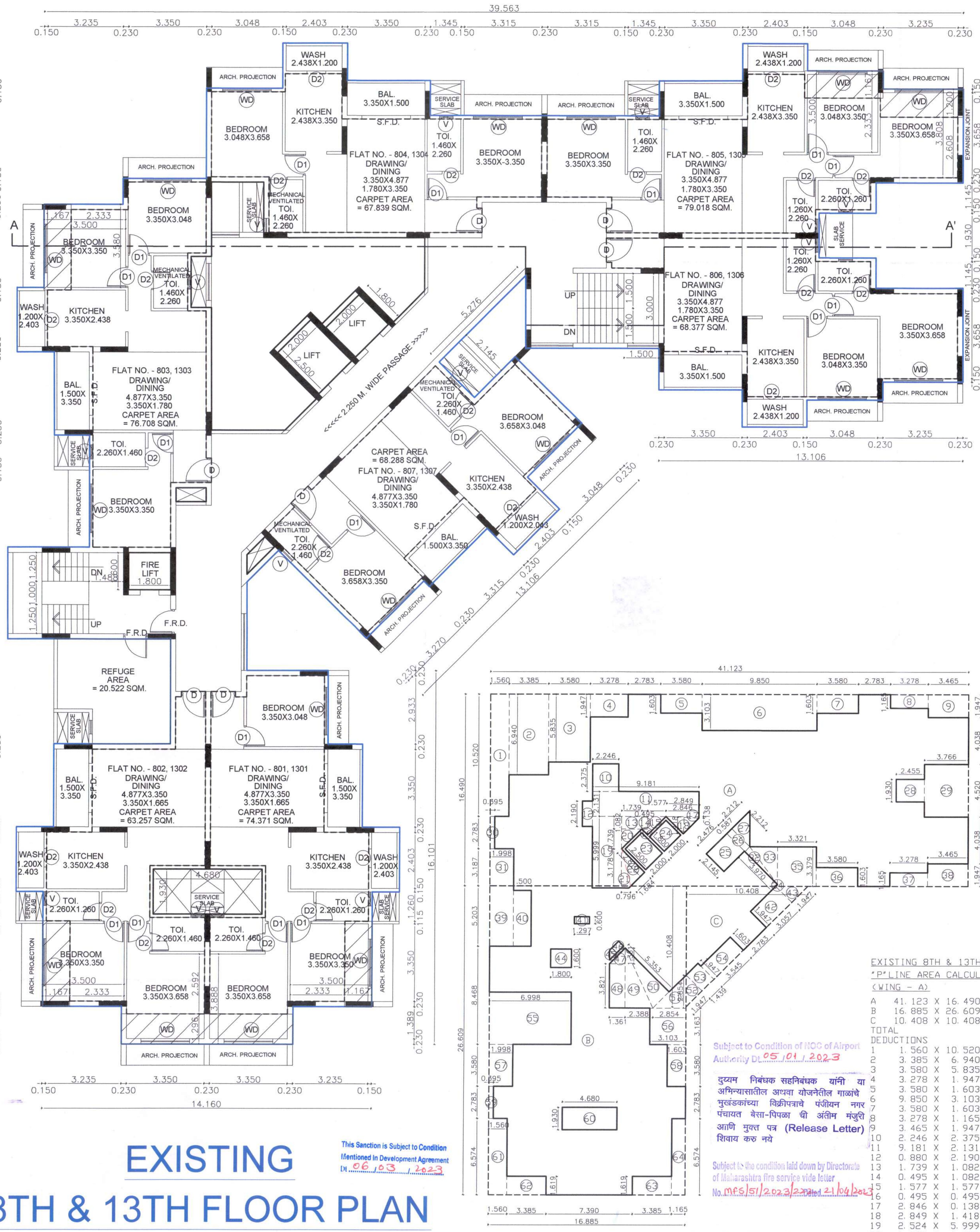
39.563
41.151
13.106
14.160
16.101
A
A'
WASH 2.438X1.200
KITCHEN 2.438X3.350
BEDROOM 3.048X3.658
BAL. 3.350X1.500
S.F.D.
TOI. 1.460X 2.260
FLAT NO. - 804, 1304 DRAWING/ DINING 3.350X4.877 1.780X3.350 CARPET AREA = 67.839 SQM.
BEDROOM 3.350X-3.350
BEDROOM 3.350X3.350
FLAT NO. - 805, 1305 DRAWING/ DINING 3.350X4.877 1.780X3.350 CARPET AREA = 79.018 SQM.
FLAT NO. - 806, 1306 DRAWING/ DINING 3.350X4.877 1.780X3.350 CARPET AREA = 68.377 SQM.
TOI. 2.260X1.260
TOI. 1.260X 2.260
BEDROOM 3.350X3.658
KITCHEN 2.438X3.350
BEDROOM 3.048X3.350
WASH 2.438X1.200
ARCH. PROJECTION
SERVICE SLAB
EXPANSION JOINT
MECHANICAL VENTILATED
BEDROOM 3.350X3.048
BEDROOM 3.350X3.350
WASH 1.200X 2.403
KITCHEN 3.350X2.438
LIFT
UP
DN
<<<< 2.250 M. WIDE PASSAGE <<<<
FLAT NO. - 803, 1303 DRAWING/ DINING 4.877X3.350 3.350X1.780 CARPET AREA = 76.708 SQM.
BAL. 1.500X 3.350
TOI. 2.260X1.460
BEDROOM 3.658X3.048
CARPET AREA = 68.288 SQM. FLAT NO. - 807, 1307 DRAWING/ DINING 4.877X3.350 3.350X1.780
KITCHEN 3.350X2.438
WASH 1.200X2.403
BAL. 1.500X3.350
BEDROOM 3.658X3.350
FIRE LIFT 1.800
F.R.D.
REFUGE AREA = 20.522 SQM.
FLAT NO. - 802, 1302 DRAWING/ DINING 4.877X3.350 3.350X1.665 CARPET AREA = 63.257 SQM.
FLAT NO. - 801, 1301 DRAWING/ DINING 4.877X3.350 3.350X1.665 CARPET AREA = 74.371 SQM.
BEDROOM 3.350X3.658
41.123
16.885
16.490
26.609
10.408
A
B
C

# EXISTING
# 8TH & 13TH FLOOR PLAN
# WING - A

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

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

दुय्यम निबंधक सहनिबंधक यांनी या अभिन्यासातील अथवा योजनेतील गाळांचे भुखंडकांच्या विक्रीपत्राचे पंजीयन नगर पंचायत बेसा-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/51/2023/222 Dated 21/04/2023

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 Complience of same occupation permission not to be issued.

| 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<br>12700.758 | 6261.753<br>12523.506 |
| Height in Mtr. | | 45.000 | 45.000 | 45.000 |
| Total Built up Area | | 36321.358 | | |

| Form of Statement 2<br>[Sr. No. 9 (a)]<br>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 |

```
EXISTING 8TH & 13TH FLOOR
"P"LINE AREA CALCULATION
(WING - A)
A     41.123 X 16.490 X 1.00 = 678.118 SQM.
B     16.885 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      3.580 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     2.849 X  1.418 X 0.50 =   2.020 SQM.
19     2.524 X  5.999 X 1.00 =  15.141 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.
CONTINUE.....

25     2.145 X  2.476 X 1.00 =   5.311 SQM.
26     2.212 X  0.587 X 1.00 =   1.298 SQM.
27     2.212 X  2.212 X 0.50 =   2.446 SQM.
28     2.455 X  1.930 X 1.00 =   4.738 SQM.
29     3.766 X  4.520 X 1.00 =  17.022 SQM.
30     0.395 X  2.783 X 1.00 =   1.099 SQM.
31     1.998 X  3.187 X 1.00 =   6.368 SQM.
32     3.970 X  0.587 X 0.50 =   1.165 SQM.
33     3.223 X  2.392 X 0.50 =   3.855 SQM.
34     0.156 X  0.156 X 0.50 =   0.012 SQM.
35     3.321 X  3.379 X 1.00 =  11.222 SQM.
36     3.580 X  1.603 X 1.00 =   5.739 SQM.
37     3.278 X  1.165 X 1.00 =   3.819 SQM.
38     3.465 X  1.947 X 1.00 =   6.746 SQM.
39     1.998 X  5.203 X 1.00 =  10.396 SQM.
40     1.500 X  4.810 X 1.00 =   7.215 SQM.
41     1.297 X  0.600 X 1.00 =   0.778 SQM.
42     1.947 X  3.057 X 1.00 =   5.952 SQM.
43     1.947 X  1.947 X 0.50 =   1.895 SQM.
44     1.800 X  1.600 X 1.00 =   2.880 SQM.
45     0.600 X  0.600 X 0.50 =   0.180 SQM.
46     0.600 X  1.095 X 1.00 =   0.657 SQM.
47     1.361 X  1.361 X 0.50 =   0.926 SQM.
48     1.361 X  3.821 X 1.00 =   5.200 SQM.
49     5.182 X  2.388 X 0.50 =   6.187 SQM.
50     5.353 X  1.975 X 0.50 =   5.286 SQM.
51     2.854 X  2.854 X 0.50 =   4.073 SQM.
52     1.947 X  1.947 X 0.50 =   1.895 SQM.
53     1.947 X  1.439 X 1.00 =   2.802 SQM.
54     1.603 X  3.545 X 1.00 =   5.683 SQM.
55     6.998 X  4.508 X 1.00 =  31.547 SQM.
56     3.103 X  3.163 X 1.00 =   9.815 SQM.
57     1.998 X  3.580 X 1.00 =   7.153 SQM.
58     1.603 X  3.580 X 1.00 =   5.739 SQM.
59     0.395 X  2.783 X 1.00 =   1.099 SQM.
60     4.680 X  1.930 X 1.00 =   9.032 SQM.
61     1.560 X  6.574 X 1.00 =  10.255 SQM.
62     3.385 X  1.619 X 1.00 =   5.480 SQM.
63     3.385 X  1.619 X 1.00 =   5.480 SQM.
64     1.165 X  6.574 X 1.00 =   7.659 SQM.
TOTAL DEDUCTION              = 407.596 SQM.
NET AREA                     = 773.978 SQM.
```

## 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. 4/11

**Stamps of Approval of Plans:**

OFFICE OF THE NAGAR PANCHAYAT
Building Permit No. न.पं.बे.पि/न.र.वि/ओ.प्र./४२१
Date 06/04/2026
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<br>1:200 | | | CA/95/18807 |