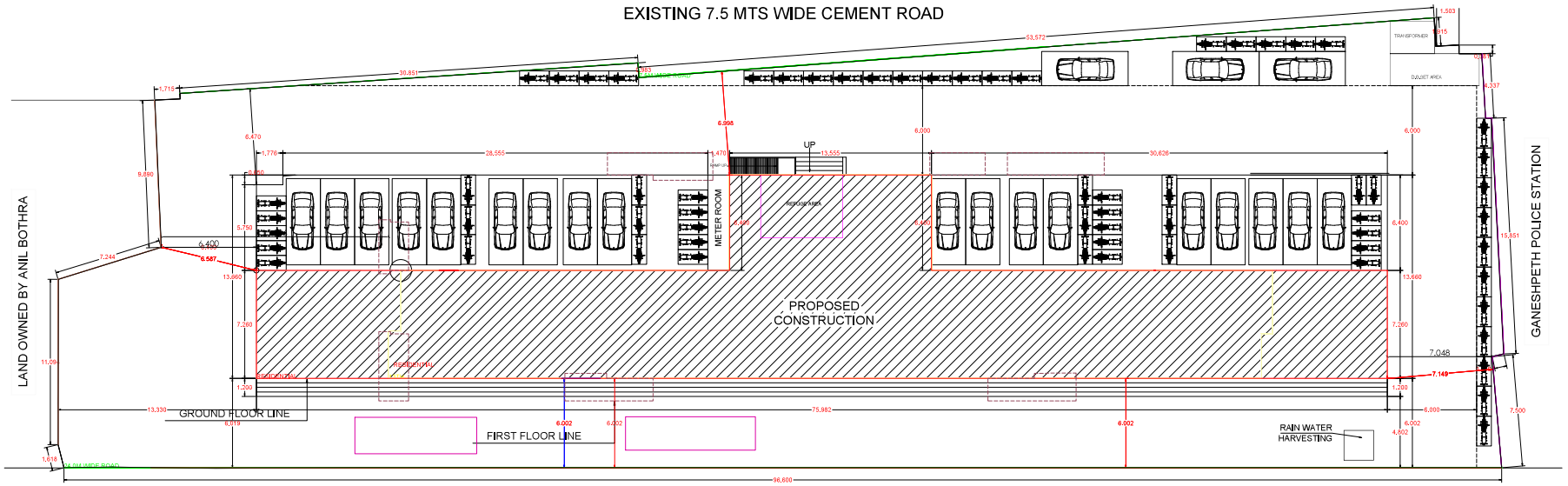
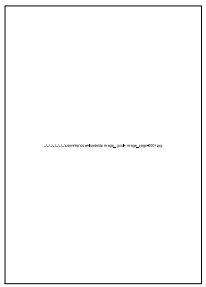
PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING
PLAN ON C.T.S. 40/71, SHEET NO. 235,
MOUZA - NAGPUR MUNICIPAL HOUSE NO. 249,
WARD NO. 7, SITUATED AT GANESHPETH,
TAH.-NAGPUR, DIST. - NAGPUR.
BELONGING TO :-
M/S JAIN REALTIES THROUGH AUTHORIZED PARTNER
SHRI. ANKIT RAJENDRA JAIN

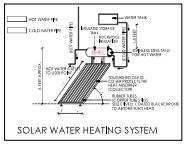
Signature valid
Digitally signed by PRAMOD BHAURAO GAWANDE
Date: 2025.04.07 17:27:23 IST
Reason: Approved Drawing Plan
Location: Nagpur Municipal Corporation

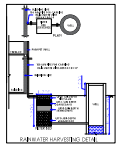


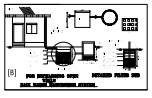
SITE PLAN SCALE:- 1:200











Project Information	
1. Area of plot (Minimum area of a, b, c to be considered as area of subdivision sanctioned layout No. and subdivision no.	2485.78
(a) As per ownership document (7/12, CTS extract)	2485.78
(b) as per TPLR of City Survey measurement sheet	2485.78
(c) as per demarcated drawing area	2376.00
LESS	
2. Area not in possession	0.00
3. Extra area (1-2)	2485.78
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)	2485.78
6. Amenity Space	0.00
(Applicable if (3) > 20000 sqmt)	-
(Required = up to 20000 sqmt = Nil	-
(b) Above 20000 sqmt = (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	2485.78
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 (i.e. 2,125.419 etc. As per 7/12 abstract or City Survey Number - No Recreation open space is required	-
(ii) If it is subdivision (i.e 152 /25 , 125/1 41/1 etc.then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Diversion to below open space subject to availing benefit of 2 %	-
(C) Exemption to below open space subject to payment of 10 % (Rs. ..... /Sq.mt.) at (Ts as per annual statement of rate.	-

Certificate of Area
Certified that the area as per above referred plot bearing CTS/Survey No. and the demarcations of plot vide, of the said plot/s are as measured on site and the area so worked out tallies with the area stated in document of Ownership(7/12, 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, I/we/We would execute the work under supervision of project technical assistant 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.49,Vaibav Heights Building,Dixit Path,Dhantoli Nagpur,Dhantoli Nagpur,Nagpur-440012,Maharashtra

DESCRIPTION OF PROJECT :

Type of Proposal : Mixed
PLOT BEARING CTS/SURVEY NO.: 235/40

LAND LOCATION :
PLAN ON C.T.S. 40/71, SHEET NO. 235 OF MOUZA - NAGPUR, MUNICIPAL HOUSE NO. 249, WARD NO. 7, SITUATED AT GANESHPETH, T.H. TAH.-NAGPUR, DIST.- NAGPUR.

Name of Architect	Proposed for each Sq.mt.
Address	OFFICE :- Design Cell, The Edge 12 Shankar Nagar, NAGPUR, Maharashtra
OWNER'S SIGN	PROPOSAL PERSON SIGN
	Signature valid Digitally signed by PRAMOD BHAURAO GAWANDE Date: 2025.04.07 17:27:23 IST
	SCALE:- 1:100 Date : 16/10/23
	JOB NO.=NAGPUR/9978 CHECK BY =-

SUBMISSION DRAWING