GROUND FLOOR PLAN

WING - A

दुय्यम निबंधक सहनिबंधक ... यांनी या अभिन्यासातील अथवा योजनेतील गाळ्यांचे मुखंडकांच्या विक्रीपत्राचे पंजीयन नगर पंचायत वेसा-पिपळा ची अंतीम मंजुरी आणि मुक्त पत्र (Release Letter) शिवाय करु नये

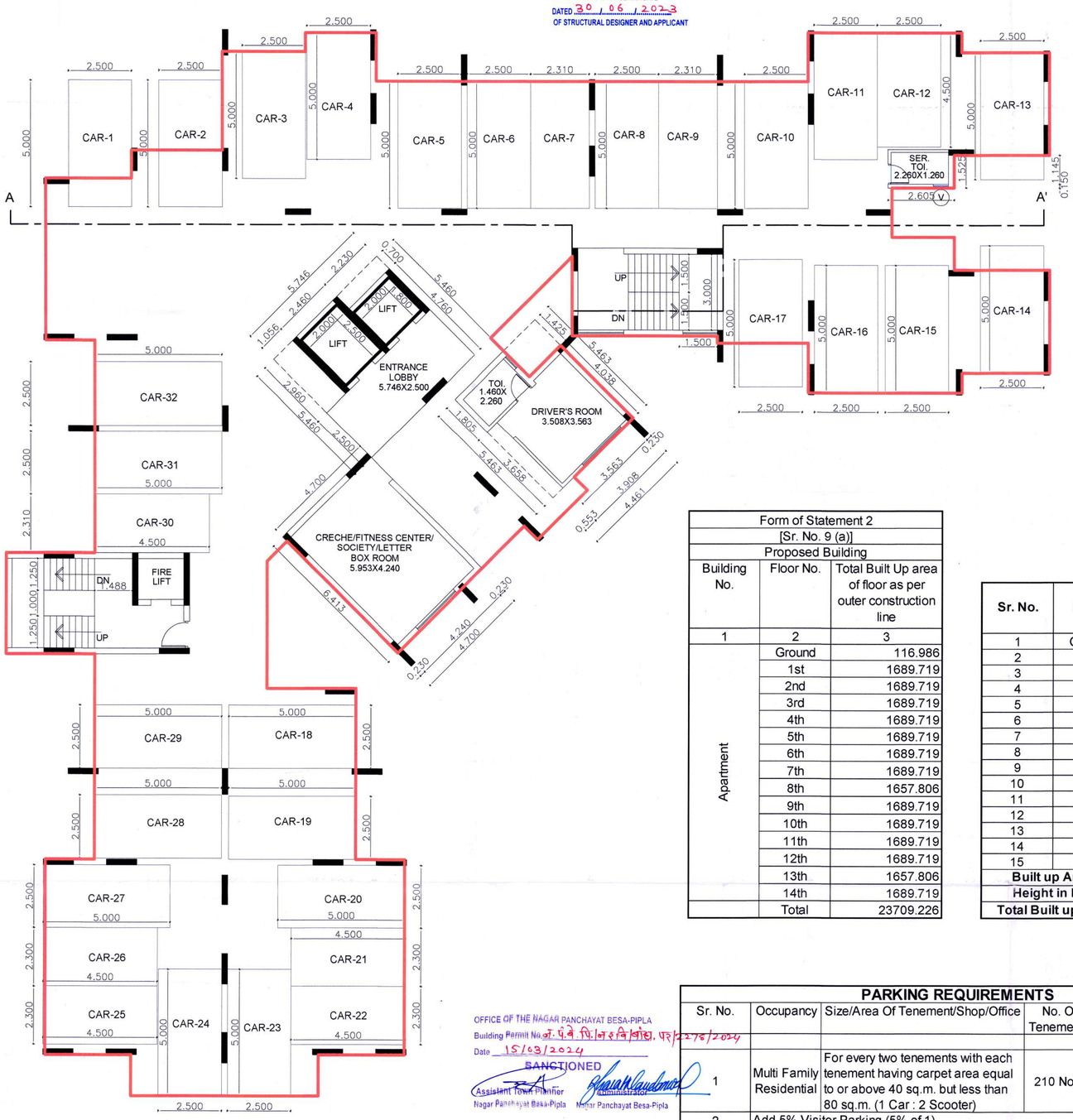
Subject to the condition laid down by Directorate of Maharashtra fire service vide letter No.MFS/51/2023/ Dated 21/04/23
222

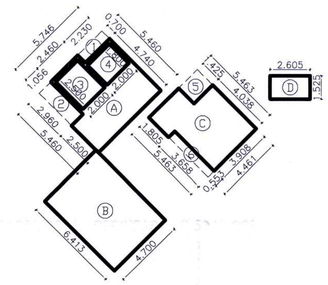
Subject to Condition of NOC of Airport Authority Dt. 05/01/2023

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	116.986
	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		

OFFICE OF THE NAGAR PANCHAYAT BESA-PIPLA
Building Permit No. न.पं.वे.पि./न.र.वि./बां.प.प्र./2278/2024
Date 15/03/2024
SANCTIONED
Assistant Town Planner Nagar Panchayat Besa-Pipla
Administrator Nagar Panchayat Besa-Pipla

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	11
3	Gross Parking Requirement (1 + 2)			110.250	221
4	Multiplying Factor (Table 8C) 0.400 of 3			44.100	
5	Parking Area Provided			44	223

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:

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

2) Subject to payment of premium in installment.

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 or1.85 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 INFRASRUCTURES

Sankalp Creations
Rajesh Jaiswal
ARCHITECT
507, Canon Market,
Ghat Road, Nagpur-440 015.
CA/95/18807, NMC/R.-72, NIT-622

Architect name and signature - Ar. Rajesh Jaiswal

Job No.	Drawing	Scale	Drawn by	Checked	Registration no. of
		1:100 1:200			CA/95/18807