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

Sr.Index	Basic FSI (on sanad no 1)	Premium FSI (on sanad no 1)	TDR (on sanad 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 (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 PLine Area(s)	3527.59	4423.84	0.00	0.00	0.00	0.00	3147.62	9599.05	0.00	0.00
0.5 Proposed P Line Area (Should Not exceed 0.4)	3527.59	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	0.00	2.13	0.00	0.00

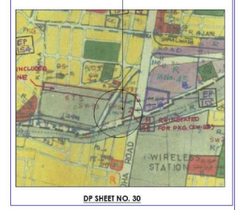
Carpet Area Table

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

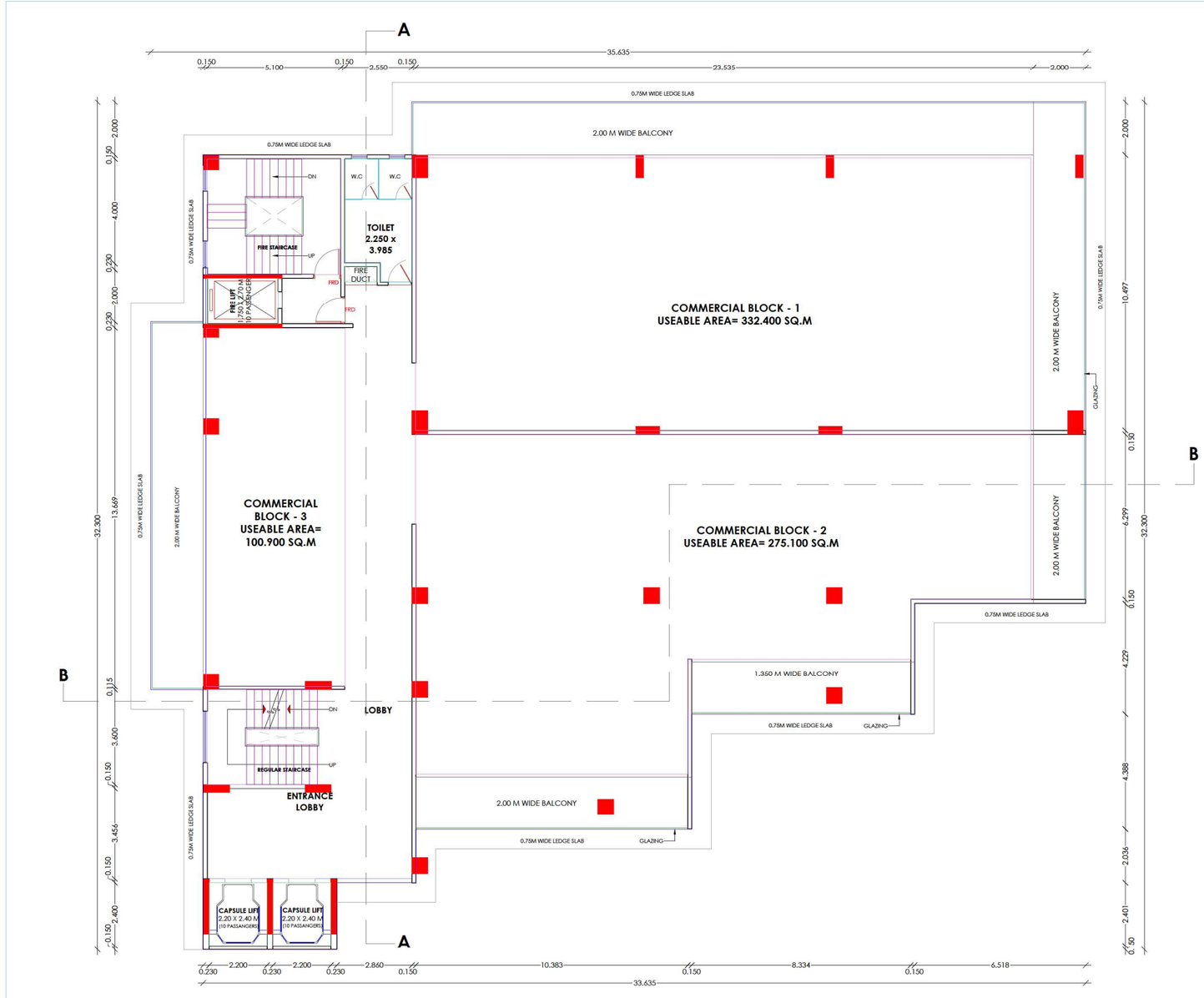


DP SHEET NO. 30

Signature valid
Digitally signed by PRAMOD BHAURAO GAWANDE
Date: 2023.03.08 16:17:49 IST
Reason: Approved Drawing Plan
Location: Nagpur Municipal Corporation
.228

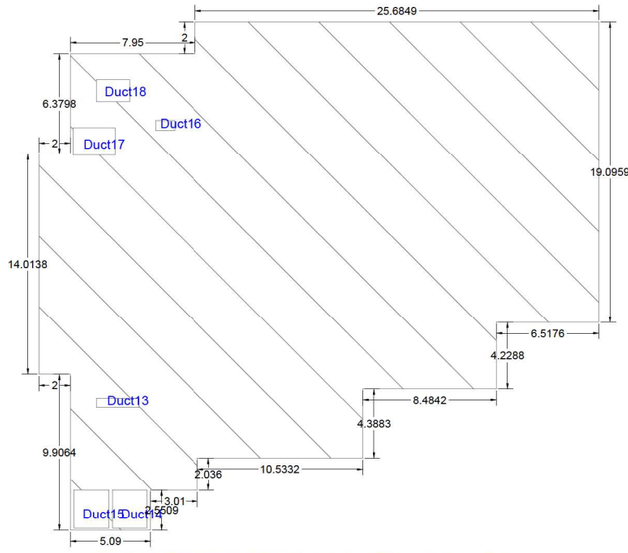
Deputy Director Of Town Planning
Date: 08/03/2023

Town Planner
Date: 23/01/2023



4th AND 7th FLOOR PLAN

SCALE- 1:100



BUILT-UP AREA CALCULATION Typical 4 and 7 Floors Business Park

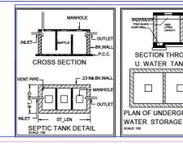
BUILT UP AREA CALCULATION FOR Typical 4 and 7 Floors Business Park

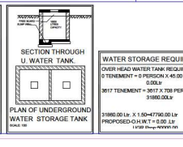
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	35.63	32.30	880.33
		BLOCK AREA TOTAL =880.33Sq.M	
Duct18	-	-	2.95
Duct17	-	-	4.72
Duct16	-	-	0.73
Duct15	-	-	5.28
Duct14	-	-	5.28
Duct13	-	-	1.62
		TOTAL Deduction =20.58Sq.M	
		Net BuiltUp Area =859.75 Sq.M	

Owner details		
Owner Name	Postal Address	Contact Number
Narendra Dhirajlal Mandavgra	,,OPP: RADHAKRISHANA HOSPITAL,,BAGADGANJ,Nagpur-440008,Maharashtra	7219440700
Ms Orwen Space Infra Ventures	Shop no T-7,Plot no E-4,Akshay Heights Co-Op Housing Society Limited,Hingna,Somalwada,Nagpur,Ombkar Nagar,Nagpur 440027	
Rajendra Dhirajlal Mandavgra And Four Others	S/O Dhirajlal Mandavgra Opp. Radhakrishana Hospital East Wardhaman Nagar Plot No. 73/73 Bagadganj Nagpur 440008	

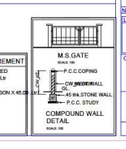
LEGENDS:

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
EXSTING SHOWN BLUE HATCHED





WATER STORAGE REQUIREMENT
OVER HEAD WATER TANK REQUIRED
0 TENEMENT = 0 PERSON X 45.00 Ltr = 0.00 Ltr
3617 TENEMENT = 3617 X 706 PERSON X 45.00 Ltr = 31850.00 Ltr
31850.00 Ltr + 1.50=47790.00 Ltr
PROPOSED O.H.W.T = 0.00 Ltr



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 orejlan 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 HOSPITAL,,BAGADGANJ,Nagpur-440008,Maharashtra,Shop no

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: 2023.03.08 16:17:49 IST Reason: Approved Drawing Plan Location: Nagpur Municipal Corporation
SCALE - 1:100	Date: 08/03/23
JOB NO - NMO-22-54601	CHECK BY :-

SUBMISSION DRAWING

Typical 4 and 7 Floors