

ELEVATION WING - B

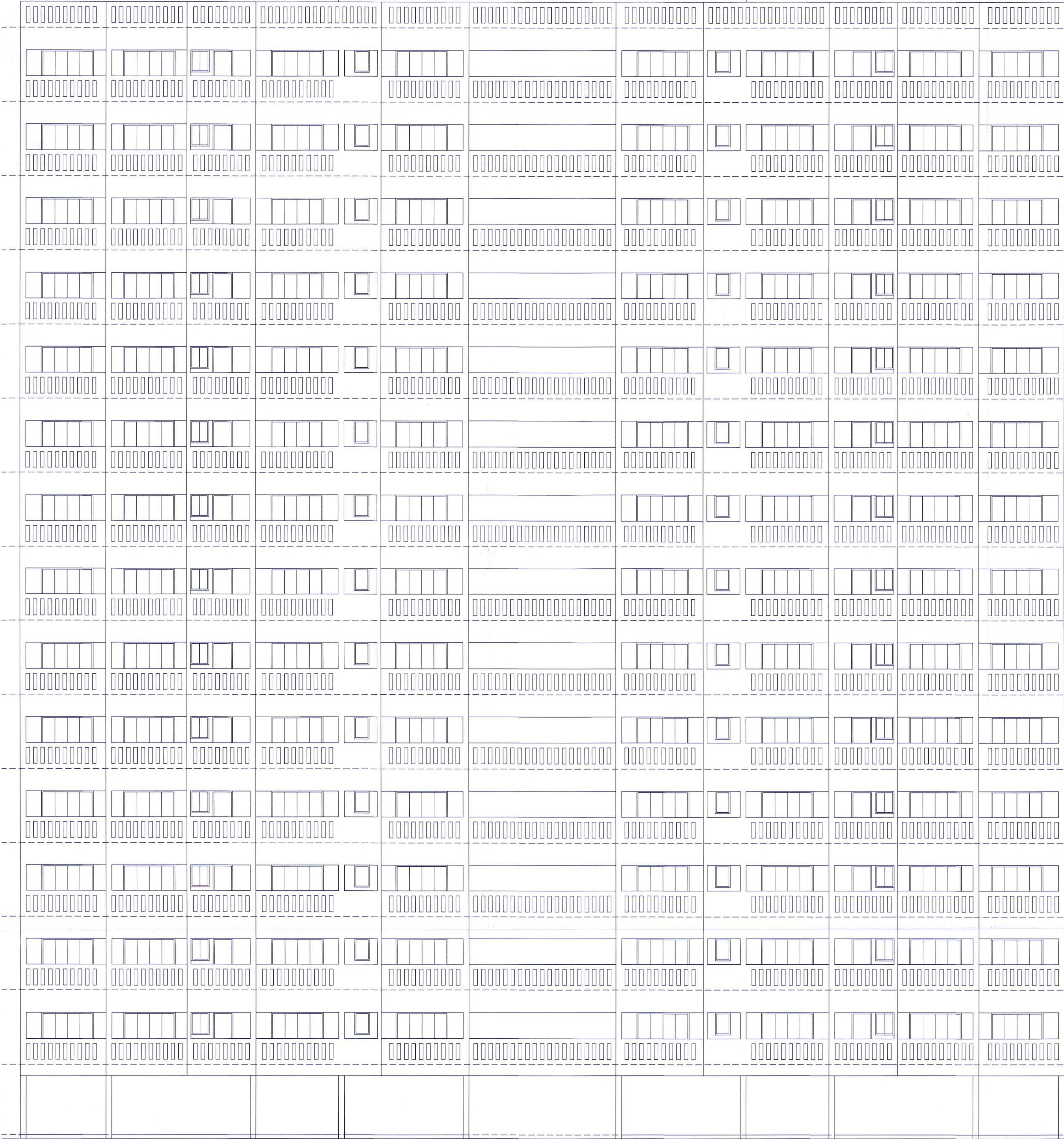
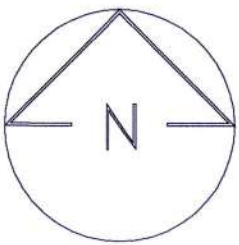
Subject to Condition of NOC of Airport  
Authority Dt. 05/01/2023

This Sanction is Subject to Condition  
Mentioned in Development Agreement  
Dt. 06/03/2023

Subject to the condition laid down by Directorate  
of Maharashtra fire service vide letter  
No. MFS/51/2023 Dated 21/04/2023  
222

SUBJECT TO THE PROVISION OF STRUCTURAL  
DESIGN SUFFICIENCY CERTIFICATE  
DATED 30/06/2023  
OF STRUCTURAL DESIGNER AND APPLICANT

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



|                                     |
|-------------------------------------|
| TERRACE FLOOR LEVEL<br>+45.000 MTS. |
| 14th FLOOR LEVEL<br>+42.000 MTS.    |
| 13th FLOOR LEVEL<br>+39.000 MTS.    |
| 12th FLOOR LEVEL<br>+36.000 MTS.    |
| 11th FLOOR LEVEL<br>+33.000 MTS.    |
| 10th FLOOR LEVEL<br>+30.000 MTS.    |
| 9th FLOOR LEVEL<br>+27.000 MTS.     |
| 8th FLOOR LEVEL<br>+24.000 MTS.     |
| 7th FLOOR LEVEL<br>+21.000 MTS.     |
| 6th FLOOR LEVEL<br>+18.000 MTS.     |
| 5th FLOOR LEVEL<br>+15.000 MTS.     |
| 4th FLOOR LEVEL<br>+12.000 MTS.     |
| 3rd FLOOR LEVEL<br>+9.000 MTS.      |
| 2nd FLOOR LEVEL<br>+6.000 MTS.      |
| 1st FLOOR LEVEL<br>+3.000 MTS.      |
| GROUND FLOOR LEVEL +0.150 MTS.      |

| Form of Statement 2 |           |                                                             |
|---------------------|-----------|-------------------------------------------------------------|
| [Sr. No. 9 (a)]     |           |                                                             |
| Proposed Building   |           |                                                             |
| Building No.        | Floor No. | Total Built Up area of floor as per outer construction line |
| Apartment           | 1         | 3                                                           |
|                     | Ground    | 116.986                                                     |
|                     | 1st       | 1689.719                                                    |
|                     | 2nd       | 1689.719                                                    |
|                     | 3rd       | 1689.719                                                    |
|                     | 4th       | 1689.719                                                    |
|                     | 5th       | 1689.719                                                    |
|                     | 6th       | 1689.719                                                    |
|                     | 7th       | 1689.719                                                    |
|                     | 8th       | 1657.806                                                    |
|                     | 9th       | 1689.719                                                    |
|                     | 10th      | 1689.719                                                    |
|                     | 11th      | 1689.719                                                    |
|                     | 12th      | 1689.719                                                    |
|                     | 13th      | 1657.806                                                    |
|                     | 14th      | 1689.719                                                    |
|                     | Total     | 23709.226                                                   |

| Sr. No.             | Floor  | Built Up Area (All Areas in Sq.Mt.) |          |          |
|---------------------|--------|-------------------------------------|----------|----------|
|                     |        | Wing A                              | Wing B   | Wing F   |
| 1                   | Ground | 72.066                              | 22.001   | 22.919   |
| 2                   | 1st    | 789.756                             | 452.027  | 447.936  |
| 3                   | 2nd    | 789.756                             | 452.027  | 447.936  |
| 4                   | 3rd    | 789.756                             | 452.027  | 447.936  |
| 5                   | 4th    | 789.756                             | 452.027  | 447.936  |
| 6                   | 5th    | 789.756                             | 452.027  | 447.936  |
| 7                   | 6th    | 789.756                             | 452.027  | 447.936  |
| 8                   | 7th    | 789.756                             | 452.027  | 447.936  |
| 9                   | 8th    | 773.978                             | 452.027  | 431.801  |
| 10                  | 9th    | 789.756                             | 452.027  | 447.936  |
| 11                  | 10th   | 789.756                             | 452.027  | 447.936  |
| 12                  | 11th   | 789.756                             | 452.027  | 447.936  |
| 13                  | 12th   | 789.756                             | 452.027  | 447.936  |
| 14                  | 13th   | 773.978                             | 452.027  | 431.801  |
| 15                  | 14th   | 789.756                             | 452.027  | 447.936  |
| Built up Area       |        | 11097.094                           | 6350.379 | 6261.753 |
| Height in Mtr.      |        | 45.000                              | 45.000   | 45.000   |
| Total Built up Area |        | 23709.226                           |          |          |

उत्पन्न निषेधक सहनिर्माण बाणी या  
अभिन्नासातील अथवा योजनेतील गाळारे  
मुखंडकांच्या विक्रीपत्राचे प्रतीक नगर  
पंचायत बेसा-पिप्ला की अंतीम मंजुरी  
आणि मुक्त पत्र (Release Letter)  
शिवाय कर नये

OFFICE OF THE NAGAR PANCHAYAT BESA-PIPLA  
Building Permit No. १५३३.६६/१.३.३.३/१३/२२७८/२०२४  
Date 15/03/2024  
SANCTIONED  
Assistant Town Planner  
Nagar Panchayat BESA-PIPLA  
Nagar Panchayat BESA-PIPLA

FRONT ELEVATION  
(WING - B)

Proforma – I: Area Statement

PLAN FOR PROPOSED RESIDENTIAL APARTMENT BUILDING AT S. No. 123/2, 123/3, P. H. No. 38, MOUZA - PIPLA, TAHSIL - NAGPUR (RURAL), DIST. - NAGPUR.

Drawing Sheet No. 8/10

Stamps of Approval of Plans:

1) Subject to terms & conditions mentioned in SEIAA environmental clearance dated 27/09/2023.

2) Subject to payment of premium in instalment.

AREA STATEMENT

|     |                                                                                                                                                                      |           |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| 1   | Area of plot (Minimum area of a, b, c to be considered)                                                                                                              |           |
| (a) | As per ownership document (7/12.CTS Extract)                                                                                                                         | 16200.000 |
| (b) | as per measurement sheet (K prat)                                                                                                                                    | 16200.000 |
| (c) | as per site                                                                                                                                                          | 16200.000 |
| 2   | Deductions for                                                                                                                                                       |           |
| (a) | Proposed D.P./D.P. Road widening Area/Service Road/Highway widening                                                                                                  | 1099.636  |
| (b) | Any D.P. Reservation area                                                                                                                                            |           |
|     | Total (a+b)                                                                                                                                                          | 1099.636  |
| 3   | Balance Area of Plot (1-2)                                                                                                                                           | 15100.364 |
| 4   | Amenity Space (if applicable)                                                                                                                                        |           |
| (a) | Required                                                                                                                                                             |           |
| (b) | Adjustment of 2(b), if any -                                                                                                                                         |           |
| (c) | Balance Proposed                                                                                                                                                     |           |
| 5   | Net Plot Area (3 - 4 (c))                                                                                                                                            | 15100.364 |
| 6   | Recreational Open Space (if applicable)                                                                                                                              |           |
| (a) | Required                                                                                                                                                             | 1510.036  |
| (b) | Proposed                                                                                                                                                             | 1510.538  |
| 7   | Internal Road Area                                                                                                                                                   |           |
| 8   | Plottable Area (if applicable)                                                                                                                                       |           |
| 9   | Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI)                                                                         | 16610.400 |
| 10  | Addition of FSI on payment of premium                                                                                                                                |           |
| (a) | (a) Maximum permissible premium FSI - based on road width / TOD Zone.                                                                                                |           |
| (b) | Proposed FSI on payment of premium                                                                                                                                   |           |
| 11  | In-situ FSI/TDR Loading                                                                                                                                              |           |
| (a) | In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any                                                                                                         | 2199.272  |
| (b) | In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and/or (c)]                                                                          |           |
| (c) | TDR area                                                                                                                                                             |           |
| (d) | Total in-situ/TDR loading proposed {11 (a) + (b) + (c)}                                                                                                              | 2199.272  |
| 12  | Additional FSI area under Chapter No. 7                                                                                                                              |           |
| 13  | Total entitlement of FSI in the proposal                                                                                                                             |           |
| (a) | [9 + 10 (b) + 11 (d)] or 12 whichever is applicable                                                                                                                  | 18809.672 |
| (b) | Ancillary Area FSI upto 60% or 80% with payment of charges                                                                                                           | 4900.000  |
| (c) | Total entitlement (a + b)                                                                                                                                            | 23709.672 |
| 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) x 1.6 or 1.8} | 48151.265 |
| 15  | Total Built-up Area in proposal.(excluding area at Sr.No.17 b)                                                                                                       |           |
| (a) | Existing Built-up Area                                                                                                                                               |           |
| (b) | Proposed Built-up Area (as per 'P-Line')                                                                                                                             | 23709.226 |
| (c) | Total (a + b)                                                                                                                                                        | 23709.226 |
| 16  | F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)                                                                                                | 1.000     |
| 17  | Area for Inclusive Housing, if any                                                                                                                                   |           |
| (a) | Required (20% of Sr. No. 5)                                                                                                                                          |           |
| (b) | Proposed                                                                                                                                                             |           |

Certificate of Area:  
Certified that the plot under reference was surveyed by me on 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 - Ar. Rajesh Jaiswal)

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.

Architect name and signature - Ar. Rajesh Jaiswal

|         |         |                |          |         |                     |
|---------|---------|----------------|----------|---------|---------------------|
| Job No. | Drawing | Scale          | Drawn by | Checked | Registration no. of |
|         |         | 1:100<br>1:200 |          |         | CA/95/18807         |