	REQ. RATIO		NO.OF Tena/Area	PRP. RATIO	
		car	Scooter		car	Scooter
USE	car	Scooter	Cycle	car	Scooter	Cycle

SCHEDULE OF OPENING:

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
RESIDENTIAL	V	0.60	0.75	12

DOOR & WINDOW OPENING			
1. DOOR	D	1.20 x 2.10	T.W. PANELLED DOORS
2. DOOR	D1	0.90 x 2.10	T.W. PANELLED DOORS
3. DOOR	D2	0.75 x 2.10	T.W. PANELLED DOORS
4. WINDOWS	W	2.40 x 2.10	M.S.GLAZED WINDOWS
5. WINDOWS	W1	1.80 x 1.65	M.S.GLAZED WINDOWS
6. WINDOWS	W2	1.00 x 1.65	M.S.GLAZED WINDOWS
7. VENTILATORS	V	0.60 x 0.75	M.S.GLAZED VENTILATOR

PARKING AREA STATEMENT		
FOR EVERY TENAMENT HAVING CARPET AREA ABOVE 60 sq.m UPTO 80 sq.m		
PARKING REQD	-	1 CARS + 2 SC + 1 CY
PARKING PROP	-	1 CARS + 2 SC + 1 CY
PARKING PROV	-	24 CARS + 24 SC + 48 CY



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.	891.84
a) As per ownership document (7/12, CTS extract)	891.84
b) as per TILR or City Survey measurement sheet	891.84
c) as per Demarcated drawing area	891.84
LESS	-
2. Area not in possession	0.00
3. Entire area (1-2)	891.84
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)	891.84
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)	891.84
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required. Proposed area	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 25 %	-
(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 2022-05-22 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:

LEGENDS:

Name Of Owner : M/S. RUSHAL CONSTRUCTIONS THROUGH ITS PARTNER SHRI. DILIP BALKRISHNA KADU
Postal Address : Plot No. 114,
Samaj Bhushan Society,Wardha
Phone No.:9422444839

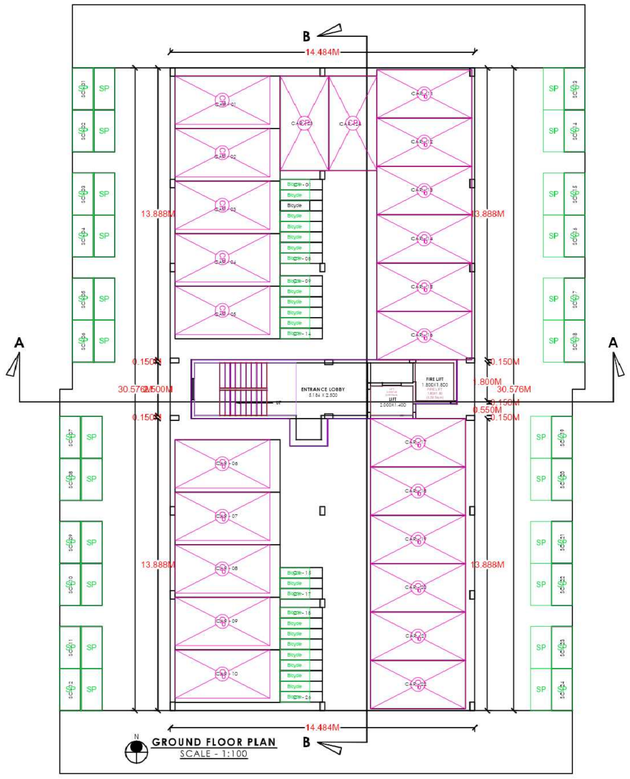
DESCRIPTION OF PROJECT :
Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.-16/187)/79

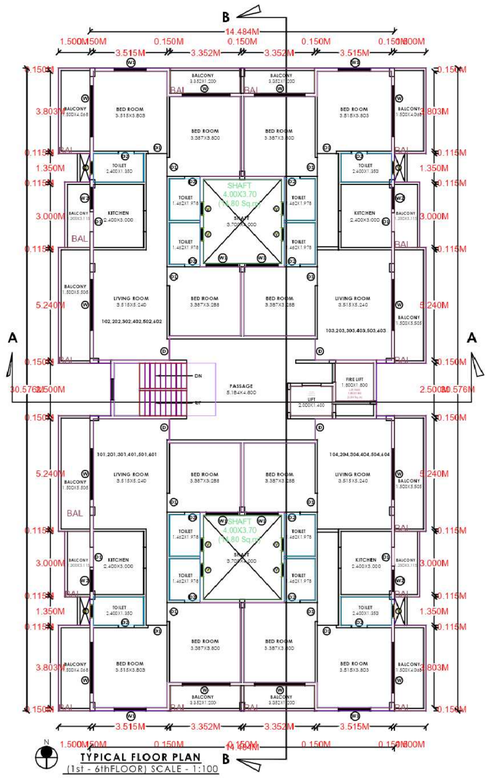
SITE ADDRESS :
PLOT NO.114, 115, 132 & 133, C.T.S. NO. 79, SHEET NO. 16/187(B) & 400/17, HOUSE

Name Of Architect : Sunil JiwatdharanSawalkar

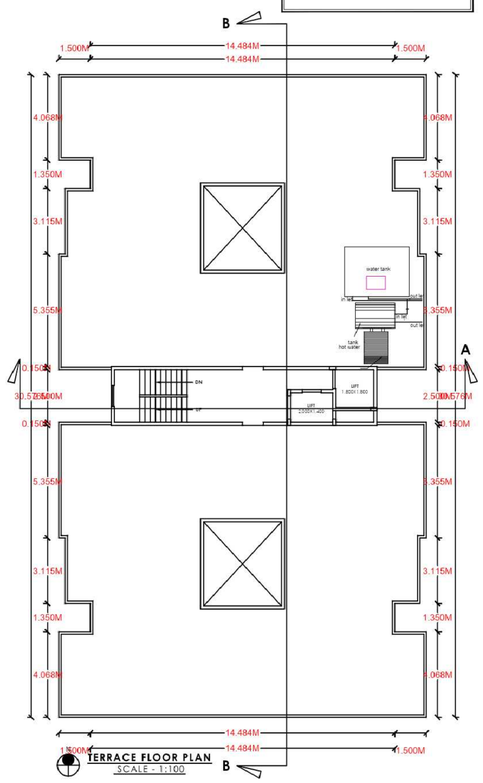
ADDRESS OF OFFICE	
	OFFICE : Plot No-675 A, Apurva Chetl Dhantoli Nag pur.
OWNER'S SIGN : Verified by applicant	TECHNICAL PERSON SIGN
	SCALE:1:100 — Date: 24/05/22
	JOB No.:MMO-22-35665

SUBMISSION DRAWING



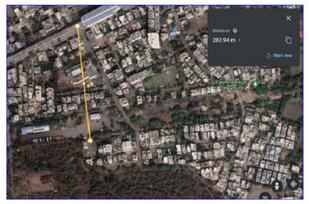


TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR

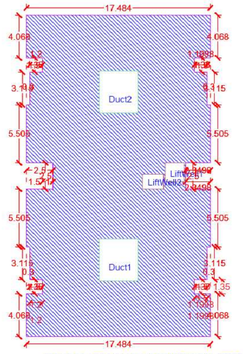


Project Details	
Building Type -	Building Development
Zone Type -	Residential Zone - (R1)
Location -	TOD
Ward No -	74
Plot No. -	114, 115, 132 & 133
Cts No./Servey No. -	16(187)/79
Sheet No. -	1
Zone Number:	Mauza Jaytala
Ward Name :	30.432/16(187)-
Prorata Value :	0.00

.16(187)



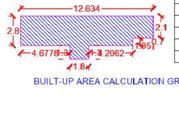




BUILT-UP AREA CALCULATION TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR RESIDENTIAL

BUILT UP AREA CALCULATION
FOR TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR RESIDENTIAL

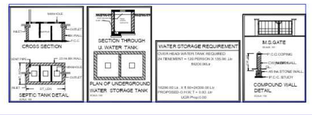
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	30.58	17.48	510.62
		BLOCK AREA TOTAL =510.62Sq.M	
LiftWell2	-	-	2.80
LiftWell1	-	-	3.24
Duct2	-	-	14.80
Duct1	-	-	14.80
		TOTAL Deduction =35.64Sq.M	
		Net BuiltUp Area =474.98 Sq.M	



BUILT-UP AREA CALCULATION GROUND FLOOR RESIDENTIAL

BUILT UP AREA CALCULATION
FOR GROUND FLOOR RESIDENTIAL

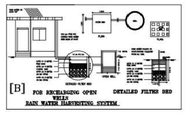
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	12.63	4.10	36.35
		BLOCK AREA TOTAL =36.35Sq.M	
		TOTAL Deduction =0.00Sq.M	
		Net BuiltUp Area =36.35 Sq.M	



RESIDENTIAL

GROUND FLOOR

RESIDENTIAL														
BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.				SHAFT	Deduction	FSIAREA
RESIDENTIAL	GROUND FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.10	0.00	0.00	0.00	0.00	0.00
RESIDENTIAL	TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR	0.00	3063.72	0.00	0.00	0.00	530.40	0.00	0.00	36.24	177.60	0.00	0.00	2849.88
RESIDENTIAL	Total	0.00	3063.72	0.00	0.00	0.00	530.40	0.00	6.10	36.24	177.60	0.00	0.00	2849.88

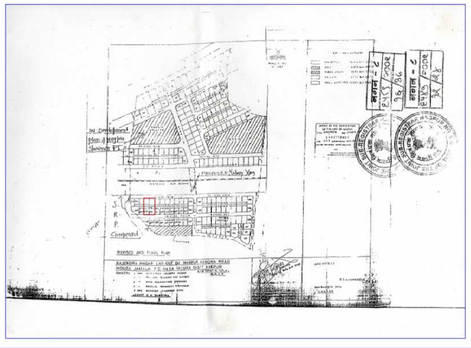


FSI DETAILS									
9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.10	0.90	0.00	0.00	0.00	0.00	2.00	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	0.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible FLine Area()	981.02	802.65	0.00	0.00	1070.20	0.00	2853.87	0.00	0.00
9.5 Proposed F Line Area (Should not exceed 9.4)	981.02	802.65	0.00	0.00	1066.21	0.00	2849.88	0.00	2849.88
9.6 Index Consumed	1.09	0.89	0.00	0.00	0.00	0.00	1.99	0.00	0.00

Carpet Area Table							
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
RESIDENTIAL	TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR	102 202 302 402 502 602	6	80.02	0.00	0.00	80.02
RESIDENTIAL	TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR	103 203 303 403 503 603	6	80.02	0.00	0.00	80.02
RESIDENTIAL	TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR	104 204 304 404 504 604	6	80.02	0.00	0.00	80.02
RESIDENTIAL	TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH FLOOR	101 201 301 401 501 601	6	80.02	0.00	0.00	80.02

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

SCHEDULE OF OPENING:				
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
RESIDENTIAL	V	0.60	0.75	12



DOOR & WINDOW OPENING			
1. DOOR	D	1.20 x 2.10	T.W PANELLED DOORS
2. DOOR	D1	0.80 x 2.10	T.W. PANELLED DOORS
3. DOOR	D2	0.75 x 2.10	T.W. PANELLED DOORS
4. WINDOWS	W	2.40 x 2.10	M.S.GLAZED WINDOWS
5. WINDOWS	W1	1.50 x 1.65	M. S.GLAZED WINDOWS
6. WINDOWS	W2	1.00 x 1.65	M. S.GLAZED WINDOWS
7. VENTILATORS	V	0.60 x 0.75	M.S.GLAZED VENTILATOR

PARKING AREA STATEMENT	
FOR EVERY TENAMENT HAVING CARPET AREA ABOVE 60 sq.m UPTO 80 sq.m	
PARKING REQD -	1 CARS + 2 SC + 1 CY
PARKING PROP -	1 CARS + 2 SC + 1 CY
PARKING PROV -	24 CARS + 48 SC + 24 CY

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.	891.84
(a) As per ownership document (7/12, CTS extract)	891.84
(b) as per TILR or City Survey measurement sheet	891.84
(c) as per Demarcated drawing area	891.86
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	891.84
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)	891.84
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)	891.84
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 -	-
c) 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	-
i) 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 25 %	-
(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 is under reference was surveyed by me on 2022-05-22 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 Dharak/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.

LEGENDS:

Name Of Owner : M/S. KUSHAL CONSTRUCTIONS THROUGH ITS PARTNER SHRI. DILIP BALKRISHNA KADU
Postal Address : Plot No.114,
Samaj Bhushan Society,Wardha
Phone No.:9422448539

DESCRIPTION OF PROJECT :
Type of Proposal : Residential :
BUILDING ON CTS. NO./SURVEY NO.-16/187)/79

SITE ADDRESS :
PLOT NO.114, 115, 132 & 133, C.T.S. NO.
79, SHEET NO. 16(187/B) & 400/17, HOUSE

Name Of Architect : Sunil Jayvantkarao Sawalkar

ADDRESS OF OFFICE	
OFFICE	Plot No-675 A, Apurva Choti Dhantoli Nagpur.
OWNER'S SIGN. (Verified by applicant)	TECHNICAL PERSON SIGN
SCALE 1:100	Date: 24/06/22
JOB No. NMO-22-35665	

SUBMISSION DRAWING