

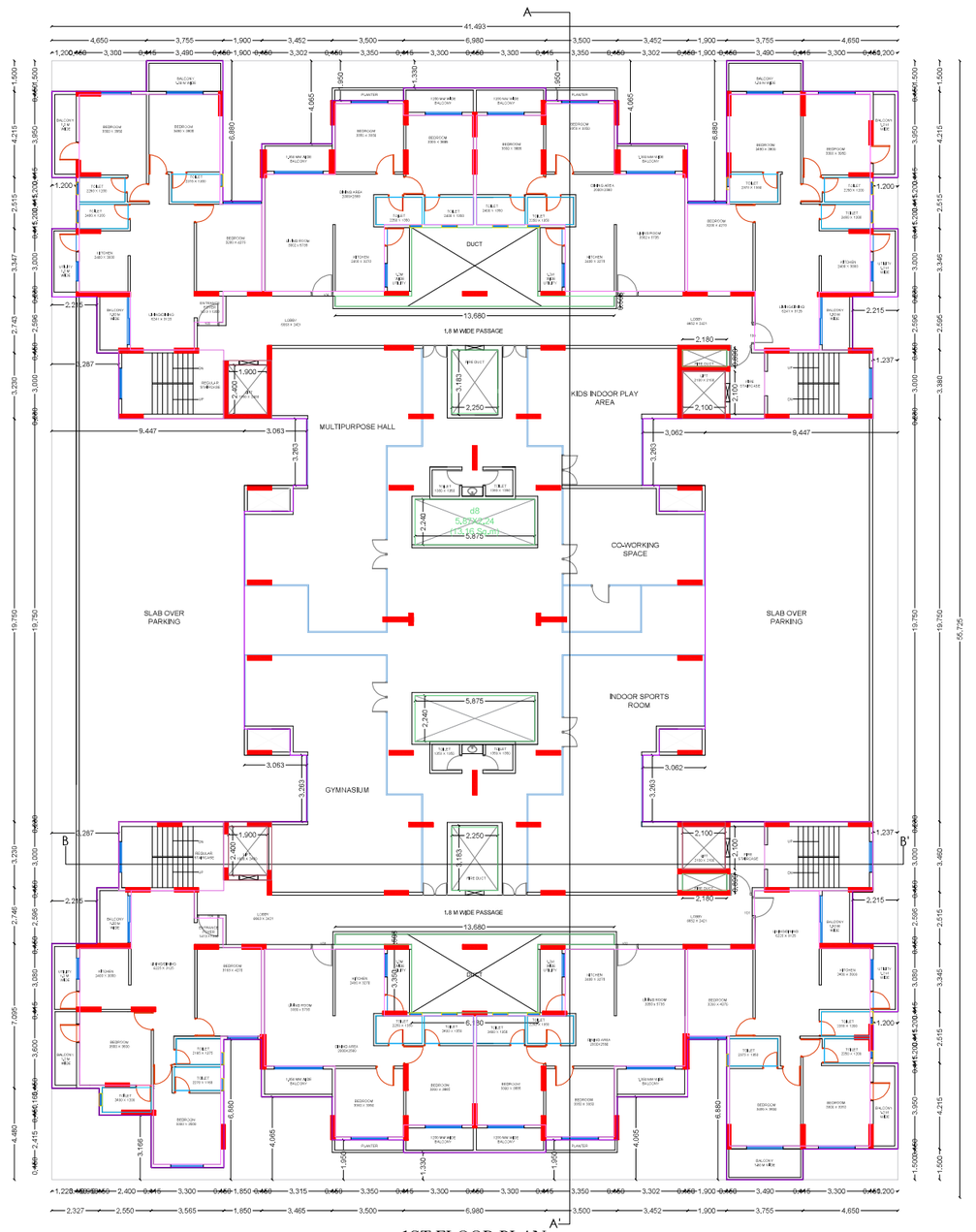
GROUND FLOOR PLAN

(SCALE:-1:100)

GROUND FLOOR

CHINCHBHUVAN														
BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	Other Deduction	TOTAL FSIAREA
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.						
CHINCHBHUVAN 37	FIRST FLOOR	0.00	1593.39	0.00	0.00	0.00	0.00	0.00	17.93	23.27	99.03	0.00	0.00	1471.09
CHINCHBHUVAN 37	TYPICAL 2ND TO 4TH	0.00	4713.27	0.00	0.00	0.00	0.00	0.00	53.79	69.81	443.67	0.00	0.00	4195.79
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
CHINCHBHUVAN 37	GROUND FLOOR	634.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.49	21.12	0.00	0.00	599.67
CHINCHBHUVAN 37	Total	634.28	6306.66	0.00	0.00	0.00	0.00	0.00	71.72	106.57	563.82	0.00	0.00	6270.55

FSI DETAILS									
9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building (If Applicable) on basic FSI	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) (If Applicable	Drawing Value
9.1 Permissible Index	1.10	0.00	1.40	0.00	0.00	0.00	3.00	0.00	0.00
9.2 Existing Consumed 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	1.10	0.50	1.40	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible Plinth Area(s)	3834.93	1743.15	4880.82	0.00	2133.22	263.64	12855.76	0.00	0.00
9.5 Proposed P Linth Area (Should not exceed 9.4)	3834.93	50.00	0.00	0.00	2133.22	252.40	6270.55	0.00	6270.55
9.6 Index Consumed	1.10	0.01	0.00	0.00	0.00	0.00	1.11	0.00	0.00



1ST FLOOR PLAN

(SCALE:-1:100)

FIRST FLOOR

Signature valid

Digitally signed by PRAMOD BHAUSAHEB GAWANDE
Date: 2023.12.05 19:43:37 IST
Reason: Approved
Location: Nagpur Division, Maharashtra
Project Code : NMO-23-79016
Application Number : NMC/2023/01422
Proposal Number : 214862
Certificate Number : NMO/B/2023/APL/02180

Deputy Engineer
Date: 05/12/2023

Junior Engineer
Date: 05/12/2023

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.	3486.30
(a) As per ownership document (7/12, CTS extract)	3456.30
(b) as per TILR or City Survey measurement sheet	3486.30
(c) as per Demarcated drawing area	3463.13
LESS	
2,Area not in possession	0.00
3, Entire area (1-2)	3486.30
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)	3486.30
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)	3486.30
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, 2/5, 125/1 419/1 etc,then 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 2023-08-13 and the dimensions of sides etc, of plot stated on/plan 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.

Postal Address : D 708 Leela Garden, Plot No, 1,2,New Sneh Nagar, NIT Joggers Park Khamla,Nagpur Maharashtra-440025,NAGPUR

DESCRIPTION OF PROJECT :
Type of Proposed : Mixed
BUILDING ON CTS, NO./SURVEY NO.- 783/486

SITE ADDRESS :
PLOT NO.37, KH. NO. 310/1,2,3,4,5/1,5/2 , CTS NO. 486, SHEET NO.783, MOUZA-CHICHBHAVAN, PSK NO.43, VIARD NO. 75, TAHA. / DIST.- NAGPUR.

Name Of Architect / Licensed Valuer/Supervisor/Engineer

LOGO

ADDRESS OF OFFICE :
OFFICE -
Emanate design 9A block, A wing ,3rd floor,magalwari complex,sadar,nagpur-440010

OWNER'S SIGNATURE
Signature valid

ARCHITECT/ SUPERVISOR SIGN
Signature valid

SCALE - 1:100	Date: 18/09/23
JOB NO - NMO-23-79016	CHECK BY --

SUBMISSION DRAWING



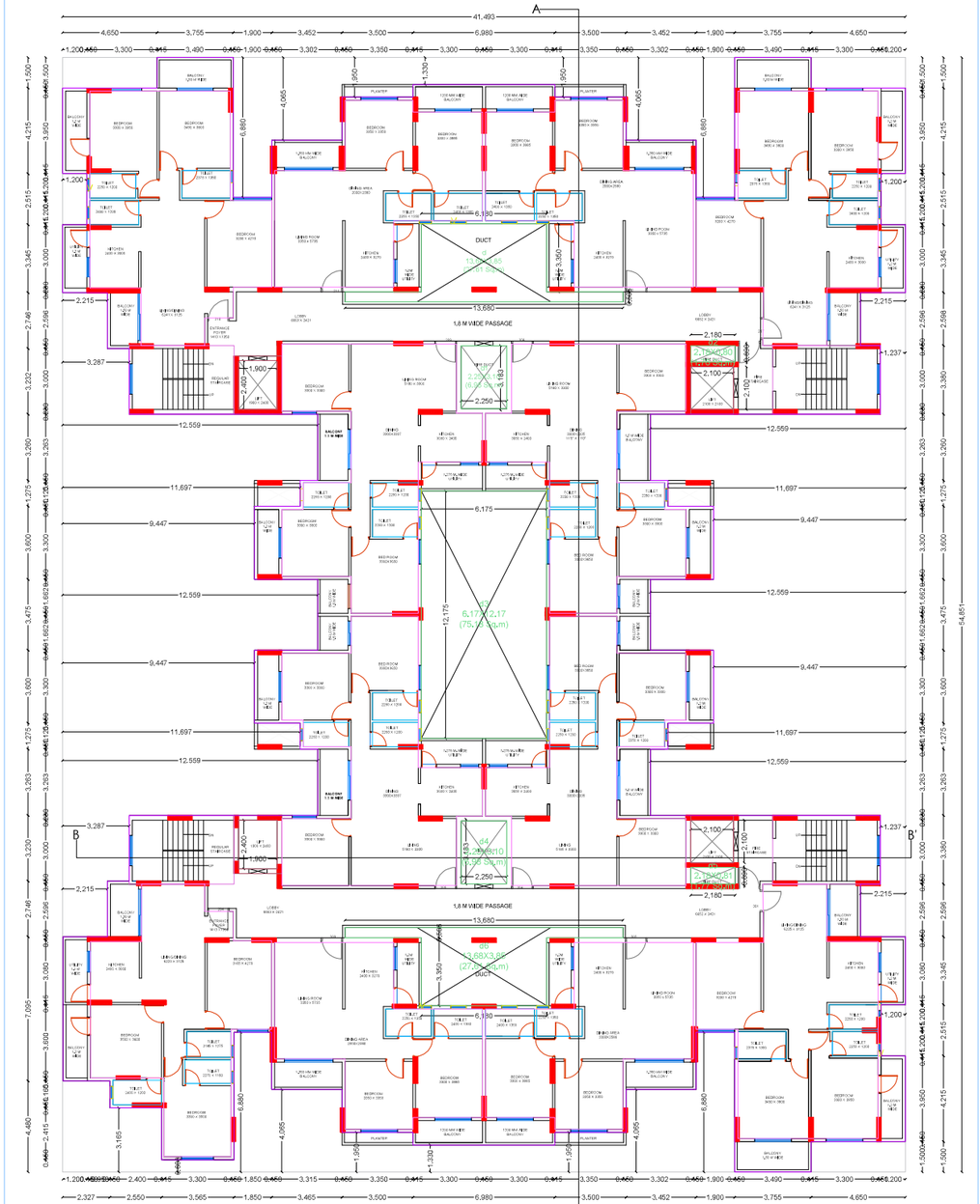
BASEMENT FLOOR PLAN
(SCALE:-1:100)

BASEMENT

Parking Check (Table 6B)								
Building Name	USE	TENAMENT AREA	RATIO		NO.OF Tenai/Area/Units	Required		
			car	Scooter		car	Scooter	Transport Vehicle/Ambulance/Mini Bus
CHINCHBHUVAN 37	Residential	For every tenement having carpet area equal to or above 90 sq.m. but less than 150 sq.m.	1	1	24	24.00	24.00	-
CHINCHBHUVAN 37	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 90 sq.m.	1	2	20	10.00	20.00	-
CHINCHBHUVAN 37	Commertial	For every 100 sq.m. carpet area or fraction thereof	2	6	550.04	11.00	33.00	-
Total	-	-	-	-	-	45.00	77.00	-
Visitors parking(5%)	-	-	-	-	-	1.70	2.20	0
Total	-	-	-	-	-	46.70	79.20	0.00

Parking Check As Per Multiplying Factor - 0.60							
Building Name	Required			Proposed			Status
	Car/Mini Bus	Scooter	Transport Vehicle/Ambulance/Mini bus	Car/Mini Bus	Scooter	Transport Vehicle/Ambulance/Mini bus	
Total	42	76	0	42	76	0	OK

SCHEDULE OF OPENING				
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
CHINCHBHUVAN 37	v	0.61	0.75	4
CHINCHBHUVAN 37	v	0.75	0.75	8
CHINCHBHUVAN 37	v	0.60	0.75	40
CHINCHBHUVAN 37	V	0.60	0.75	4



TYPICAL 2ND TO 4TH FLOOR PLAN
(SCALE:-1:100)

TYPICAL 2ND TO 4TH

Signature valid

Digitally signed by PRAMOD BHAUSAHEB GAWANDE
Date: 2023.12.05 19:43:37 IST
Reason: Approved
Location: Nagpur Municipal Corporation
Project Code : NMO-22-79618
Application Number : NMO/2023/01422
Proposal Number : 214862
Certificate Number : NMO/B/2023/APL/02180

Deputy Engineer
Date: 05/12/2023

Junior Engineer
Date: 05/12/2023

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(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)	3486.30
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
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8. Recreational Open Space	-
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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 %	-
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Certificate of Area:
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Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

Postal Address : D 708 Leela Garden, Plot No, 1,2,New Sneh Nagar, NIT Joggers Park,Khamla,Nagpur,Maharashtra-440025,NAGPUR

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Name Of Architect / Licenci VIJAYUDEO kadu

LOGO	ADDRESS OF OFFICE
	OFFICE- Emanate design, 9A block, A wing ,3rd floor,magarkar complex,sadar,nagpur-440010

OWNER SIGN
Signature valid

ARCHITECT SIGN
Signature valid

SCALE - 1:100	Date: 18/09/23
JOB NO - NMO-22-79618	CHECK BY -,-

SUBMISSION DRAWING