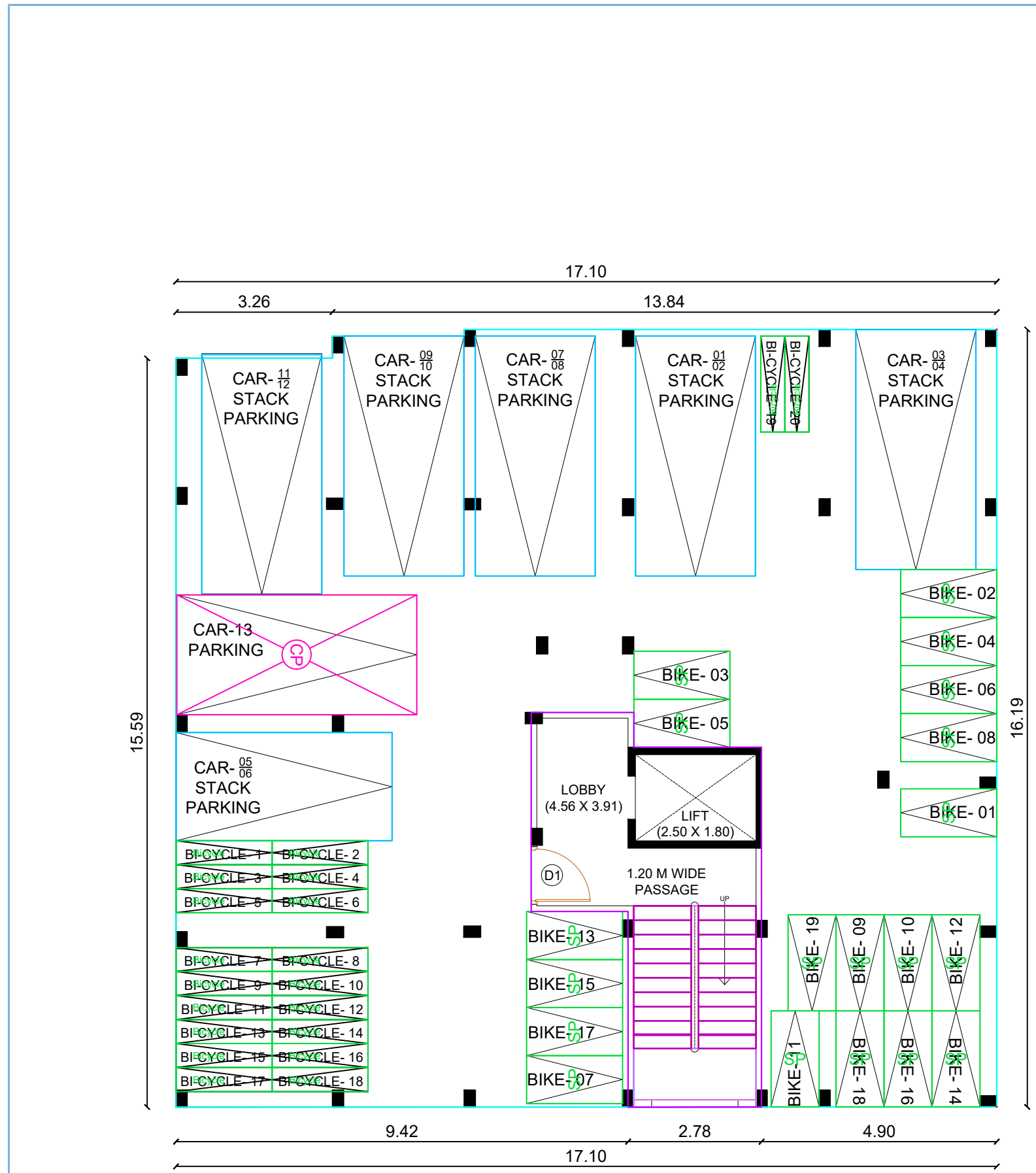
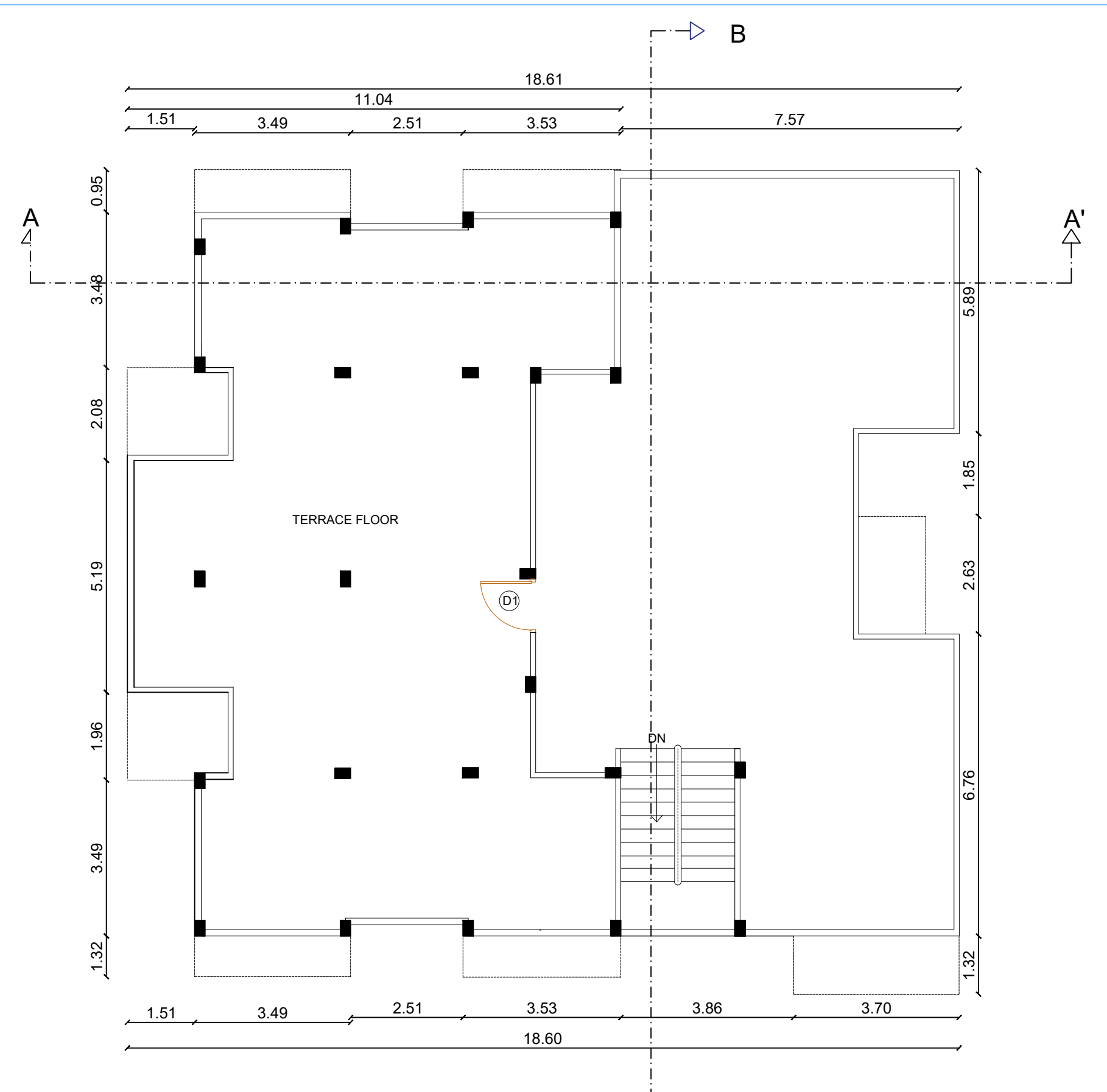
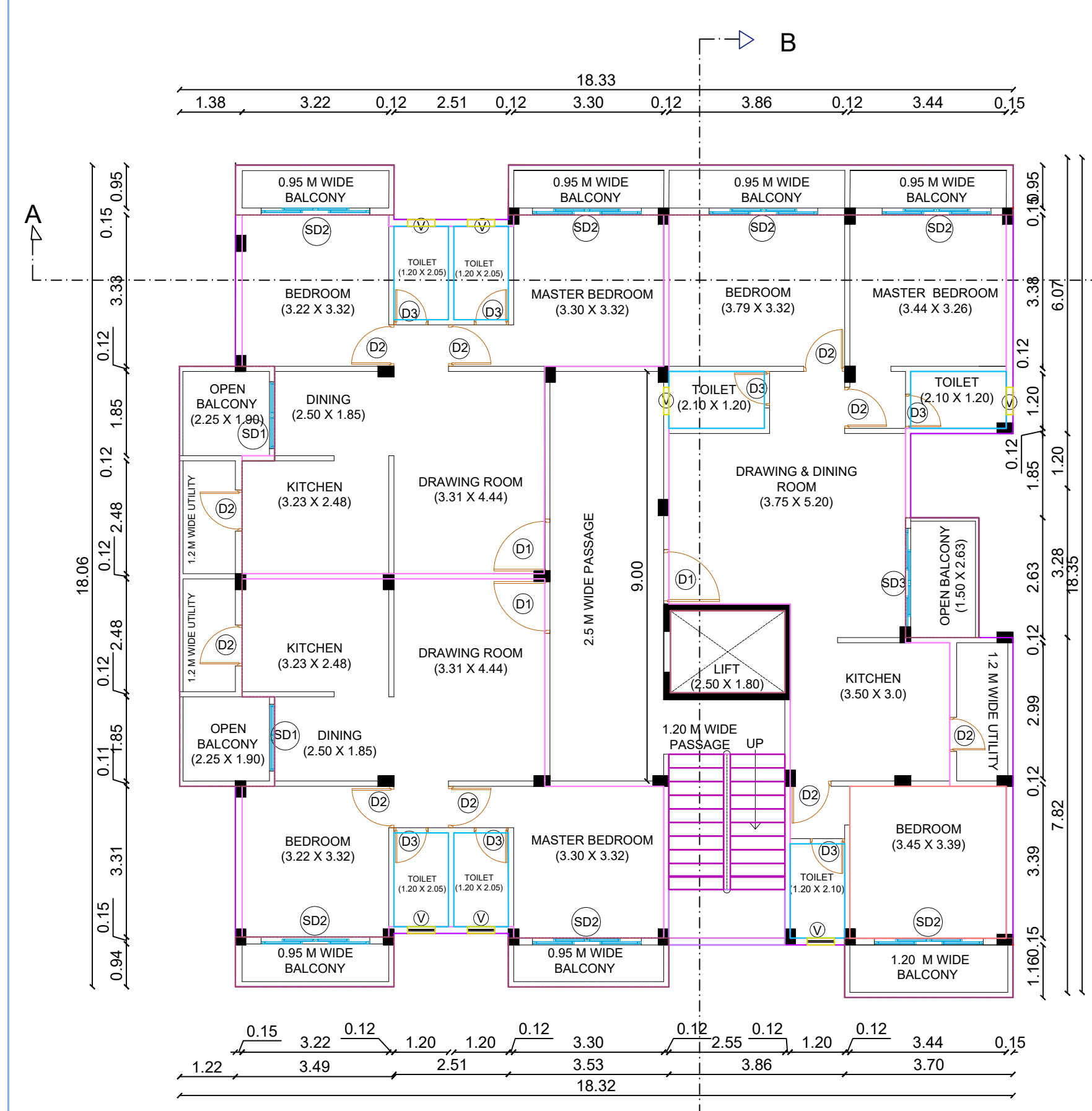




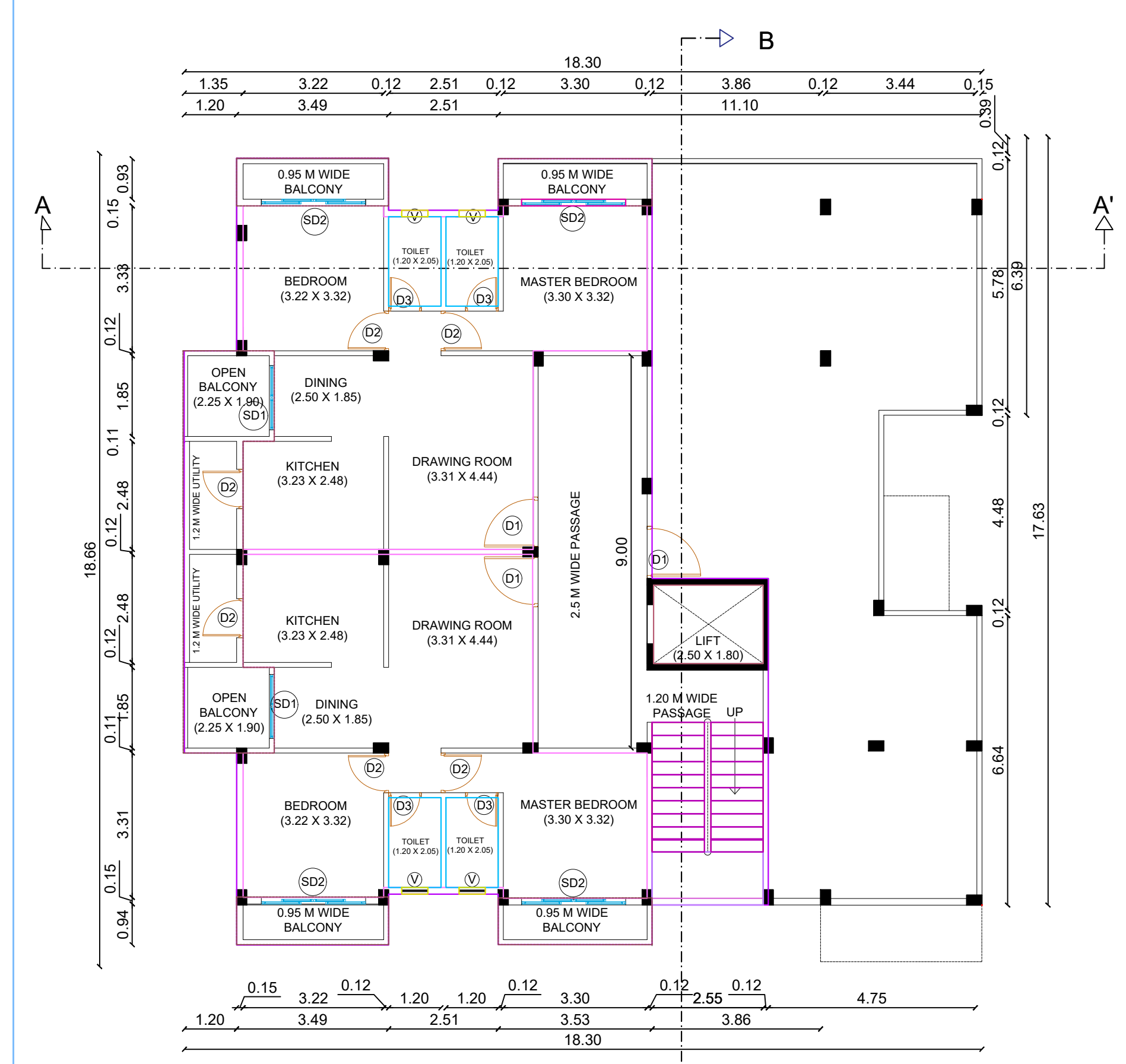
PROPOSED GROUND FLOOR PLAN
SCALE 1:100



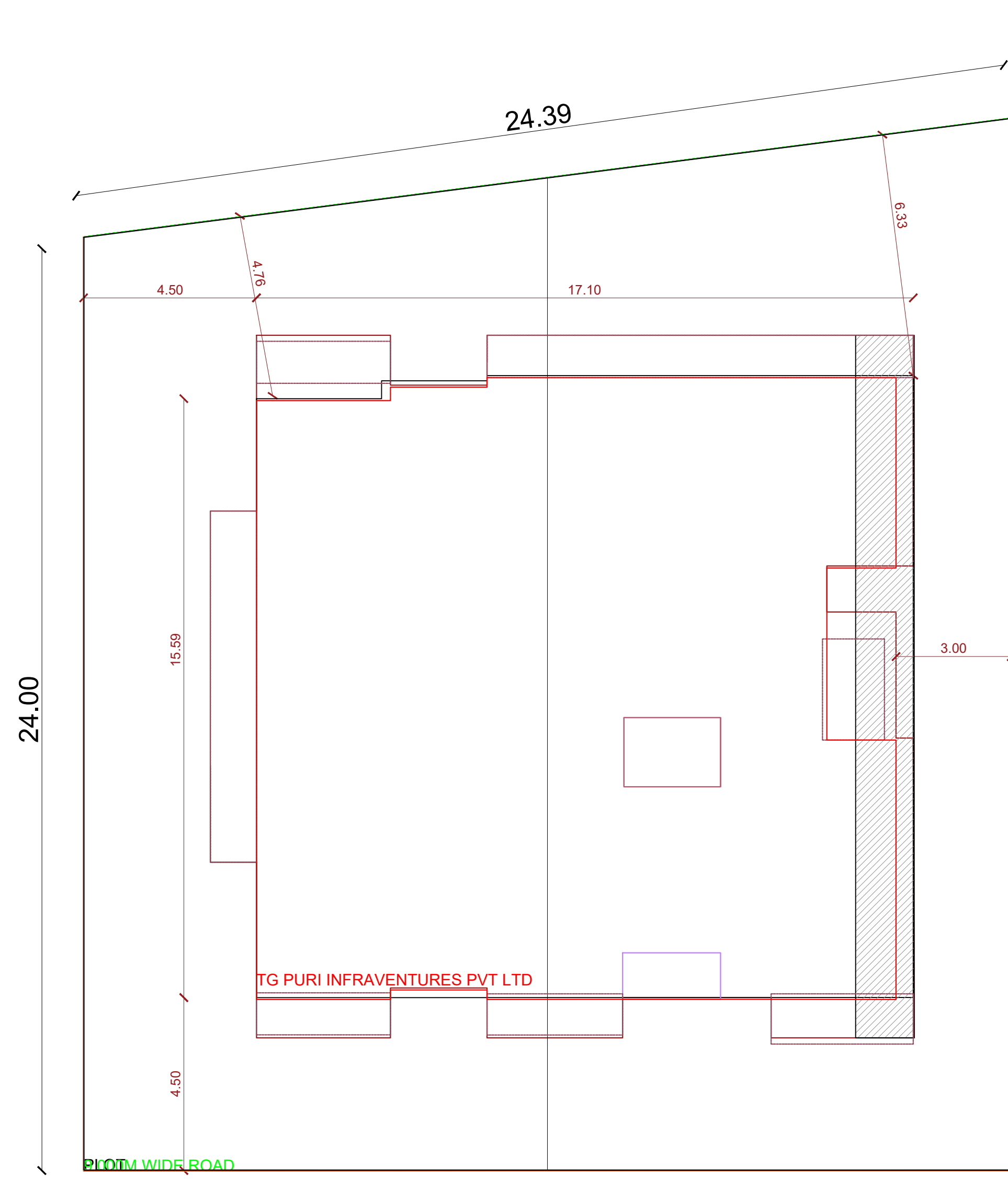
PROPOSED TERRACE FLOOR PLAN
SCALE 1:100



PROPOSED TYPICAL 1ST TO 6TH FLOOR PLAN
SCALE 1:100



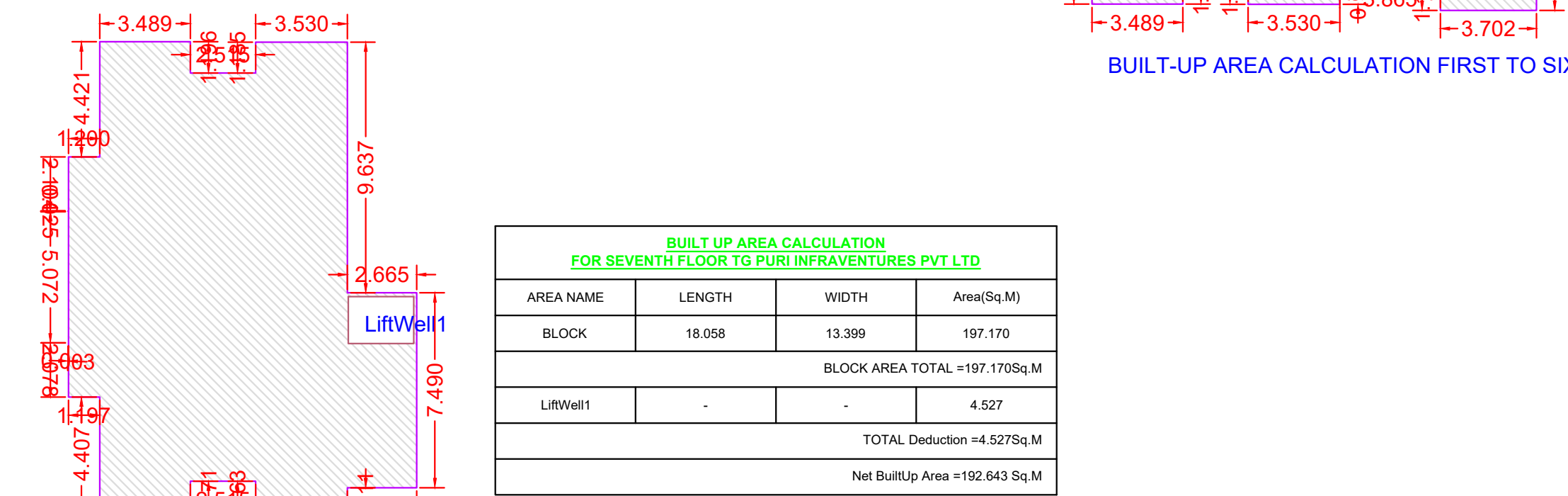
PROPOSED 7TH FLOOR PLAN
SCALE 1:100



9 M WIDE ROAD
24.15
SITE PLAN
SCALE 1:100

BUILT UP AREA CALCULATION FOR GROUND FLOOR TG PURI INFRAVENTURES PVT LTD			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	8.218	4.800	39.265
BLOCK AREA TOTAL +39.265sq.M			
TOTAL Deduction +0.000sq.M			
Net Builtup Area =39.265 Sq.M			

BUILT-UP AREA CALCULATION GROUND FLOOR TG PURI INFRAVENTURES PVT LTD



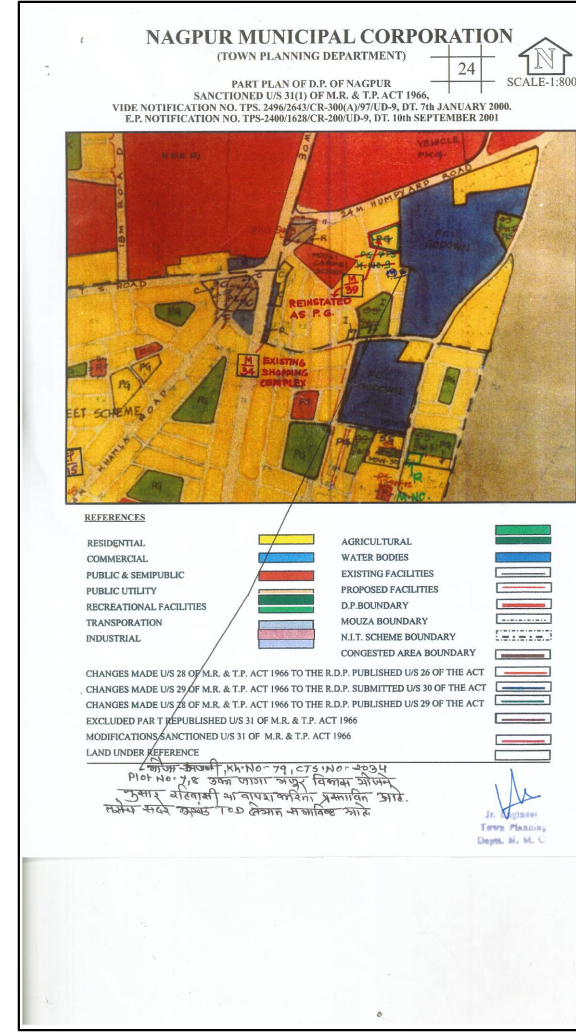
BUILT-UP AREA CALCULATION FIRST TO SIXTH FLOOR TG PURI INFRAVENTURES PVT LTD

BUILT UP AREA CALCULATION FOR SEVENTH FLOOR TG PURI INFRAVENTURES PVT LTD			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	18.058	13.399	197.170
BLOCK AREA TOTAL +197.170sq.M			
TOTAL Deduction +4.527sq.M			
Net Builtup Area =192.643 Sq.M			

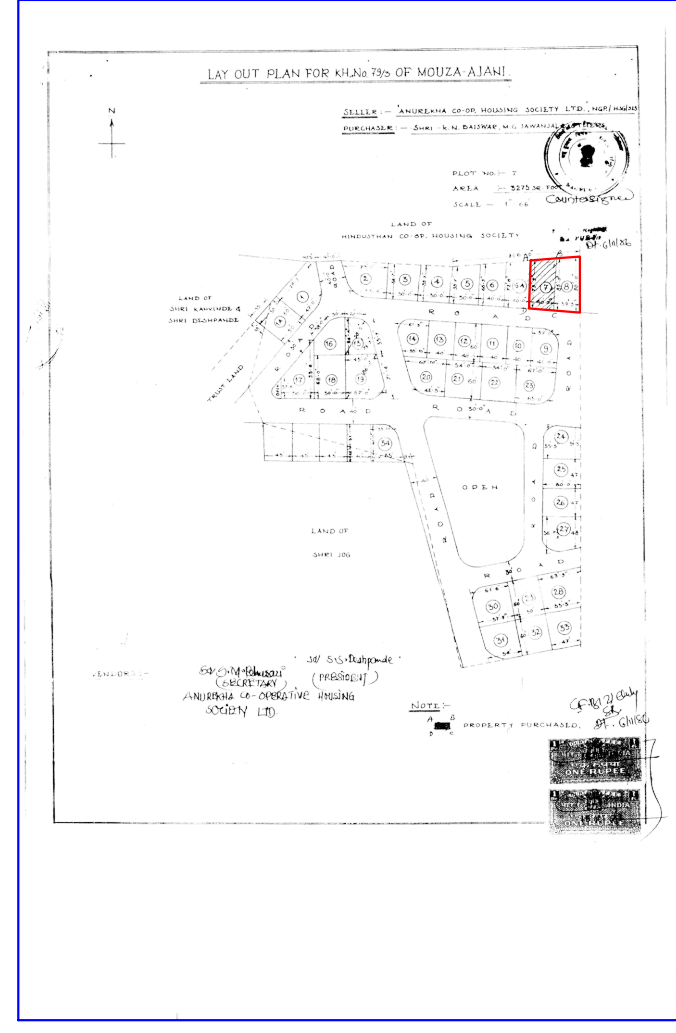
BUILT-UP AREA CALCULATION SEVENTH FLOOR TG PURI INFRAVENTURES PVT LTD

PROPOSED RESIDENTIAL MULTI DWELLING FAMILY SCHEME ON PLOT NO.7 & 8, PADMAWAR LAYOUT, KH NO.79/3, NMC HOUSE NO.577-A/7, CTS NO.2034, SHEET NO 42, WARD NO.20, MOUZA- AJNI, TAH & DIST NAGPUR.

BELONGING TO:- BHAGWAN HARI BHAKRE, TEJAS RAVIKANT DESHPANDE, RAVIKANT KRISHNARAO DESHPANDE, VINOD PANDURANGJI DHAWAD, ARVIND RANGNATH KULKARNI, SHRIKANT KRISHNARAO DESHPANDE, SHASHANK SURESH AMIN, YOTNSA MUKUND EKRE, ARVIND RANGNATH KULKARNI, JAYASHREE ALIAS JAYA PRADEEP WARADPANDE, SANDEEP SUDHAKAR MOHARIR, SUCHETA SANDEEP MOHARIR, SHRIKANT RAGHUNATHRAO THAKRE, THROUGH TG PURI INFRAVENTURES PVT LTD THROUGH ITS DIRECTOR TARENDRA GAUTAM PURI, JITENDRA DILIP UGHADE

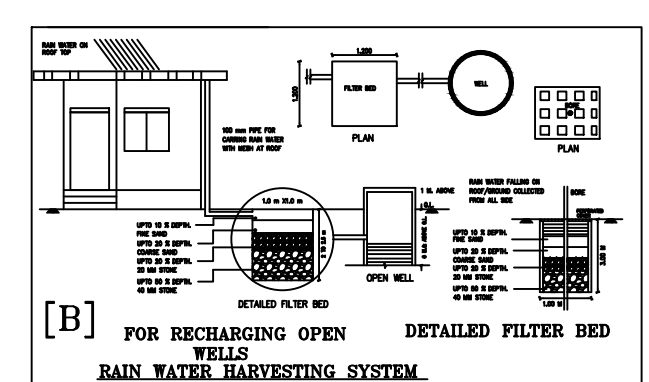
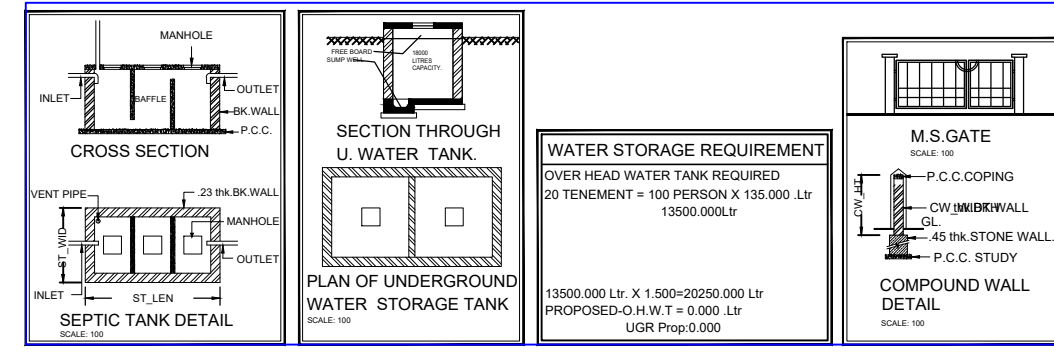


DP PART PLAN



LAYOUT MAP

RELAXATION AREA
1.500 x 18.140 = 25.710 SQ.M
TOTAL
= 25.710 SQ.M
NET RELAXATION AREA
25.710 x 8 FLOOR = 205.680 SQ.M.



Proforma - I: Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of sub-plot with sanctioned layout No. and subject No.	624.237
(a) As per ownership document (7/12, CTS extract)	624.237
(b) as per TILR or City Survey measurement sheet	624.237
(c) as per Demarcated drawing area	624.247
LESS	
2. Area not in possession	0.000
3. Entire area (1-2)	624.237
4. Deductions for	-
(a) Proposed D.P./D.P. Road widening Area (Service Road/Highway widening)	0.000
(b) Any D.P. Reservation area	0.000
(c) Green Belt	0.000
5. Balance area of plot (3-4)	624.237
6. Amenity Space	AMENITY AREA
(Applicable if (1) > 20000 sqmt	-
(Required - (a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5% of Total area	0.000
7. Net Plot Area (5-6)	624.237
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10% of (6) is required.	0.000
Proposed	0.000
(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 12, 25, 125, 419 etc. then recreational open space is required	-
(A) 10% Subject to minimum 200 sqmt	0.000
Proposed	0.000
(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 and the dimensions of sides etc. of plot stated herein are as measured on site and the area so worked out tallies with the area stated in document of Ownership / 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.	Drawing No.
Scale	Drawn by
Checked by	Engineer or Supervisor

Name Of: Owner BHAGWAN HARI BHAKRE, TEJAS RAVIKANT KRISHNARAO DESHPANDE, VINOD PANDURANGJI DHAWAD, ARVIND RANGNATH KULKARNI, SHRIKANT KRISHNARAO DESHPANDE, SHASHANK SURESH AMIN, YOTNSA MUKUND EKRE, ARVIND RANGNATH KULKARNI, JAYASHREE ALIAS JAYA PRADEEP WARADPANDE, SANDEEP SUDHAKAR MOHARIR, SUCHETA SANDEEP MOHARIR, SHRIKANT RAGHUNATHRAO THAKRE, THROUGH TG PURI INFRAVENTURES PVT LTD THROUGH ITS DIRECTOR TARENDRA GAUTAM PURI, JITENDRA DILIP UGHADE

Postal Address: Flat No F-1 Mangal Apartment, Padmawar Layout, Prashant Nagar, Vinod Nagar, Nagpur, Maharashtra 440015

Phone No. 862279899

DESCRIPTION OF PROJECT :
Type of Project: Residential
BUILDING ON CTS NO. 2034/SURVEY NO. 42/2034

SITE ADDRESS:
PLOT NO.7 & 8, PADMAWAR LAYOUT, KH NO.79/3, NMC HOUSE NO.577-A/7, CTS NO.2034, SHEET NO 42, WARD NO.20, MOUZA- AJNI, TAH & DIST NAGPUR.

Name Of Engineer: MOHAMMAD ATIF SOHAIL

ADDRESS OF OFFICE:
OFFICE:
House no 24 avasthar society behind
ayyappa nagar new mansapur ring road
nagpur.

OWNERS SIGN -

TECHNICAL PERSON SIGN

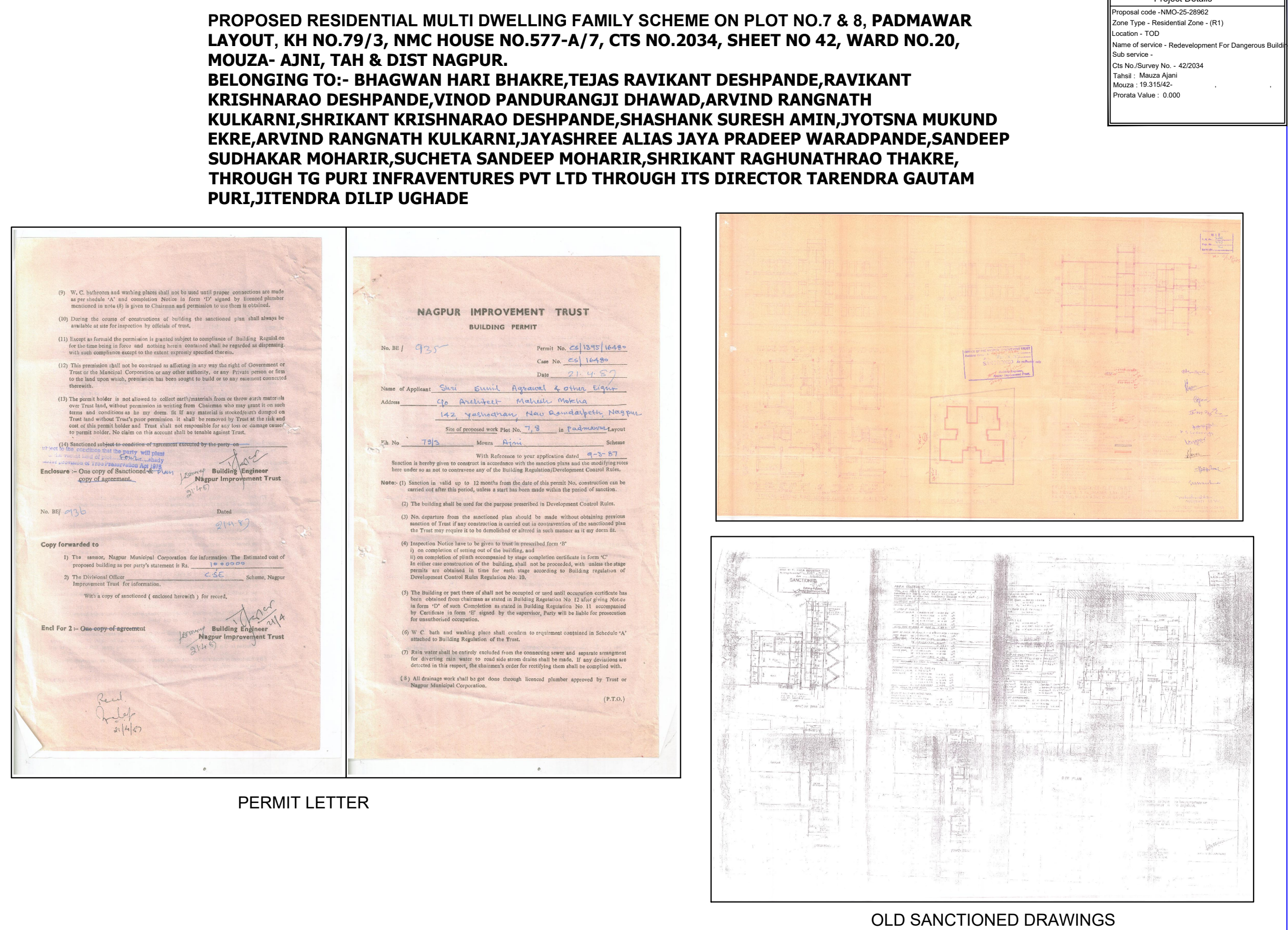
SCALE: 1:100 Date: 28/07/25

JOB NO: NMG-25-2892 CHECK BY: -

SUBMISSION DRAWING

TG PURI INFRAVENTURES PVT LTD										
BUILDING	FLOORS	COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.	TERRACE	LIFT
TG PURI INFRAVENTURE S PVT LTD	SEVENTH FLOOR	0.000	197.170	0.000	0.000	0.000	0.000	30.839	0.000	0.000
TG PURI INFRAVENTURE S PVT LTD	FIRST TO SIXTH FLOOR	0.000	1832.028	0.000	0.000	0.000	0.000	289.800	0.000	27.162
TG PURI INFRAVENTURE S PVT LTD	GROUND FLOOR	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
TG PURI INFRAVENTURE S PVT LTD	TOTAL	0.000	2029.198	0.000	0.000	0.000	0.000	320.639	0.000	27.162

FSI DETAILS										
10 Index	Basic FSI (on serial no 7)	Premium FSI (on serial no 3)	TDR/DR (on serial no 3)	Incentive fsi for green building if Applicable (on basic FSI)	Additional FSI(10,10-1 Note:3)	Ancillary Area(80% of 2+3+4+5)	Ancillary Area(80% of 2+3+4+5)	Total	Drawing Value	Status
10.1 Permissible Index	1.100	0.900	0.000	0.000	0.000	0.000	0.000	2.000	0.000	0.000
10.2 Total Entitlement of FSI as per Reg 7.6.1	1.400	0.600	0.000	0.000	0.000	0.000	0.000	2.000	0.000	0.000
10.3 FSI Permissible for Redevelopment/Max of 10.1 and 10.2	1.400	0.600	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
10.4 Total Permissible (P Line Area)	873.932	374.542	0.000	0.000	0.000	749.084	0.000	1997.558	0.000	0.000
10.5 Proposed P Line Area (should not exceed 10.4)	873.931	374.542	0.000	0.000	0.000	749.036	0.000	1997.509	0.000	1997.509
10.6 Index Consumed	1.400	0.600	0.000	0.000	0.000	0.000	0.000	2.000	0.000	0.000



AREA CALCULATIONS

PLOT AREA AS PER OLD SANCTIONED = 743.20 SQ M

BUILT UP AREA AS PER OLD SANCTIONED

GROUND FLOOR = 245.99 SQ M

FIRST FLOOR = 159.29 SQ M

SECOND FLOOR = 143.35 SQ M

THIRD FLOOR = 99.69 SQ M

FOURTH FLOOR = 79.38 SQ M

TOTAL BUILT AREA IN OLD SANCTIONED = 727.703 SQ M

INCENTIVE FSI FOR REDEVELOPEMENT

AS PER OLD SANCTIONED = 30% X 727.703 = 218.310 SQ M

TOTAL FSI = (624.237 X 1.1) + 218.310

= 904.970 SQ M

INCENTIVE FSI AS PER MIN.PLOT AREA AVAILABALE

= (624.237 X 1.1) + (30% OF PLOT AREA = 187.271 SQ M)

= 873.931 SQ M

TAKING INTO CONSIDERATION MIN. AREA FOR INCENTIVE FSI = 873.931 SQ M

SCHEDULE OF OPENINGS		
TYPE	SIZE	PARTICULARS
D1	1200 X 2100	T.W. FRAMED DOOR
D2	900 X 2100	T.W. FRAMED DOOR
D3	750 X 2100	T.W. FRAMED DOOR
SD 1	1500 X 2100	GLAZED SLIDING DOOR
SD 2	2400 X 2100	GLAZED SLIDING DOOR
SD 3	2100 X 2100	GLAZED SLIDING DOOR
V	600 X 750	M.S. VENTILATOR

Existing Building / Tenement Details													
Sr.No	Building/Tenement No.	Carpet Area Per Tenement	BUA Per Tenement	Status Of Occupant	Number Of Tenements	Residential/ Non Residential	For Tenement Carpet below 27.975sqm. Min 27.97 sqm to be added	Total	Incentive 30%/50% per Tenement for owner	Total incentive	15 Sqm BUA addition per tenement	Total of 15 sqmt Addition	Total
0	12	10.000	10.000	Owner	12	Residential	17.870	214.440	3.000	36.000	0.000	0.000	370.440

Carpet Area Table								
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
TG PURI INFRAVENTURE S PVT LTD	FIRST TO SIXTH FLOOR	101;201;301;401; 501;601	6	59.080	0.000	23.190	0.000	59.080
TG PURI INFRAVENTURE S PVT LTD	FIRST TO SIXTH FLOOR	102;202;302;402; 502;602	6	59.026	0.000	31.616	0.000	59.026
TG PURI INFRAVENTURE S PVT LTD	FIRST TO SIXTH FLOOR	103;203;303;403; 503;603	6	83.965	0.000	21.287	0.000	83.965
TG PURI INFRAVENTURE S PVT LTD	SEVENTH FLOOR	701	1	59.040	0.000	23.190	0.000	59.040
TG PURI INFRAVENTURE S PVT LTD	SEVENTH FLOOR	702	1	58.975	0.000	19.409	0.000	58.975

Telecom Room			
Building	Req. Size	Prop. Size	Status
TG PURI INFRAVENTURE S PVT LTD	OtherTelecomRo om	3.339X3.437	OK

SCHEDULE OF OPENING				
BLD NAME	NAME	LENGTH	HEIGHT	Nos.
TG PURI INFRAVENTURE S PVT LTD	V	0.600	1.200	11

Parking Check (Table 14R) (note: 1) 6 scooter equals to 1 car, proposed composite parking for car= 13)												
			RATIO				Required			Proposed		
Building Name	USE	TENEMENT AREA	car	scooter	cycle	NO.OF Tena/Area/Units	car	scooter	cycle	car	scooter	cycle
TG PURI INFRAVENTURE S PVT LTD	Residential	For two Units Tenements having carpet area. above 40 and upto 60 sq. mt	1	1	2	14	7.000	7.000	14.000	13	19	20
TG PURI INFRAVENTURE S PVT LTD	Residential	For every unit above 80 sq. mt	1	2	1	6	6.000	12.000	6.000	13	19	20
Total	-	-	-	-	-	-	13.000	19.000	20.000	13	19	20

<i>(Signature)</i> Authorised Officer/Project Planner Date: 05/08/2023 <i>(Signature)</i> Town Planner Date: 08/08/2023 Authorised Officer/Project Planner Date: 05/08/2023 Town Planner Date: 08/08/2023				
PROPOSED WORK PROPOSAL				
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.				624.237
(a) As per ownership document (7/12, CTS extract)				624.237
(b) As per T.R.R or City Survey measurement sheet				624.237
(c) as per Demarcated drawing area				624.247
LESS				
2. Area not in possession				0.000
3. Entire area (1+2)				624.237
4. Deductions for				
(a) Proposed D.P./ D.P. Road widening Area/ Service Road/ Highway widening				0.000
(b) Any D.P. Reservation area				0.000
(c) Green Belt				0.000
				0.000
5. Balance area of plot (3-4)				624.237
6. Amenity Space				
(Applicable If 1 = 20000 sqmt)				-
(Required - (a) 20000 sqmt - Nil				-
(b) Above 20000 sqmt - (a) + 5 % of Total area				0.000
7. Net Plot Area (5-6)				624.237
8. Recreational Open Space				
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required				0.000
Proposed				0.000
(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 extract or City Survey Number - No Recreational open space is required				-
(ii) If it is subdivision like 125, 235, 125/1 419/1 etc then recreational open space is required				-
(a) 10 % Subject to minimum 200 sqmt				0.000
Proposed				0.000
(b) Exemption to leave open space subject to availing State - 5% 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 _____ and the dimensions of sides etc. of plot stated herein are as measured on title 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 - We, undersigned hereby confirm that I/we would abide by plans approved by Authority / Collector. I/We would execute the structures as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure safety and safety of the work site.				
Owner's Name and signature _____				
Architect/ Licensed Engineer/ Supervisor name and signature _____				
Job No.	Drawing No.	Scale	Drawn by	Checked by
				Registration No. of Architect/Engineers or Surveyors
Name Of : OWSER BHAGWAN HARI BHAKTARETAS BAVANT DESHANDARPAN KRISHNARAO DESHPANDE				
Postal Address : Flat No F-1 Mangamati Apartment, Padmawar Layout Prathali Nagar, Yewandewadi Nagar, Nagar, Maharashtra-400015 Phone No. 9825799309				
DISCUSSION OF PROJECT :				
Type of Project: Residential Building BUILDING ON CTS. NO SURVEY NO: 422034				
SITE ADDRESS : PLOT NO 7 & 8, PADMANAR, LAYOUT NO. 793, NMC HOUSE NO. 50/77-A/7, CTS NO.2034, SHEET NO. 42, WARD NO. 20, MOUNTA-AH, TARI & DIST MARGUR.				
Name of Engineer : JOSEPHABAI D. SHAI				
LOGO : _____ ADDRESS OF OFFICE : _____ OFFICE : _____ house no 24 watarah society behind ayappa nagar new mangapur ring road margur				
OWNERS SIGN - _____		TECHNICAL PERSON SIGN _____		
SCALE : 1:100 Date: 28/07/25 JOB NO - NMC-25-28962 CHECKED BY - _____				
SUBMISSION DRAWING				