

ELEVATION & SECTION

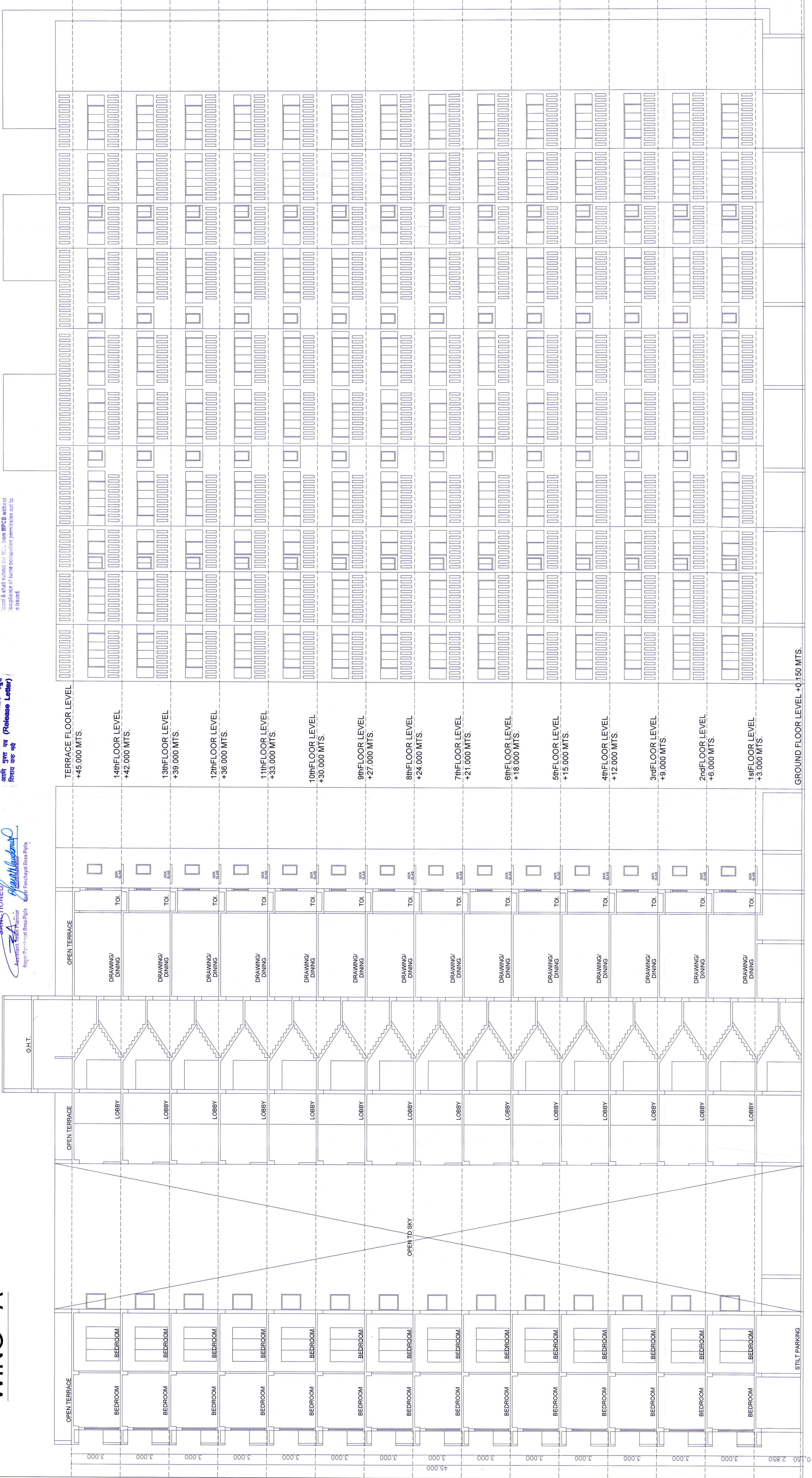
WING - A

OFFICE OF THE MAGISTR BANGALUR BESAP-PLA
Building Permit No. 15/13/2024
Date 15/13/2024
SANCTIONED
Assistant Town Planner
Nagar Panchayat Beas Pipla

युक्त निदेशक सचिवको कार्यालय
सुदूरपश्चिम प्रदेश सरकारको कार्यालय
काठमाडौं, नेपाल
संज्ञा संख्या: १५/१३/२०२४
मिति: १५/१३/२०२४
रिहाज करार पत्र (Release Letter)

Subject to the condition laid down by Directorate
of Infrastructure Services this letter
No. 15/13/2024 Dated 15/13/2024

This Sanction is Subject to Condition
mentioned in the
No. 15/13/2024 Dated 15/13/2024



SECTION - AA'
(WING - A)

FRONT ELEVATION
(WING - A)

SUBJECT TO THE PROVISION OF STRUCTURAL
DESIGN SUFFICIENCY CERTIFICATE
DATED 30.1.06.12.02.3
OF STRUCTURAL DESIGNER AND APPLICANT

Subject to Condition of NOC of Airport
Authority Dt. 05.01.2023

Proforma - I: Area Statement
PLAN FOR PROPOSED RESIDENTIAL APARTMENT BUILDING AT S.
No. 1232, 1233, P. H. No. 38, MOUZA - PIPLA, TAHSIL - NAGPUR
(RURAL), DIST. - NAGPUR.

Stamps of Approval of Plans:

1) Subject to terms & conditions mentioned in
SEIMA environmental clearance dated 27/01/2023.

2) Subject to payment of premium in instalment.

AREA STATEMENT

1	Area of plot (Minimum area of a, b, c to be considered)	16200.000
(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	1099.636
Total (a+b)		15100.364
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 F.S.I)	16610.400
10	Addition of F.S.I on payment of premium	
(a)	Maximum permissible premium F.S.I - based on road width / TOD Zone	
(b)	Proposed F.S.I on payment of premium	
11	In-situ F.S.I/TDR Loading	2199.272
(a)	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	
(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	2199.272
(d)	Total in-situ/TDR loading proposed (1.1 (a) + (b) + (c))	2199.272
12	Additional F.S.I area under Chapter No. 7	
13	Total entitlement of F.S.I in the proposal	
(a)	[9 + 10 (b) + 11 (d)] or 12 whichever is applicable	18809.672
(b)	Ancillary Area F.S.I 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)	48151.265
	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	
15	Total Built-up Area in proposal (excluding area at Sr.No. 17 b)	
(a)	Existing Built-up Area	23709.226
(b)	Proposed Built-up Area (as per P-Line)	23709.226
(c)	Total (a + b)	1.000
16	F.S.I Consumed (15/13) (should not be more than serial No. 14 above.)	
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.

Owner's Declaration—
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.

(Name of Architect - Ar. Rajesh Jaiswal)

Signature

ATHARVA INFRASTRUCTURES

Job No.	Drawing	Scale	Architect name and Signature - Ar. Rajesh Jaiswal
		1:100	Drawn by
		1:200	Checked
			Registration no. of
			CA/95/18807