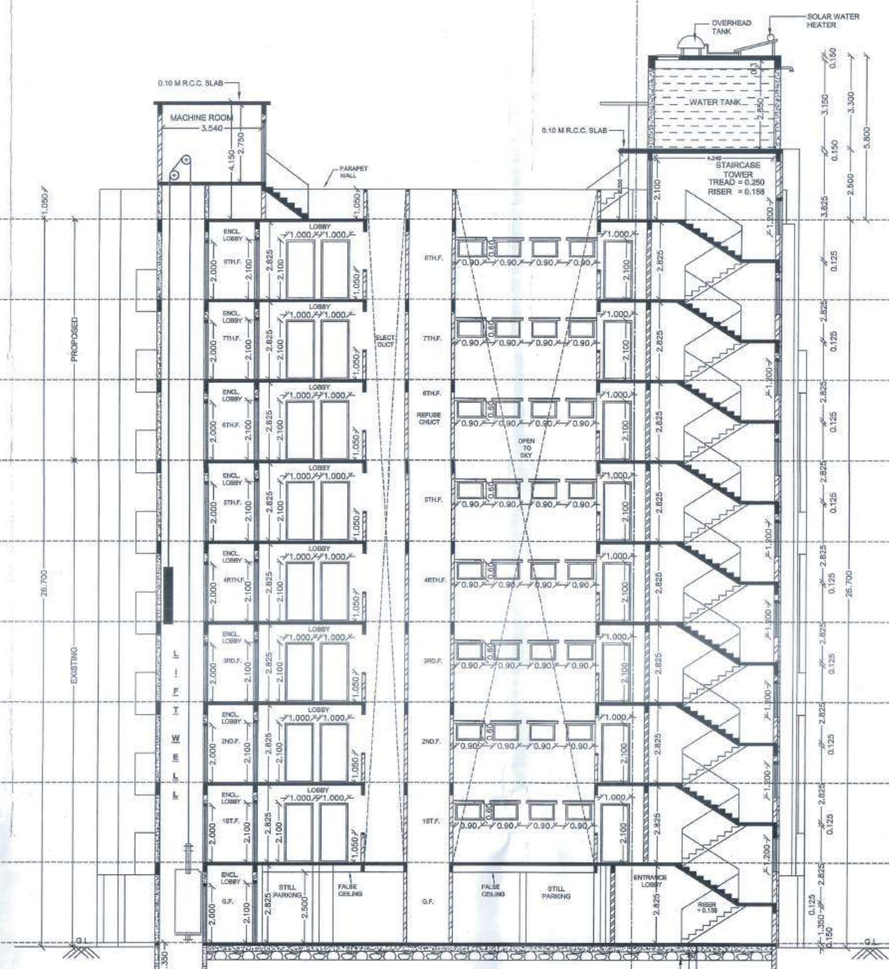
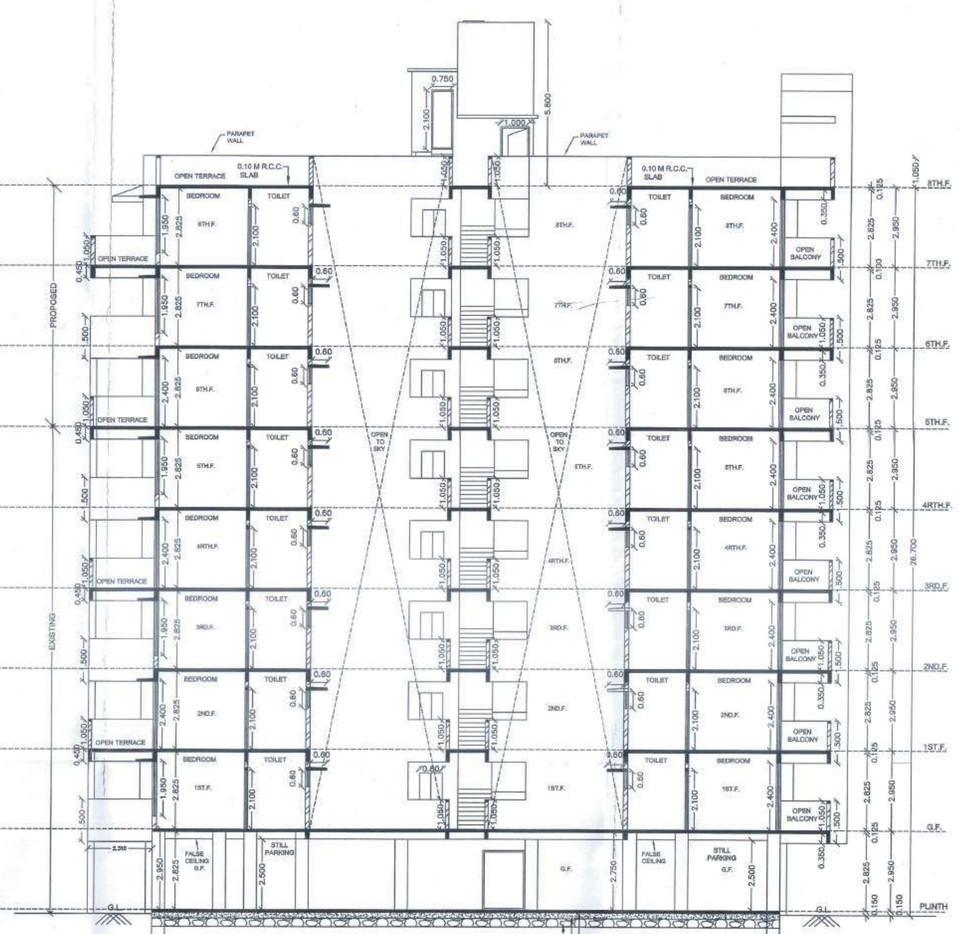
N.M.R.D.A.
L.S. No.:NMRDA/CA/92/164/47/338
L.S. Valid
Up to 31-12-2025



FRONT ELEVATION
(EASTERN SIDE)
SCALE 1:100



SECTION AT A-A
SCALE 1:100



SECTION AT B-B
SCALE 1:100

Subject to the condition laid down by Directorate of Maharashtra Fire service vide Letter No- mfs/91/2021/453, dated - 24/9/2021

OFFICE OF THE
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
Building Permit No.BENMRDA/Resi/L.W.S./(N)/No-1711858/2020111231/2379 | 116
SANCTIONED
AMENDED
Assistant Engineer
Nagpur Metropolitan Region Development Authority

The Previous Building Permit No.BENMRDA/Resi/Kamptee South/(N)/No-1711858/2020111231/2379/629 Dated. 9-1-2019
Building Plan is Stands to be cancelled

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 16.11.2021 OF STRUCTURAL DESIGNER AND APPLICANT

Subject to the provisions of structural drawings submitted by applicant.

Necessary arrangement for rain water harvesting shall be done

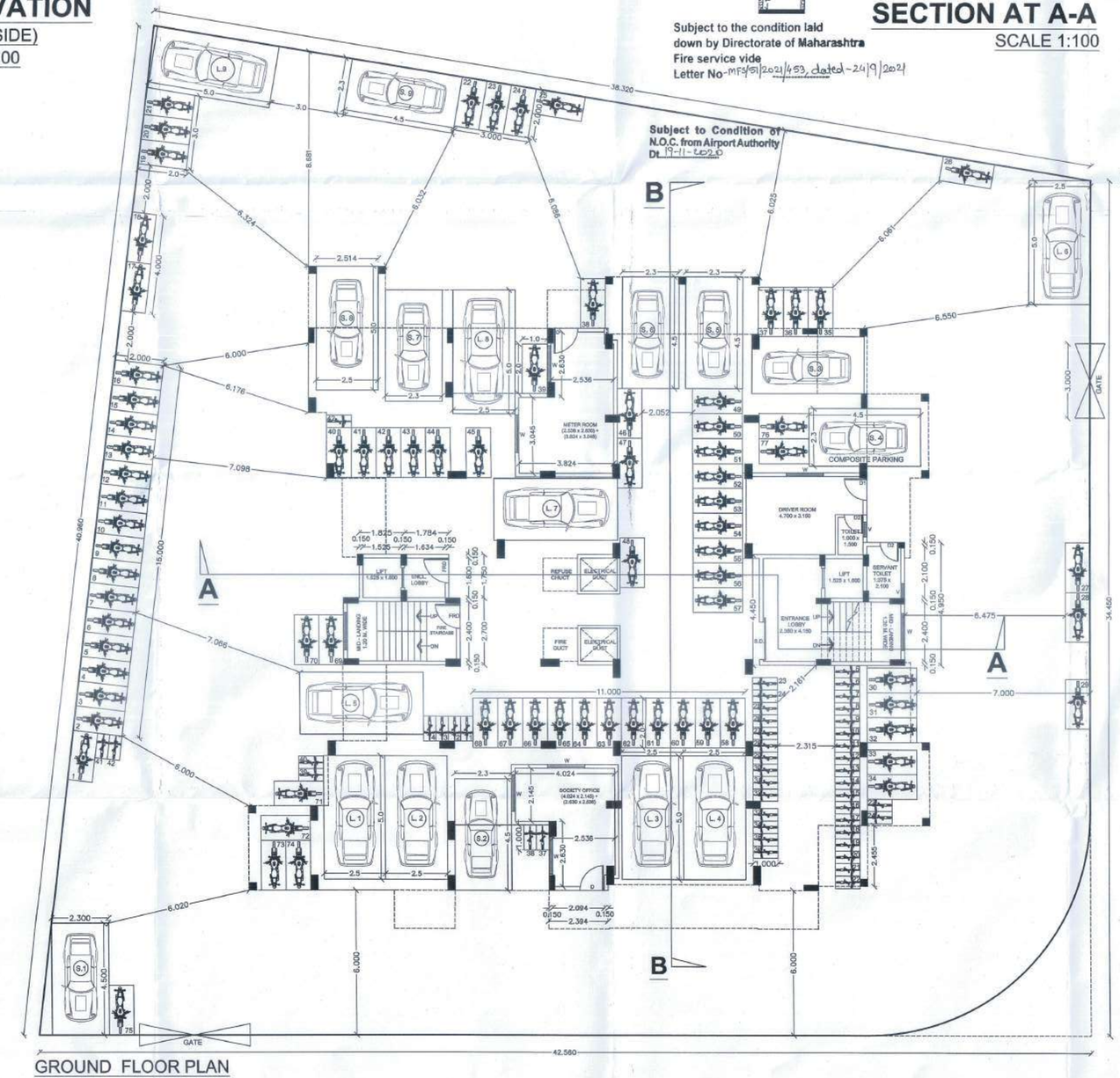
Subject to Condition of N.O.C. from Airport Authority Dt. 19-11-2020

This sanction is subject to conditions of NA order Dt. 8-2-2005
NA Boarder Dt. _____

This Sanction Is Subject To Conditions Mentioned in Release Letter Of N.M.R.D.A. Dt. 24/11/2017

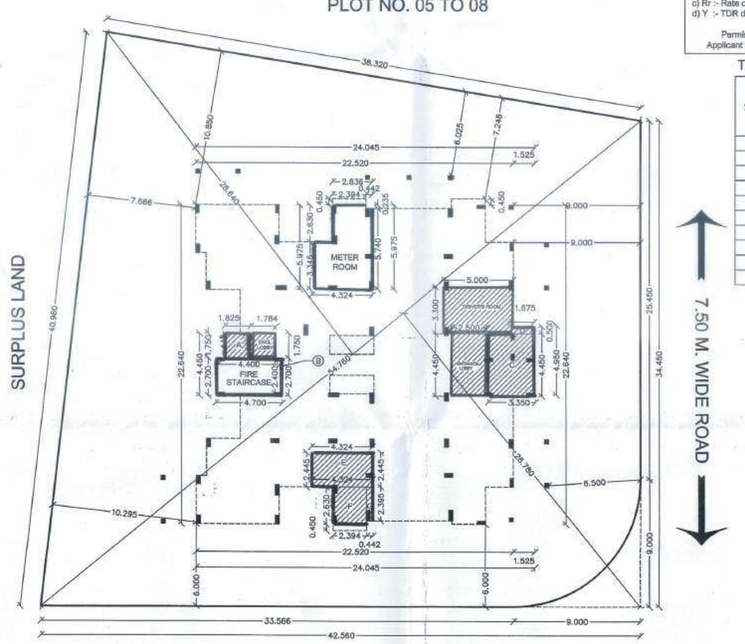
Subject to the condition that Developer/Applicant shall construct sewage treatment plant (STP) as per the required norms of Maharashtra Pollution Control Board and shall submit the NOC from MPCB regarding compliance of same before occupation certificate not be issued.

Subject to terms and condition of Government circular dated 30-01-2018 that Developer have to construct the temporary shade, toilet and arrangement of drinking water for the labours.



GROUND FLOOR PLAN
SCALE 1:100

PLOT NO. 05 TO 08



SURPLUS LAND

7.50 M. WIDE ROAD

12.00 M. WIDE ROAD

SITE PLAN
SCALE 1:200

PLAN SHOWING REVISED EXISTING & PROPOSED CONSTRUCTION OF MULTI FAMILY RESIDENTIAL UNIT ON PLOT NO. R - 1 KH. NO. 25,MOUZA - BESA, PATWARI HALKA NO 38-A,IN TAHSIL - NAGPUR (RURAL) DIST . - NAGPUR.
BELONGING TO
M/S RUDRA REAL ESTATE .
PARTNER
SATISH MANOHARSING BAIS &
SHRI. DHANANJAY VASANT SAKHARKAR
THROUGH P.O.A. M/S ACECON VENTURES

AREA STATEMENT

PLOT AREA = 1/2 x (28.64 + 26.78) x 54.76 = **1517.399 SQ.M**

DEDUCTION 9M. TANGENT = (-) **17.409 SQ.M.**
PLOT AREA AS PER R.L. = **1499.99 SQ.M**
1) F.S.I. = 1.1 = **1649.989 SQ.M**
2) ADDED ADDITIONAL F.S.I ON PREMIUM 0.30 = 449.997 SQ.M
3) ADDITIONAL TDR 60% 1499.99 SQ.M = 899.994 SQ.M
4) ADDITIONAL ANCILLARY 60% OF TDR 899.994 = 539.996 SQ.M
TOTAL ENTITLEMENT FSI = (1 + 2 + 3 + 4)
= 1649.989 + 449.997 + 899.994 + 539.996
= 3539.976 SQ.M

B/UP AREA ON EX. **GROUND FLOOR**
A) 1.825 x 1.750 = 3.193 SQ.M
B) 4.700 x 2.700 = 12.690 SQ.M
C) 3.350 x 4.450 = 14.907 SQ.M
D) 1.675 x 0.500 = 0.837 SQ.M
E) 4.324 x 2.445 = 10.572 SQ.M
F) 2.394 x 2.630 = 6.296 SQ.M
G) 0.442 x 2.395 = 1.058 SQ.M
TOTAL AREA = 49.553 SQ.M

DEDUCTION
FIRE STAIRCASE = 4.400 x 2.400 = 10.560 SQ.M

NET B/U AREA ON **EX. GROUND FLOOR** = 49.553 - 10.560
= **38.993 SQ.M**

PROP. B/UP AREA ON G.F. = 2.500 X 4.450 = 11.125 SQ.M
DRIVER'S ROOM = 3.300 x 5.000 = 16.500 SQ.M
ENCL. LOBBY = 1.745 x 1.750 = 3.053 SQ.M
TOTAL PROP. B/UP AREA = 30.678 SQ.M
TOTAL B/UP AREA = 38.993 + 30.678
= 69.671 SQ.M

B/UP AREA ON
EX. FIRST FLOOR = 24.045 x 22.640 = 544.378 SQ.M
A1 = 2.845 x 0.450 = 1.280 SQ.M
A2 = 5 x 2.452 x 0.450 = 5.517 SQ.M
TOTAL = 551.175 SQ.M

DEDUCTION
A) 2(0.737 x 2.630) = 3.876 SQ.M
B) 2(3.116 x 3.065) = 19.101 SQ.M
C) 2.042 x 1.750 = 3.573 SQ.M
D) 1.401 x 2.700 = 3.782 SQ.M
E) 2(3.788 x 2.630) = 19.924 SQ.M
F) 2(6.999 x 0.235) = 2.819 SQ.M
G) 2(3.511 x 2.665) = 18.714 SQ.M
H) 1.525 x 8.180 = 12.475 SQ.M
I) 1.525 x 6.430 = 9.805 SQ.M
J) 2(3.115 x 1.325) = 8.254 SQ.M
K) 2(5.044 x 4.800) = 48.422 SQ.M
LIFT = 2(1.525 x 1.600) = 4.880 SQ.M
FIRE STAIRCASE = 4.400 x 2.400 = 10.560 SQ.M
TOTAL DEDUCTION = 166.185 SQ.M
NET B/UP AREA ON **EX. FIRST FLOOR** = 551.175 - 166.185
= **384.99 SQ.M**

B/UP AREA ON EX. SECOND FLOOR = SAME AS FIRST FLOOR
= **384.99 SQ.M**

B/UP AREA ON EX. THIRD FLOOR = SAME AS SECOND FLOOR
= **384.99 SQ.M**

B/UP AREA ON EX. FOURTH FLOOR = SAME AS THIRD FLOOR
= **384.99 SQ.M**

B/UP AREA ON EX. FIFTH FLOOR = SAME AS FOURTH FLOOR
= **384.99 SQ.M**

PROPOSED B/UP AREA ON GROUND FLOOR = 30.678 SQ.M

TOTAL B/UP AREA ON ALL EX. FL = G.F. + F.F. + S.F. + T.F. +F.F. + F.F.
= 38.993 + 384.99 + 384.99 + 384.99 + 384.99 + 384.99
= 1963.943 SQ.M

SCHEDULE OF OPENING

S.N.	TYPE	SIZE	DISCRIPTION
1	S.D.	1.50 x 2.40	M.S. BOX FRAME SLIDING DOOR
2	D	1.00 x 2.10	M.S. BOX FRAME FLUSH DOOR
3	D1	0.90 x 2.10	M.S. BOX FRAME FLUSH DOOR
4	D2	0.75 x 2.10	M.S. BOX FRAME FLUSH DOOR
5	W	1.50 x 1.20	M.S. GLAZED WINDOW
6	WK	1.20 x 0.90	M.S. GLAZED WINDOW
7	WK1	0.88 x 0.90	M.S. GLAZED WINDOW
8	V	0.90 x 0.60	M.S. VENTILATOR
9	V1	0.75 x 0.60	M.S. VENTILATOR

NOTE

SL. → **(as per site) x (glazed sliding up to beam)**
L.W. → **sill lvl 0.45 & above glazed window with grill up to beam**

NORTH

PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE.
(1)	(2)	(3)
1	G.F.	30.678 SQ.M
1	6TH	486.015 SQ.M
1	7TH	487.127 SQ.M
1	8TH	486.015 SQ.M
	TOTAL	1489.835 SQ.M

TOTAL COVERED B/UP AREA STATEMENT(FSI + NON FSI)

Sr. No.	Floor	Wing	Built Up Area	Stilt parking	Balcony	D/H Alternate Terrace	Staircase & landing Free from FSI	Lift Room	Lift Tower	Overhed Tank	Starcase Tower	Total area
1	G.F.	A	69.671	428.575			0					498.246
2	1ST.F.	A	384.99		49.239	42.196		4.88				481.305
3	2ND. F.	A	384.99		49.767	36.185		4.88				475.822
4	3RD. F.	A	384.99		49.239	42.196		4.88				481.305
5	4TH.F.	A	384.99		49.767	36.185		4.88				475.822
6	5TH.F.	A	384.99		49.239	42.196		4.88				481.305
7	6TH. F.	A	486.015		0	0		4.88				490.895
8	7TH.F.	A	487.127		0	0		4.88	3.468			495.475
9	8TH.F.	B	486.015		0	0		4.88	3.468	25.38	31.215	550.958
		TOTAL	3453.778	428.575	247.251	198.958		39.04	6.936	25.38	31.215	4431.133

EXISTING BUILDING TO BE RETAINED

EXISTING BUILDING NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOORS.
(1)	(2)	(3)	(4)	(5)
1	G + 5	457.158 SQ.M	1963.943 SQ.M	- NA -

AREA DETAIL OF APARTMENT

BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO FLAT
(1)	(2)	(3)	(4)	(5)	(6)
1	1ST,3RD,5TH & 7TH	101,301,501 & 701	49.403 SQ.M	8.282 SQ.M	5.131 SQ.M
1	2ND, 4TH,6TH & 8TH	201,401,601 & 801	49.403 SQ.M	8.282 SQ.M	8.500 SQ.M
1	1ST,3RD,5TH & 7TH	102,302,502 & 702	48.628 SQ.M	7.945 SQ.M	0.000 SQ.M
1	2ND, 4TH,6TH & 8TH	202,402,602 & 802	48.628 SQ.M	7.945 SQ.M	5.131 SQ.M
1	1ST,3RD,5TH & 7TH	103,303,503 & 703	48.302 SQ.M	8.323 SQ.M	8.412 SQ.M
1	2ND, 4TH,6TH & 8TH	203,403,603 & 803	48.302 SQ.M	8.524 SQ.M	4.875 SQ.M
1	1ST,3RD,5TH & 7TH	104,304,504 & 704	49.339 SQ.M	8.568 SQ.M	7.785 SQ.M
1	2ND, 4TH,6TH & 8TH	204,404,604 & 804	49.339 SQ.M	8.694 SQ.M	5.131 SQ.M
1	1ST,3RD,5TH & 7TH	105,305,505 & 705	48.496 SQ.M	2.697 SQ.M	5.131 SQ.M
1	2ND, 4TH,6TH & 8TH	205,405,605 & 805	48.496 SQ.M	2.570 SQ.M	7.325 SQ.M
1	1ST,3RD,5TH & 7TH	106,306,506 & 706	48.316 SQ.M	8.196 SQ.M	15.737 SQ.M
1	2ND, 4TH,6TH & 8TH	206,406,606 & 806	48.316 SQ.M	8.524 SQ.M	5.223 SQ.M

SHEET NO. 01/02

INDEX

PLOT BOUNDRY SHOWN IN
PROPOSED CONSTRUCTION SHOWN IN
EXISTING CONSTRUCTION SHOWN IN

OWNER / PARTNER M/S Rudra Real Estate Through

ACECON VENTURES
PARTNERS (POWER OF ATTORNEY HOLDER)

1) SHRI PREM JHAMNANI

2) SMT. JANVI PREM JHAMNANI

ARCHITECT

UMESH PATIL
S-A HANUMAN NAGAR
MOHATA SCI. COLLEGE ROAD
N - A - G - P - U - R

UMESH PATIL
B. Arch. MCA
Reg. No. C.A.-92/1447 NIT L.S. 338
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