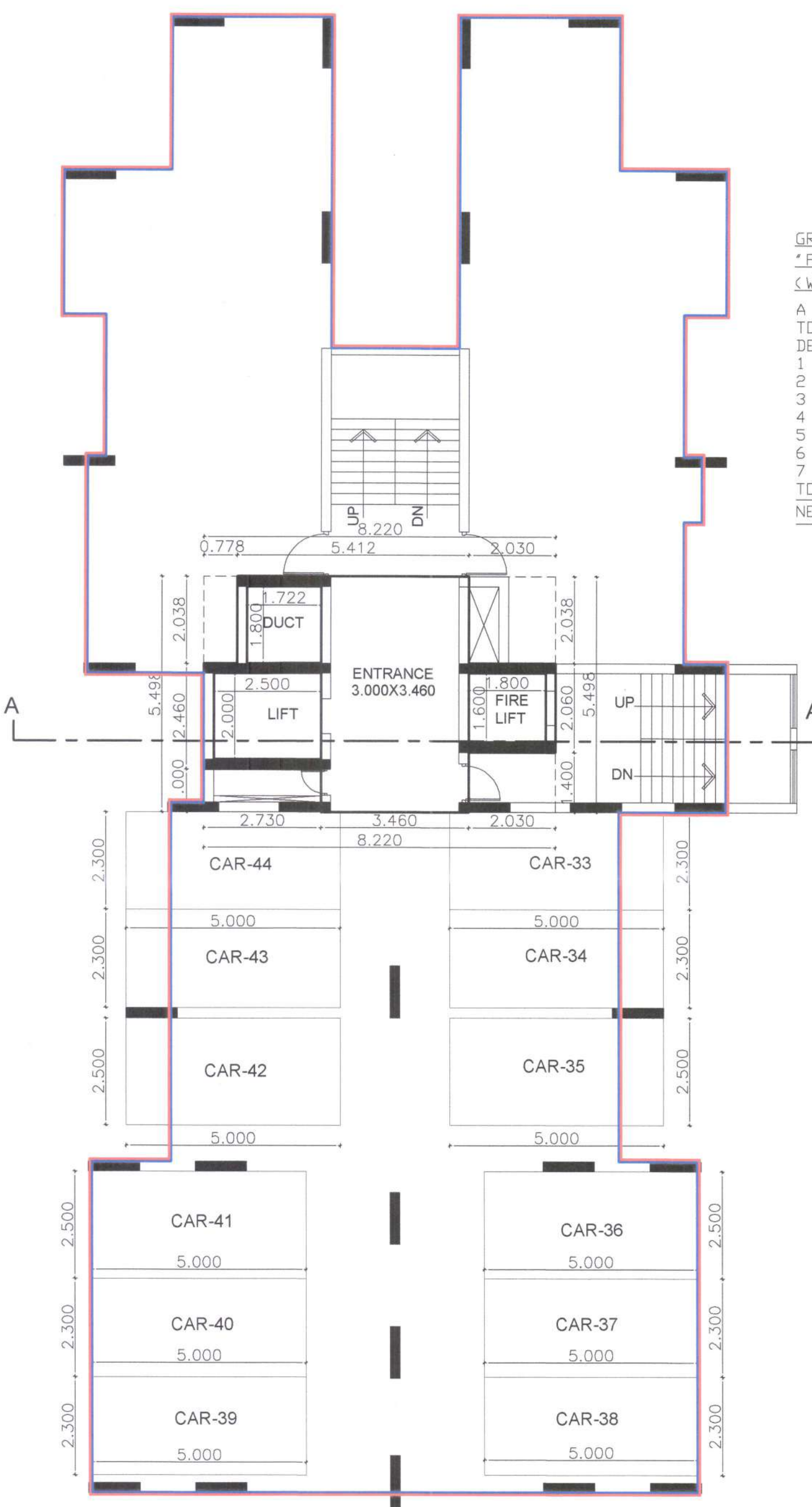


EXISTING GROUND FLOOR PLAN

WING - F

PROPOSED GROUND FLOOR PLAN

WING - E



GROUND FLOOR
*P-LINE AREA CALCULATION
(WING - E & F)

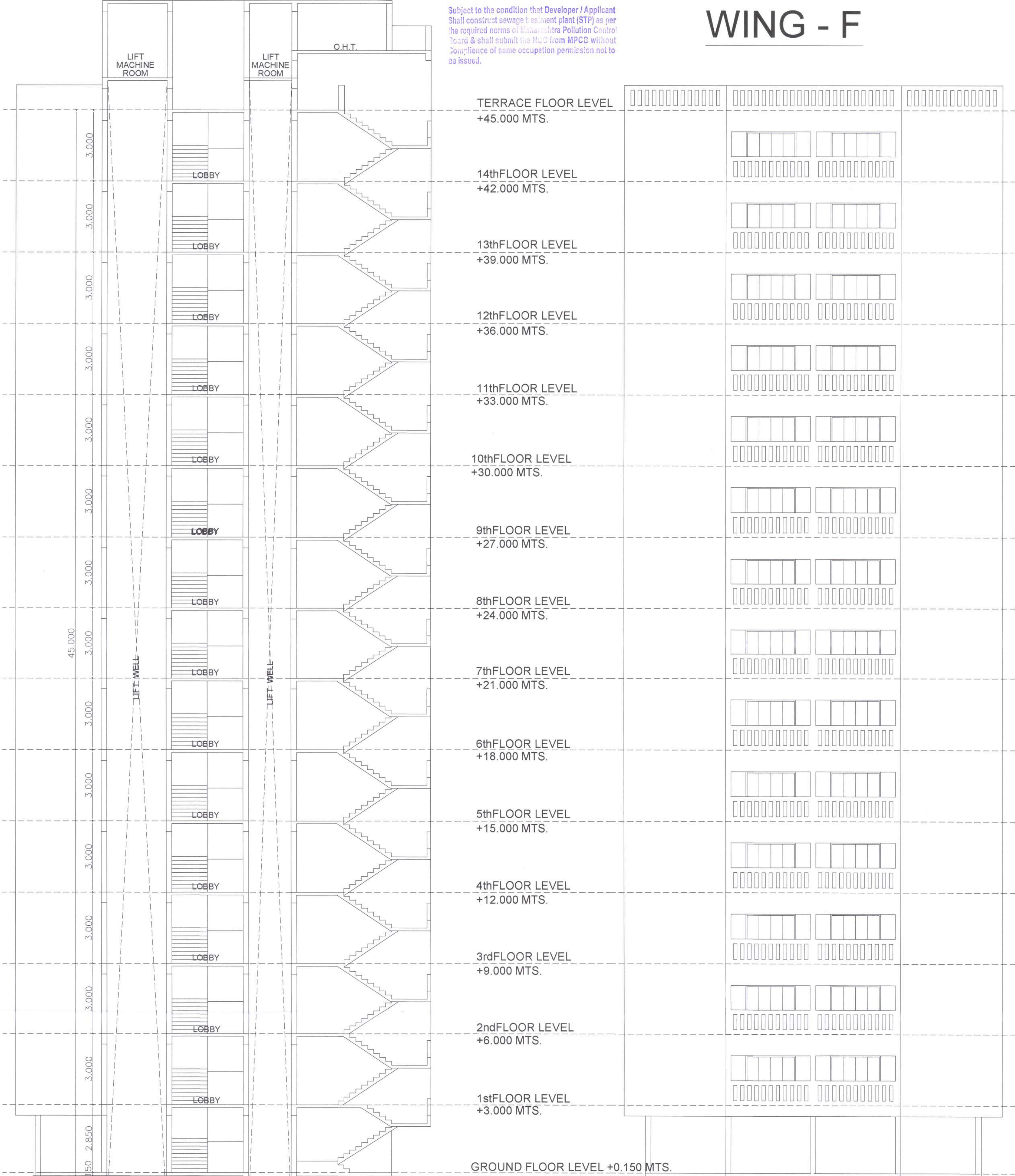
A	8.220 X 5.498	=	45.194 SQM.
TOTAL		=	45.194 SQM.
DEDUCTIONS			
1	0.778 X 2.038	=	1.586 SQM.
2	1.722 X 1.800	=	3.100 SQM.
3	2.030 X 2.038	=	4.137 SQM.
4	2.500 X 2.000	=	5.000 SQM.
5	1.800 X 1.600	=	2.880 SQM.
6	2.730 X 1.000	=	2.730 SQM.
7	2.030 X 1.400	=	2.842 SQM.
TOTAL DEDUCTION		=	22.275 SQM.
NET AREA		=	22.919 SQM.

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

दुयम निबंधक सहनिबंधक यांनी या अभियंतासाठी अथवा योजनेतील गाळणे मुखंडकांच्या विक्रीपत्राचे पंजीयन नगर पंचायत बेसा-पिपला वी अंतीम मंजुरी आणि मुक्त पत्र (Release Letter) शिवाय करू नये

SECTION - AA'
(WING - E & F)



FRONT ELEVATION
(WING - E & F)

This Sanction is Subject to Condition Mentioned in Development Agreement Dt. 06.10.2023

Subject to the condition laid down by Director of Maharashtra fire service vide letter No. 15/1/2023/2222 dated 21/04/2023

SUBJECT TO THE PROVISION OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 15.04.2026 OF STRUCTURAL DESIGNER AND APPLICANT

Subject to Condition of I/O of Airport Authority Dt. 05.01.2023

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. 10/11

Stamps of Approval of Plans:

OFFICE OF THE NAGAR PANCHAYAT BESA-PIPLA
Building Permit No. 00000000000000000000
Date: 06/04/2026
SAL: TIONED
Assistant Town Planner
Nagar Panchayat Bessa-PIPLA
Administrator
Nagar Panchayat Bessa-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 or 1.85 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.

Signature
ATHARVA INFRASTRUCTURES

Architect name and signature - Ar. Rajesh Jaiswal

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