BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.				SHAFT	Deduction	FSIAREA
1	1ST TO 5TH FLOOR	0.00	1361.85	0.00	0.00	0.00	171.65	0.00	0.00	0.00	80.55	0.00	0.00	1281.30
1	SIXTH FLOOR	0.00	195.29	0.00	0.00	0.00	21.32	0.00	0.00	0.00	17.25	0.00	0.00	178.04
1	GL	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
1	Total	0.00	1557.14	0.00	0.00	0.00	192.97	0.00	0.00	0.00	97.80	0.00	0.00	1459.34

Parking Check As Per Multiplying Factor : 0.50

Building Name	Required			Proposed			Status
	Car/Mini Bus	Scooter	Transport Vehicle/Ambulance/Mini bus	Car/Mini Bus	Scooter	Transport Vehicle/Ambulance/Mini bus	
Total	6	23	0	6	23	0	OK

SCHEDULE OF OPENING:

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
1	V	0.60	1.20	13

FSI DETAILS

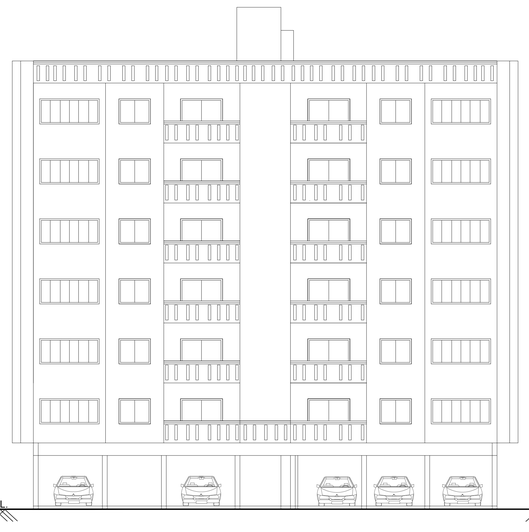
9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (25%) If Applicable	Drawing Value
9.1 Permissible Index	1.52	0.18	0.00	0.00	0.00	0.00	1.70	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	1.52	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissable PLine Area()	822.26	96.80	0.00	0.00	548.05	0.00	1467.11	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	817.42	96.00	0.00	0.00	545.92	0.00	1459.34	0.00	1459.34
9.6 Index Consumed	1.51	0.17	0.00	0.00	0.00	0.00	1.69	0.00	0.00

Carpet Area Table

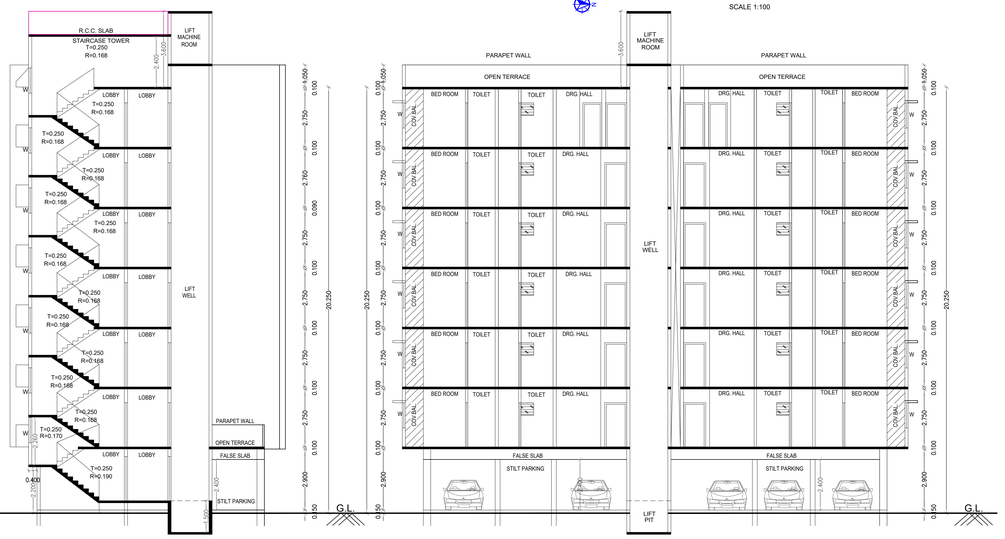
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
1	SIXTH FLOOR	601	1	61.62	7.08	0.00	68.70
1	SIXTH FLOOR	602	1	61.62	7.08	0.00	68.70
1	1ST TO 5TH FLOOR	101, 201,301,401,501	5	45.71	3.43	3.57	49.14
1	1ST TO 5TH FLOOR	102,202,302,402,502	5	39.94	2.56	0.00	42.50
1	1ST TO 5TH FLOOR	103,203,303,403,503	5	48.37	3.57	0.00	51.94
1	1ST TO 5TH FLOOR	104,204,304,404,504	5	45.71	7.00	0.00	52.71

Parking Check (Table 8B)

Building Name	USE	TENAMENT AREA	RATIO		NO.OF Tena/Area/Units	Required		
			car	Scooter		car	Scooter	Transport Vehicle/Ambulance/Mini Bus
1	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	22	11.00	22.00	-
Total	-	-	-	-	-	11.00	22.00	-
Visitors parking(5%)	-	-	-	-	-	0.55	1.10	0
Total	-	-	-	-	-	11.55	23.10	0.00

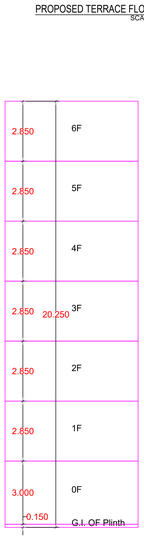


FRONT ELEVATION
SCALE 1:100



SECTION ON A-A
SCALE 1:100

SECTION ON B-B
SCALE 1:100

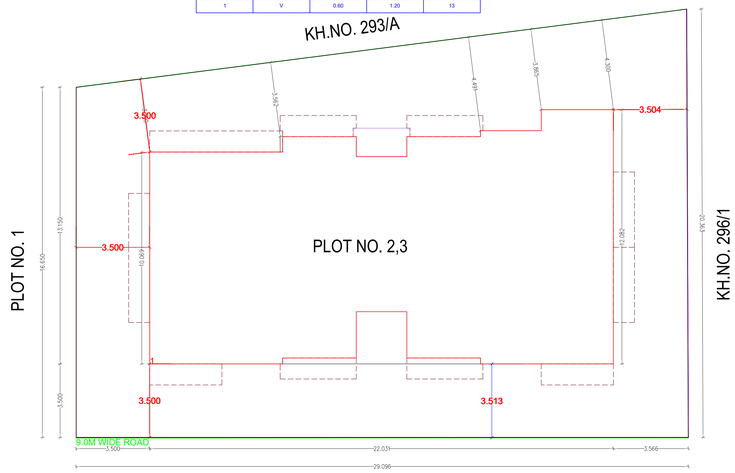


SECTION VIEW - 1



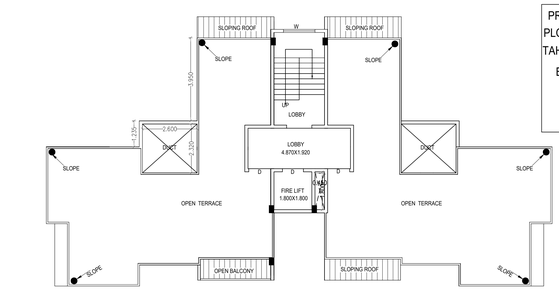


KH.NO. 293/A



SITE PLAN

N
SCALE 1:100



PROPOSED TERRACE FLOOR PLAN
SCALE 1:100

Project Details

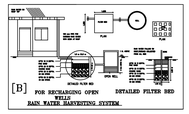
Building Type -	Building Development
Zone Type -	Residential Zone - (R1)
Location -	Non-Congested
Ward No -	
Plot No. -	2,3
Cts No./Servey No. -	296 भाग
Sheet No. -	1
Zone Number:	
Ward Name :	
Prorata Value :	1.39

Owner details

Owner Name	Postal Address	Contact Number
MODOKAR INFRA PRIVATE LIMITED	Flat No. 301, Om Shiv Sai Apartment,Besa Square,Besa,Nagpur,Maharashtra-440034	8888850175
DIRECTOR SHRI Akshay Ganesh Modokar SMT PRATIBHA GANESHRAO MODOKAR	Flat No. 301, Om Shiv Sai Apartment,Besa Square,Besa,Nagpur,Maharashtra-440034	

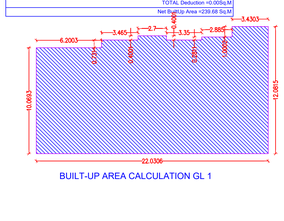
PROPOSED CONST. FOR RESIDENTIAL BUILDING PLAN ON PLOT NO. 2,3KH. NO. 296.2 IN MOUZA WANADONGRI TAH. HINGNA DIST. NAGPUR.

BELONGING TO: MODOKAR INFRA PRIVATE LIMITD THROUGH ITS DIRECTORS SHRI. AKSHAY GANESH MODOKAR SMT. PRATIBHA GANESHRAO MODOKAR



BUILT UP AREA CALCULATION
FOR GL-1

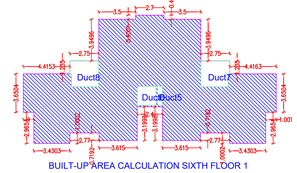
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	22.03	12.08	239.68
		BLOCK AREA TOTAL =239.685g.M	
		TOTAL Deduction =0.000g.M	
		Net Built-Up Area =239.68 Sq.M	



BUILT-UP AREA CALCULATION GL 1

BUILT UP AREA CALCULATION
FOR SIXTH FLOOR 1

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	24.03	12.20	195.29
		BLOCK AREA TOTAL =195.295Sq.M	
Duct8	-	-	6.60
Duct7	-	-	6.60
Duct6	-	-	3.24
Duct5	-	-	0.81
		TOTAL Deduction =17.25Sq.M	
		Net Built-Up Area =178.04 Sq.M	

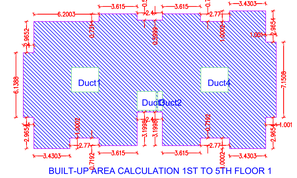


BUILT-UP AREA CALCULATION SIXTH FLOOR 1

LEGENDS:
PROPOSED BUILDING
PROPOSED NEW DRAINAGE
DRAINAGE LINE SHOWN YELLOW LIGHT
EXISTING BUILDING
BUILDING SHOWN BROWN
TERRACE SHOWN DARK YELLOW
EXISTING ROAD
EXISTING SHOWN BLUE MATTRED

BUILT UP AREA CALCULATION
FOR 1ST TO 5TH FLOOR 1

AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	24.03	13.08	272.37
		BLOCK AREA TOTAL =272.375g.M	
Duct4	-	-	6.03
Duct3	-	-	3.24
Duct2	-	-	0.81
Duct1	-	-	6.03
		TOTAL Deduction =16.115g.M	
		Net Built-Up Area =256.26 Sq.M	



BUILT-UP AREA CALCULATION 1ST TO 5TH FLOOR 1

Signature Not Verified

Digitally signed by BHANUJI BABURAO NANDANWAR
Date: 2023.10.23 17:49:44 IST
Reason: Approved as per DCR
Location: Maharashtra Municipal Corporation
Project Code : CCWAN/23/04729
Application Number : CCWAN/12300120
Proposal Number : 205096
Certificate Number : CCWAN/B/2023/APL/00279

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.	537.78
(a) As per ownership document (7/12, CTS extract)	537.91
(b) as per TILR or City Survey measurement sheet	537.91
(c) as per Demarcated drawing area	537.78
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	537.78
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)	537.78
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)	537.78
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 2023-07-26 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 : Flat No. 301, Om Shiv Sai Apartment,Besa Square,Besa,Nagpur,Maharashtra-440034

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.- 296 भाग

SITE ADDRESS :
PLOT NO. 2,3 KH. NO.296/2 MOUZA WANADONA/GARI HINGANA

Name Of Engineer : Mahesh DUDHARAM Padole

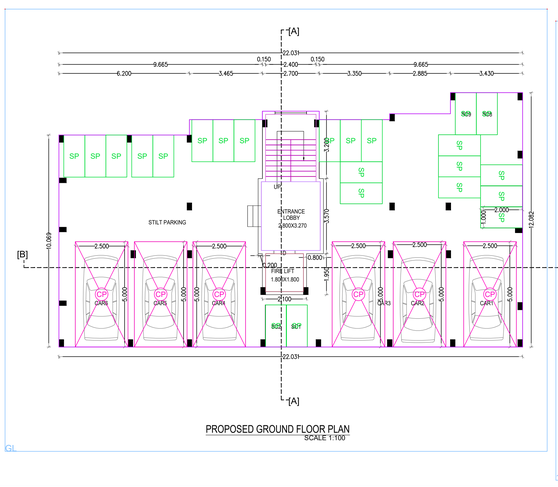
LOGO	ADDRESS OF OFFICE
	OFFICE : Plot no.60,Manewada Square , Nagpur

OWNERS SIGN - Verified by applicant

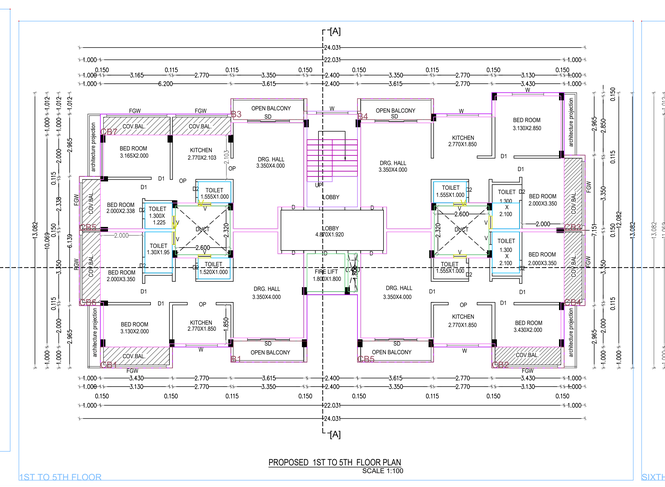
TECHNICAL PERSON SIGN
Signature Not Verified
Digitally signed by BHANUJI BABURAO NANDANWAR
Date: 2023.10.23 17:49:44 IST
Reason: Approved as per DCR
Location: Maharashtra Municipal Corporation
Project Code : CCWAN/23/04729
Application Number : CCWAN/12300120
Proposal Number : 205096
Certificate Number : CCWAN/B/2023/APL/00279

SCALE - 1:100	Date: 28/09/23
JOB NO - CCWAN-23-64729	CHECK BY - -

SUBMISSION DRAWING

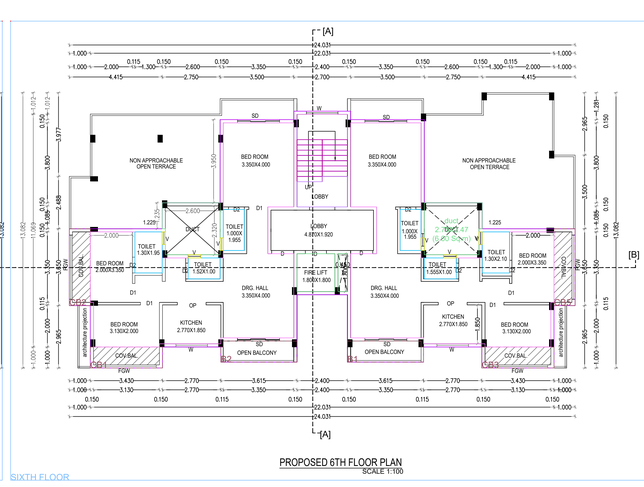


PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED 1ST TO 5TH FLOOR PLAN
SCALE 1:100

1ST TO 5TH FLOOR



PROPOSED 6TH FLOOR PLAN
SCALE 1:100

SIXTH FLOOR

