

VALUATION									
9 Index	Basic FSI (sq meter lot ⁻¹)	Premium FSI (sq meter lot ⁻¹)	ISST (sq meter lot ⁻¹)	Incentive FSI for green building (sq meter lot ⁻¹)	Auxiliary Areas (20% of FSI)	Auxiliary Area (30% of FSI)	Total	Isolates Housing (4% of FSI)	Draining Way
9.1 Permissible Index	1.10	2.40	0.00	0.00	0.00	0.00	3.50	0.00	0.00
9.2 Existing Construction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consumed	1.10	2.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible Pls/Acre	2027.50	4433.94	0.00	0.00	0.00	3147.62	8006.00	0.00	0.00
9.5 Proposed FSI (sq meter Plotted lot covered (S.T.)	2027.50	1000.94	0.00	0.00	0.00	3147.62	7081.75	0.00	7081.75
9.6 Index Consumed	1.00	1.00	0.00	0.00	0.00	0.00	1.15	0.00	0.00

Carpet Area Table							
Building Name	Floor Name	Carpet name	Tonnage No	Carpet Area	Excessed Bulbosity Area	Normal Bulbosity Area	Total Carpet Area
Business Park	Ground Floor	Block 1	1	470.89	0.00	0.00	470.89
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	200.09	0.00	0.00	200.09
Business Park	3rd floor	Block 1	1	243.86	0.00	0.00	243.86
Business Park	3rd floor	Block 2	1	236.17	0.00	0.00	236.17
Business Park	3rd floor	Block 3	1	72.22	0.00	0.00	72.22
Business Park	Typical 4 and 7 Floors	Block 2/Block 1	2	243.86	0.00	0.00	243.86
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 2/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

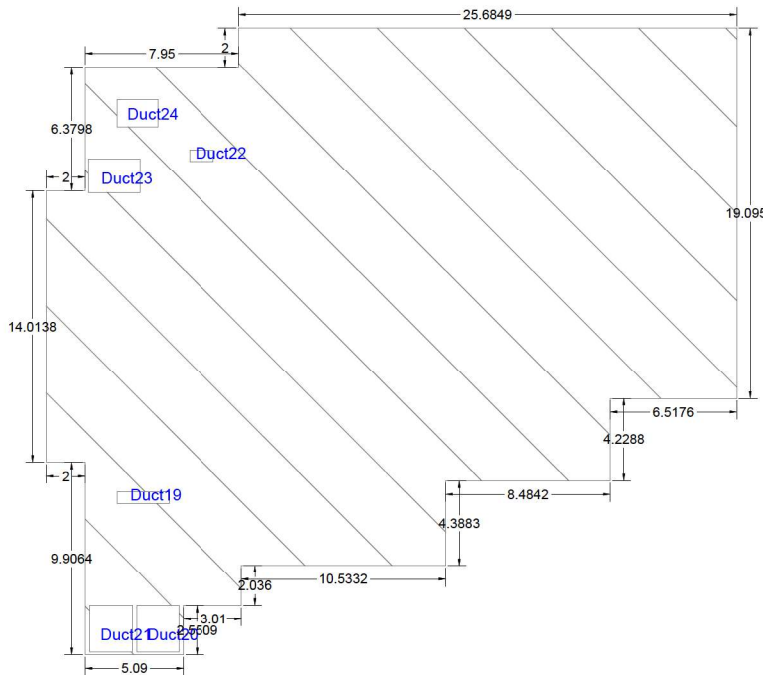
Project Details	
Building Type -	Building Development
Zone Type -	Residential Zone with Shop line. (R-2)
Location -	TOD
Ward No -	75
Plot No. -	1,99A PART B
Cts No./Survey No. -	20
Sheet No. -	1
Zone Number:	Mauza Somalwada
Ward Name :	20. 320/ 226-
Prorata Value :	0.00

Signature valid
Digitally signed by PRAMOD BHURAOGAWANDE
Date: 2023.03.20 19:48 IST
Reason: Approved Drawing Plan
Location: Nagpur Municipal Corporation
228



Deputy Director Of Towns Planning
Date: 03/02/2023

Town Planner
Date: 23/01/2023



BUILT UP AREA CALCULATION FOR third floor Business Park			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	35.63	32.30	880.33
BLOCK AREA TOTAL =880.33Sq.M			
Duct24	-	-	2.95
Duct23	-	-	4.72
Duct22	-	-	0.73
Duct21	-	-	5.28
Duct20	-	-	5.28
Duct19	-	-	1.62
TOTAL Deduction =20.58Sq.M			
Net BuiltUp Area =859.75 Sq.M			

Provision	Area Statement	
1	Area of plot. (Minimum area of A, B, C to be considered) or area of subject with sanctioned layout and sanctioned No.	1943.27
(A)	As per ownership document (7/12, 1/25 extract)	1943.28
(B)	As per T.R.L.R. City Survey measurement sheet	1943.27
(C)	As per Demarcated drawing area	1943.28
LEIS		
2	Area not in possession	0.00
3	Entire area 1(a) - 1(b)	1943.27
4	Deductions for	-
(a)	Proposed P.D.P. Road widening Area (Service road) Highway widening	0.00
(b)	Any D.P. Reservation area	0.00
(Total a+b)		-
5	Balance area of plot 3(a) - 4	1943.27
6	Amenity Space	-
(Applicable if (a) Upto 20000 sqmt - Nil		-
(b) Above 20000 sqmt - Nil		-
(c) (Above 20000 sqmt - (a) + 5.0 % of (b) - 0.00		-
7	Net Plot Area (A+B)	1943.27
8	Recreational Open Space -	-
(a) If area (a) is more than 4000 sqmt - 10 % of (b) is required		-
(b) Proposed		-
(c) If area is less than 4000 sqmt - Check -		-
9	If it is full number like 1,2,125,419, etc. As per 7.12 subpart (c) City Survey Number - No Recreational open space is required	-
(a) If it is sub division like 125, 1205, 1201, 4191 etc then Recreational open space is required.		-
(b) (a) 10 % Subject to minimum 200 sqmt		0.00
(c) Proposed		-
(d) Exemption to have open space subject to availing basic FSI of 75 %		-
(e) Exemption to have open space subject to payment of 10 % of value of land at (7) as per annual statement of rates.		-

[illegible]

LEGENDS:

PLOT BOUNDARY 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 BROWN
EXISTING SHOWN BLUE HATCHED

Postal Address : -OPP. RADHAKRISHNA HOSPITAL, Bagadigan, Nagar-400005, Maharashtra, Shop no	
<u>DESCRIPTION OF PROJECT :</u>	
Type of Proposal : Commercial BUILDING ON CTS. NO SURVEY NO - 20	
SITE ADDRESS PLOT NO -15.9A PART B & K/N NO -38/12 URMAL CO-OP. HOUSING SOCIETY LTD. MOULA -SOMBAWADA, DIST. NAGPUR	
Name of Applicant / Harath / Client/s	
LOGO	ADDRESS OF OFFICE
Office, 1st Floor, Mangarathi Complex, B Wing, Sector, Nagar	
HOSPITAL SIGN	TECHNICAL DESIGN SIGN
Witnessed by applicant	Signature with Official Stamp 
SCALE : 1:100	Date: 06/03/23
JOB NO -NMO-22-54801	CHECK BY :-
<u>SUBMISSION DRAWING</u>	

