OFFICE OF THE NAGAR PANCHAYAT BESA-PIPLA
Building Permit No. ...
Date- 08/05/2023
SANCTIONED
Nagar Panchayat Besa-Pipla — Administrator, Nagar Panchayat Besa-Pipla

AREA STATEMENT
(P-LINE BUILT - UP AREA CALCULATION AS PER PROFARMA - I OF UDCPR - 2020)

SR.NO.	DISCRIPTION	PERMISSIBLE BUILT UP AREA	PROPOSED BUILT UP AREA	UNITS
1	Net plot Area for FSI Calculation (Clause No 3.9 of UDCPR - 2020) or as per Layout plan	9910.386	9910.386	SQ.M.
2	Proposed Net P - Line Built up Area of Tower A, B &C (Clause No 6.6 of UDCPR - 2020)	-	13352.397	SQ.M.
3	Dividing Factor 1.60 to arrive Basic ASI+Additional FSI + TDR (Clause No 6.3, Table No 6-G of UDCPR - 2020) (13271.005 / 1.60)	8345.248	8345.248	SQ.M.
4	Permissible Ancillary F.S.I (Clause No 6.3, Table No 6-G of UDCPR - 2020) (2-3)	5007.149	5007.149	SQ.M.
5	Permissible Basic F.S.I/ B/U Area (Clause No 6.3, Table No 6-G of UDCPR - 2020) (1.1 x 9910.386	10901.425	8345.248	SQ.M.
6	Permissible Additional FSI on Premium (Clause No 6.3, Table No 6-G of UDCPR - 2020) (0.3 x 9910.386)	2973.116	0.000	SQ.M.
7	Permissible TDR (Clause No 6.3, Table No 6-G of UDCPR - 2020) (0.7 x 9910.386)	6937.270	0.000	SQ.M.
8	Total Entitlement of FSI (4+5+6+7)	25818.959	13352.397	SQ.M.
9	Maximum Building Potential on Land (Excluding Ancillary Area) (5+6+7)	20811.810	8345.248	SQ.M.

TOTAL COVERED AREA INCLUDING F.S.I. FREE AREA
PROPOSED CONSTRUCTION FOR BUILDING NO. 1 ,2 ,3 & 4 AS UNDER

FOR PROPOSED BUILT UP AREA BUILDING NO	TOWER	TOTAL COVERED P - LINE B/U AREA	TOTAL STILT PARKING AREA	TOTAL PODIUM PARKING AREA	TOTAL STAIRCASE TOWER AREA	TOTAL MACHINE ROOM AREA	TOTAL OVERHEAD TANK AREA	TOTAL REFUSE AREA	TOTAL STP AREA	TOTAL COVERED AREA
		A	B	B	C	D	E	F	G	H=A+B+C+D+E+F+G
BUILDING 1	TOWER - A	1068.392	488.467	3385.430	42.32	12.450	45.000	0.000	93.560	5135.619
	TOWER - B	1741.515	661.186	0.000	42.32	12.450	45.000	0.000	-	2502.471
	TOWER - C	10542.490	736.566	0.000	42.32	12.450	45.000	81.016	-	11459.842
	TOTAL	13352.397	1886.219	3385.430	126.96	37.350	135.000	81.016	93.560	19097.932
BUILDING 2	CLUB HOUSE	165.172	-	-	-	-	-	-	-	165.172
		13517.569	1886.219	3385.430	126.960	37.350	135.000	81.016	93.560	19263.104

Subject to Condition of NOC of Airport Authority Dt. 21/02/2023

Subject to the provisions of ... SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE ... STRUCTURAL DESIGNER AND APPLICANT

This Sanction is subject to condition Mentioned in Development Agreement dt.28/01/2023

Subject to the condition laid down by Directorate of Municipality fire service vide letter No. Dmaf.4/451/2023/De.Nag./3744/2023

Subject to the condition that Developer / Applicant ... per construction area ... required no ... Plant Capacity ... Plant & shall submit ... Compliance of same occupation permission not to be issued.

KH. NO. 201 (PART)

185.919

11.432

1.201 3.551

PROPOSED 18.0M. WIDE. D.P ROAD

97.47

10.991

3.023

12.0 M. WIDE INTERNAL ROAD

185.919

39.375

34.727

13.00

14.293

12.332

16.65

OPEN SPACE
1101.154 SQ.M.

CLUB HOUSE
BUILDING -2
HT. - 7.650 MT.
G+1

TOWER - A
BUILDING - 1
HT. - 8.900 MT.
G+1
ABOVE PODIUM PARKING
HT. - 2.950 MT.

TOWER - B
BUILDING - 1
HT. - 11.900 MT.
G+3
ABOVE PODIUM PARKING
HT. - 5.900 MT.

TOWER - C
BUILDING - 1
HT. - 44.350 MT.
G+13
ABOVE PODIUM PARKING
HT. - 38.350 MT.

AMENITY SPACE
1101.154 SQ.M.

20.92 10.19 42.130 42.936 20.526 11.018

BALANCE LAND NOT UNDER PROPOSAL
3760.00 SQ.M.

OPEN SPACE & AMINITY SPACE OF THE WHOLE LAND TO BE PROVIDED IN BALANCE LAND AT THE TIME OF LAYOUT APPROVAL OF BALANCE LAND.

N A L A N A L A

9 9.0 M. BUILDING LINE

20.084 43.706 2.57 0.3

48.174 KH. NO. 199

8.097 15.388

53.98

169.884

KH. NO. 202

N

SITE PLAN
SCALE:- 1:200

DRAWING NO. 1 / 13

PROPOSED RESIDENTIAL GROUP HOUSING SCHEME ON KH. NO. 201/2, P.H.NO.38, MOUZA - PIPLA, TAH. NAGPUR (GRAMIN) DISTT. NAGPUR.

BELONGING TO,
PYRAMID TAJSHREE LLP

SITE PLAN

Proforma-1 : Area Statement
(As Right Hand top Corner of Plans)

PROPOSED RESIDENTIAL GROUP HOUSING SCHEME ON KH.NO. - 201/2 P.H NO. - 38 / MOUZA - PIPLA / TAHSIL - NAGPUR (RURAL), DISST. NAGPUR — Drawing Sheet No.: X/Y

SR.NO	Signage of Approval of Plans:	
	AREA STATEMENT	
1	Area of Plot (Minimum area of a, b, c to be considered)	
(a)	As per ownership document (7/12, CTS extract)	11140.000
(b)	As per measurement sheet	11140.000
(c)	As per site	11140.000
2	Deduction for	-
(a)	Proposed D.P./ D.P Road widening Area/Service Road / Highway widening	128.460
(b)	Proposed D.P. Reservation area	-
	(Total a+b)	-
3	Balance area of plot (1-2)	11011.540
4	Amenity Space (if applicable)	-
(a)	Required -	1101.154
(b)	adjustment of 2(b), if any -	-
(c)	Balance Proposed -	1101.154
5	Net Plot Area (3-4-(c))	9910.386
6	Recreational Open Space (If applicable)	
(a)	Required -	1101.154
(b)	Proposed -	1101.154
7	Internal Road area	2264.489
8	Pleable area (if applicable)	-
9	Built up area with reference to Basic F.S.I. As per front road width (Sr. No.6.1)	10901.423
10	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI-based on road width / TOD Zone.	-
(b)	Proposed FSI on payment of premium. (30% OF SR.NO.5)	2973.116
11	In-situ FSI / TDR loading	
(a)	In-situ area against D.P. Road (7.0 a Sr. No. 2 (a)), if any	256.900
(b)	In-situ area against Amenity Space if handed over (2.00 as1.85x Sr. No. 4 (b) and	-
(c)	TDR Area	6680.350
(d)	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	6937.250
12	Additional FSI area under Chapter No. 7	-
13	Total entitlement of FSI in the proposal	
(a)	[9 + 10(b)= 11(d)], whichever is applicable.	20811.810
(b)	Ancillary Area FSI upto 60% with payment of charges.	13487.086
(c)	Total entitlement (a+b)	33298.897
14	Maximum utilization limit of F.S.I (building potential) Permissible as per Road width. ((as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable))	33298.897
15	Total Built-up Area in proposal,	13352.397
(a)	Existing Built-up Area.	-
(b)	Proposed Built-up Area (as per 'P-line')	13352.397
(c)	Total (a+b)	13352.397
16	F.S.I. Consumed (15/14) (should not be more than serial No.14 above.)	0.403

N

FIRE FIGHTING CONSULTANT :
P's ENGINEERING SERVICES
A-049, Opp. Asmita Mangal Karyalaya, Pushpanjali Apartment, Khare Town, Dharampeth, Nagpur-440 010
Ph. : 0712-2221 888 / 2221 999 / 2221 777
LICENCE NO. MFS-LAFF-0002 (Hydrant System)
LICENCE NO. MFS-LAD-0072 (Detection System)
LICENCE NO. MFS-LAP-0006 (Passive Protection)

LEGEND:

AREA UNDER KASARA BOUNDRY SHOWN IN
AREA UNDER OPEN SPACE SHOWN IN
AREA UNDER AMENITY SPACE SHOWN IN

SUBMISSION DRAWING

DRN BY:	SNEHA	SCALE	1 : 100,1:200
CHK BY:	SANJAY	DATE:	13/01/23

APPLICANT SIGN :-

AUTHORISED SIGNATORY FOR
PYRAMID TAJSHREE LLP

PYRAMID TAJSHREE LLP

ARCHITECT SIGN:-

SANJAY SHRIRAM SHENDE
CoA Number/E/ 14/ 2006
MCS Nagpur