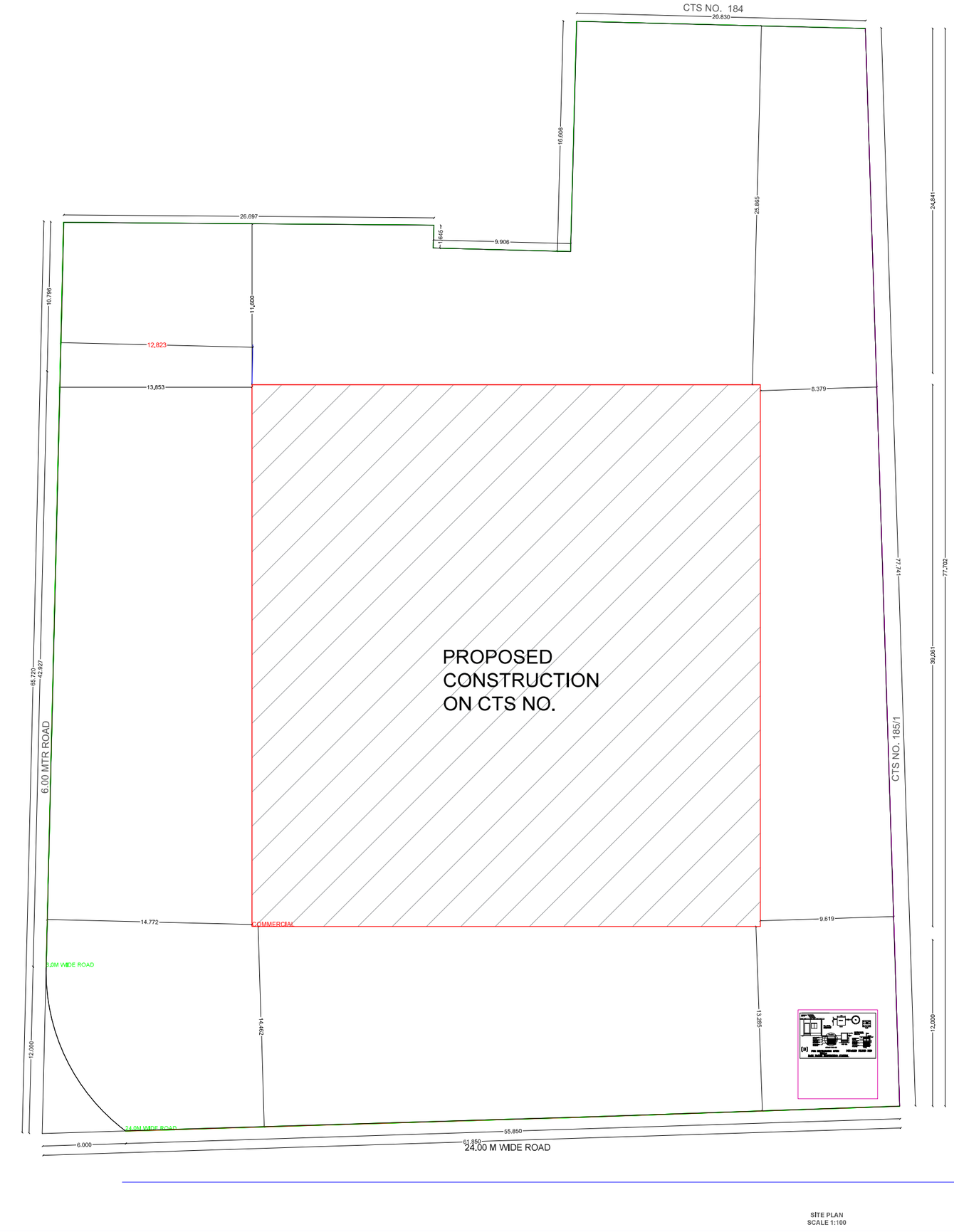
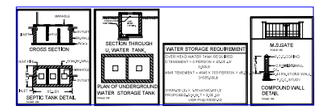
PROPOSED AMALGAMATION OF CTS NO.185/1/1, 185/7, 185/ 8 & PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING ON CTS NO.185/1/1, 185/7, 185/ 8, SHEET NO. 26/18, WARD NO. 70, KH NO. 69, MOUZA- LENDHRA , TAH & DIST. NAGPUR.

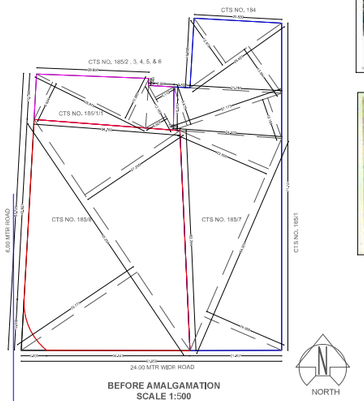
Signature valid

Digitally signed by PRAMOD BHAUSAHEB GAWANDE
Date: 2023.12.12 19:04:23 IST
Reason: Approved
Location: Maharashtra Housing and Area Development Authority
Project Code : NMO-23-54308
Application Number : NMO/MP/20231019
Proposal Number : 197472
Certificate Number : NMO/B/2023/APL/02155



SITE PLAN
SCALE 1:100





BEFORE AMALGAMATION
SCALE 1:500





Project Details

Building Type = Building Development
Zone Type = Residential Zone with Shop line, (R-2)
Location = TOD
Ward No = 70
Plot No. = CTS NO. 185/1/1, 185/7 AND 185/8
City No./Survey No. = 26/185
Sheet No. = 1
Zone Number : Mauza Lendra
Ward Name : 17,26126नझरात आखाडी अदरल खानी तसी शाळा ते मोठाली नगरपरिषद हद्दत नदी धन.26
Prorata Value : 0.00

LEGENDS:



AREA OF PLOTS BEFORE AMALGAMATION

AS PER CTS

1) CTS NO. 185/7

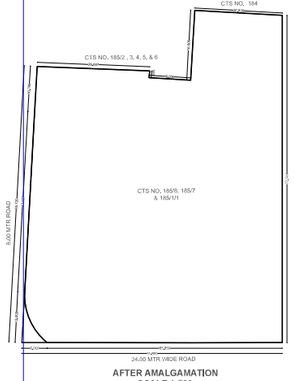
0.5 X 26.651 X 12.979	= 147.853 SQ.M
0.5 X 26.651 X 13.594	= 154.859 SQ.M
0.5 X 27.173 X 9.675	= 112.368 SQ.M
0.5 X 27.173 X 10.184	= 118.301 SQ.M
0.5 X 54.906 X 22.898	= 537.458 SQ.M
0.5 X 54.906 X 19.988	= 469.161 SQ.M
TOTAL	= 1540 SQ.M

2)CTS NO. 185/8

0.5 X 66.204 X 27.255	= 761.452 SQ.M
0.5 X 66.204 X 31.173	= 926.789 SQ.M
LESS TANGENT	= 18.81 SQ.M
TOTAL	= 1669.43 SQ.M

2)CTS NO. 185/1/1

0.5 X 28.878 X 10.886	= 147.200 SQ.M
0.5 X 28.878 X 9.924	= 134.192 SQ.M
0.5 X 12.163 X 5.119	= 29.154 SQ.M
0.5 X 12.163 X 5.527	= 31.477 SQ.M
TOTAL	= 342 SQ.M



AFTER AMALGAMATION
SCALE 1:500

AREA OF PLOT AFTER AMALGAMATION

CTS NO. 185/ 7, 185/ 8, 185/1/1

CTS NO. 185/ 7	= 1540 SQ.M
CTS NO. 185/ 8	= 1669.43 SQ.M
CTS NO. 185/1/1	= 342 SQ.M
TOTAL	= 3551.43 SQ.M

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
COMMERCIAL	LOWER GROUND	SHOP1	1	178,07	0,00	0,00	178,07
COMMERCIAL	LOWER GROUND	SHOP 2	1	178,07	0,00	0,00	178,07
COMMERCIAL	LOWER GROUND	SHOP 3	1	152,82	0,00	0,00	152,82
COMMERCIAL	UPPER GROUND	SHOWROOM 1	1	528,17	0,00	0,00	528,17
COMMERCIAL	UPPER GROUND	SHOWROOM 2	1	447,07	0,00	0,00	447,07
COMMERCIAL	UPPER GROUND	SHOWROOM 3	1	152,82	0,00	0,00	152,82
COMMERCIAL	FIRST FLOOR	SHOWROOM 3	1	142,54	0,00	0,00	142,54
COMMERCIAL	FIRST FLOOR	SHOWROOM 2	1	518,44	0,00	0,00	518,44
COMMERCIAL	FIRST FLOOR	SHOWROOM 1	1	518,09	0,00	0,00	518,09
COMMERCIAL	SECOND FLOOR	OFFICE 1	1	154,06	0,00	0,00	154,06
COMMERCIAL	SECOND FLOOR	OFFICE 2	1	135,84	0,00	0,00	135,84
COMMERCIAL	SECOND FLOOR	OFFICE 3	1	135,63	0,00	0,00	135,63
COMMERCIAL	SECOND FLOOR	OFFICE 4	1	135,63	0,00	0,00	135,63
COMMERCIAL	SECOND FLOOR	OFFICE 5	1	135,63	0,00	0,00	135,63
COMMERCIAL	SECOND FLOOR	OFFICE 6	1	109,10	0,00	0,00	109,10
COMMERCIAL	SECOND FLOOR	OFFICE 7	1	109,10	0,00	0,00	109,10
COMMERCIAL	SECOND FLOOR	OFFICE 8	1	109,10	0,00	0,00	109,10
COMMERCIAL	SECOND FLOOR	OFFICE 9	1	109,27	0,00	0,00	109,27
COMMERCIAL	THIRD FLOOR	OFFICE 1	1	154,06	0,00	0,00	154,06
COMMERCIAL	THIRD FLOOR	OFFICE 2	1	135,63	0,00	0,00	135,63
COMMERCIAL	THIRD FLOOR	OFFICE 3	1	135,63	0,00	0,00	135,63
COMMERCIAL	THIRD FLOOR	OFFICE 4	1	135,63	0,00	0,00	135,63
COMMERCIAL	THIRD FLOOR	OFFICE 5	1	135,63	0,00	0,00	135,63

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
COMMERCIAL	Commertial	18,30	36,60	36,60	1830,00	48	93	94
COMMERCIAL	Commertial	28,16	56,32	56,32	2816,16	48	93	94
Total	-	46,46	92,92	92,92	-	48	93	94

SCHEDULE OF OPENING:

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
COMMERCIAL	V	0,60	0,75	36

Proforma 1 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.	3551.43
(a) As per ownership document (7/12, CTS extract)	3551.43
(b) as per TLR or City Survey measurement sheet	3551.43
(c) as per Demarcated drawing area	3554.13
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	3551.43
4.Deductions for	-
(a) Proposed DP/ TP/ UDP, 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)	3551.43
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)	3551.43
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 -	-
(c) 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	-
(d) 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 2023-06-01 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.

Name Of : Owner TAGSURE HOSPITALITY LLP

Postal Address : B-32,Shastri Nagar,Near Radha Krishna Mandir,Chandrapur,Chandrapur,Chandrapur-442401,Maharashtra

Phone No. 9921545111

DESCRIPTION OF PROJECT :

Type of Proposal : Commercial
BUILDING ON CTS, NO/SURVEY NO.- 26/185

SITE ADDRESS :
CTS NO.185/1/1, 185/7, 185/8, SHEET NO. 26/18, WARD NO. 70, KH NO. 69, MOUZA- LENDHRA , TAH & DIST. NAGPUR.

Name Of Architect : Lokesh WASUDEO kelay

LOGO

ADDRESS OF OFFICE
OFFICE -
Emporis design 9A block, A-wing ,3rd floor,nagalwari complex sadar,nagpur-440010

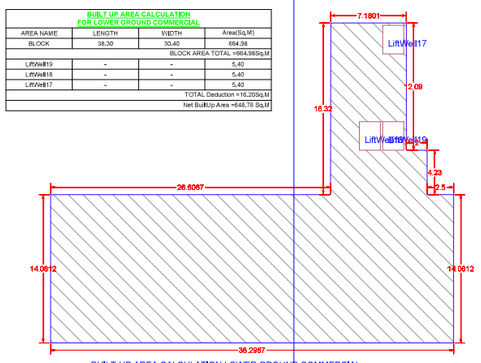
OWNERS SIGN -

ARCHITECH /ENGINEER SIGN

SCALE - 1:100 | Date: 23/10/23
JOB NO - NMO-23-54308 | CHECK BY -

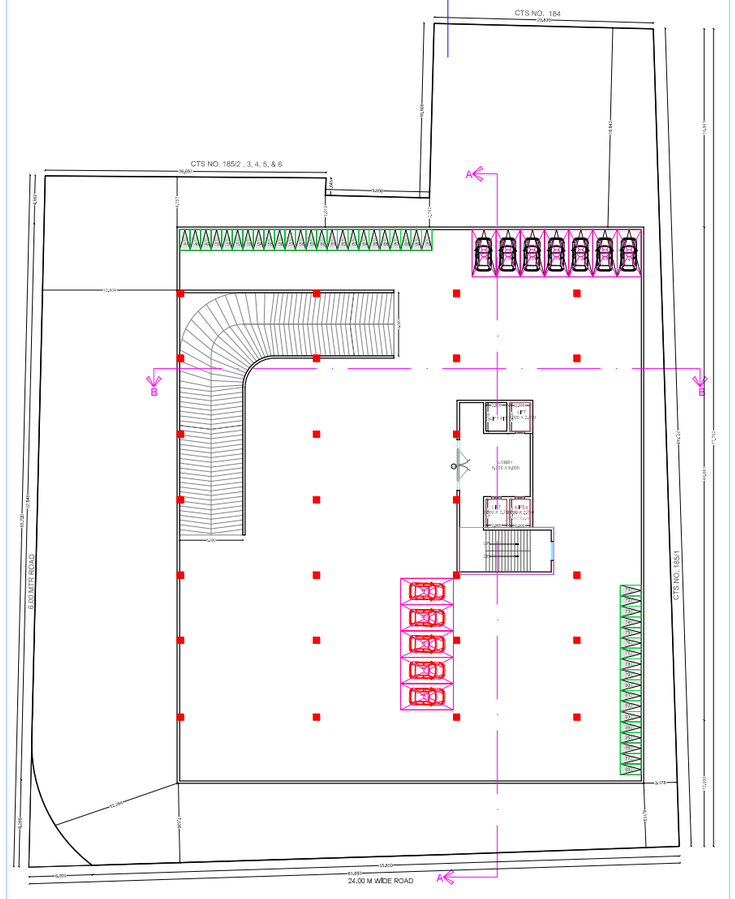
SUBMISSION DRAWING

BUILT UP AREA CALCULATION FOR LOWER GROUND COMMERCIAL			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	38.30	30.40	664.98
		BLOCK AREA TOTAL =664.98Sq.M	
LiftWell19	-	-	5.40
LiftWell18	-	-	5.40
LiftWell17	-	-	5.40
		TOTAL Deduction =16.20Sq.M	
		Net BuiltUp Area =648.78 Sq.M	

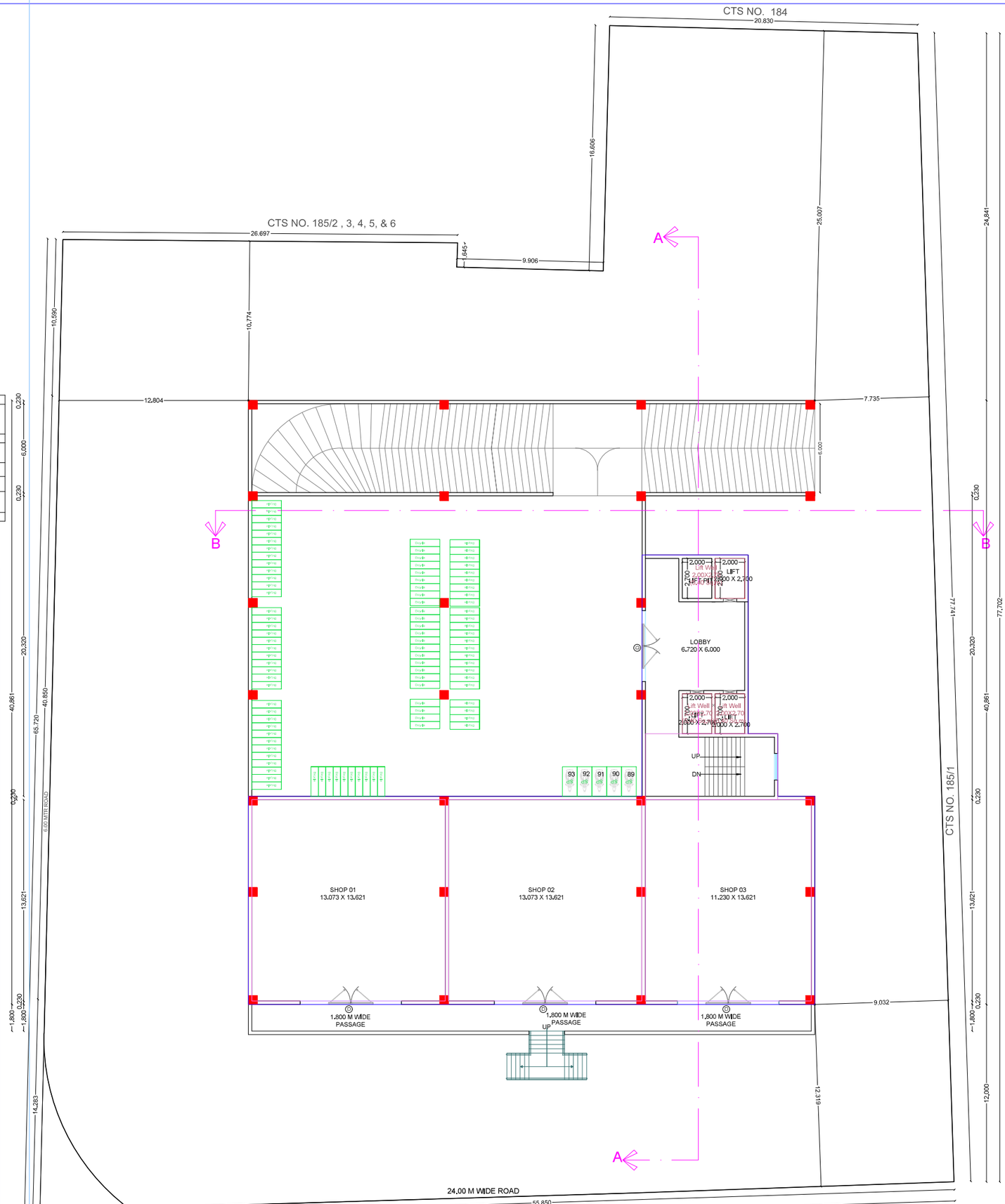


BUILT-UP AREA CALCULATION LOWER GROUND COMMERCIAL

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	2.90	0.00	0.00	0.00	0.00	4.00	0.00	0.00
9.2 Existing Comsumed 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	2.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area()	3906.57	10299.14	0.00	0.00	0.00	3125.25	17330.96	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	3906.57	0.00	0.00	0.00	0.00	3124.74	7031.31	0.00	7031.31
9.6 Index Consumed	1.09	0.00	0.00	0.00	0.00	0.00	1.09	0.00	0.00



PROPOSED BASEMENT 1 PLAN
SCALE 1:200



PROPOSED LOWER GROUND FLOOR PLAN
SCALE 1:100

LOWER GROUND

Signature valid

Digitally signed by PRAMOD BHAUSAHEB GAWANDE
Date: 2023.12.12 19:04:22 IST
Reason: Approved
Location: Maharashtra Housing and Area Development Authority
Project Code : NMO-23-54308
Application Number : NMO/B/2023/01019
Proposal Number : 197472
Certificate Number : NMO/B/2023/APL/02155

Proforma 1 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.	3551.43
(a) As per ownership document (7/12, CTS extract)	3551.43
(b) as per TLR or City Survey measurement sheet	3551.43
(c) as per Demarcated drawing area	3554.13
LESS	
2. Area not in possession	0.00
3. Entire area (1-2)	3551.43
4.Deductions for	-
(a) Proposed TCP / DP, 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)	3551.43
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)	3551.43
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 1,2,125,416 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 , 125/1 416/1 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 2023-06-01 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.

Name Of : Owner TAGSURE HOSPITALITY LLP.

Postal Address : B-32,Shastri Nagar,Near Radha Krishna Mandir,Chandrapur,Chandrapur,Chandrapur-442401,Maharashtra

Phone No.:9921540111

DESCRIPTION OF PROJECT :
Type of Proposal : Commercial
BUILDING ON CTS, NO./SURVEY NO.- 26/185

SITE ADDRESS :
CTS NO.185/1/1, 185/7, 185/8, SHEET NO. 26/18, WARD NO. 70, KH NO. 69, MOUZA- LENDHRA , TAH & DIST. NAGPUR,

Name Of Architect : Lokesh VOSUDEO Kolte

LOGO

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

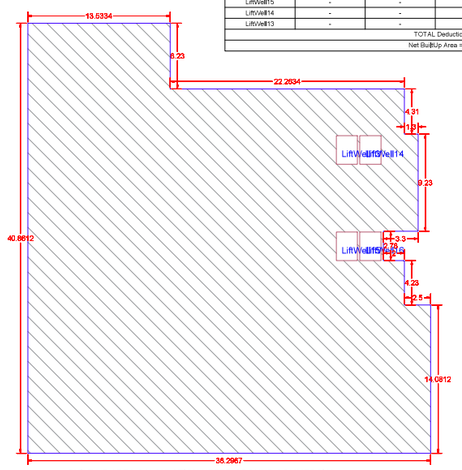
OWNERS SIGN -
Verified by agpfcs ltd.

SIGNATURE OF PERSON SIGN
Signature valid

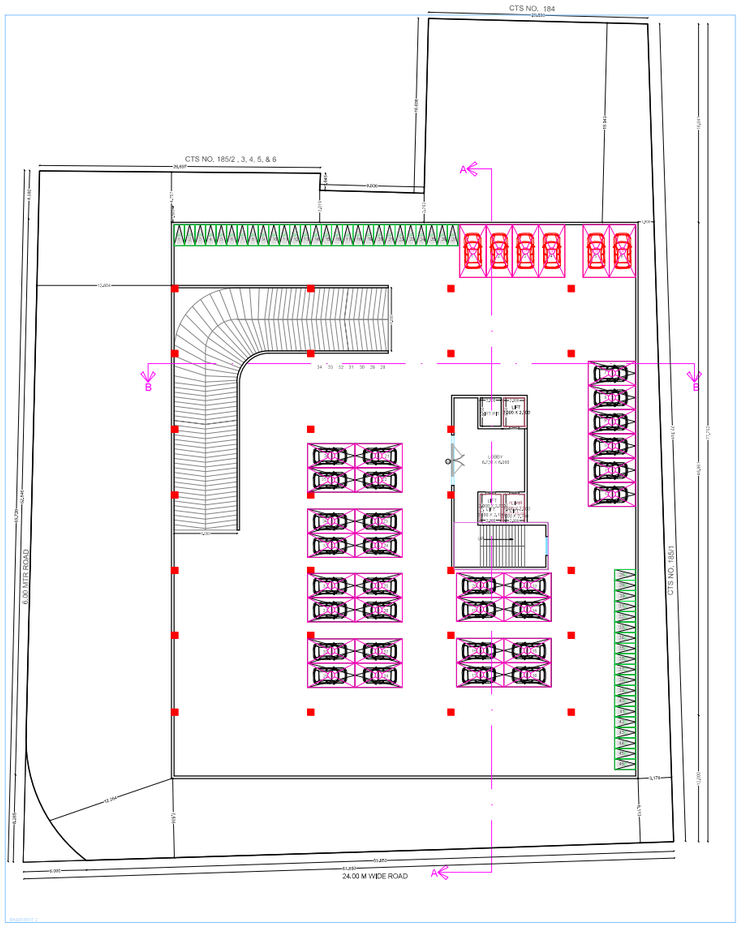
SCALE - 1:100 | Date: 23/10/23
JOB NO.- NMO-23-54308 | CHECK BY -.-

SUBMISSION DRAWING

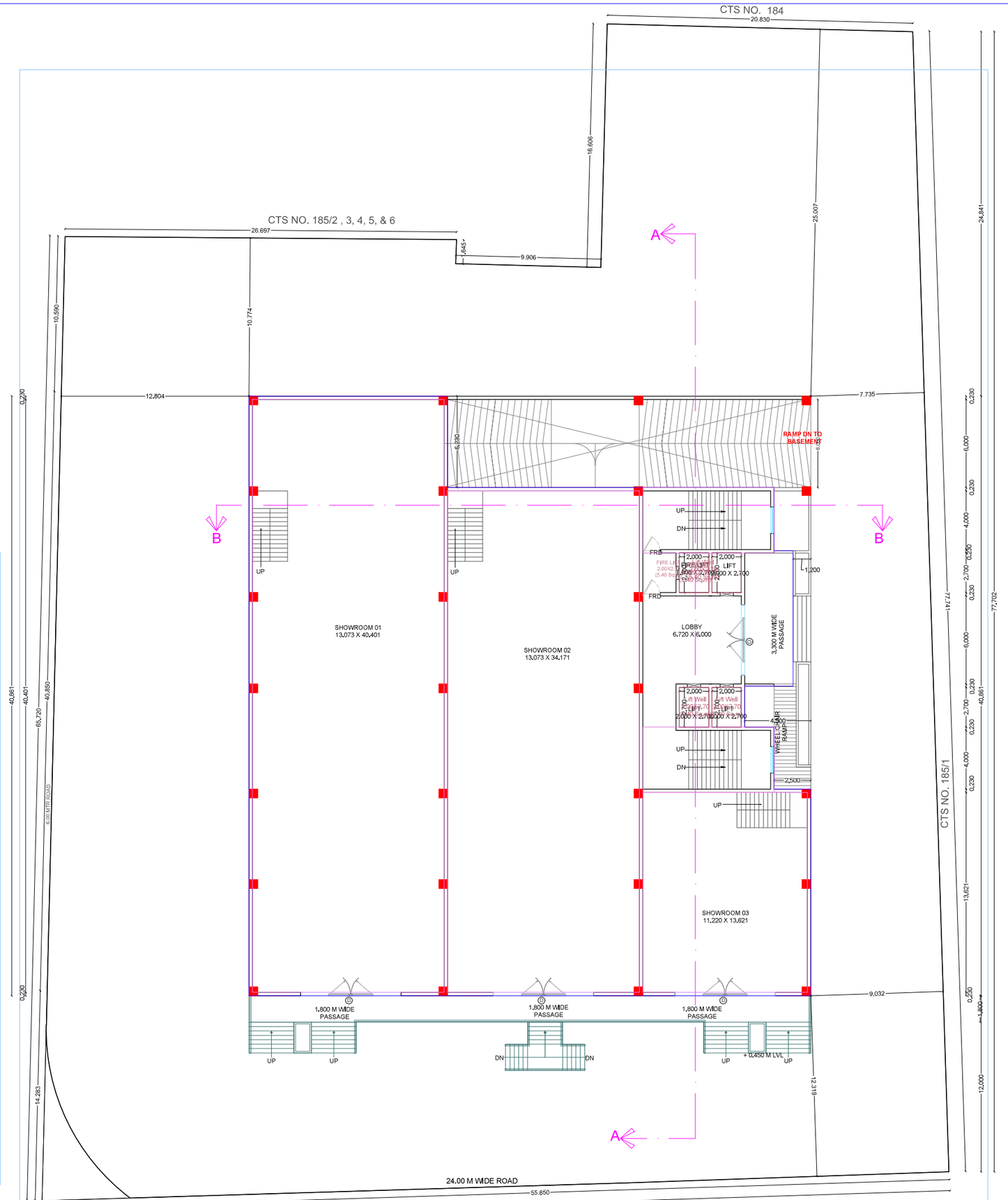
BUILT UP AREA CALCULATION FOR UPPER GROUND COMMERCIAL			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	40.86	38.30	1565.63
BLOCK AREA TOTAL =1565.63Sq.M			
LiftWell16	-	-	5.40
LiftWell15	-	-	5.40
LiftWell14	-	-	5.40
LiftWell13	-	-	5.40
TOTAL Deduction =21.605q.M			
Net BuiltUp Area =1344.03 Sq.M			



BUILT-UP AREA CALCULATION UPPER GROUND COMMERCIAL



PROPOSED BASEMENT 2 FLOOR PLAN
SCALE 1:200



PROPOSED UPPER GROUND FLOOR PLAN
SCALE 1:100

UPPER GROUND

Signature valid

Digitally signed by PRAMOD BHAGWANRAO GAWANDE
Date: 2023.12.12 19:04:22 IST
Reason: Approved
Location: Nagpur Municipal Corporation
Project Code: NMO-23-54309
Application Number : NMO/B/2023/01019
Proposal Number : 197472
Certificate Number : NMO/B/2023/APL/02155

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.	3551.43
(a) As per ownership document (7/12, CTS extract)	3551.43
(b) as per TLR or City Survey measurement sheet	3551.43
(c) as per Demarcated drawing area	3554.13
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	3551.43
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)	3551.43
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))	3551.43
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 -	-
c)If it is full number like 1,2,125,419,etc. As per 7/12 extract or City Survey Number - No Recreational open space is required	-
d) 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 2023/04/21 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.

Name Of : Owner TAGSURE HOSPITALITY LLP.

Postal Address : B-32,Shastri Nagar,Near Radha Krishna Mandir,Chandrapur,Chandrapur-442401,Maharashtra

Phone No.:9921545111

DESCRIPTION OF PROJECT :

Type of Proposal : Commercial
BUILDING ON CTS, NO/SURVEY NO.- 26/185

SITE ADDRESS :
CTS NO.180/11, 185/7, 185/8, SHEET NO. 26/18, WARD NO. 70, KH NO. 69, MOUZA- LENDHRA , TAH & DIST. NAGPUR.

Name Of Architect : Lokesh WAKUDEO kadu

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

OWNERS SIGN -
certified by applicant

Signature valid
Digitally signed by PRAMOD BHAGWANRAO GAWANDE
Date: 2023.12.12 19:04:22 IST
Reason: Approved
Location: Nagpur Municipal Corporation

SCALE - 1:100	Date: 23/10/23
JOB NO - NMO-23-54309	CHECK BY -.

SUBMISSION DRAWING

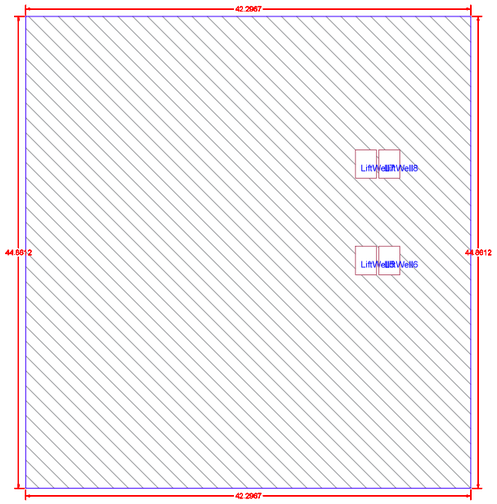
PROPOSED AMALGAMATION OF CTS NO.**185/1/1, 185/7, 185/8** & PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING ON CTS NO.**185/1/1, 185/7, 185/8**, SHEET NO. 26/18, WARD NO. 70, KH NO. 69, MOUZA- LENDHRA , TAH & DIST. NAGPUR.

Signature valid

Digitally signed by PRAMOD BHAURAO GAWANDE
Date: 2023.12.12 19:04:23 IST
Reason: Approved by Competent Authority
Location: Nagpur Municipal Corporation
Project Code : NMO-23-54308
Application Number : NMC/LOC/001019
Proposal Number : 197472
Certificate Number : NMO/B/2023/APL/02155

BUILT UP AREA CALCULATION FOR SECOND FLOOR COMMERCIAL

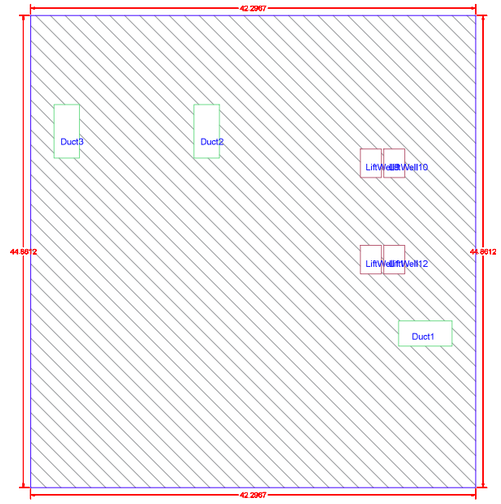
AREA NAME	LENGTH	WIDTH	Area(SqM)
BLOCK	44,86	42,30	1897,48
		BLOCK AREA TOTAL =1897,48SqM	
LiftWell8	-	-	5,40
LiftWell7	-	-	5,40
LiftWell6	-	-	5,40
LiftWell5	-	-	5,40
		TOTAL Deduction =21,60SqM	
		Net BuiltUp Area =1875,88 SqM	



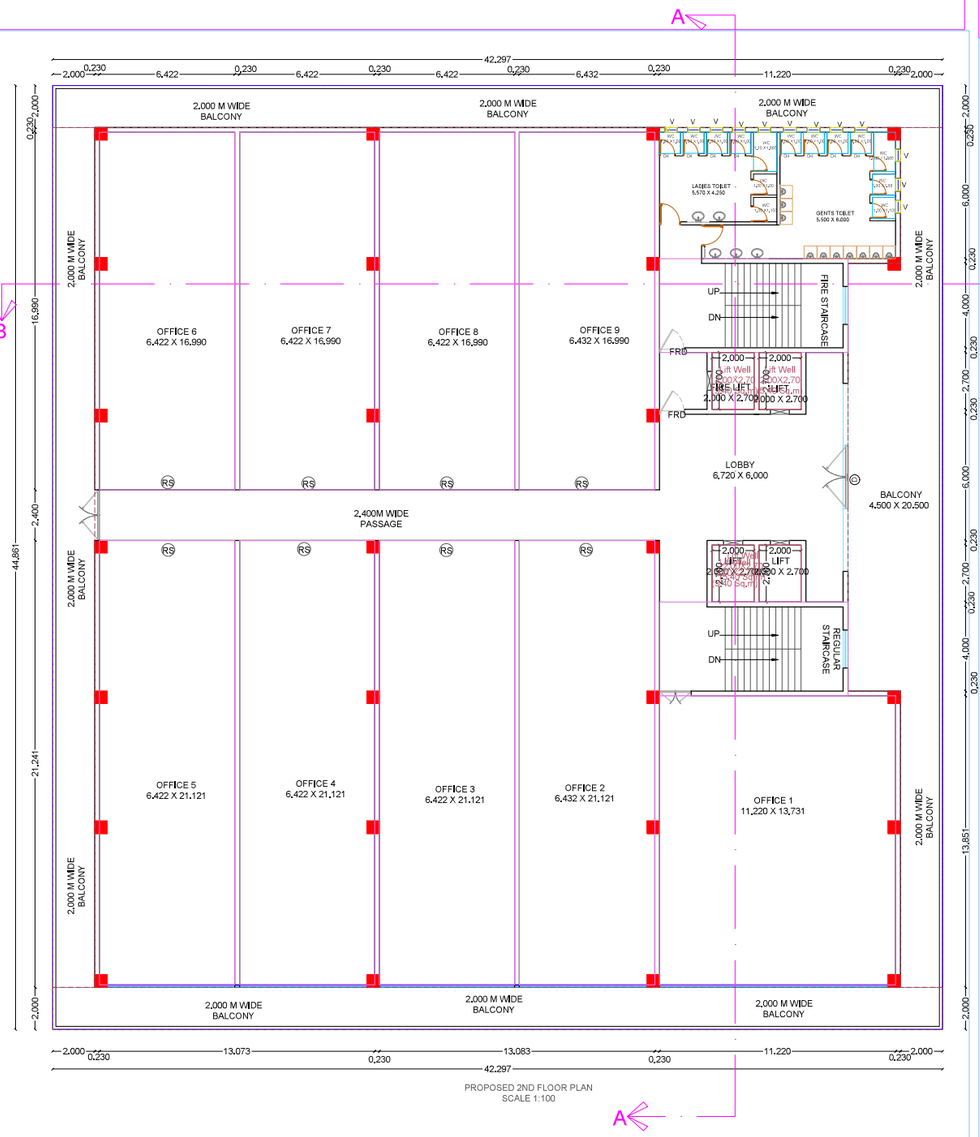
BUILT-UP AREA CALCULATION SECOND FLOOR COMMERCIAL

BUILT UP AREA CALCULATION FOR FIRST FLOOR COMMERCIAL

AREA NAME	LENGTH	WIDTH	Area(SqM)
BLOCK	44,86	42,30	1897,48
		BLOCK AREA TOTAL =1897,48SqM	
LiftWell12	-	-	5,40
LiftWell11	-	-	5,40
LiftWell10	-	-	5,40
LiftWell9	-	-	5,40
Duct3	-	-	12,24
Duct2	-	-	12,24
Duct1	-	-	12,24
		TOTAL Deduction =56,32SqM	
		Net BuiltUp Area =1839,16 SqM	

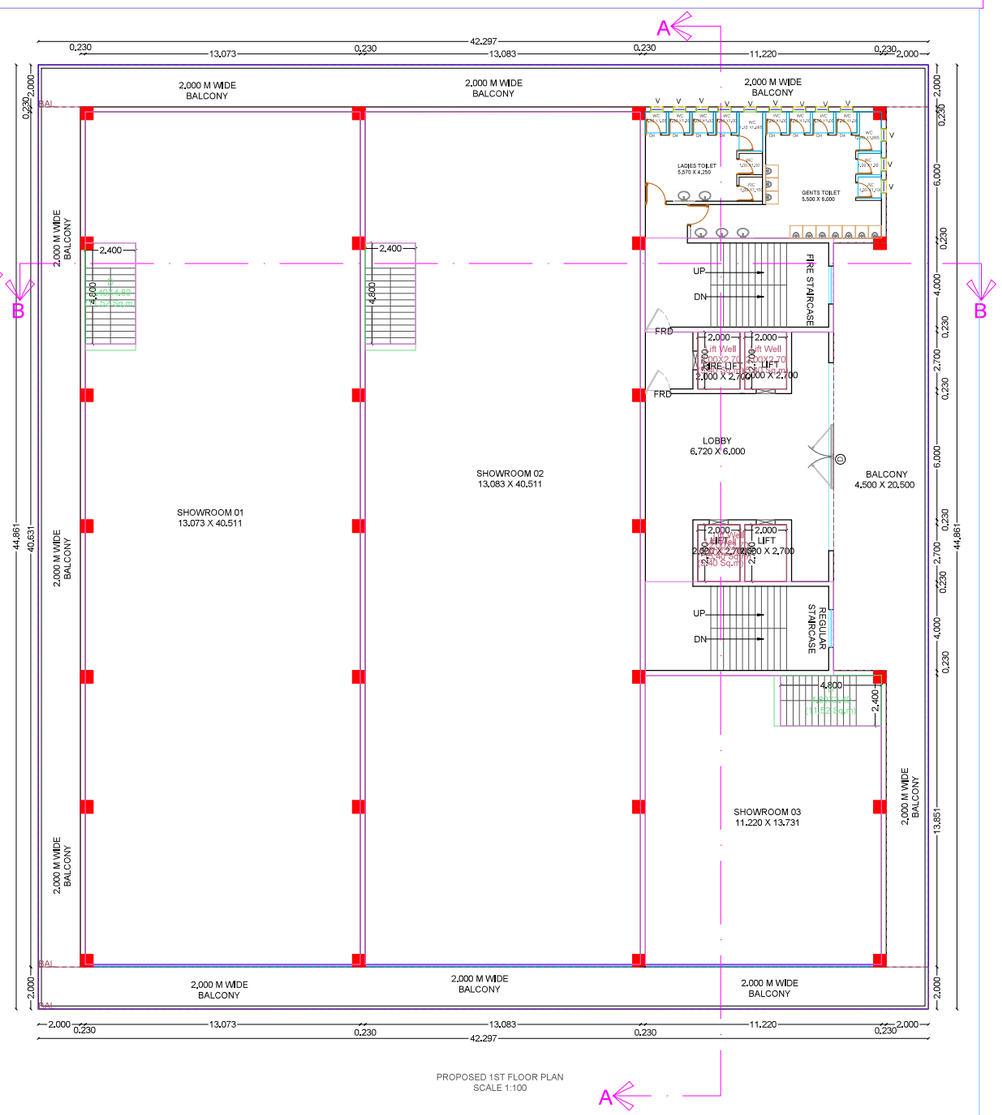


BUILT-UP AREA CALCULATION FIRST FLOOR COMMERCIAL



PROPOSED 2ND FLOOR PLAN
SCALE 1:100

SECOND FLOOR



PROPOSED 1ST FLOOR PLAN
SCALE 1:100

FIRST FLOOR

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.	3551.43
(a) As per ownership document (7/12, CTS extract)	3551.43
(b) as per TLR or City Survey measurement sheet	3551.43
(c) as per Demarcated drawing area	3554.13
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	3551.43
4.Deductions for	-
(a) Proposed DP/ TDP, Road widening Area /Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(c) total a+b)	0.00
5.Balance area of plot (3-4)	3551.43
6. Amenity Space	0.00
Applicable if (1) > 20000 sqmt	-
Required 4(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	3551.43
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	-
(c) 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	-
(d) 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 basis 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 2023-06-01 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.:

Name Of : Owner TAGSURE HOSPITALITY LLP

Postal Address : B-32 Shastri Nagar Near Radha Krishna Mandir,Chandrapur,Chandrapur,Chandrapur-442401,Maharashtra

Phone No. 9921545111

DESCRIPTION OF PROJECT :

Type of Proposal : Commercial
BUILDING ON CTS, NO/SURVEY NO :- 26/185

SITE ADDRESS :
CTS NO. 185/1/1 , 185/7, 185/8, SHEET NO. 26/18, WARD NO. 70, KH NO. 69, MOUZA- LENDHRA , TAH & DIST. NAGPUR.

Name Of Architect : Lokesh VYAS (DE) [illegible]

LOGO	ADDRESS OF OFFICE
	OFFICE :- Emanate design 9A block, A wing ,3rd floor,mayaNagar complex,sadar,nagpur-440010
OWNERS SIGN:- Verified by applicant	Digitally signed by PRAMOD BHAURAO GAWANDE Signature Valid
	SCALE - 1:100 / Date: 23/10/23
	JOB NO :- NMO-23-54308 / CHECK BY :-

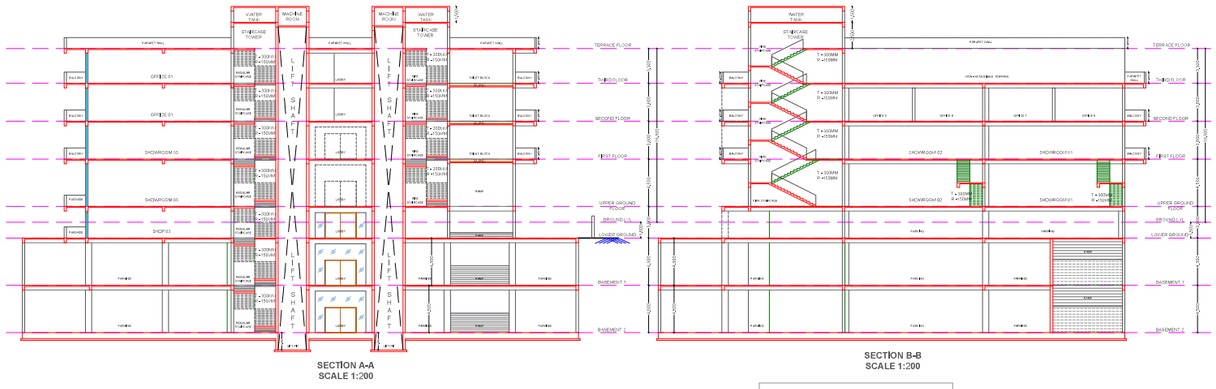
SUBMISSION DRAWING

BUILDING	FLOORS	COMMERCIAL												
		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
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
COMMERCIAL	THIRD FLOOR	1348,34	0,00	0,00	0,00	0,00	288,97	0,00	21,60	24,88	0,00	0,00	0,00	1323,46
COMMERCIAL	SECOND FLOOR	1897,48	0,00	0,00	0,00	0,00	383,42	0,00	21,60	21,60	0,00	0,00	0,00	1875,88
COMMERCIAL	FIRST FLOOR	1897,48	0,00	0,00	0,00	0,00	383,42	0,00	21,60	21,60	36,72	0,00	0,00	1839,16
COMMERCIAL	UPPER GROUND	1365,63	0,00	0,00	0,00	0,00	0,00	0,00	21,60	21,60	0,00	0,00	0,00	1344,03
COMMERCIAL	LOWER GROUND	664,98	0,00	0,00	0,00	0,00	0,00	0,00	16,20	16,20	0,00	0,00	0,00	648,78
COMMERCIAL	Total	7173,91	0,00	0,00	0,00	0,00	1055,81	0,00	102,60	105,88	36,72	0,00	0,00	7031,31

PROPOSED AMALGAMATION OF CTS NO.185/1/1, 185/7, 185/ 8 & PROPOSED CONSTRUCTION OF COMMERCIAL BUILDING ON CTS NO.185/1/1, 185/7, 185/ 8, SHEET NO. 26/18, WARD NO. 70, KH NO. 69, MOUZA- LENDHRA , TAH & DIST. NAGPUR.

Signature valid

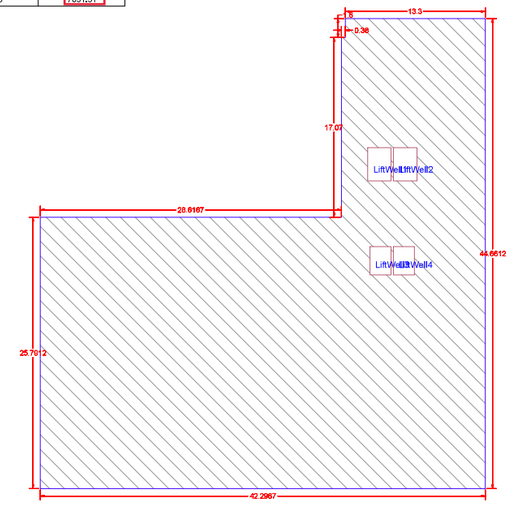
Digitally signed by PRAMOD BHAUSAHEB GAWANDE
Date: 2023.12.12 19:04:23 IST
Reason: Approved
Location: Maharashtra Housing and Area Development Authority
Project Code : NMO-23-54306
Application Number : NMO/B/2023/01019
Proposal Number : 197472
Certificate Number : NMO/B/2023/APL/02155



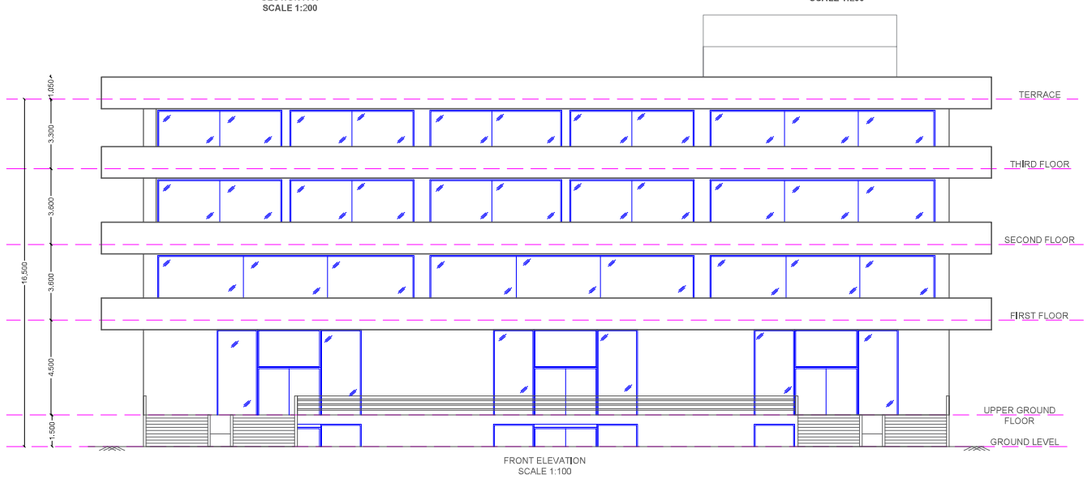
SECTION A-A
SCALE 1:200

SECTION B-B
SCALE 1:200

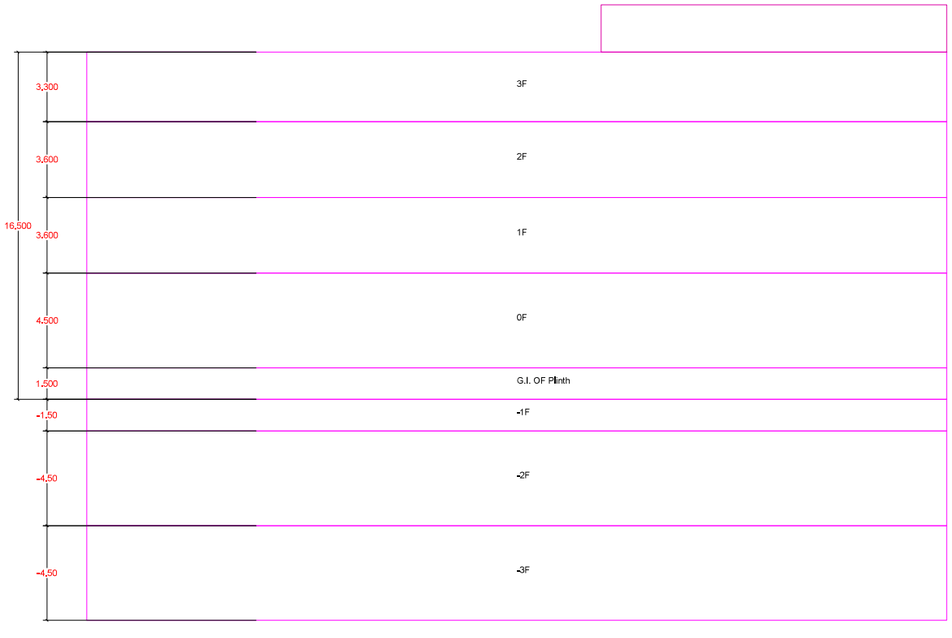
BUILT UP AREA CALCULATION FOR THIRD FLOOR COMMERCIAL			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	44.66	42.30	1348.34
		BLOCK AREA TOTAL =1348.34Sq.M	
LiftWell4	-	-	5.40
LiftWell3	-	-	5.40
LiftWell2	-	-	7.04
LiftWell1	-	-	7.04
		TOTAL Deduction =24.88Sq.M	
		Net BuiltUp Area =1323.46 Sq.M	



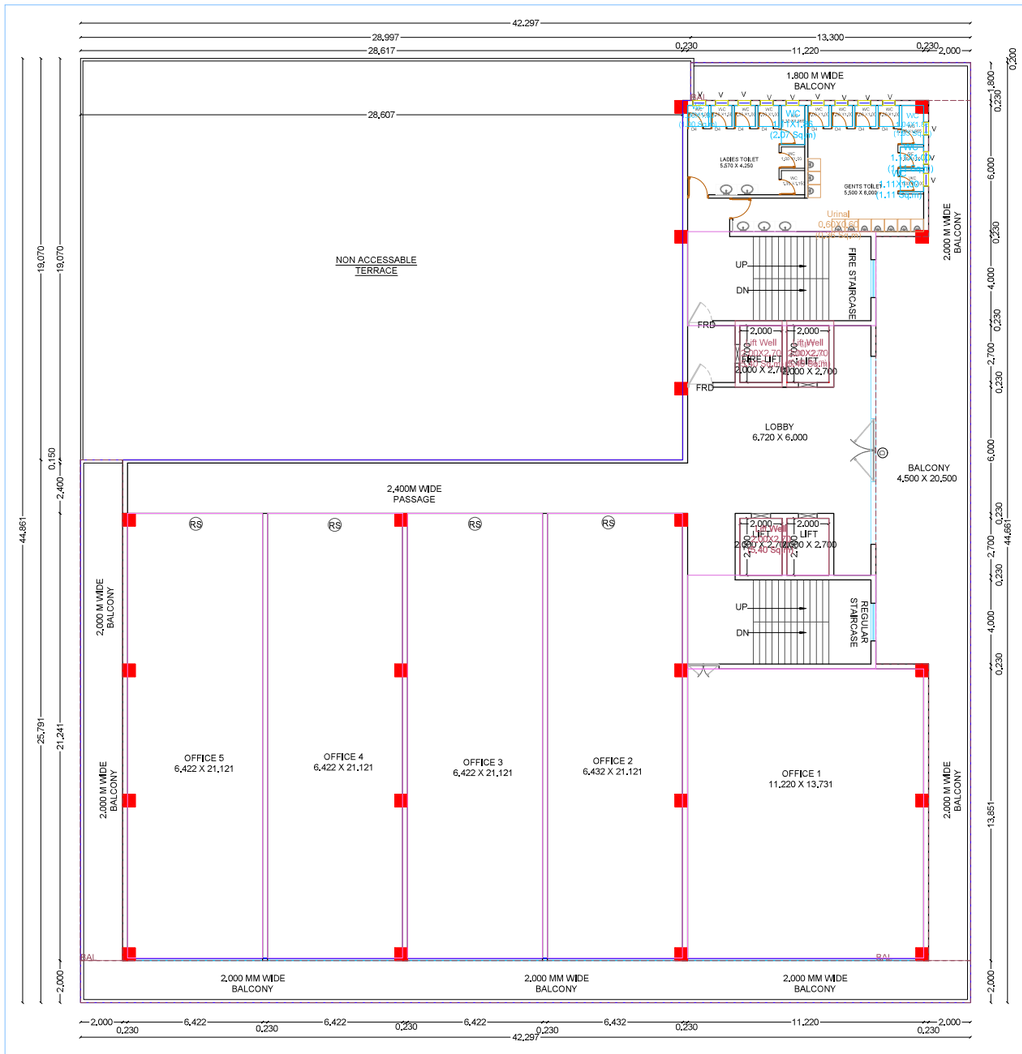
BUILT-UP AREA CALCULATION THIRD FLOOR COMMERCIAL



FRONT ELEVATION
SCALE 1:100



SECTION VIEW - COMMERCIAL



PROPOSED 3RD FLOOR PLAN
SCALE 1:100

THIRD FLOOR

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.	3551.43
(a) As per ownership document (7/12, CTS extract)	3551.43
(b) as per TLR or City Survey measurement sheet	3551.43
(c) as per Demarcated drawing area	3554.13
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	3551.43
4.Deductions for	-
(a) Proposed DP/ CDP, 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)	3551.43
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)	3551.43
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 bales F.S.I. of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % Rind 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 2023-04-21 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.

Name Of : Owner TAGSURE HOSPITALITY LLP.

Postal Address : B-32 Shastri Nagar Near Radha Krishna Mandir,Chandrapur,Chandrapur-442401,Maharashtra

Phone No. 9921545111

DESCRIPTION OF PROJECT :

Type of Proposal : Commercial
BUILDING ON CTS, NO./SURVEY NO.- 26/185

SITE ADDRESS :
CTS NO.185/1/1, 185/7, 185/8, SHEET NO. 26/18, WARD NO. 70, KH NO. 69, MOUZA- LENDHRA , TAH & DIST. NAGPUR.

Name Of Architect : Lokesh VIJAYJIDEO Nalu

LOGO	ADDRESS OF OFFICE
	OFFICE :- Emanate design 9A block, A wing ,3rd floor magarpar complex,sadar nagpur-440010
OWNERS SIGN :- (verified by applicant)	ARCHITECT/ ENGINEER SIGN (Signature valid)
SCALE - 1:100	Date: 23/10/23
JOB NO - NMO-23-54306	CHECK BY :-

SUBMISSION DRAWING