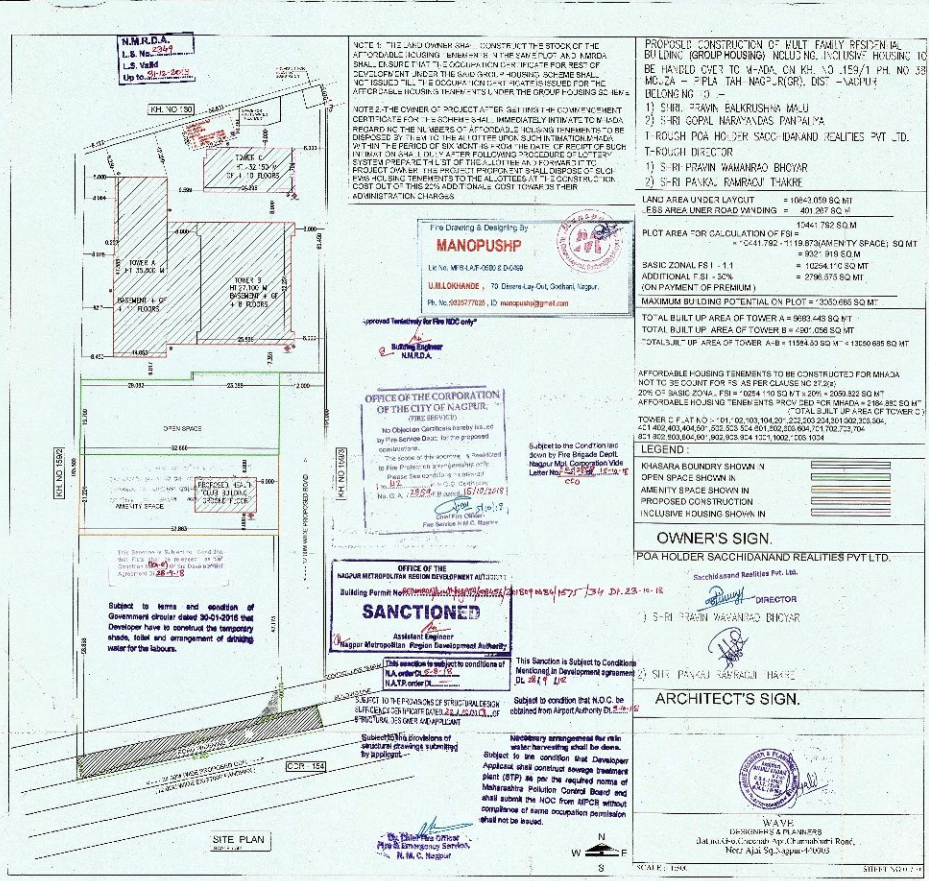


NOTE 1- THE LAND OWNER SHALL CONSTRUCT THE STOCK OF THE AFFORDABLE HOUSING TENEMENTS AS PER THE SANCTION OF NAGPUR METRO AREA DEVELOPMENT AUTHORITY AND SHALL ENSURE THAT THE OCCUPATION OR CERTIFICATE FOR REST OF DEVELOPMENT UNDER THE SAID GROUP HOUSING SCHEME SHALL NOT BE ISSUED TILL THE OCCUPATION OR CERTIFICATE IS ISSUED FOR THE AFFORDABLE HOUSING TENEMENTS UNDER THE GROUP HOUSING SCHEME.

NOTE 2-THE OWNER OF PROJECT AFTER GETTING THE COMMENCEMENT CERTIFICATE FOR THE SCHEME SHALL IMMEDIATELY INTIMATE TO NMRDA REGARDING THE TENEMENTS OF AFFORDABLE HOUSING TENEMENTS TO BE DISPOSED BY THEM AND THE ALLOTTEE UPON SUCH INTIMATION NMRDA WITHIN THE PERIOD OF SIX MONTHS FROM THE DATE OF RECEIPT OF SUCH INTIMATION SHALL DULY AFTER FOLLOWING PROCEDURE OF LOTTERY SYSTEM PREPARE THE LIST OF THE ALLOTTEES AND FORWARD SAME TO PROJECT OWNER. THE PROJECT PROPONENT SHALL DISPOSE OF SUCH AFFORDABLE HOUSING TENEMENTS TO THE ALLOTTEES AT THE COST NOT EXCEEDING THE COST OUT OF THIS 22% ADDITIONALS COST TOWARDS THEIR ADMINISTRATION CHARGES.

Fire Drawing & Designing By
**MANOPUSHP**
Lic No. MFB/LAF-0680 E D/0/99
U.M.LOKHANDE , 70 Dinora Lay-Out, Gorkhari, Nagpur.
Ph. No. 9823777635 , ID manopushp@gmail.com

"Approval Tentatively for Fire NOC only"
Building Engineer
N.M.R.D.A.

OFFICE OF THE CORPORATION OF THE CITY OF NAGPUR
(FIRE SERVICE)
No Objection Certificate hereby issued by Fire Service Dept. for the proposed construction.
The receipt of the undersigned is restricted to Fire Protection arrangements only. Passe Sea condition is reserved.
i.e. N.A. / Commercial / Industrial / Institutional / Residential / Public Utility / Govt. Building / Other
No. G.A. / 2824 / Dated 15/10/2018
Chief Fire Officer
Fire Service H.Q.C. Nagpur

Subject to the Condition laid down by Fire Brigade Deptt. Nagpur Mpl. Corporation Vide Letter No. 2824 Dt. 15.10.18
CFO

OFFICE OF THE
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
Building Permit No. NMRDA/BP/NEW/1671/314 Dt. 23-10-18
**SANCTIONED**
Assistant Engineer
Nagpur Metropolitan Region Development Authority

This sanction is subject to conditions of
N.A. order Dt. 2-5-16
N.A.T.P. order Dt. _____

This Sanction is Subject to Conditions Mentioned in Development agreement Dt. 28.9.18

Subject to condition that N.O.C. be obtained from Airport Authority Dt. 8-10-18

Subject to terms and condition of Government circular dated 30-01-2016 that Developer have to construct the temporary shade, toilet and arrangement of drinking water for the labours.

Subject to terms and condition of Govt. Circular No. 2015/CR-154/UD-13 dated 30.1.2016 for Development Agreement Dt. 28-9-18

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUBMITTED BY EXPERT DATED 22.9.2018 CIVIL OF STRUCTURAL DESIGNER AND PLANNER

Subject to the provisions of structural drawings submitted by applicant.

Necessary arrangement for rain water harvesting shall be done.

Subject to the condition that Developer Applicant shall construct sewage treatment plant (STP) as per the required norms of Maharashtra Pollution Control Board and shall submit the NOC from MPCB without compliance of same occupation permission shall not be issued.

Dy. Chief Fire Officer
Fire & Emergency Services,
N. M. C. Nagpur

PROPOSED CONSTRUCTION OF MULTI FAMILY RESIDENTIAL BUILDING (GROUP HOUSING) NCLUDING INCLUSIVE HOUSING TO BE HANDED OVER TO NMRDA ON KH. NO. 155/1 PH. NO 3B MOUZA – PIPLA TAH. NAGPUR(R) DIST – NAGPUR BELONG TO :-

1) SHRI. PRAVIN BALKRUSHNA MAUJ
2) SHRI GOPAL NARAYANDAS PANJWANI

THROUGH POA HOLDER SACCHIDANAND REALITIES PVT. LTD.

THROUGH DIRECTOR

1) SHRI PRAVIN WAMANRAO BHOYAR
2) SHRI PANKAJ RAMRAOJI THAKRE

| | |
|---|---|
| LAND AREA UNDER LAYOUT | = 10842.059 SQ.MT |
| LESS AREA UNER ROAD WINDING | = 401.267 SQ.MT |
| | = 10441.792 SQ.MT |
| PLOT AREA FOR CALCULATION OF FSI = | = 10441.792 - 1119.873(AMENITY SPACE) SQ.MT |
| | = 9321.919 SQ.M |
| BASIC ZONAL FSI - 1.1 | = 10254.110 SQ.MT |
| ADDITIONAL FSI - 30% | = 2796.573 SQ.MT |
| (ON PAYMENT OF PREMIUM) | |
| MAXIMUM BUILDING POTENTIAL ON PLOT = | 13050.683 SQ.MT |

TOTAL BUILT UP AREA OF TOWER A = 9692.443 SQ.MT
TOTAL BUILT UP AREA OF TOWER B = 4967.056 SQ.MT
TOTAL BUILT UP AREA OF TOWER A+B = 11584.83 SQ.MT < 13050.685 SQ.MT

AFFORDABLE HOUSING TENEMENTS TO BE CONSTRUCTED FOR NMADA NOT TO BE COUNT FOR FSI AS PER CLAUSE NO 27.2(3):
20% OF BASIC ZONAL FSI = 10254.110 SQ.MT x 20% = 2050.822 SQ.MT
AFFORDABLE HOUSING TENEMENTS PROVIDED FOR NMADA = 2184.85 SQ.MT
TOTAL BUILT UP AREA OF TOWER C =
TOWER C F.F.AT NO.- 01, 02, 103, 104, 201, 202, 203, 204, 301, 302, 303, 304, 401, 402, 403, 404, 501, 502, 503, 504, 601, 602, 603, 604, 701, 702, 703, 704, 801, 802, 803, 804, 901, 902, 903, 904, 1001, 1002, 1003, 1004

LEGEND :

| | |
|---|---|
| KHASARA BOUNDRY SHOWN IN | |
| OPEN SPACE SHOWN IN | |
| AMENITY SPACE SHOWN IN | |
| PROPOSED CONSTRUCTION | |
| INCLUSIVE HOUSING SHOWN IN | |

OWNER'S SIGN.

POA HOLDER SACCHIDANAND REALITIES PVT.LTD.

Sacchidanand Realities Pvt. Ltd.
DIRECTOR

1) SHRI PRAVIN WAMANRAO BHOYAR

2) SHRI PANKAJ RAMRAOJI THAKRE

ARCHITECT'S SIGN.

WAVE
DESIGNERS & PLANNERS
Ratan Sadan, Opp. Chamunda Mata Road,
Near Ajni Sq., Nagpur-440015

SCALE : 1:500

SHEET NO. 2 of