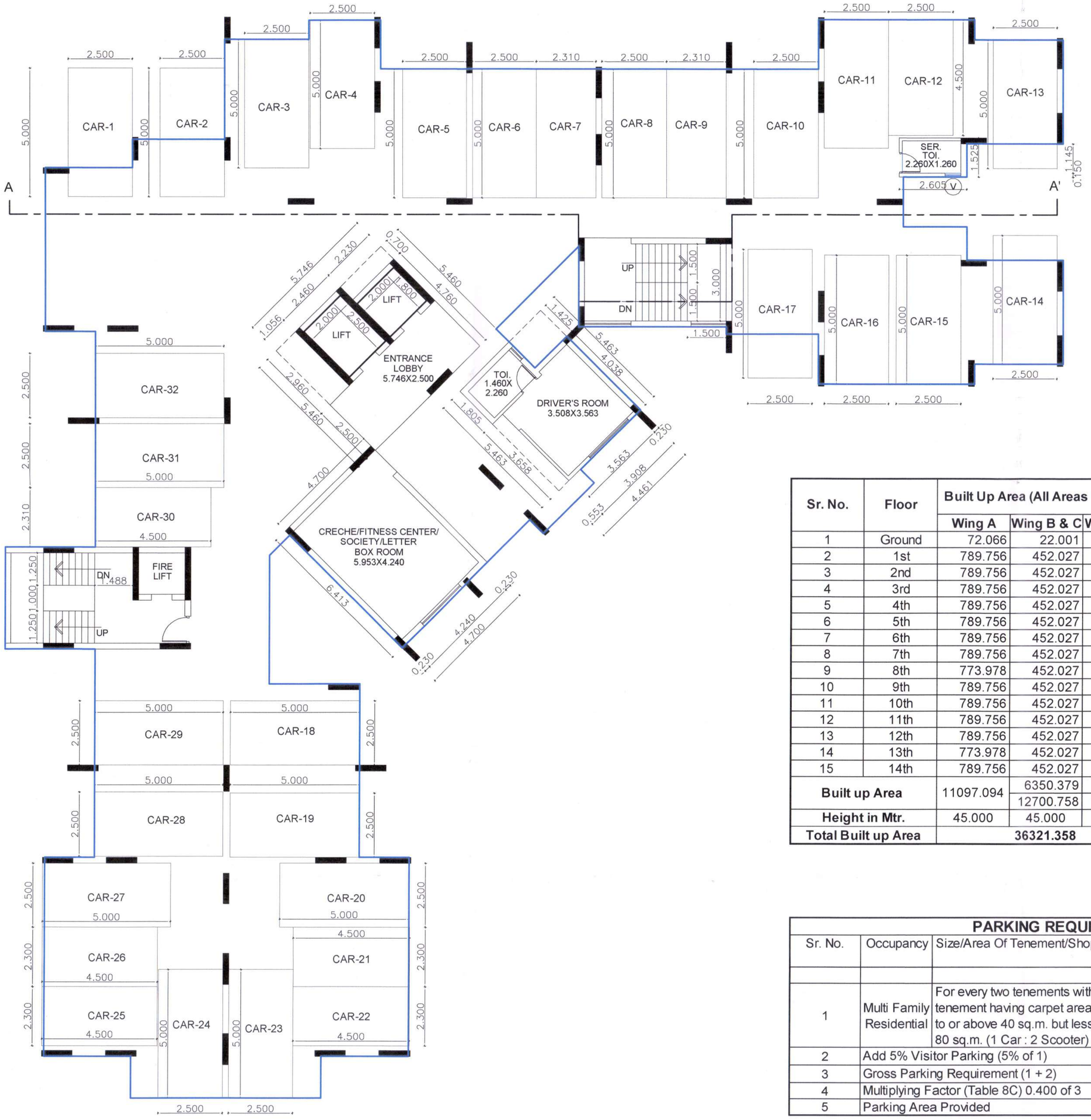
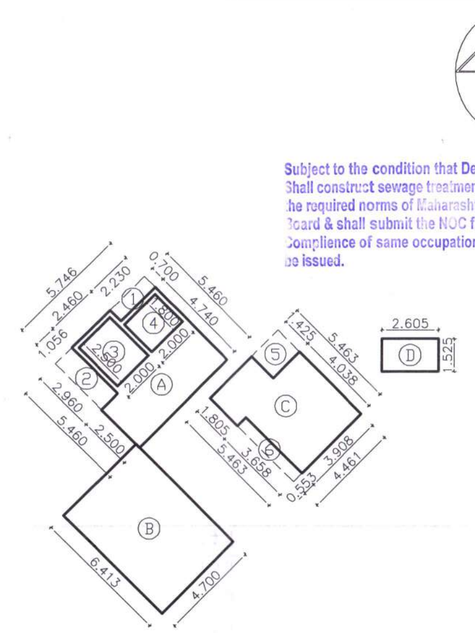
EXISTING GROUND FLOOR PLAN

WING - A





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.

EXISTING 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.

Sr. No.	Floor	Built Up Area (All Areas in Sq.Mt.)		
		Wing A	Wing B & C	Wing E & 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
			12700.758	12523.506
Height in Mtr.		45.000	45.000	45.000
Total Built up Area		36321.358		

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	161.906
	1st	2589.682
	2nd	2589.682
	3rd	2589.682
	4th	2589.682
	5th	2589.682
	6th	2589.682
	7th	2589.682
	8th	2541.634
	9th	2589.682
	10th	2589.682
	11th	2589.682
	12th	2589.682
	13th	2541.634
	14th	2589.682
	Total	36321.358

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)	322	161	322
2	Add 5% Visitor Parking (5% of 1)			8.050	16
3	Gross Parking Requirement (1 + 2)			169.050	338
4	Multiplying Factor (Table 8C) 0.400 of 3			67.620	
5	Parking Area Provided			68	338

दुय्यम निबंधक सहनिबंधक यांनी या अभिन्यासातील अथवा योजनेतील गाळांचे मुखंडकांच्या विक्रीपत्राचे पंजीयन नगर पंचायत बेसा-पिपळा **यो 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.MH/51/2023/222 Dated 21/04/2023

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 PROVISION OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 15/04/2026 OF STRUCTURAL DESIGNER AND APPLICANT

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. 2/11

Stamps of Approval of Plans:

OFFICE OF THE NAGAR PANCHAYAT BESA-PIPLA
Building Permit No. नपबेसा/पि.प्र./२२७८/२०२५
Date 07/04/2025
SANCTIONED
Assistant Town Planner, Nagar Panchayat Besa-Pipla
Administrator, Nagar Panchayat Besa-Pipla

Previous Revised Building Permit no. NPBP/TPD/BP/2278/2024 dt. 15/03/2024

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. (0.300)	4530.109
	(b)	Proposed FSI on payment of premium	1892.000
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 (0.600) = 9060.218	2000.000
	(d)	Total in-situ/TDR loading proposed {11 (a) + (b) + (c)}	4199.272
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	22701.672
	(b)	Ancillary Area FSI upto 60% or 80% with payment of charges	13621.003
	(c)	Total entitlement (a +b)	36322.676
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 (Tower A, B, F)	23709.226
	(b)	Proposed Built-up Area (as per 'P-Line') (Tower C, E)	12612.132
	(c)	Total (a +b)	36321.358
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

Architect name and signature - Ar. Rajesh Jaiswal

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