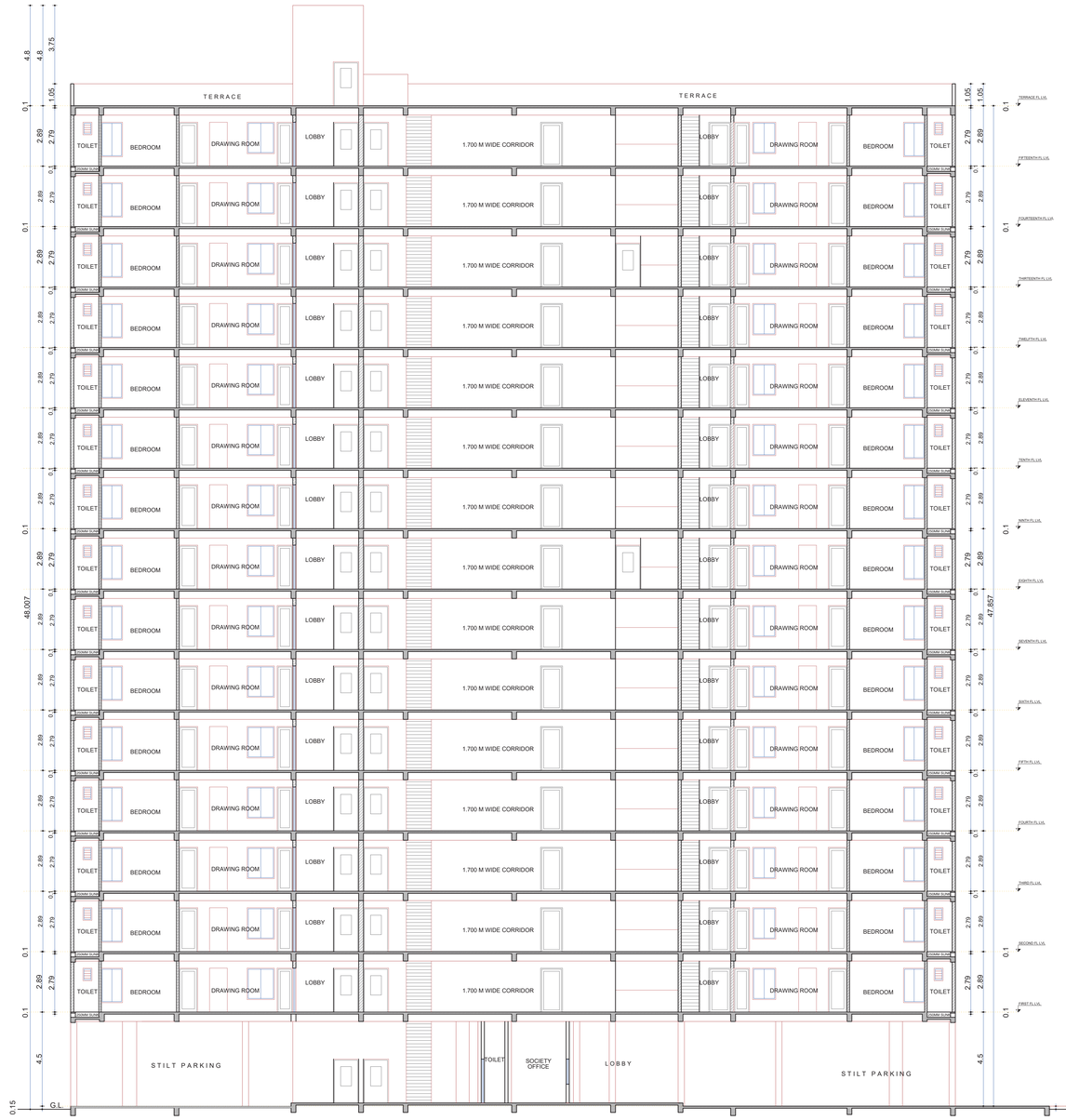
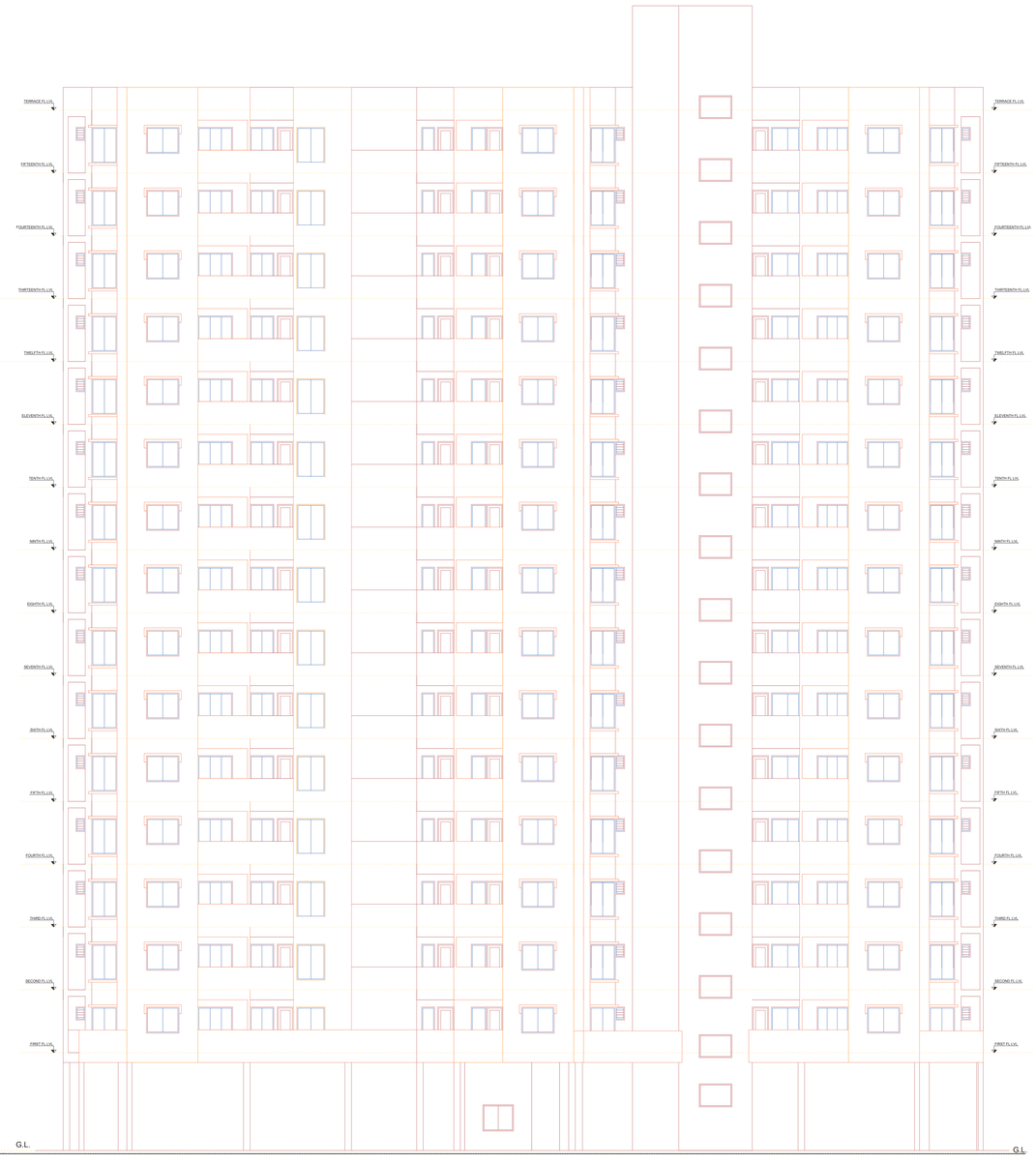



BUILDING 'B2' - SECTION AT 'R-R'

SCALE 1:100




BUILDING 'B2' - WEST SIDE ELEVATION

SCALE 1:100

Signature valid

Digitally signed by Bharat Babulal Bandarwar
Date: 2023.09.20 12:23:07 IST
Reason: Approved
Location: Basic-Plan-Approval-Layer
Project Code : BPMM/2023/000012
Application Number : BPMMB/2023/000012
Proposal Number : 210487
Certificate Number : BPMM/B/2023/APL/00005

Planning Assistant
Date: 18/09/2023

| 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. | 4450.67 |
| (a) As per ownership document (7/12, CTS extract) | 4450.78 |
| (b) as per TILR or City Survey measurement sheet | 4450.78 |
| (c) as per Demarcated drawing area | 4450.67 |
| LESS | |
| 2.Area not in possession | 0.00 |
| 3. Entire area (1-2) | 4450.67 |
| 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) | 4450.67 |
| 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 ) | 4450.67 |
| 8. Recreational Open Space | - |
| (a) If area (6) is more than 4000 sqmt - 10 % of (6) is required | 445.06 |
| Proposed___ | 0.00 |
| (b) If area is less than 4000 sqmt -Check - | - |
| i) If it is full nummber 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 2023-07-31 and the dimensions of sides etc. of plot stated orplan 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.

GANPUVISHAL INFRAVENTURES THROUGH PARTNER
Postal Address : Plot N. 7,Wardha
road,Nagpur,Nagpur,Maharashtra-440025,MEGH YASHODHAM ENCLAVE AJNI CHOIK WARDHA ROAD NAGPUR,PLOT NO N/119 RESHIMBAG
Name Of Architect : Vaishali Shasdrarao Gaikwad

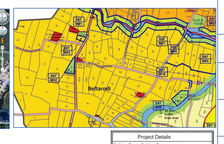
**DESCRIPTION OF PROJECT :**

Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO. -46/#

SITE ADDRESS :
GAATNO.46B/R-2,GAAT NO.46B/R-3,GAAT NO. 46B/R-4,MOUZA BELTARODI,TAHSIL-NAGPUR GRAMIN, DIST.-NAGPUR.

| Owner details | | |
|---|---|---|
| Owner Name | Postal Address | Contact Number |
| Ashish Madhukar Rahate | Plot N. 7,Wardha road,Nagpur,Nagpur,Mah arashtra-440025 | 8554822666 |
| VISHAL INFRAVENTURES THROUGH PARTNERS MR VIVEK T K | MEGH YASHODHAM ENCLAVE AJNI CHOIK WARDHA ROAD NAGPUR | |
| VISHAL INFRAVENTURES THROUGH PARTNER MR SUNIL GANP | PLOT NO N/119 RESHIMBAG HANUMAN NAGAR NAGPUR | |
| VISHAL INFRAVENTURES THROUGH PARTNER MR.ASHISH M R | MANISH Nagar pawanbhumumi nagpur | |
| BUILDSMITH INFRAPROJECTS PVT LTD DAIRECTER MR SOHA | FLAT NO 604 KESHAV KALA APPARTMENT RAHATE COLONY NAGPUR 440010 | |




Kanchangavgad,Legacy

| BUILDING | FLOORS | FSI AREA | | | | | BALCONY | TERRACE | LIFT | LIFTWELL | DUCT | VENT | Other | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | COMM. | RESI. | IND. | SPECIAL | MEZZ. | PROP. | PROP. | | | | SHAFT | Deduction | FSIAREA |
| Kanchangavga Legacy | Typical 8th and 13th A | 0.00 | 970.58 | 0.00 | 0.00 | 0.00 | 110.92 | 0.00 | 0.00 | 7.22 | 11.52 | 0.00 | 46.16 | 910.38 |
| Kanchangavga Legacy | Typical 2nd to 7th and 9th to 12Yand 14th 15th | 0.00 | 5943.00 | 0.00 | 0.00 | 0.00 | 665.52 | 0.00 | 0.00 | 100.68 | 34.32 | 0.00 | 0.00 | 5506.00 |
| Kanchangavga Legacy | First Floor | 0.00 | 479.25 | 0.00 | 0.00 | 0.00 | 55.46 | 0.00 | 0.00 | 8.39 | 2.97 | 0.00 | 0.00 | 458.89 |
| Kanchangavga Legacy | Ground Floor | 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 |
| Kanchangavga Legacy | Total | 0.00 | 7098.33 | 0.00 | 0.00 | 0.00 | 831.9 | 0.00 | 0.00 | 116.29 | 48.81 | 0.00 | 46.16 | 6877.27 |

FSI DETAILS

| 9 Index | Basic FSI (on serial no 1) | Premium FSI (on serial no 1) | TDR (on serial no 1) | Incentive fsi for given building if Applicable ( on basic FSI) | Ancillary Area 80% of (3+3+4+5) | Ancillary Area 20% of (3+3+4+5) | Total | Inclusive Housing (20%) If Applicable | Drawing Value |
|---|---|---|---|---|---|---|---|---|---|
| 9.1 Permissible Index | 1.1 | 0.3 | 0.6 | 0.00 | 0.00 | 0.00 | 2.00 | 0.00 | 0.00 |
| 9.2 Existing Permissible 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 | 1.1 | 0.3 | 0.6 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 9.4 Total Permissible FLAr Area(( | 4895.73 | 1335.2 | 2670.4 | 0.00 | 2037.43 | 0.00 | 11938.76 | 0.00 | 0.00 |
| 9.5 Proposed F Line Area (Should not exceed 9.4 ) | 4895.73 | 0.00 | 0.00 | 0.00 | 1981.54 | 0.00 | 6877.27 | 0.00 | 6877.27 |
| 9.6 Index Consumed | 1.09 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1.09 | 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 |
|---|---|---|---|---|---|---|---|
| Kanchangavga Legacy | First Floor | 104 | 1 | 47.82 | 3.26 | 0 | 50.88 |
| Kanchangavga Legacy | First Floor | 105 | 1 | 47.85 | 0 | 0 | 47.85 |
| Kanchangavga Legacy | First Floor | 106 | 1 | 45.78 | 3.26 | 0 | 49.04 |
| Kanchangavga Legacy | First Floor | 101 | 1 | 57.97 | 3.26 | 0 | 61.23 |
| Kanchangavga Legacy | First Floor | 102 | 1 | 57.97 | 3.26 | 0 | 61.23 |
| Kanchangavga Legacy | First Floor | 103 | 1 | 45.29 | 3.62 | 0 | 48.91 |
| Kanchangavga Legacy | Typical 2nd to 7th and 9th to 12Yand 14th 15th | 204,304,494,506/4 04,706,906,1006,1 106,1206,1406,15 04 | 12 | 45.78 | 0 | 0 | 45.78 |
| Kanchangavga Legacy | Typical 2nd to 7th and 9th to 12Yand 14th 15th | 204,304,404,504/4 04,704,904,1004,1 104,1204,1404,15 04 | 12 | 47.66 | 3.26 | 0 | 50.94 |
| Kanchangavga Legacy | Typical 2nd to 7th and 9th to 12Yand 14th 15th | 200,300,400,500/4 04,704,904,1004,1 104,1204,1406,15 04 | 12 | 47.21 | 3.26 | 0 | 50.47 |
| Kanchangavga Legacy | Typical 2nd to 7th and 9th to 12Yand 14th 15th | 201,301,401,501/4 01,701,901,1001,1 101,1201,1401,15 01 | 12 | 57.97 | 0 | 0 | 57.97 |
| Kanchangavga Legacy | Typical 2nd to 7th and 9th to 12Yand 14th 15th | 202,302,402,502/4 02,702,902,1002,1 102,1202,1402,15 02 | 12 | 57.97 | 3.26 | 0 | 61.23 |
| Kanchangavga Legacy | Typical 2nd to 7th and 9th to 12Yand 14th 15th | 203,303,403,503/4 03,703,903,1003,1 103,1203,1403,15 03 | 12 | 45.29 | 3.62 | 0 | 48.91 |
| Kanchangavga Legacy | Typical 8th and 13th fl | 801,1301 | 2 | 49.99 | 0 | 0 | 49.99 |
| Kanchangavga Legacy | Typical 8th and 13th fl | 802,1302 | 2 | 57.8 | 3.26 | 0 | 61.06 |
| Kanchangavga Legacy | Typical 8th and 13th fl | 806,1306 | 2 | 45.78 | 0 | 0 | 45.78 |
| Kanchangavga Legacy | Typical 8th and 13th fl | 804,1304 | 2 | 47.66 | 3.26 | 0 | 50.94 |
| Kanchangavga Legacy | Typical 8th and 13th fl | 805,1305 | 2 | 47.21 | 3.26 | 0 | 50.47 |
| Kanchangavga Legacy | Typical 8th and 13th fl | 803,1303 | 2 | 45.29 | 3.62 | 0 | 48.91 |

Parking Check (Table 8B)

| Building Name | USE | TENAMENT AREA | RATIO | | NO.OF Tenat/Area/Units | Required | | |
|---|---|---|---|---|---|---|---|---|
| | | | car | Scooter | | car | Scooter | Transport Vehicle/Ambula nce/Mini bus |
| Kanchangavga Legacy | Residential | For every ten tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 90 sq.m. | 1 | 2 | 90 | 45 | 90 | - |
| Total | - | - | - | - | - | 45 | 90 | - |
| Visitors parking(10%) | - | - | - | - | - | 2.25 | 4.5 | 0 |
| Total | - | - | - | - | - | 47.25 | 94.5 | 0 |

Parking Check As Per Multiplying Factor - 5.4

| Building Name | Required | | | Proposed | | | Status |
|---|---|---|---|---|---|---|---|
| | Car/Mini Bus | Scooter | Transport Vehicle/Ambula nce/Mini bus | Car/Mini Bus | Scooter | Transport Vehicle/Ambula nce/Mini bus | |
| Total | 19 | 95 | 0 | 19 | 95 | 0 | OK |

SCHEDULE OF OPENING

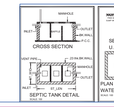
| BLD NAME | NAME | LENGTH | HEIGHT | NOS. |
|---|---|---|---|---|
| Kanchangavga Legacy | W2 | 1.3 | 1.2 | 5 |
| Kanchangavga Legacy | W4 | 1.5 | 1.2 | 6 |
| Kanchangavga Legacy | W6 | 1.1 | 1.5 | 6 |
| Kanchangavga Legacy | V3 | 0.42 | 0.6 | 6 |
| Kanchangavga Legacy | W7 | 1.48 | 2.1 | 12 |
| Kanchangavga Legacy | W9 | 1.07 | 1.5 | 6 |
| Kanchangavga Legacy | w1 | 1.5 | 1.2 | 2 |
| Kanchangavga Legacy | W5 | 0.3 | 1.2 | 12 |
| Kanchangavga Legacy | W1 | 1.5 | 1.2 | 16 |
| Kanchangavga Legacy | W8 | 1.3 | 1.5 | 6 |
| Kanchangavga Legacy | W3 | 1.37 | 1.2 | 6 |
| Kanchangavga Legacy | w6 | 1.25 | 1.5 | 4 |
| Kanchangavga Legacy | V1 | 0.45 | 0.6 | 28 |

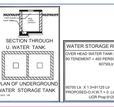
SCHEDULE OF OPENING

| BLD NAME | NAME | LENGTH | HEIGHT | NOS. |
|---|---|---|---|---|
| Kanchangavga Legacy | D1 | 1.05 | 2.1 | 12 |
| Kanchangavga Legacy | D3 | 0.75 | 2.1 | 47 |
| Kanchangavga Legacy | D2 | 0.9 | 2.1 | 27 |

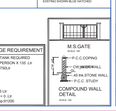
**LEGENDS:**

EXISTING STRUCTURE (WORK)
PROPOSED WORK (WORKING)
PROPOSED WORK (WORKING) FOR LIGHT
SECTION LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
OPEN BAL SHOWN BROWN
EXISTING WORK TO BE DEMOLISHED
EXISTING WORK TO BE RETAINED




WATER STORAGE REQUIREMENT
OVER HEAD WATER TANK REQUIRED
W.TENEMENT = 480 PERSON X 135 Lit
65700Lit




| OWNERS SIGN - Verified by applicant | TECHNICAL PERSON SIGN Signature valid |
|---|---|
| SCALE - 1:100 | Date: 02/09/23 |
| JOB NO - BPMM-23-75591 | CHECK BY - - |

**SUBMISSION DRAWING**

ADDRESS OF OFFICE
OFFICE
301, Vijayshree Apartment, Plot no. 8/B, Vishnamagar, Near Chatrapati Square, Nagpur 440015