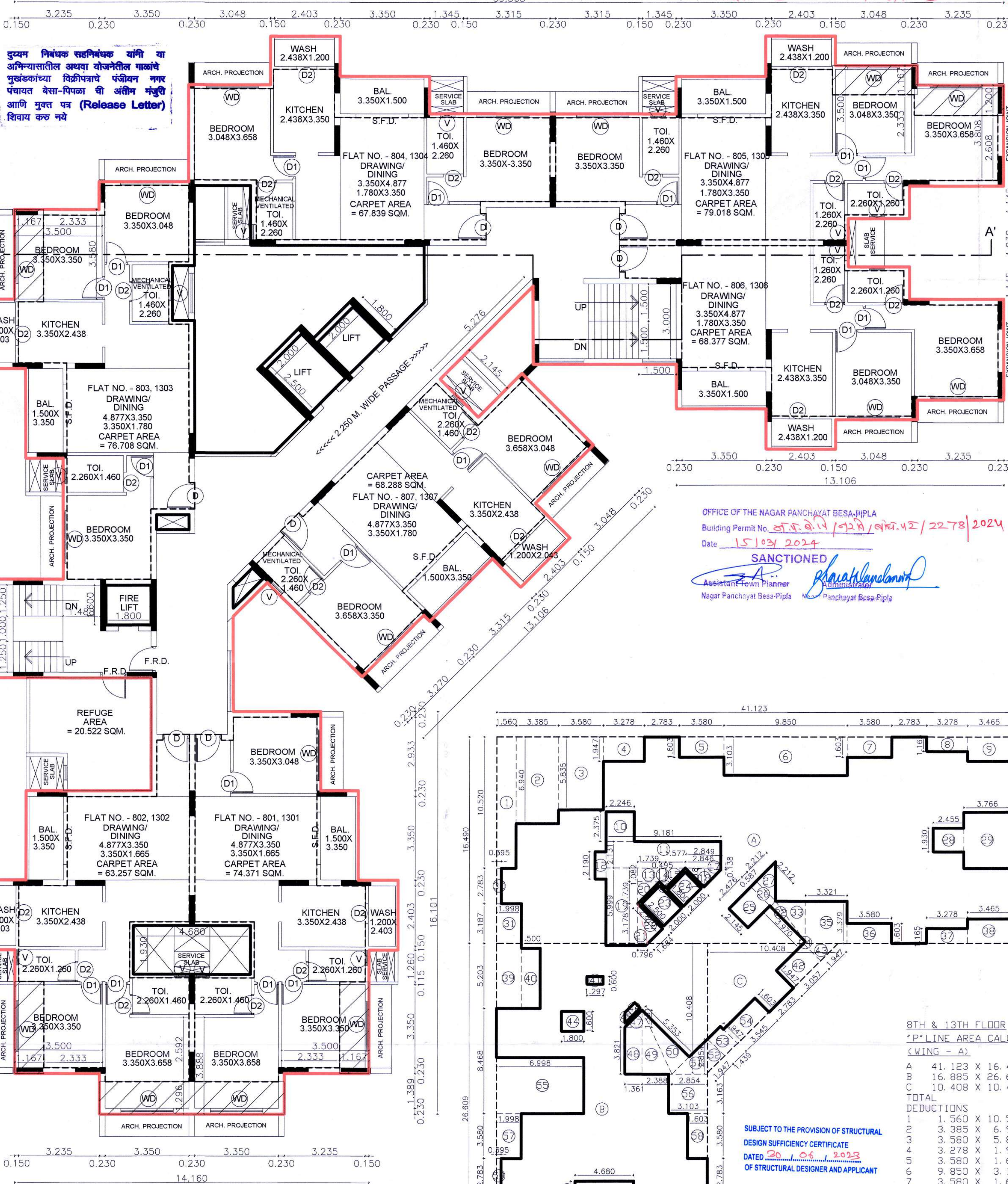
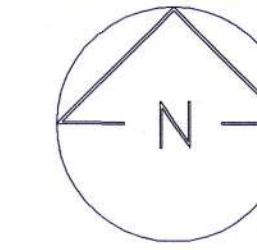


Subject to terms & condition mentioned in SEIAA
the environmental clearance dated 27/10/2023

Subject to payment of premium in
installment
Subject to the condition laid down by Directorate
of Maharashtra fire service vide letter
No. 1155/S/1/2023, Dated 21/04/2023



OFFICE OF THE NAGAR PANCHAYAT BESA-PIPLA
Building Permit No. 558/2024/2278/2024
Date 15/03/2024
SANCTIONED
Assistant Town Planner
Nagar Panchayat Besa-Pipla

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		

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.

8TH & 13TH FLOOR *P*LINE AREA CALCULATION (WING - A)

A	41.123 X 16.490 X 1.00 =	678.118 SQM.
B	16.895 X 26.609 X 1.00 =	449.293 SQM.
C	10.408 X 10.408 X 0.50 =	54.163 SQM.
TOTAL		=1181.574 SQM.
DEDUCTIONS		
1	1.560 X 10.520 X 1.00 =	16.411 SQM.
2	3.385 X 6.940 X 1.00 =	23.492 SQM.
3	3.580 X 5.835 X 1.00 =	20.889 SQM.
4	3.278 X 1.947 X 1.00 =	6.382 SQM.
5	3.580 X 1.603 X 1.00 =	5.739 SQM.
6	9.850 X 3.103 X 1.00 =	30.565 SQM.
7	3.590 X 1.603 X 1.00 =	5.739 SQM.
8	3.278 X 1.165 X 1.00 =	3.819 SQM.
9	3.465 X 1.947 X 1.00 =	6.746 SQM.
10	2.246 X 2.375 X 1.00 =	5.334 SQM.
11	9.181 X 2.131 X 1.00 =	19.565 SQM.
12	0.880 X 2.190 X 1.00 =	1.927 SQM.
13	1.739 X 1.082 X 1.00 =	1.882 SQM.
14	0.495 X 1.082 X 1.00 =	0.536 SQM.
15	1.577 X 1.577 X 0.50 =	1.243 SQM.
16	0.495 X 0.495 X 0.50 =	0.123 SQM.
17	2.846 X 0.138 X 0.50 =	0.196 SQM.
18	0.849 X 0.418 X 0.50 =	0.178 SQM.
19	5.24 X 0.999 X 1.00 =	5.240 SQM.
20	1.739 X 1.739 X 0.50 =	1.512 SQM.
21	3.178 X 0.796 X 0.50 =	1.265 SQM.
22	2.810 X 1.684 X 0.50 =	2.366 SQM.
23	2.500 X 2.000 X 1.00 =	5.000 SQM.
24	1.800 X 2.000 X 1.00 =	3.600 SQM.
TOTAL DEDUCTION		= 407.596 SQM.
NET AREA		= 773.978 SQM.

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

Subject to Condition of NOC of Airport
Authority DL 05/01/2023

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

8TH & 13TH FLOOR PLAN WING - A

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. 4/10					
Stamps 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)				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)	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.					
Sankalp Creations Rajesh Jaiswal ARCHITECT SPT, Dahanu Road, Dahanu Road, Nagpur - 440 015 Contact: 98765 43210, 98765 43210					
Architect name and signature - Ar. Rajesh Jaiswal					
Job No.	Drawing	Scale	Drawn by	Checked	Registration no. of
		1:100 1:200			CA/95/18807