t to the condition that Developer / Applicant construct sewage treatment plant (STP) as per quired norms of Maharashtra Pollution Control & shall submit the NOC from MPCB without mpliance of same occupation permission not to e issued.

Subject to Condition of NOC of Airport Authority Dt. 05/09/2022

This Sanction is subject to condition mentioned in Development Agreement Dt. 25/08/2022

Subject to the condition laid down by C.P.O. NMC vide letter No. MRS/NMR/RR1/112 Dated. 04/09/2024

Note:- ① Subject to payment of Premium (in) Instalment as per UDCPR clause. No. 2.2.14.

② Subject to submission of 7/12 of land under Reservation in the name Nagar Panchayat Besa-Pipla prior to O.C.

KH. NO.131

12.00 MT. WIDE DP ROAD

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 04/01/2024 OF STRUCTURAL DESIGNER AND APPLICANT

PROPOSED CONSTRUCTION
WING A
G+10
HT. +32.150

EXISTING CONSTRUCTION
WING B
G+11
HT. 36.00

PROPOSED CONSTRUCTION

EXISTING CONSTRUCTION

STILT PARKING

6.00 M. WIDE DRIVEWAY

E.S.S.

OPEN SPACE ALREADY SANCTION FROM NMRDA

PLAY GROUND

RESERVATION
SOUTH B-PG011 TO BE
HANDED OVER TO BESA-PIPLA
NAGAR PANCHAYAT

2620.2190 sqm

S.T.P.

KH.NO.139/2 &139/3
SANCTIONED LAYOUT

SANCTION BY N.M.R.D.A.12.00 M WIDE ROAD

OPEN SPACE
SANCTION
LAYOUT BY
N.M.R.D.A.
KH. NO.
139/2 & 3

KH. NO. 135

KH. NO. 136/1

INDEX
1)Plot boundary Under Proposal as shown in
2) Open space as shown in
3) 30% Land as shown in
4) Reservation at south B - PG011 as shown in
5) Proposal construction as shown in

Layout Area Statement

1) Total land Area (7 / 12) :- 9000 sqm Area Under
2) Reservation at south B - PG011 Area = 3743.17 sqm
3) 30% Land area for the uses permissible in Reginal zone = 1122.951m
4) Area under open space :- 591.968m
5) Plot Area for FSI calculation = 5869.573 m

SHEET NO. - 01/05

SITE PLAN

EXISTING AND PROPOSED COMMERCIAL CUM MULTY - FAMILY RESIDENTIAL BUILDING PLAN ON KH. NO.-136/2/A, P.H. NO. -38,MOUZA- PIPLA, TAL.- NAGPUR , (GRAMIN),DIST. - NAGPUR

BELONGING TO :
1)M/S. GOLDEN HOMES INFRASTRUCTURES THROUGH SHRI. ASHOK WEDPRAKASH AGRAWAL

TOTAL BUILT UP AREA

TOTAL B/UP AREA OF WING - A	=	9464.614	Sq.m.
TOTAL B/UP AREA OF WING - B	=	9282.222	Sq.m.
TOTAL B/UP AREA	=	18746.836	Sq.m.

F.S.I. Calculation As per proforma - I of UDCPR - 2020 :- Built-up Area Calculation

		Permissible (Ratio/Area in sq.mt.)		Prop. (Ratio/Area in sq.mt.)	
a)	Net plot area for FSI calculation	5869.573	Sq. mt.	5869.573	Sq. mt.
	(Clause no.3.9 of UDCPR-2020) (3743.17-1122.951)	2620.219	Sq. mt.	8489.792	Sq. mt.
b)	Existing b/up area as per previous sanctioned			9282.222	Sq. mt.
c)	Net proposed P-Line Built up area:-	-		9464.614	Sq. mt.
d)	Total area of exiting & proposed P-line b/up area	-		18746.836	Sq. mt.
e)	Dividing factor 1.6 to arrive				
	basic FSI + Premium FSI + TDR:- Pline area/(1.6) :- 18746.836/1.6	11716.773	Sq. mt.	11716.773	Sq. mt.
f)	Permissible ancillary FSI:-				
	(Clause no. 6.3, Table No.6-G, Note - (i) of UDCPR):- (d-e) =	7030.063	Sq. mt.	7030.063	Sq. mt.
g)	Permissible basic FSI/B/up area :- (1.1xa)	9338.771	Sq. mt.	9338.771	Sq. mt.
h)	Permissible Basic FSI on Premium (0.3xa):-	2546.938	Sq. mt.	2378.002	Sq. mt.
i)	Permissible In-situ FSI/TDR :-			-	
	(Table No.6-G & Proforma - I of UDCPR)				
	i) In situ area against D.P. For road widening with compliance of Clause No.7.2 & asper previous sanctioned dated :- 07/02/2022 :- (1.85 x 460.208)			-	
	ii) TDR Area as per certificate No. ---- :-	-		-	
	iii) Total in-situ/TDR loading proposed (i+iii) :-	-		-	
	iv) Permisssible TDR :- of Sq.m.	-		-	
k)	total entitlement of FSI :- (f+g+h+i(i)) :-	18915.772	Sq. mt.	18746.836	Sq. mt.
l)	Maximum Building Potential on load (2.00 X 8489.792) =	16979.584	Sq. mt.	11716.773	Sq. mt.

SCHEDULE OF OPENINGS

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	W	1.50 X 1.80	T.W. GLAZED WINDOW
05	W1	1.50 X 1.50	T.W. GLAZED WINDOW
06	W2	1.20 X 1.50	T.W. GLAZED WINDOW
07	W3	1.00 X 1.20	T.W. GLAZED WINDOW
08	V	0.60 X 0.60	M.S. LOUVERED VENTILATOR
09	F.R.D.	1.20 X 2.10	FIRE RESISTANT DOOR
10	D3	1.20 X 2.10	T.W. PANELLED DOOR

LEGEND :
PLOT BOUNDARY SHOWN IN
PROPOSED CONSTRUCTION SHOWN IN
EXISTING CONSTRUCTION SHOWN IN

SUBMISSION DRAWING

ARCHITECT		
	Date	North
	Dwg. No.	SUB./01
	Dealt by	CHANDU SIR
	Scale	1:200
OWNER		
1) M/S. GOLDEN HOMES INFRASTRUCTURES THROUGH SHRI. ASHOK WEDPRAKASH AGRAWAL		

ARCHITECT
C.D. Gurpunje
C.A./2001/27832
N.I.T. No.1321
N.M.C. No.R-198

V I S T a a 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

AREA STATEMENT OF B/UP AREA FSI & NON FSI AREA CALCULATION

SR.NO.	BUILDING BLOCK	B/UP AREA AS PER P- LINE	STILT PARKING AREA	STAIRCASE TOWER AREA, WATER TANK & LIFT MACHINE ROOM	S.T.P. AREA	UNDER GROUND WATER	REFUGE AREA	TOTAL FSI & NON FSI AREA
1	BUILDING (WING-A AND B)	18746.836	910.950	100.958	25.000	100.000	48.000	19931.744
2	CLUB HOUSE (YOGA/FITNESS CENTER)	59.000	–	–	–	–	–	59.000
TOTAL								19990.744

मुख्यम निर्यधक सहनिर्बधक यांनी वा अभिन्यासातील अथवा योजनेतील गाळ्यांचे भुखंडकांच्या विक्रिपत्राचे पंजीयन नगर पंचायत बेसा-पिपळा ची अंतीम मंजुरी आणि मुक्त पत्र (Release Letter) शिवाय करु नये

SITE PLAN
SCALE 1:200

OFFICE OF THE NAGAR PANCHAYAT BESA-PI...A
Building Permit No. नपबे/पि/बीपी/K/1939/2024
Date- 23/09/2024
SANCTIONED
Planning Assistant
Nagar Panchayat Besa-Pipla
Administrator
Nagar Panchayat Besa-Pipla

FIRE FIGHTING SYSTEM LEGEND
ABC FIRE EXTINGUISHER
FIRE PUMP
FIRE SPRINKLER
SMOKE DETECTOR
FIRE CONTROL PANEL
FIRE MANUAL CALL POINT
FIRE HOOTER
HB= HOSE BOX
FIRE HYDRANT VALVE
HP = HYDRANT PIPE
HR= HOSE REEL
FIRE SERVICE INLET
BUTTERFLY VALVE
NON RETURN VALVE
FIRE HYDRANT STAND POST

Fire Protection Consultants
SPEED ENGINEERING & SAFETY SERVICES
NGP BR.:- PLOT NO. 123 , CHHATRAPATI NAGAR NAGPUR. - 440015. Mbl : 9325870777, 9823323590
H.O : FLAT NO. 401 , SAI RADHA COMPLEX , A- WING, LBS MARG , BHANDUP (W), MUMBAI. - 400078.
speedengineering@gmail.com

WING -A
20% ELECTRIC VEHICLE CHARGING POINT REQUIRED = 20% (26 CARS + 91 SCOOTER)
= 5 CARS + 18 SCOOTERS
OUT OF 30% COMMON CHARGING POINT PARKING REQUIRED 30%(5 CARS + 18 SCOOTERS
= 2 CARS + 5 SCOOTERS

WING-B
20% ELECTRIC VEHICLE CHARGING POINT REQUIRED = 20% (34 CARS + 166 SCOOTER)
= 7 CARS + 33 SCOOTERS
OUT OF 30 % COMMON CHARGING POINT PARKING REQUIRED 30%(7 CARS + 33 SCOOTERS)
= 2 CARS + 10 SCOOTERS