COMMERCIAL

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	Deduction	FSIAREA
COMMERCIAL	FIRST FLOOR	1734.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.51	45.51	18.75	0.00	0.00	1669.91
COMMERCIAL	6TH 9TH REFUGE FLOOR	2005.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.18	35.88	31.32	0.00	126.50	1811.34
COMMERCIAL	TYPCL 5,7 &	3007.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	82.77	82.77	46.98	0.00	189.75	2688.06
COMMERCIAL	4TH	2003.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.51	45.51	1191.31	0.00	0.00	766.70
COMMERCIAL	3RD	2008.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.51	45.51	30.85	0.00	0.00	1932.29
COMMERCIAL	SECOND FLOOR	1787.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.51	45.51	22.94	0.00	0.00	1719.28
COMMERCIAL	GF	1787.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.51	45.51	22.94	0.00	0.00	1719.28
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	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	0.00	0.00
COMMERCIAL	Total	14334.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	365.50	346.20	1365.09	0.00	316.25	12306.86

WINGARCOSF

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	Deduction	FSIAREA
WING A B C D E F	4TH FLOOR PLAN	0.00	5288.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	916.75	0.00	335.29	4036.02
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	0.00
WING A B C D E F	31TH FLOOR PLAN	0.00	5176.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	140.81	0.00	3837.47	1197.91
WING A B C D E F	TYPICAL 27TH 29TH 30TH 32TH FLOOR PLAN	0.00	21063.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15121.68	0.00	0.00	5941.60
WING A B C D E F	26TH	0.00	4744.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.71	1289.88	0.00	345.58	3106.78
WING A B C D E F	25TH	0.00	5339.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1221.75	0.00	0.00	4118.24
WING A B C D E F	TYPICAL 8TH 11TH 15TH 18TH REFUGE FLOOR PLAN	0.00	22465.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4598.76	0.00	1303.04	16563.84
WING A B C D E F	TYPICAL 9TH 7TH 8TH 6TH 10TH 12TH 13TH 14TH 16TH 17TH 19TH 20TH 21TH 22TH 23TH 24TH FLOOR PLAN	0.00	85243.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20287.04	0.00	0.00	64956.32
WING A B C D E F	3RD FLOOR	0.00	2889.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	272.90	0.00	146.29	2470.69
WING A B C D E F	SECOND	0.00	2823.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	343.05	0.00	229.60	2251.03
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	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	0.00	0.00
WING A B C D E F	Total	0.00	150035.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.71	44192.82	0.00	6197.27	104642.43

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 60% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	2.00	0.50	0.50	0.00	0.00	0.00	3.00	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	2.00	0.50	0.50	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area)	48255.34	12063.83	12063.53	0.00	36048.72	9840.00	116271.72	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	48254.14	12063.53	12063.53	0.00	34815.25	9840.00	117036.45	0.00	117036.45
9.6 Index Consumed	1.99	0.50	0.50	0.00	0.00	0.00	2.99	0.00	0.00

AMENITY CALCULATION

SR.No.	NAME	AREA(SQ.M)
1	AMINITY	3878
	TOTAL	3878

SCHEDULE OF OPENING:

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
WING A B C D E F	V	0.70	0.90	28
WING A B C D E F	V	29.00	0.90	29
WING A B C D E F	V1	0.60	0.90	272
WING A B C D E F	V	0.60	0.90	186

Parking Allocation Chart

#	Particulars	No. of Parking
1	Kukreja Paris City Wing A,B E and F	426
2	Kukreja Paris City Wing C and D	192
3	Commercial Wing	361
	Total Parking	979

Parking Check (Table 8B)

Building Name	USE	TENANMENT AREA	RATIO		NO.OF Tena/Area/Units	Required		
			car	Scooter		car	Scooter	Transport Vehicle/Ambula nce/Mini Bus
COMMERCIAL	Commertial	For every 200 sq.m. carpet area or fraction thereof	3	11	3731.87	55.98	205.25	-
COMMERCIAL	Commertial	For every 100 sq.m. carpet area or fraction thereof	2	6	2618.67	52.37	157.12	-
COMMERCIAL	Commertial	For every 40 seats.	5	14	710.00	88.75	248.50	-
WING A B C D E F	Residential	For every tenement having carpet area upto 80 sq.m. and above.	2	1	246	492.00	246.00	-
WING A B C D E F	Residential	For every tenement having carpet area equal to or above 80 sq.m. but less than 100 sq.m.	1	1	356	356.00	356.00	-
Total	-	-	-	-	-	1045.10	1212.87	-
Visitors parking(5%)	-	-	-	-	-	42.60	30.10	0
Total	-	-	-	-	-	1087.50	1242.97	0.00

Parking Check As Per MultipleVing Factor : 0.90
(Note-Parking calculate as per regulation 14.2.1 & Parking provisions in the TOD Zone shall be at 90% of those as mentioned in UDCPR.)

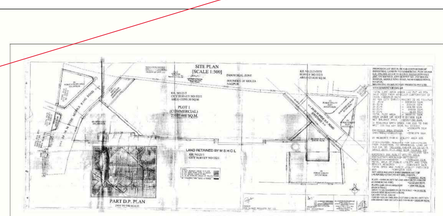
Building Name	Required			Proposed			Status
	Car/Mini Bus	Scootrr	Transport Vehicle/Ambula nce/Mini bus	Car/Mini Bus	Scootrr	Transport Vehicle/Ambula nce/Mini bus	
Total	979	1182	0	979	1189	0	OK

Wing No.	Project Name	LAND SHARE	Plot Area Bifurcation	Plot Area for Project
		%	SQ.M	SQ.M
A	Kukreja Paris City Wing A,B,E& F	19.41%	4683.87	14073.90
B	Kukreja Paris City Wing A,B,E& F	10.95%	2641.30	
E	Kukreja Paris City Wing A,B,E& F	10.93%	2638.04	
F	Kukreja Paris City Wing A,B,E& F	17.04%	4110.69	
C	Kukreja Paris City Wing C & D	10.94%	2640.70	5256.21
D	Kukreja Paris City Wing C & D	10.84%	2615.51	
	Total Residential Area	80.11504%	19,330.11	19,330.11
	Total Coomercial Area	19.8851 72%	4,797.56	4,797.56
	Total	100.000000%	24,127.67	24,127.67

Owner details

Owner Name	Postal Address	Contact Number
M/s Kukreja Infrastructures	PLOT NO. 91/92,NARA ROAD,,Jaripatka,Jaripatka,Nagpur-440014,Maharashtra	9890008400
Shravan ghanshyamdas Kukreja	PLOT NO. 91/92,NARA ROAD,,Jaripatka,Nagpur	9890008400

Sr No.	Name of Project	Amount
1	Kukreja Paris City Wing A,B, E and F	76337.25
2	Kukreja Paris City Wing C and D	28305.17
3	Total	104642.4



LAYOUT MAP



AUTHORISED DP PART PLAN

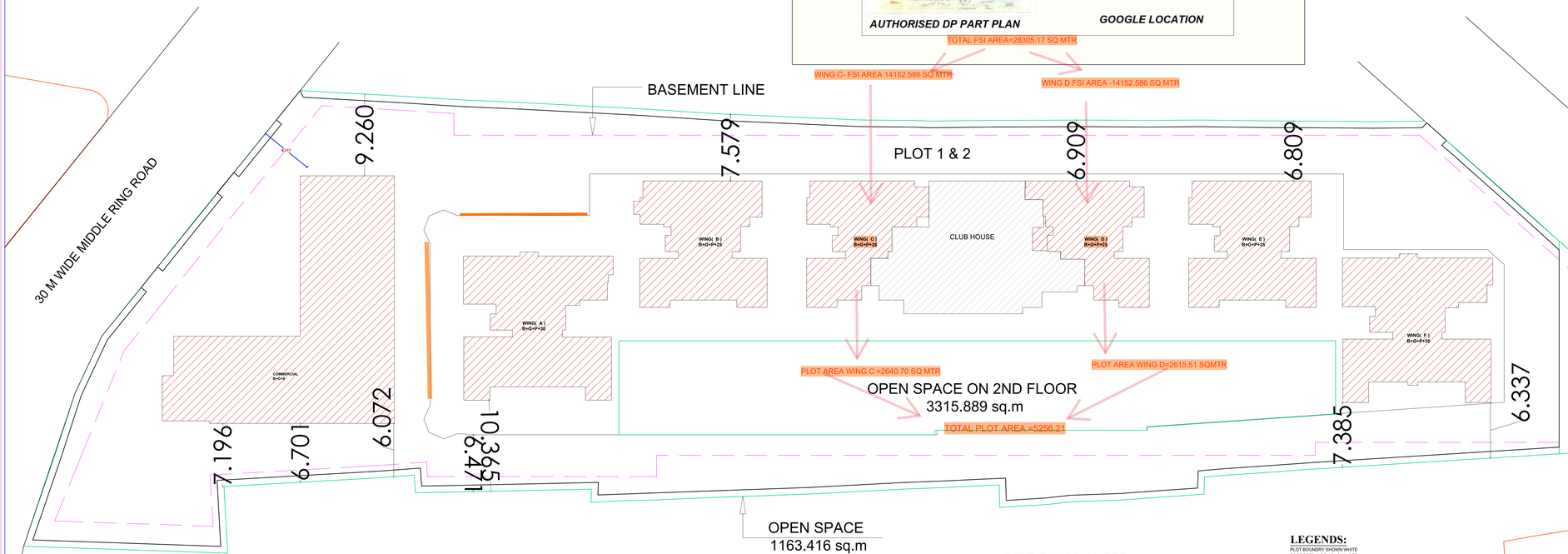


GOOGLE LOCATION

TOTAL FSI AREA=28305.17 SQ MTR

WING C- FSI AREA 14152.586 SQ MTR

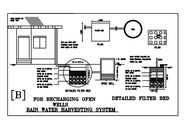
WING D FSI AREA -14152.586 SQ MTR

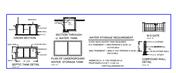


SITE PLAN (1:200)

LEGENDS:
PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BRAWN
EXISTING SHOWN BLUE HATCHED

Project Details
Building Type - Revised Building Permission
Zone Type - Residential Zone with Shop line. (R-2)
Location - Non-Congested
Ward No - 20
Plot No. - 01 AND 02
Cts No./Servey No. - 12/532
Sheet No. - 1
Zone Number: Mauza Harpur
Ward Name : 50.573/12- ,12
Prorata Value : 0.00





Signature valid
Digitally signed by Pramod Bhaurao Sawande
Date: 2024.04.23 12:21:57 IST
Reason: Approved
Location: Nagpur
Project Code : NMO-23-ENTRY-03975
Application Number : RS-1000002000500
Proposal Number : 178045
Certificate Number : NMO/RB/2024/APL/00200

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.	28005.55
(a) As per ownership document (7/12, CTS extract)	38085.00
(b) as per TILR or City Survey measurement sheet	28005.55
(c) as per Demarcated drawing area	33528.58
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	28005.55
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)	28005.55
6. Amenity Space	3877.88
(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)	24127.67
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 2023-02-08 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. 91/92,NARA ROAD,,Jaripatka,Jaripatka,Nagpur-440014,Maharashtra,PLOT NO. 91/92,NARA ROAD,,Jaripatka,Nagpur

DESCRIPTION OF PROJECT :
Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.-12/532

SITE ADDRESS :
PLOT NO.01 & 02, KH. NO. 21, CTS NO. 532/1,2,3,4,5,6, SHEET NO.12, MOUZA-HARPUR, MIDDLE RING ROAD, NEAR UMRED ROAD, NAGPUR.

Name Of Architect : Lokesh WASUDEO kadu

LOGO	ADDRESS OF OFFICE OFFICE : Emarate design,9A block, A wing ,3rd floor,magalwari complex,sadar,nagpur-440010
OWNER'S SIGN Applicant	TEL. NO. E-MAIL SIGN
	SCALE - 1:100 Date: 19/01/24
	JOB NO - NMO-23-ENTRY-03975 CHECK BY - -

SUBMISSION DRAWING