**BusinessPark**

| BUILDING | FLOORS | FSI AREA | | | | | BALCONY | TERRACE | LIFT | LIFTWELL | DUCT | VENT | Other | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | COMM. | RESI. | IND. | SPECIAL | MEZZ. | PROP. | PROP. | | | | SHAFT | Deduction | FSIAREA |
| 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 |
| Business Park | Sixth Floor | 976.13 | 0.00 | 0.00 | 0.00 | 0.00 | 164.62 | 0.00 | 0.00 | 0.00 | 20.58 | 0.00 | 57.70 | 897.85 |
| Business Park | Fifth Floor | 918.65 | 0.00 | 0.00 | 0.00 | 0.00 | 164.62 | 0.00 | 0.00 | 0.00 | 20.58 | 0.00 | 0.00 | 898.07 |
| Business Park | Typical 4 and 7 Floors | 1760.66 | 0.00 | 0.00 | 0.00 | 0.00 | 303.18 | 0.00 | 0.00 | 0.00 | 41.16 | 0.00 | 0.00 | 1719.50 |
| Business Park | third floor | 880.33 | 0.00 | 0.00 | 0.00 | 0.00 | 151.59 | 0.00 | 0.00 | 0.00 | 20.58 | 0.00 | 0.00 | 859.75 |
| Business Park | Typical 1 and 2 Floors | 1964.68 | 0.00 | 0.00 | 0.00 | 0.00 | 354.18 | 0.00 | 0.00 | 0.00 | 42.44 | 0.00 | 0.00 | 1922.24 |
| Business Park | Ground Floor | 806.13 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 19.28 | 0.00 | 21.79 | 0.00 | 0.00 | 784.34 |
| 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 |
| Business Park | Total | 7306.58 | 0.00 | 0.00 | 0.00 | 0.00 | 1138.19 | 0.00 | 19.28 | 0.00 | 167.13 | 0.00 | 57.70 | 7081.75 |

**Parking Check (Table 8B)**

| Building Name | USE | REQ. RATIO | | NO.OF Tenat/Area | PRP. RATIO | |
|---|---|---|---|---|---|---|
| | | car | Scooter | | car | Scooter |
| USE | car | Scooter | Cycle | car | Scooter | Cycle |

**FSI DETAILS**

| Index | Basic FSI (on sarital no 1) | Premium FSI (on sarital no 1) | TDR (on sarital no 1) | Incentive FSI for green building if Applicable ( on basic FSI) | Ancillary Area 60% of (3+3+4+5) | Ancillary Area 40% of (3+3+4+5) | Total | Inclusive Housing (25%) If Applicable | Drawing Value |
|---|---|---|---|---|---|---|---|---|---|
| 0.1 Permissible Index | 1.10 | 2.40 | 0.00 | 0.00 | 0.00 | 0.00 | 3.50 | 0.00 | 0.00 |
| 0.2 Existing Consumed Index | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0.3 Balance Index to be Consume | 1.10 | 2.40 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 0.4 Total Permissible FLine Area) | 2027.59 | 4423.84 | 0.00 | 0.00 | 0.00 | 0.00 | 3147.62 | 9569.05 | 0.00 | 0.00 |
| 0.5 Proposed F Line Area (Should not exceed 0.4 ) | 2027.59 | 1606.94 | 0.00 | 0.00 | 0.00 | 0.00 | 3147.22 | 7081.75 | 0.00 | 7081.75 |
| 0.6 Index Consumed | 1.09 | 1.03 | 0.00 | 0.00 | 0.00 | 0.00 | 2.13 | 0.00 | 0.00 | 0.00 |

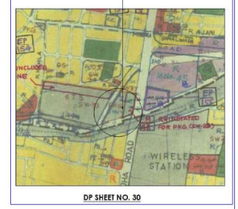
**Carpet Area Table**

| Building Name | Floor Name | Carpet name | Tenement No | Carpet Area | Enclosed Balcony Area | Normal Balcony Area | Total Carpet Area |
|---|---|---|---|---|---|---|---|
| Business Park | Ground Floor | block 1 | 1 | 470.53 | 0.00 | 0.00 | 470.53 |
| Business Park | Ground Floor | block 2 | 1 | 207.14 | 0.00 | 0.00 | 207.14 |
| Business Park | Typical 1 and 2 Floors | block 1 | 2 | 472.74 | 0.00 | 0.00 | 472.74 |
| Business Park | Typical 1 and 2 Floors | block 2,block 2 | 2 | 209.03 | 0.00 | 0.00 | 209.03 |
| Business Park | third floor | block 1 | 1 | 243.85 | 0.00 | 0.00 | 243.85 |
| Business Park | third floor | block 2 | 1 | 236.17 | 0.00 | 0.00 | 236.17 |
| Business Park | third floor | block 3 | 1 | 72.22 | 0.00 | 0.00 | 72.22 |
| Business Park | Typical 4 and 7 Floors | block 1,block 1 | 2 | 243.85 | 0.00 | 0.00 | 243.85 |
| Business Park | Typical 4 and 7 Floors | block 2,block 2 | 2 | 236.17 | 0.00 | 0.00 | 236.17 |
| Business Park | Typical 4 and 7 Floors | block 3,block 3 | 2 | 72.22 | 0.00 | 0.00 | 72.22 |
| Business Park | Fifth Floor | block 1 | 1 | 264.44 | 0.00 | 0.00 | 264.44 |
| Business Park | Fifth Floor | block 2 | 1 | 240.29 | 0.00 | 0.00 | 240.29 |
| Business Park | Fifth Floor | block 3 | 1 | 72.22 | 0.00 | 0.00 | 72.22 |
| Business Park | Sixth Floor | block 1 | 1 | 264.44 | 0.00 | 0.00 | 264.44 |
| Business Park | Sixth Floor | block 2 | 1 | 240.29 | 0.00 | 0.00 | 240.29 |
| Business Park | Sixth Floor | block 3 | 1 | 72.22 | 0.00 | 0.00 | 72.22 |

**Project Details**

Building Type - Building Development
Zone Type - Residential Zone with Shop line. (R-2)
Location - TOD
Ward No - 75
Plot No. - 1,9,9A PART B
Cts No./Servey No. - 20
Sheet No. - 1
Zone Number: Mauza Somalwada
Ward Name : 20 ,320/ 228-
Prorata Value : 0.00

LOCATION OF PLOT

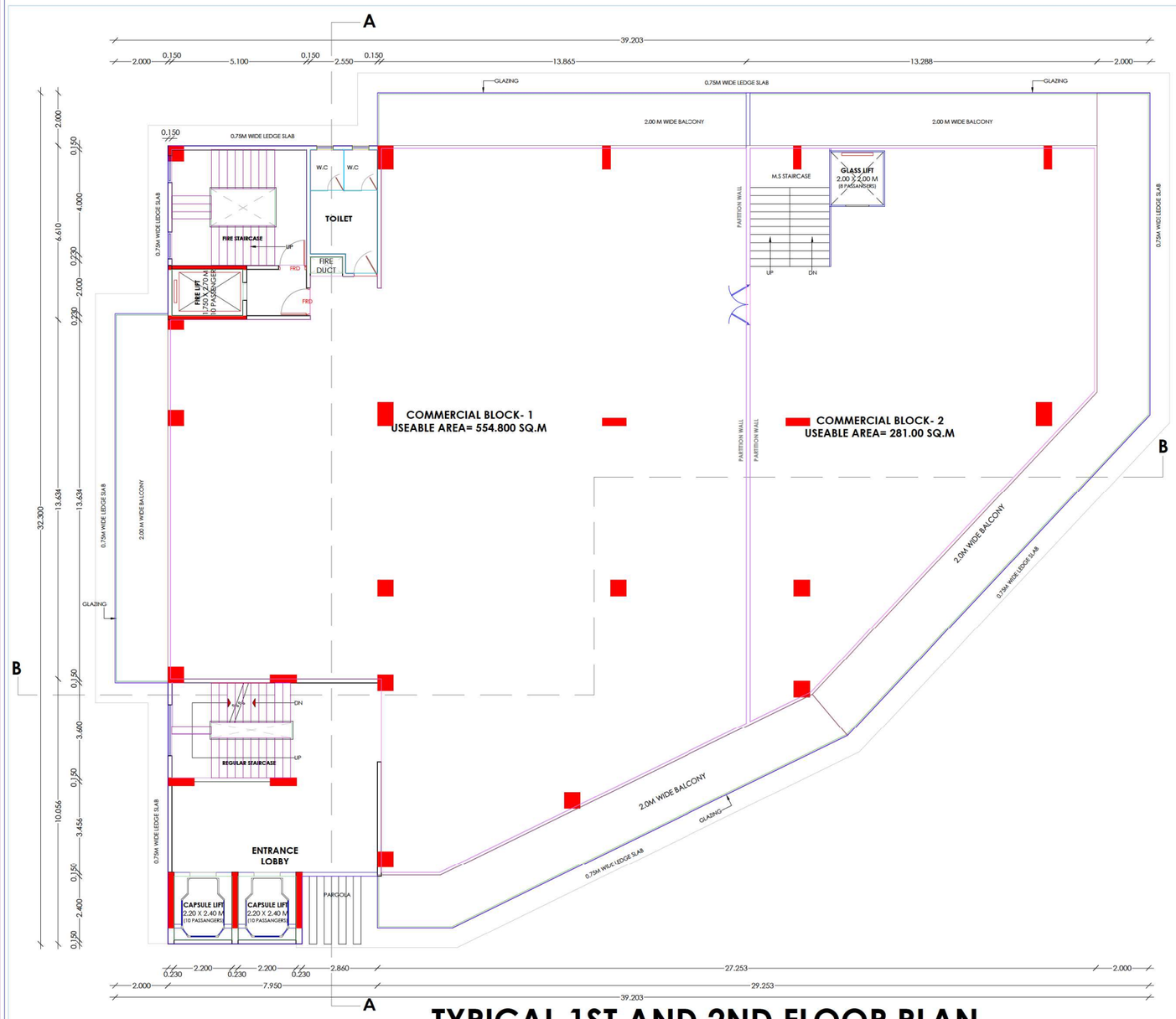



DP SHEET NO. 30

Signature valid
Digitally signed by PRAMOD BHAURAO GAWANDE
Date: 2023.03.09 16:17:48 IST
Reason: Approved Drawing Plan
Location: Nagpur Municipal Corporation
. 228

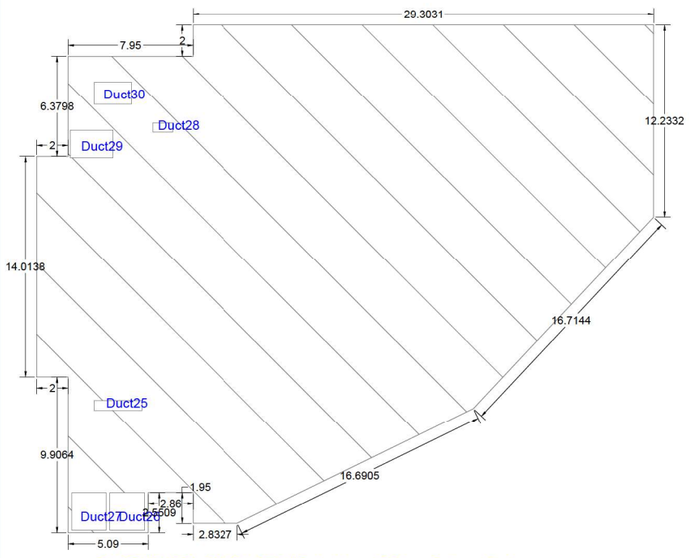
Deputy Director Of Town Planning
Date: 09/03/2023

Town Planner
Date: 23/01/2023




# TYPICAL 1ST AND 2ND FLOOR PLAN

SCALE- 1:100




BUILT-UP AREA CALCULATION Typical 1 and 2 Floors Business Park

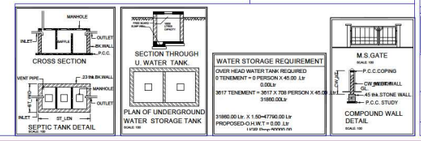
**BUILT UP AREA CALCULATION**
**FOR Typical 1 and 2 Floors Business Park**

| AREA NAME | LENGTH | WIDTH | Area(Sq.M) |
|---|---|---|---|
| BLOCK | 39.25 | 32.30 | 982.34 |
| | | | BLOCK AREA TOTAL =982.34Sq.M |
| Duct30 | - | - | 3.38 |
| Duct29 | - | - | 4.72 |
| Duct28 | - | - | 0.73 |
| Duct27 | - | - | 5.28 |
| Duct26 | - | - | 5.28 |
| Duct25 | - | - | 1.83 |
| | | | TOTAL Deduction =21.22Sq.M |
| | | | Net BuiltUp Area =961.12 Sq.M |

| Owner details | | |
|---|---|---|
| Owner Name | Postal Address | Contact Number |
| Narendra Dhirajlal Mandaviya | _,OPP: RAAI ANVITED HAVA HOSPITAL,,BADAGANU Nagpur-440023 Maharas | 7219440700 |
| Ms Green Space Infra Ventures | Shop no T-7,Plot no E-4,Akshay Heights ,I.Near Bhuganeshar Sakkagunta,Samath Nagar,Omkar Nagar,Nagpur 440027 | |
| Rajendra Dhirajlal Mandaviya And Four Others | S/O Dhirajlal Mandaviya Opp. Radhakrishana Hospital East Wardhaman Nagar Plot No. 72/73 Bajajgaon Nagpur 440026 | |

**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




| 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. | 1843.27 |
| (a) As per ownership document (7/12, CTS extract) | 1843.28 |
| (b) as per TILR or City Survey measurement sheet | 1843.28 |
| (c) as per Demarcated drawing area | 1843.27 |
| LESS | |
| 2.Area not in possession | 0.00 |
| 3. Entire area (1-2) | 1843.27 |
| 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) | 1843.27 |
| 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 ) | 1843.27 |
| 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 2022-07-26 and the dimensions of sides etc. of plot stated orejtan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/Lnd 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 : _,OPP: RADHAKRISHANA

**DESCRIPTION OF PROJECT :**
Type of Proposal : Commercial
BUILDING ON CTS. NO./SURVEY NO.- 20

SITE ADDRESS :
PLOT NO.-1,9,9A PART B, KH.NO.-29/1,2 AT UJWAL CO-OP. HOUSING SOCIETY LTD. MOUZA - SOMALWADA , DIST -NAGPUR.

Name Of Architect : Harish Chandnani

| LOGO | ADDRESS OF OFFICE |
|---|---|
| | OFFICE - 1st Floor, Mangalwari Complex, B Wing, Sadar, Nagpur |
| OWNERS SIGN - Verified by applicant | TECHNICAL PERSON SIGN Signature valid Digitally signed by Harish Chandnani Date: 2023.03.09 16:17:48 IST Reason: Approved Drawing Plan Location: Nagpur Municipal Corporation |
| | SCALE - 1:100 / Date: 09/01/23 |
| | JOB NO - NMO-22-54601 / CHECK BY - - |
| | SUBMISSION DRAWING |

Typical 1 and 2 Floors