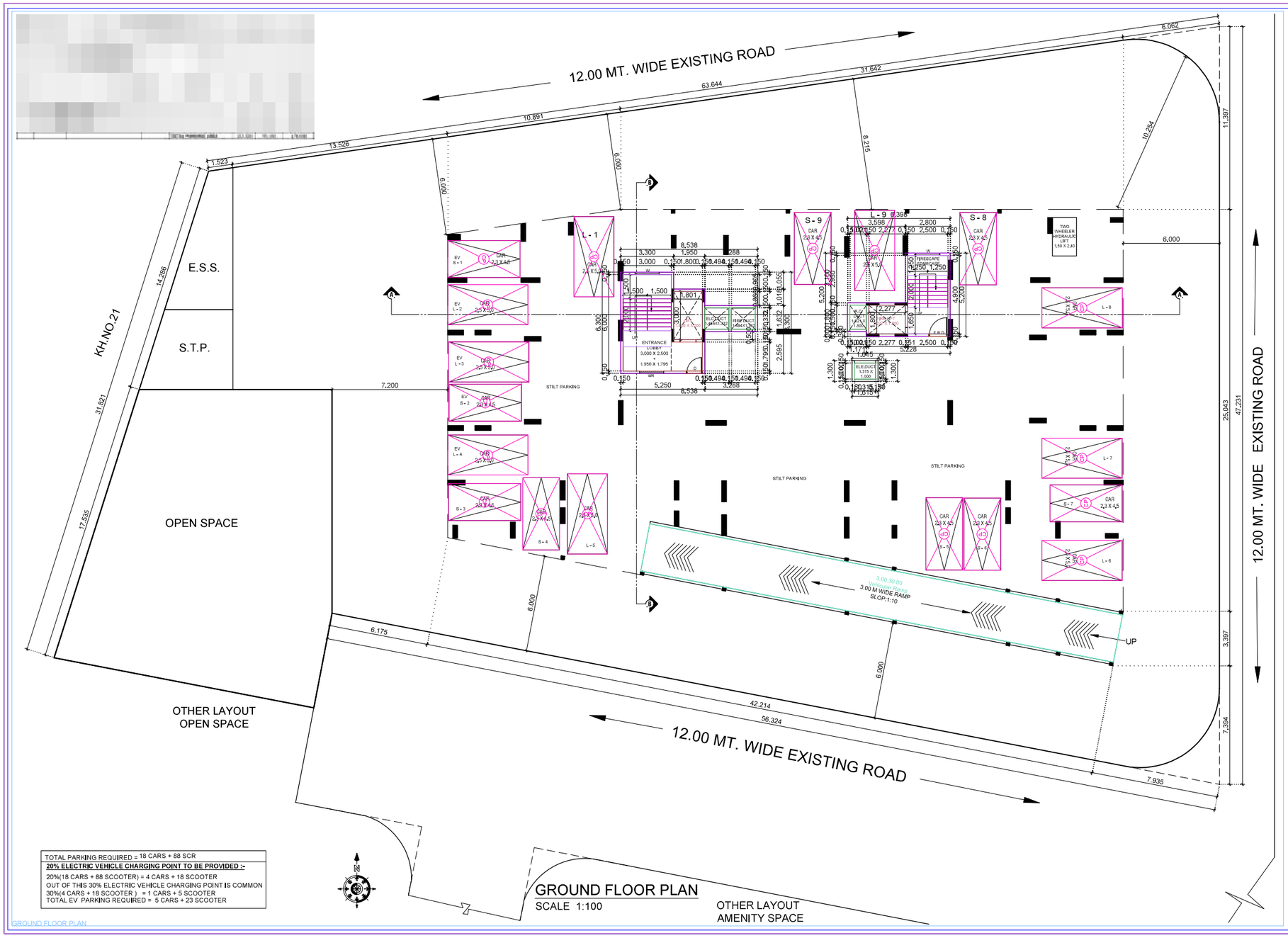
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Digitally signed by BHARAT BABURAO CHANDANWAR
Date: 2024.10.04 12:04:46 IST
Reason: Approved Drawing Plan
Designation : Chief Officer
Location: Besa-Pipla Nagpur, Maharashtra
Project Code : BPNM-24-ENTRY-86730
Application Number : RB/NMC/0400275
Proposal Number : 1458638
Certificate Number : BPNM/RB/2024/APL/00004



TOTAL PARKING REQUIRED = 18 CARS + 88 SCR
20% ELECTRIC VEHICLE CHARGING POINT TO BE PROVIDED :-
20%(18 CARS + 88 SCOOTER) = 4 CARS + 18 SCOOTER
OUT OF THIS 30% ELECTRIC VEHICLE CHARGING POINT IS COMMON
30%(4 CARS + 18 SCOOTER) = 1 CARS + 5 SCOOTER
TOTAL EV PARKING REQUIRED = 5 CARS + 23 SCOOTER

GROUND FLOOR PLAN
SCALE 1:100

OTHER LAYOUT
AMENITY SPACE

GROUND FLOOR PLAN

Project Details

Proposal code - BPNM-24-ENTRY-86730
Zone Type - Residential Zone - (R1)
Location - Non-Congested
Name of service - Revised Building Permission
Sub service -
Cts No./Survey No. - 22/1?
Tahsil :
Mouza :
Prorata Value : 0

SHEET - 02 OF 06

GROUND FLOOR PLAN

REVISED PROPOSED MULTY-FAMILY RESIDENTIAL BUILDING PLAN ON KH. NO. - 22/1/A ,P.H. NO.- 38, MOUZA - BELTRODI, TAH. - NAGPUR (GRAMIN), DIST.- NAGPUR.

BELONGING TO :
M/S. INCHES REALITIES THROUGH PARTNER
1) SHRI. AMIT VIJAYRAO MARAWAR
2) SHRI. SUHAS ASHOKRAO DOMADE

FORM OF STATEMENT [(In No. 9 (d)) PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER DUPLEX CONSTRUCTION LINE	
	GROUND FLOOR		SQ.MT.
	PODIUM FLOOR		SQ.MT.
	FIRST FLOOR		SQ.MT.
	SECOND FLOOR		SQ.MT.
	THIRD FLOOR		SQ.MT.
	FOURTH FLOOR		SQ.MT.
	FIFTH FLOOR		SQ.MT.
	SIXTH FLOOR		SQ.MT.
	SEVENTH FLOOR		SQ.MT.
	EIGHTH FLOOR		SQ.MT.
	NINETH FLOOR		SQ.MT.
	TENTH FLOOR		SQ.MT.
	ELEVENTH FLOOR		SQ.MT.
	TWELFTH FLOOR		SQ.MT.
	TOTAL		SQ.MT.

Mouza - 041 [0 0 0 0] / 0 / 0

T.D.L. Calculation As per Prudhvi - 1 of UDCPR - 2020 - Built-up Area Calculation

	Permissible (Public/Semi-public Area) sq.m.	Prop. (Public/Semi-public Area) sq.mt.
a) Net plot area [(1)+(2)+(3)+(4)]	2849.87	2849.87
b) Gain Rd. 3.75 of (CDCPR - 2020) -	-	640.75 (75)
c) Net Proposed Permissible built-up area =		
Basic FSI (Premium FSI + TDR- Fitout area) [(1.0) + (0.0)] [1.0]		5291.44
d) Permissible ancillary FSI -		
1) Basic Rd. 6, Table- No. 6.0, Item 3) of (CDCPR) - [ ]	3191.49	3,76,480
e) Permissible Basic FSI [1.0] on area = [1.0]	2814.89	2814.89
f) Permissible Basic FSI [1.0] on premium [0.0]	784.55	784.55
g) Permissible premium FSI [0.0]		
[Table No. 6.4] & Proposed - 1 of (CDCPR)	-	-
[ ] On-site area against D.P. for Road Widening		
with compliance of Clause No. 7.1 & as per previous sanctioned dated [00/00/0000] =	-	-
[ ] TDR area as per certificate no.	-	-
[ ] Total On-site / TDR loading proposed in lieu -		
[ ] On-site area against D.P. for Road Widening		
with compliance of Clause No. 7.1 & as per previous sanctioned dated [00/00/0000] =	-	-
[ ] TDR area as per certificate no.	-	-
[ ] Total On-site / TDR loading proposed in lieu -		
[ ] Pre-installed TDR - [0.00 CP 2024-BCU	6881.503	4,181.000
h) Total permissible FSI - [0+e+f+g] -	8418.233	8879.930
i) Maximum permissible FSI -	1999.999	11181.000
Proposed built-up area [(1)+(2)+(3)+(4)] =	5,291.44 Sq. MT.	

SCHEDULE OF OPENING

SR.NO.	TYPE	SIZE	DESCRIPTION
01	D	1,00 X 2,10	TJW, PANELLED DOOR
02	D1	0,90 X 2,10	TJW, PANELLED DOOR
03	D2	0,75 X 2,10	TJW, PANELLED DOOR
04	F.R.D.	1,20 X 2,10	FIRE RESISTANT DOOR
05	W	1,50 X 1,50	TJW,GLAZED WINDOW
06	W1	1,50 X 1,50	TJW, GLAZED WINDOW
07	W2	1,00 X 1,20	TJW, GLAZED WINDOW
08	W3	1,00 X 1,50	TJW, GLAZED WINDOW
09	W4	1,50 X 1,20	TJW, GLAZED WINDOW
10	V	0,60 X 0,60	M.S. LOUVERED VENTILATOR
11	V 1	0,40 X 0,60	M.S. LOUVERED VENTILATOR

LEGEND :
PLOT BOUNDRY SHOWN IN
PROPOSED CONSTRUCTION SHOWN IN

SUBMISSION DRAWING

ARCHITECT	Date		North
	Dwg. No.	SUBJ01	
	Dwg. by	CHANDU SB	
	Scale	1:100, 1:200	

OWNER
M/S. INCHES REALITIES
THROUGH PARTNER
1) SHRI. AMIT VIJAYRAO MARAWAR

2) SHRI. SUHAS ASHOKRAO DOMADE

V I S T a a R
ARCHITECT, INTERIOR DESIGNER, PLANNER,
LANDSCAPE ARCHITECT, P.M.C.,
VISTAAR HEIGHTS, 4TH FLOOR, PLOT NO, 1&2,
OPP, GAJANAN MAHARAJ MANDIR, ZENDA CHOWK,
DHARAMPETH, NAGPUR - 440010,
MOB. NO. - 9422103220
EMAIL - chandu1985@gmail.com

Planning Assistant:
Date: 09/08/2024

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.	2849,87
(a) As per ownership document (7/12, CTS extract)	2700,00
(b) as per T&LR or City Survey measurement sheet	2700,00
(c) as per Demarcated drawing area	2849,87
LESS	
2.Area not in possession	0,00
3. Entire area (1+2)	2849,87
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
(c) Green Belt	0,00
Total (a+b+c)	0,00
5.Balance area of plot (3-4)	2849,87
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)	2849,87
8. Recreational Open Space	-
(a) If area (5) is more than 4000 sqmt = 10 % of (5) is required.	0,00
Proposed	270,73
(b) If area is less than 4000 sqmt =Check =	-
(i) If it is full number like 1,2,125,418 etc. As per 7/12 utaitrati or City Survey Number = No Recreational open space is required.	-
(ii) If it is subdivision like 1/2, 2/5 , 125/1 415/1 etc.then recreational open space is required,	-
(A) 10 % Subject to minimum 200 sqmt	0,00
Proposed	270,73
(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 2023-09-01 and the dimensions of sides etc. of plot stated orgiin 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 the 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.

TECHNICAL PERSON SIGN

Postall Address : ,,Plot No 208, Empress Mill Society, Shree Nagar,Vivekanand Nagar,Vivekanand Nagar,Nagpur,440015,Maharashtra,NAGPUR

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.=22/1?
SITE ADDRESS :

KH. NO. = 22/1/A ,P.H. NO.= 38, MOUZA = BELTRODI, TAH. = NAGPUR (GRAMIN), DIST.= NAGPUR.

Name Of Architect & Address of Supervising Engineer

OFFICE =
40,2/2 MEG COLONY, RAMBAG ROAD, MEDICAL SQUARE

OWNERS SIGN = | LOGO

SCALE = 1:100 | Date: 09/08/24
JOB NO = BPNM-Z3-71014 | CHECK BY = K.S. JICHKAR

SUBMISSION DRAWING

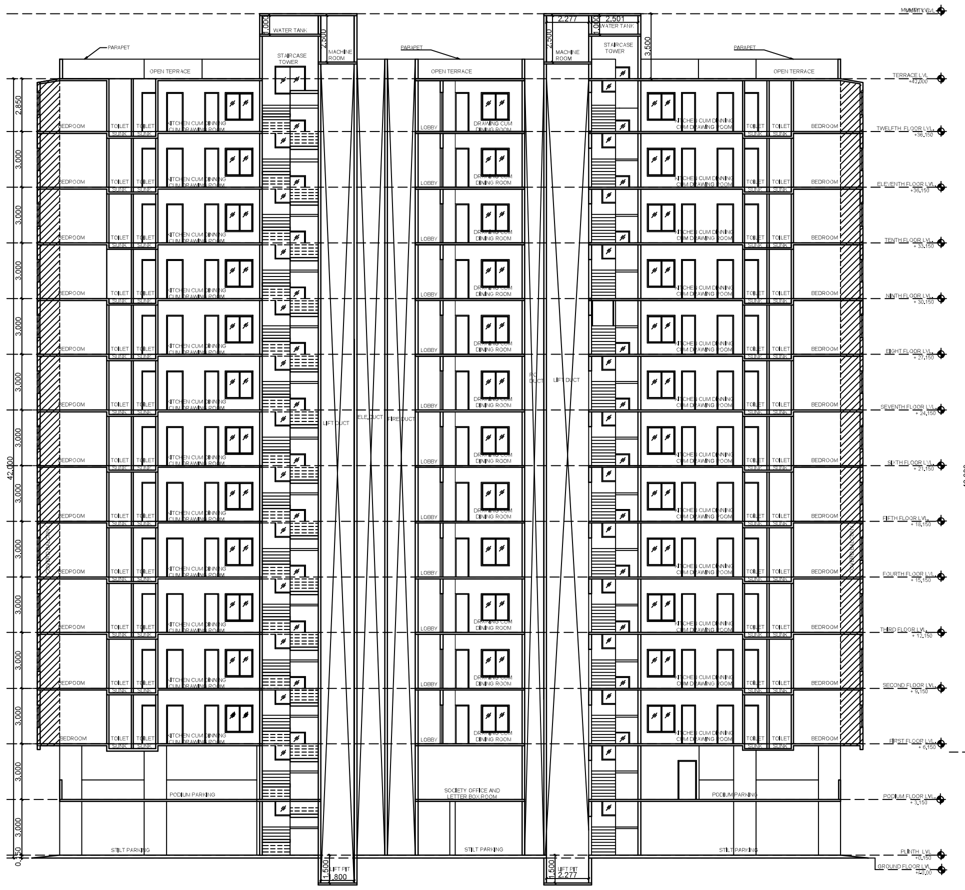
Verified by applicant

Signature valid
Digitally signed by Chandrashekhar Bhaskarrao Jichkar
Date: 2024.10.04 12:04:46 IST
Reason: Approved Drawing Plan
Designation : Chief Officer
Location: Besa-Pipla Nagpur, Maharashtra
Project Code : BPNM-24-ENTRY-86730
Application Number : RB/NMC/0400275
Proposal Number : 1458638
Certificate Number : BPNM/RB/2024/APL/00004

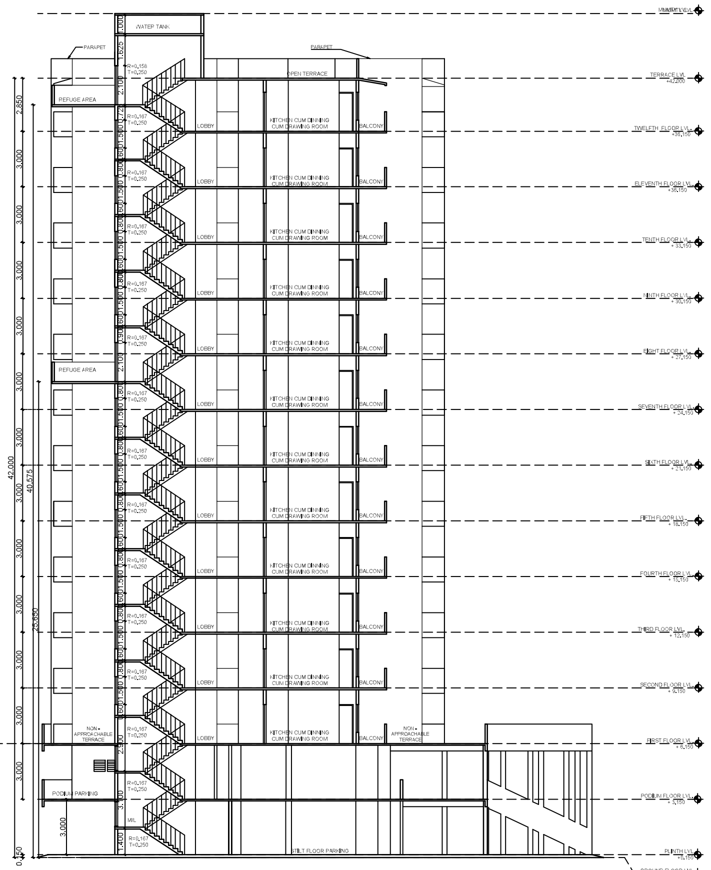
Signature valid
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Date: 2024.10.04 12:04:47 IST
Reason: Approved Drawing Plan
Designation : Chief Officer
Location: Besa-Pipla Nagarpanchayat
Project Code : BPNM-24-ENTRY-86730
Application Number : RBPNM202400275
Proposal Number : 1458638
Certificate Number : BPNM/RB/2024/APL/00004



ELEVATION
SCALE 1:100



SECTION A-A
SCALE- 1:100



SECTION B-B
SCALE- 1:100

SHEET - 06 OF 06

ELEVATION AND SECTIONS

REVISED PROPOSED MULTY-FAMILY RESIDENTIAL BUILDING PLAN ON KH. NO. - 22/1/A ,P.H. NO.- 38, MOUZA - BELTRODI, TAH. - NAGPUR (GRAMIN), DIST.- NAGPUR.

BELONGING TO :
M/S. INCHES REALITIES THROUGH PARTNER
1) SHRI. AMIT VIJAYRAO MARAWAR
2) SHRI. SUHAS ASHOKRAO DOMADE

Project Details

Planning Assistant

Proposal code - BPNM-24-ENTRY-86730 / 2024
Zone Type - Residential Zone - (R1)
Location - Non-Congested
Name of service - Revised Building Permission
Sub service -
Cts No./Survey No. - 22/1?
Tahsil :
Mouza :
Prorata Value : 0

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.	2649.87
(a) As per ownership document (7/12, CTS extract)	2700.00
(b) as per TILR or City Survey measurement sheet	2700.00
(c) as per Demarcated drawing area	2649.87
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	2649.87
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
(c) Green Belt	0.00
Total (a+b+c)	0.00
5.Balance area of plot (3-4)	2649.87
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)	2649.87
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed___	270.73
(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 ___________	270.73
(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 2023-08-01 and the dimensions of sides etc. of plot stated onplan 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.

SCHEDULE OF OPENING

SR.NO.	TYPE	SIZE	DESCRIPTION
01	D	1.00 X 2.10	T.W. PANELLED DOOR
02	D1	0.90 X 2.10	T.W. PANELLED DOOR
03	D2	0.75 X 2.10	T.W. PANELLED DOOR
04	F.R.D.	1.20 X 2.10	FIRE RESISTANT DOOR
05	W	1.50 X 1.50	T.W.GLAZED WINDOW
06	W1	1.50 X 1.50	T.W. GLAZED WINDOW
07	W2	1.00 X 1.20	T.W. GLAZED WINDOW
08	W3	1.00 X 1.50	T.W. GLAZED WINDOW
09	W4	1.50 X 1.20	T.W. GLAZED WINDOW
10	V	0.60 X 0.60	M.S. LOUVERED VENTILATOR
11	V1	0.40 X 0.60	M.S. LOUVERED VENTILATOR

LEGEND:
PLOT BOUNDRY SHOWN IN
PROPOSED CONSTRUCTION SHOWN IN

SUBMISSION DRAWING

ARCHITECT	Date		North
	Dwg. No.	SUB./01	
	Dealt by	CHANDU SIR	
	Scale	1:100, 1:200	

OWNER
M/S. INCHES REALITIES THROUGH PARTNER
1) SHRI. AMIT VIJAYRAO MARAWAR

2) SHRI. SUHAS ASHOKRAO DOMADE

V I S T â â R
ARCHITECT, INTERIOR DESIGNER, PLANNER, LANDSCAPE ARCHITECT, P.M.C.
VISTAAR HEIGHTS, 4TH FLOOR ,PLOT NO. 146-151
OPP. GAJANAN MAHARAJ MANDIR, ZENDA CHOWK
DHARMPETH, NAGPUR - 440010.
MOB. NO. : 9422103220
EMAIL : chandu1865@gmail.com

TECHNICAL PERSON SIGN

Postal Address : ,,Plot No 208, Empress Mill Society, Shree Nagar,Vivekanand Nagar,Vivekanand Nagar,Nagpur-440015,Maharashtra,NAGPUR

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.-22/1?
SITE ADDRESS :
KH. NO. - 22/1/A ,P.H. NO.- 38, MOUZA - BELTRODI, TAH. - NAGPUR (GRAMIN), DIST.- NAGPUR.

Name Of Architect : CHANDRASHEKHAR DEOCHAND Giripunje
OFFICE -
40 2/2 MIG COLONY, RAMBAG ROAD, MEDICAL SQUARE

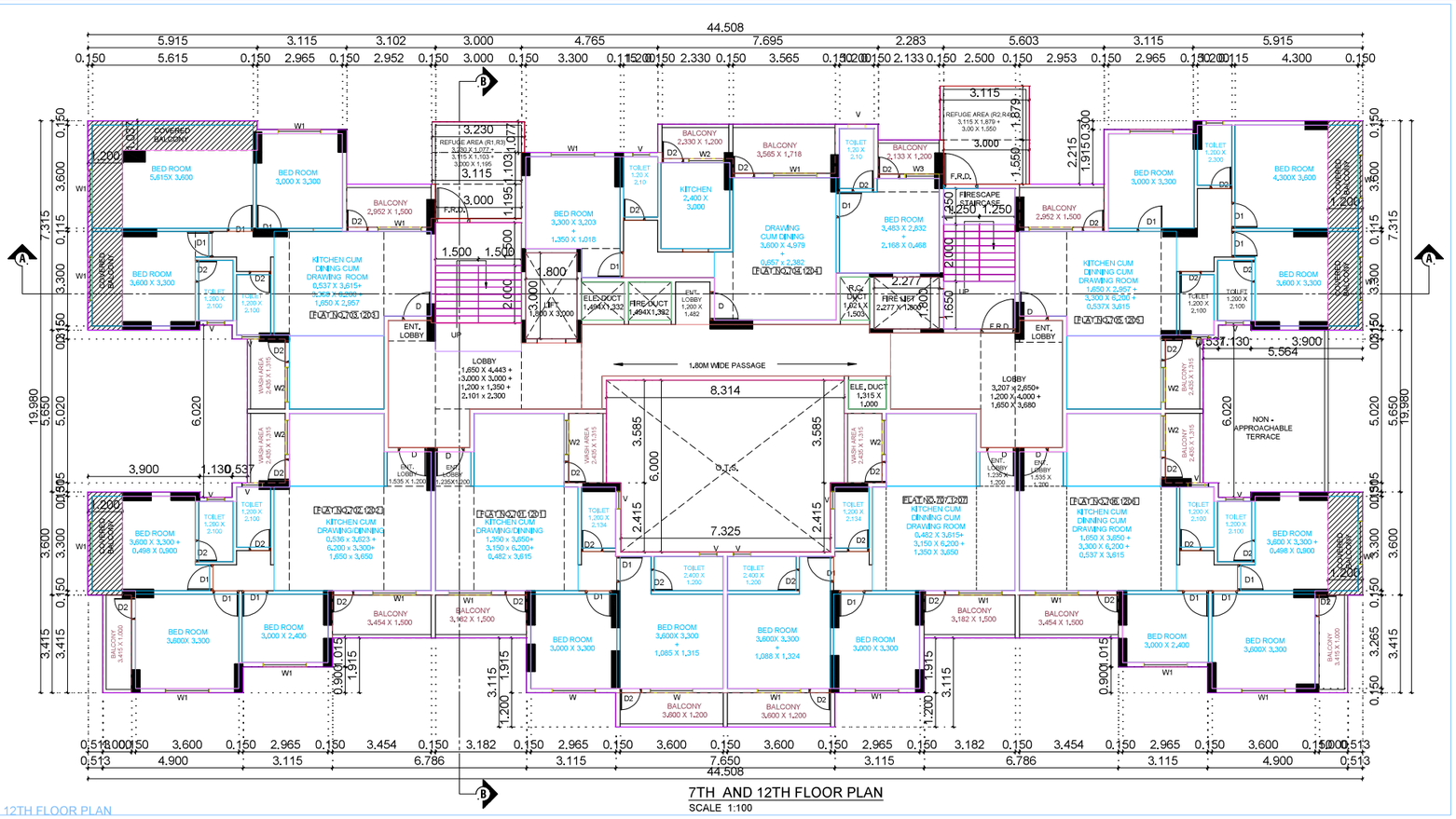
OWNERS SIGN - | LOGO

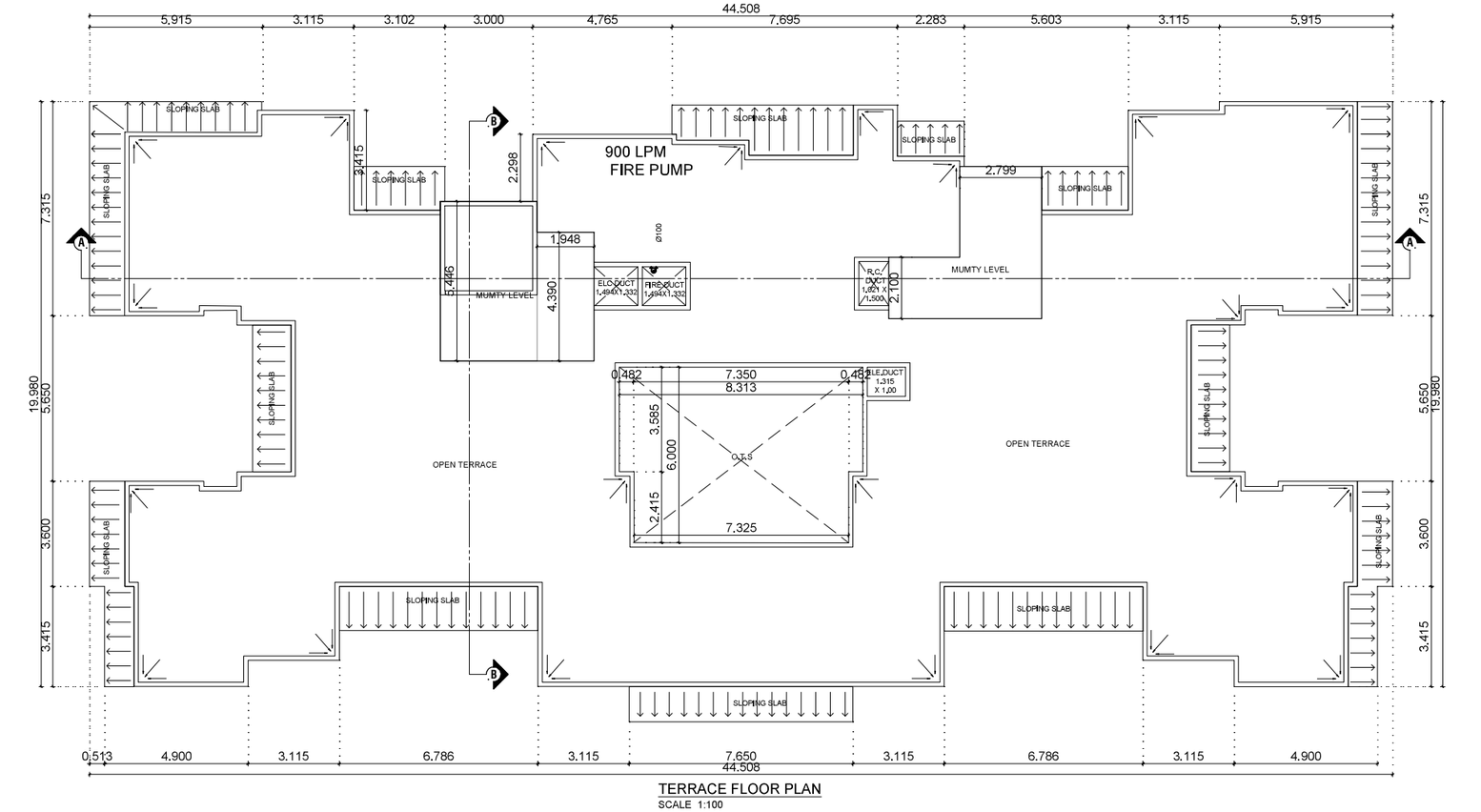
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JOB NO - BPNM-23-71014 | CHECK BY - K.S. JICHKAR

SUBMISSION DRAWING

Verified by applicant

Signature valid
Digitally signed by CHANDRASHEKHAR DEOCHAND GIRIPUNJE
Date: 2024.10.01 15:23:33 IST
Reason: Technical Person DSC
Location: Besa-Pipla Nagarpanchayat
Project Code : BPNM-24-ENTRY-86730
Application Number : RBPNM202400275
Proposal Number : 1458638





SHEET - 05 OF 06

FLOOR PLAN

REVISED PROPOSED MULTY-FAMILY RESIDENTIAL BUILDING PLAN ON KH. NO. - 22/1/A ,P.H. NO.- 38, MOUZA - BELTRODI, TAH. - NAGPUR (GRAMIN), DIST.- NAGPUR.

BELONGING TO :

M/S. INCHES REALITIES THROUGH PARTNER

1) SHRI. AMIT VIJAYRAO MARAWAR

2) SHRI. SUHAS ASHOKRAO DOMADE

Project Details

Proposal code -BPNM-24-ENTRY-86730
Zone Type - Residential Zone - (R1)
Location - Non-Congested
Name of service - Revised Building Permission
Sub service -
Cts No./Survey No. - 22/1?
Tahsil :
Mouza :
Prorata Value : 0

SCHEDULE OF OPENING

SR.NO.	TYPE	SIZE	DESCRIPTION
01	D	1,00 X 2,10	T.W. PANELLED DOOR
02	D1	0,90 X 2,10	T.W. PANELLED DOOR
03	D2	0,75 X 2,10	T.W. PANELLED DOOR
04	F.R.D.	1,20 X 2,10	FIRE RESISTANT DOOR
05	W	1,50 X 1,50	T.W.GLAZED WINDOW
06	W1	1,50 X 1,50	T.W. GLAZED WINDOW
07	W2	1,00 X 1,20	T.W. GLAZED WINDOW
08	W3	1,00 X 1,50	T.W. GLAZED WINDOW
09	W4	1,50 X 1,20	T.W. GLAZED WINDOW
10	V	0,60 X 0,60	M.S. LOUVERED VENTILATOR
11	V 1	0,40 X 0,60	M.S. LOUVERED VENTILATOR

LEGEND:

PLOT BOUNDRY SHOWN IN

PROPOSED CONSTRUCTION SHOWN IN

SUBMISSION DRAWING

ARCHITECT

Date		North
Dwg. No.	SUB./01	
Dealt by	CHANDU SIR	
Scale	1:100, 1:200	

OWNER

M/S. INCHES REALITIES THROUGH PARTNER
1) SHRI. AMIT VIJAYRAO MARAWAR

2) SHRI. SUHAS ASHOKRAO DOMADE

VISTAAR
ARCHITECT, INTERIOR DESIGNER, PLANNER, LANDSCAPE ARCHITECT, P.M.C. ,
VISTAAR HEIGHTS, 4TH FLOOR ,PLOT NO. 146-151,
OPP. GAJANAN MAHARAJ MANDIR, ZENDA CHOWK,
DHARMPETH, NAGPUR - 440010.
MOB. NO. : 9422103220
EMAIL : chandu1865@gmail.com

Signature valid
Digitally signed by BHARAT BABURAO WANDANWAR
Date: 2024.10.04 12:04:47 IST
Reason: Approved Drawing Plan
Designation : Chief Officer
Location: Besa-Pipla Nagpur Nagpur
Project Code : BPNM-24-ENTRY-86730
Application Number : RBPNM/24/00275
Proposal Number : 1458638
Certificate Number : BPNM/RB/2024/APL/00004

Proforma 1 : Area Statement	
1, Area of plot (Minimum area of a, b, c to be considered) or area of subplit with sanctioned layout No. and subplot No.	2649,87
(a) As per ownership document (7/12, CTS extract)	2700,00
(b) as per TILR or City Survey measurement sheet (Planning Assistant Date: 26/09/2024)	2700,00
(c) as per Demarcated drawing area	2649,87
LESS	
2.Area not in possession	0,00
3. Entire area (1-2)	2649,87
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
(c) Green Belt	0,00
Total (a+b+c)	0,00
5.Balance area of plot (3-4)	2649,87
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)	2649,87
8, Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0,00
Proposed___	270,73
(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 _____	270,73
(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 2023-08-01 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.

TECHNICAL PERSON SIGN

Postal Address : ,,Plot No 208, Empress Mill Society, Shree Nagar,Vivekanand Nagar,Vivekanand Nagar,Nagpur-440015,Maharashtra,NAGPUR

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS, NO./SURVEY NO.-22/1?
SITE ADDRESS :

KH. NO. - 22/1/A ,P.H. NO.- 38,□ □ MOUZA - BELTRODI, TAH. - NAGPUR (GRAMIN), DIST.- NAGPUR.

-

Name Of Architect - CHANDU SIR GIRIPUNJE

OFFICE -

40,2/2 MIG COLONY, RAMBAG ROAD, MEDICAL SQUARE

Verified by appliance

Signature valid

OWNERS SIGN -

LOGO

SCALE - 1:100 | Date: 09/08/24

JOB NO - BPNM-23-71014 | CHECK BY - K.S. JICHKAR

SUBMISSION DRAWING