

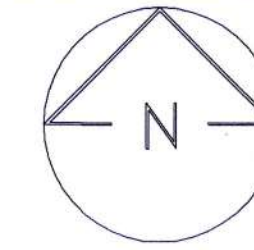
Form of Statement 2
[Sr. No. 9 (a)]

Building No.	Floor No.	Total Built Up area of floor as per outer construction line
1	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

दुय्यम निबंधक सहनिबंधक यांनी या अभिन्यासाठी अथवा योजनेतील गाळाचे मुख्यडकाच्या विक्रीपत्राचे पंजीयन नगर पंचायत बेसा-पिपळा वी अंतीम मंजुरी आणि मुक्त पत्र (Release Letter) शिवाय करू नये

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

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 NOC from MPCB without compliance of same occupation permission not to be issued.



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

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

GROUND FLOOR					
*P'LINE AREA CALCULATION					
(WING - A)					
A	5.460 X	5.746 X	1.00 =	31.373	SQM
B	6.413 X	4.700 X	1.00 =	30.141	SQM
C	5.463 X	4.461 X	1.00 =	24.370	SQM
D	2.605 X	1.525 X	1.00 =	3.973	SQM
TOTAL				=	89.857 SQM
DEDUCTIONS					
1	0.700 X	2.230 X	1.00 =	1.561	SQM
2	2.960 X	1.056 X	1.00 =	3.126	SQM
3	2.500 X	2.000 X	1.00 =	5.000	SQM
4	1.800 X	2.000 X	1.00 =	3.600	SQM
5	1.425 X	1.741 X	1.00 =	2.481	SQM
6	3.658 X	0.553 X	1.00 =	2.023	SQM
TOTAL DEDUCTION				=	17.791 SQM
NET AREA				=	72.066 SQM

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
1	2	3
Apartment	Ground	116.98
	1st	1689.71
	2nd	1689.71
	3rd	1689.71
	4th	1689.71
	5th	1689.71
	6th	1689.71
	7th	1689.71
	8th	1657.80
	9th	1689.71
	10th	1689.71
	11th	1689.71
	12th	1689.71
	13th	1657.80
	14th	1689.71
	Total	23709.22

Sr. No.	Floor	Built Up Area (All Areas in Sq.Mt.)		
		Wing A	Wing B	Wing F
1	Ground	72.066	22.001	22.91
2	1st	789.756	452.027	447.93
3	2nd	789.756	452.027	447.93
4	3rd	789.756	452.027	447.93
5	4th	789.756	452.027	447.93
6	5th	789.756	452.027	447.93
7	6th	789.756	452.027	447.93
8	7th	789.756	452.027	447.93
9	8th	773.978	452.027	431.80
10	9th	789.756	452.027	447.93
11	10th	789.756	452.027	447.93
12	11th	789.756	452.027	447.93
13	12th	789.756	452.027	447.93
14	13th	773.978	452.027	431.80
15	14th	789.756	452.027	447.93
Built up Area		11097.094	6350.379	6261.75
Height in Mtr.		45.000	45.000	45.000
Total Built up Area		23709.226		

PARKING REQUIREMENTS					
Sr. No.	Occupancy	Size/Area Of Tenement/Shop/Office	No. Of Tenements	Parking Spaces Required (Nos.)	
				Car	Scooter
1	Multi Family Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. (1 Car : 2 Scooter)	210 Nos.	105	210
2	Add 5% Visitor Parking (5% of 1)			5.250	10.500
3	Gross Parking Requirement (1 + 2)			110.250	220.500
4	Multiplying Factor (Table 8C) 0.400 of 3			44.100	88.200
5	Parking Area Provided			44	220

OFFICE OF THE NAGAR PANCHAYAT BESA-PIPLA
Building Permit No. अ.पं.बे.पि.न.र.वि.वां.प. १०८
Date 15/03/2024
SANCTIONED

Assistant Town Planner
Nagar Panchayat Besa-Pipla

Administrator
Nagar Panchayat Besa-Pipla

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. 2/10		
Stamps of Approval of Plans: <div style="margin-left: 20px; color: red;"> 1) Subject to terms & Conditions mentioned in SE1AA environmental clearance dated 27/09/2023 2) Subject to payment of premium in instalment. </div>					
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.					
 ATHARVA INFRASTRUCTURES					
<div style="display: inline-block; vertical-align: middle; text-align: left;"> Sankalp Creations' Rajesh Jaiswal ARCHITECT 597, Cotton Market, Ghel Road, Nagpur-440 016. C-15/15327, NMC/R-72, NIT-432 </div> <div style="display: inline-block; vertical-align: middle; text-align: right;"> Architect name and signature - Ar. Rajesh Jaiswal </div>					
Job No.	Drawing	Scale	Drawn by	Checked	Registration no. of
		1:100 1:200			CA/95/18807