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	0.30	0.60	0.00	0.00	0.00	2.00	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	0.30	0.60	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible P.Line Area()	5201.11	1418.48	2836.97	0.00	4810.77	0.00	14267.33	0.00	0.00
9.5 Proposed P. Line Area (Should not exceed 9.4)	5201.11	1392.96	1423.89	0.00	4810.76	0.00	12828.71	0.00	12828.71
9.6 Index Consumed	1.09	0.29	0.30	0.00	0.00	0.00	1.69	0.00	0.00

B/UP AREA

WING - A	= 4497.14 SQ.M
WING - B	= 3807.91 SQ.M
WING - C	= 4523.66 SQ.M
TOTAL	= 12828.71 SQ.M

SR. NO.	WING	NO. OF TENAMENTS
1	WING A	56
2	WING B	42
3	WING C	56
TOTAL		154

WINGC

BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	INCL.	SPECIAL	MEZZ.	PROP.	PROP.				SHAFT	Deduction	FSIAREA
WING C	GROUND FLOOR	0,00	20,73	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	20,73
WING C	FIRST FLOOR	0,00	672,73	0,00	0,00	0,00	0,00	0,00	7,22	7,22	57,80	0,00	0,00	697,91
WING C	TYP 2ND TO 7TH FLOOR	0,00	4280,52	0,00	0,00	0,00	0,00	0,00	43,32	0,00	385,50	0,00	0,00	3866,02
WING C	Total	0,00	4973,98	0,00	0,00	0,00	0,00	0,00	50,54	7,22	443,30	0,00	0,00	4523,66

WINGB

BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	INCL.	SPECIAL	MEZZ.	PROP.	PROP.				SHAFT	Deduction	FSIAREA
WING B	GROUND FLOOR	0,00	66,77	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	66,77
WING B	FIRST FLOOR	0,00	554,81	0,00	0,00	0,00	0,00	0,00	8,17	8,17	48,04	0,00	0,00	500,80
WING B	TYP 2ND TO 7TH FLOOR	0,00	3557,70	0,00	0,00	0,00	0,00	0,00	49,02	49,02	268,14	0,00	0,00	3240,54
WING B	Total	0,00	4179,28	0,00	0,00	0,00	0,00	0,00	57,19	57,19	314,18	0,00	0,00	3807,91

WINGA

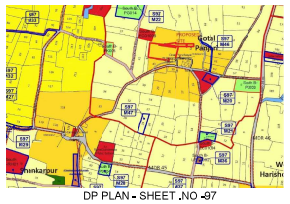
BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	INCL.	SPECIAL	MEZZ.	PROP.	PROP.				SHAFT	Deduction	FSIAREA
WING A	TYP 2ND TO 7TH FLOOR	0,00	4281,72	0,00	0,00	0,00	0,00	0,00	43,32	43,32	385,50	0,00	0,00	3852,90
WING A	FIRST FLOOR	0,00	692,65	0,00	0,00	0,00	0,00	0,00	7,22	7,22	63,98	0,00	0,00	621,45
WING A	GROUND FLOOR	0,00	22,79	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	22,79
WING A	Total	0,00	4997,16	0,00	0,00	0,00	0,00	0,00	50,54	50,54	449,48	0,00	0,00	4497,14

BUILDING PLAN FOR PROPOSED CONSTRUCTION OF MULTIFAMILY RESIDENTIAL UNIT ON PLOT NO. 2, KH NO. 44/ 1, PH NO. 38, OF MOUZA- GOTALPANJARI, TALUKA- NAGPUR(GRAMIN), DIST.- NAGPUR

BELONGING TO
AAKAR CONSTRUCTION GROUP
THROUGH SHRI YUSUFBHAI NAJMUDDIN KANCHWALA &
SHRI RAHUL LAHUJI DESHMUKH

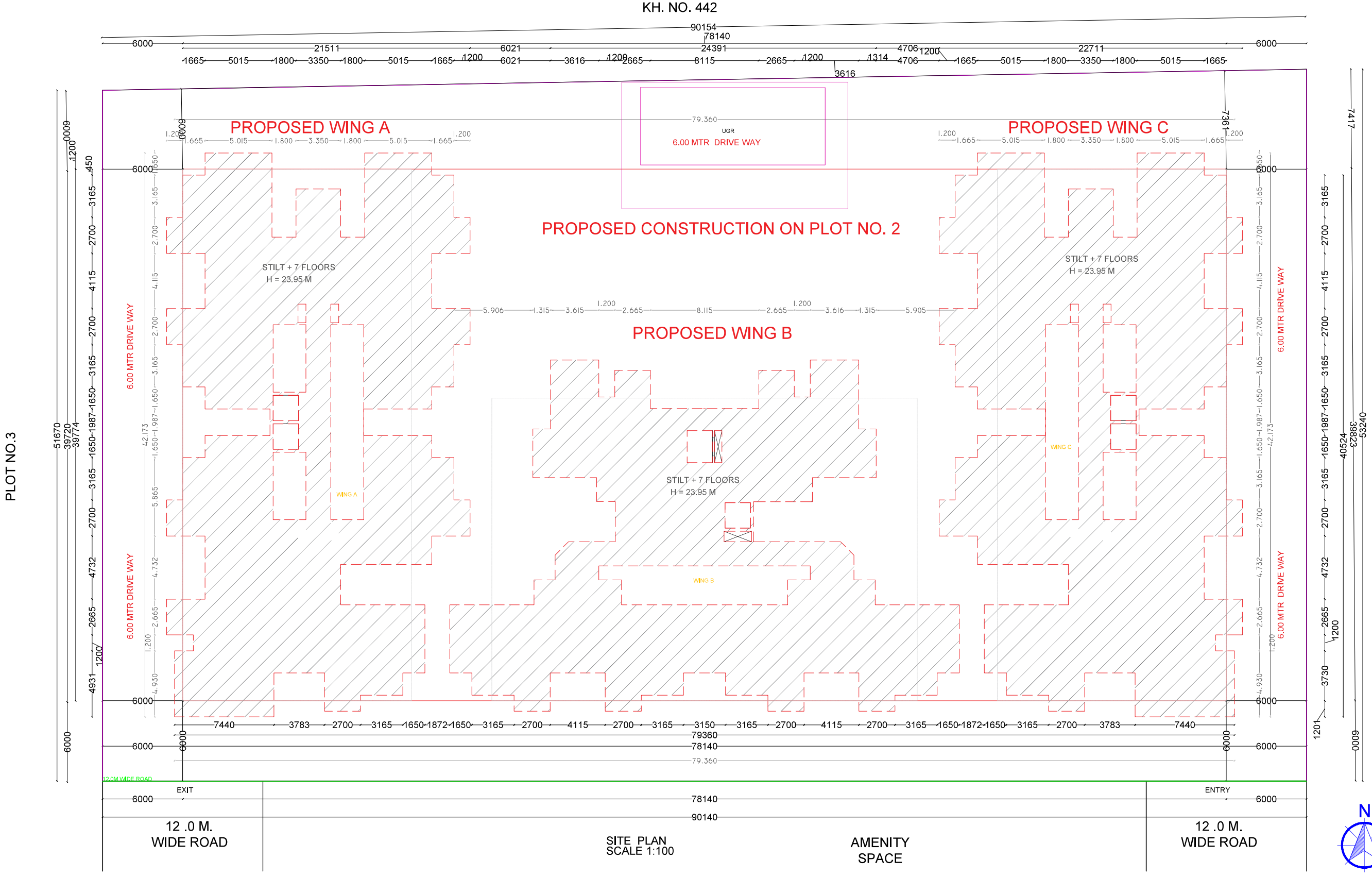


GOOGLE LOCATION MAP



DP PLAN - SHEET NO -97

KH. NO. 442



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

Project Details

Building Type - Building Development
Zone Type - Residential Zone - (R1)
Location - Non-Congested
Ward No - A
Plot No. - 2
Cts No./Servey No. - 0
Sheet No. - 1
Zone Number: Nagpur gramin
Ward Name : Gotalpanjri
Prorata Value : 0,00

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.	4728.29
(a)	As per ownership document (7/12, CTS extract)	4728.29
(b)	as per TLR or City Survey measurement sheet	4728.29
(c)	as per Demarcated drawing area	4728.29
LESS		
2.	Area not in possession	0.00
3.	Entire area (1-2)	4728.29
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)	4728.29
6.	Amenity Space	0.00
(Applicable if (1) > 20000 sqmt		-
(Required –(a) Upto 20000 sqmt - Nil		-
(b)	Above 20000 sqmt - (a) x 5 % of Total area	0.00
7.	Net Plot Area (5-6)	4728.29
8.	Recreational Open Space	-
(a)	If area (6) is more than 4000 sqmt - 10 % of (6) is required,	472.82
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 2022-10-03 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 : Plot No.12 Ring Road Extreme Health Club Ayodhya Nagar Ayodhya Nagar,Nagpur-440024,Maharashtra,NAGPUR

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS, NO/SURVEY NO.-0

SITE ADDRESS :-
KH.NO.- 44/1 P.H. NO.-38, MOUZA- GOTALPANJARI, TALUKA-NAGPUR(GRAMIN), DIST.- NAGPUR

Name Of Architect : Lokesh VVASUDEO kadu

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

OWNERS SIGN -
I am effect by agy(Act 4)

ARCHITECT/ ENGINEER SIGN
Signature Valid

SCALE - 1:100 | Date: 26/10/23
JOB NO - NMRDA-22-95823 | CHECK BY -.-

SUBMISSION DRAWING

Signature valid
Digitally signed by SANJAY NARAYAN CHIMURKAR
Date: 2023.12.21 10:24:15 IST
Reason: Approved by Nagpur Metropolitan Region Development Authority
Project Code: NMRDA-22-95823
Application Number : NA/2023/CR/300251
Proposal Number : 178392
Certificate Number : NMRDA/B/2023/APL/00681

Assistant Director Town Planning / Additional Director of Town Planning
Date: 06/12/2023

Executive Engineer
Date: 13/12/2023

Sectional Engineer
Date: 13/12/2023