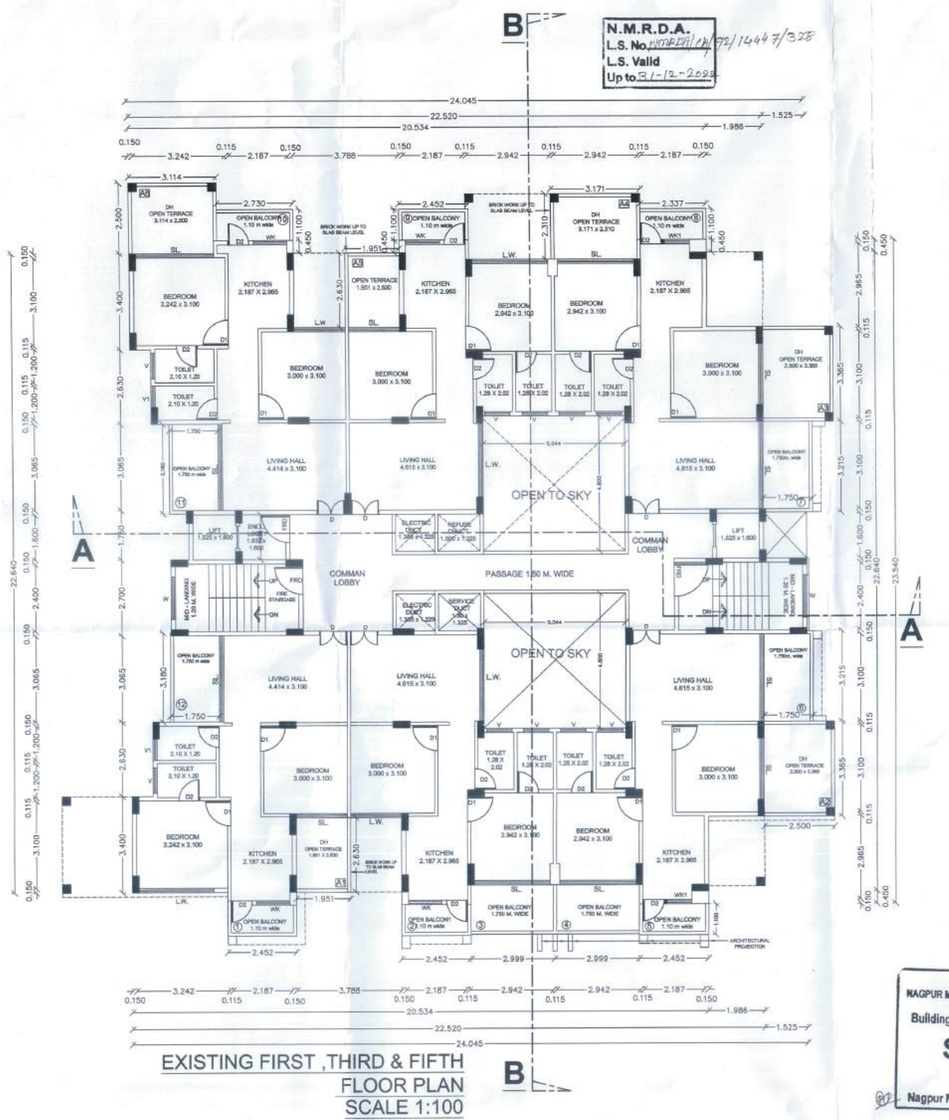
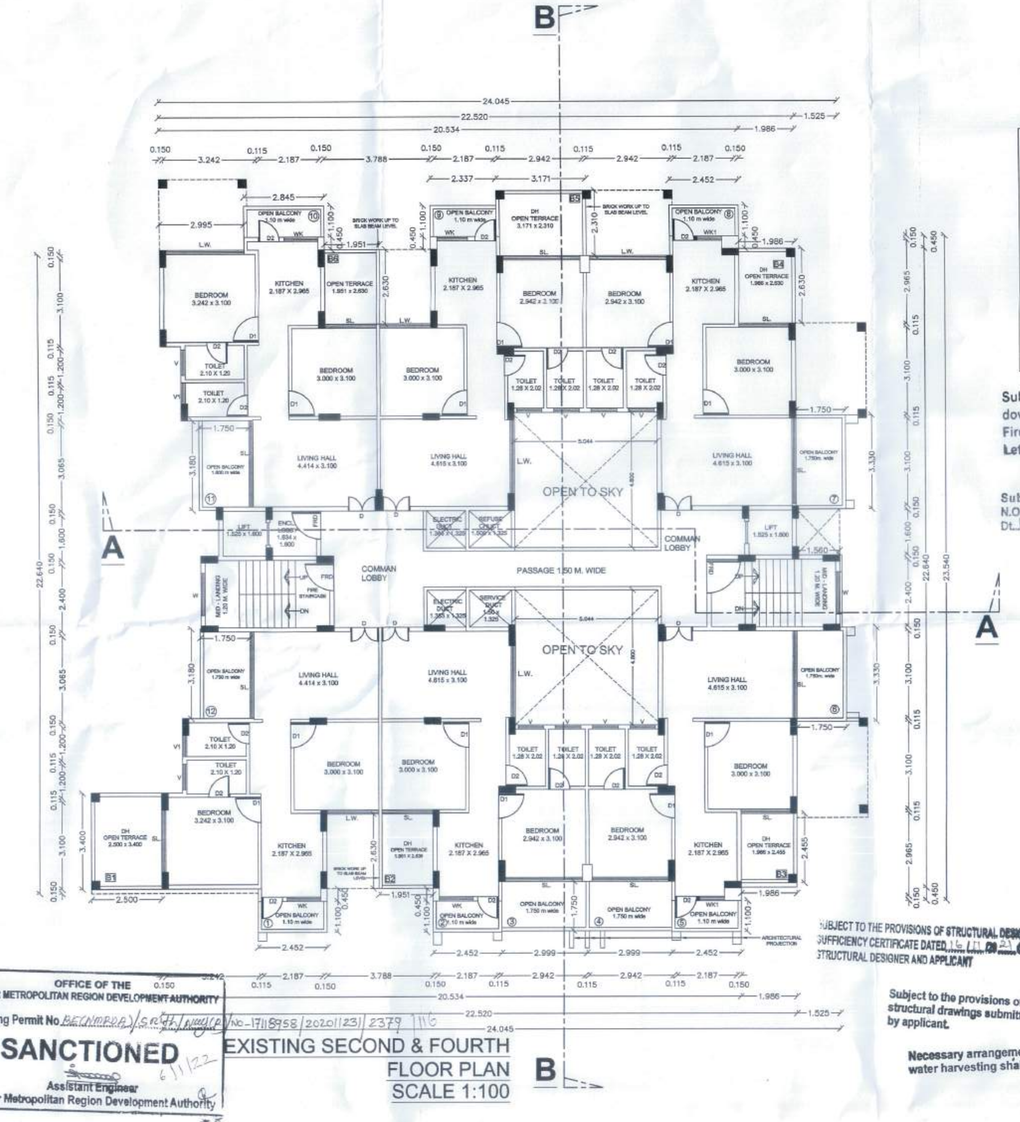
N.M.R.D.A.
L.S. No. NMRDA/TP/BP/75/1447/328
L.S. Valid
Up to 5/12/2022

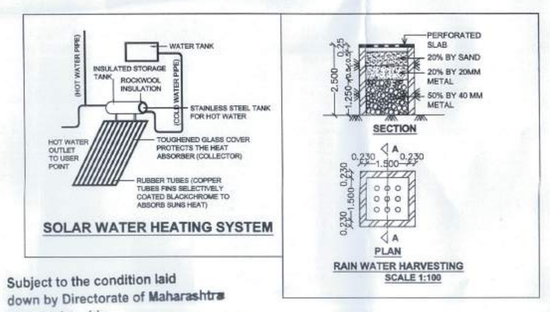


EXISTING FIRST ,THIRD & FIFTH FLOOR PLAN
SCALE 1:100



OFFICE OF THE NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
Building Permit No BE/NMRDA/1/SR-01/NMRDA/No-171/8958/2020/23/23789 Dt.
SANCTIONED
Assistant Engineer
Nagpur Mahapolitan Region Development Authority

EXISTING SECOND & FOURTH FLOOR PLAN
SCALE 1:100



SOLAR WATER HEATING SYSTEM

RAIN WATER HARVESTING
SCALE 1:100

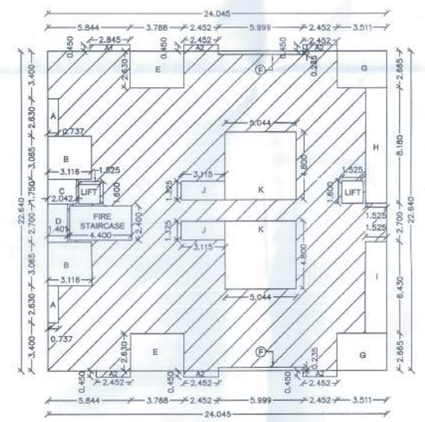
Subject to the condition laid down by Directorate of Maharashtra Fire service vide Letter No MFS/51/2021/453, dated 24/9/2021.

Subject to Condition of N.O.C. from Airport Authority Dt. 19-11-2021

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 14.11.21 OF THE STRUCTURAL DESIGNER AND APPLICANT

Subject to the provisions of structural drawings submitted by applicant.

Necessary arrangement for rain water harvesting shall be dor...



KEY PLAN OF
FIRST, SECOND, THIRD, FOURTH & FIFTH FLOOR
SCALE 1:200

BALCONY AREA STATEMENT

FIRST / THIRD & FIFTH FLOOR
PERMISSIBLE BALC.15% OF **384.99** SQ.M IS 57.748 SQ.M
OPEN BALCONY

1) 2.452 x 1.100	= 2.697 SQ.M
2) 2.452 x 1.100	= 2.697 SQ.M
3) 2.999 x 1.750	= 5.248 SQ.M
4) 2.999 x 1.750	= 5.248 SQ.M
5) 2.452 x 1.100	= 2.697 SQ.M
6) 1.750 x 3.215	= 5.626 SQ.M
7) 1.750 x 3.215	= 5.626 SQ.M
8) 2.337 x 1.100	= 2.570 SQ.M
9) 2.452 x 1.100	= 2.697 SQ.M
10) 2.730 x 1.100	= 3.003 SQ.M
11) 1.750 x 3.180	= 5.565 SQ.M
12) 1.750 x 3.180	= 5.565 SQ.M
TOTAL BAL. ON F.F.	= 49.239 SQ.M

SECOND & FOURTH FLOOR
PERMISSIBLE BALC.15% OF **384.99** SQ.M IS 57.748 SQ.M
OPEN BALCONY

1) 2.452 x 1.100	= 2.697 SQ.M
2) 2.452 x 1.100	= 2.697 SQ.M
3) 2.999 x 1.750	= 5.248 SQ.M
4) 2.999 x 1.750	= 5.248 SQ.M
5) 2.452 x 1.100	= 2.697 SQ.M
6) 1.750 x 3.330	= 5.827 SQ.M
7) 1.750 x 3.330	= 5.827 SQ.M
8) 2.452 x 1.100	= 2.697 SQ.M
9) 2.337 x 1.100	= 2.570 SQ.M
10) 2.845 x 1.100	= 3.129 SQ.M
11) 1.750 x 3.180	= 5.565 SQ.M
12) 1.750 x 3.180	= 5.565 SQ.M
TOTAL BALCONY	= 49.767 SQ.M

PARKING AREA STATEMENT

PARKING REQUIRED FOR 30.00 NOS. EXISTING TENAMENT FOR 30 TENAMENT BUP AREA (AS PER U.D.C.P.R. - 2018) 40.00 SQ.M TO 80.00 SQ.M FOR 3 TENAMENT
1 CAR, 4 SC, & 4 CY. = 5% V.P.
FOR 30 TENAMENT = 10 CAR, 40 SC, & 40 CY.

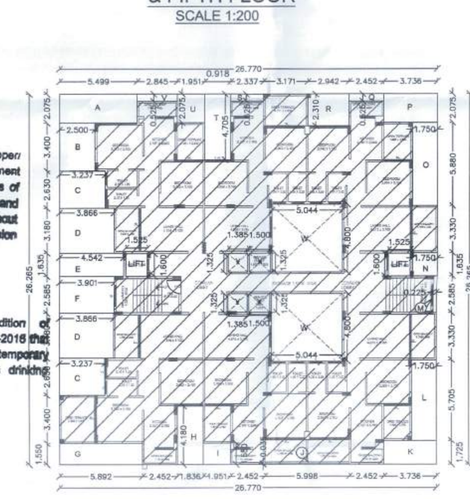
PARKING REQUIRED FOR EXISTING 30 TENAMENT
CAR 10 NOS., SC. 40 NOS. , CY. 40 NOS. + 1CAR, 2 SC., 2CY.

6 NOS. CAR	= 6(2.500 x 5.000) = 75.000 SQ.M
5 NOS. CAR	= 5(2.300 x 4.500) = 51.750 SQ.M
42 NOS. SC.	= 42(2.000 x 1.000) = 84.000 SQ.M
42 NOS CY.	= 42(1.000 x 0.500) = 21.000 SQ.M
	TOTAL CAR AREA =231.750 SQ.M

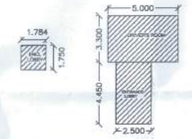
PARKING REQUIRED FOR 18 NOS. PROPOSED TENEMENT (40 - 80 SQ.M) (AS PER U.D.C.P.R.-2020)
EVERY TWO TENAMENT 1 CAR & 5 SC + 5% V.P.
REQUIRED PARKING FOR 18 TENEMENTS
9 X 1 = 9 CAR
9 X 5 = 45 SC + 2SC.= 47 SC.
FOR NMRDA - REQUIRED PARKING 0.7 FACTOR
= 9 X 0.7 = 6.3
SAY = 6 CAR
SC = 47 X 0.7 = 32.9 SC
SAY = 33 SC
PROPOSED PARKING REQUIRED
CAR 6 NOS., SC. 33 NOS.

3 NOS. CAR	= 3(2.500 x 5.000) = 37.500 SQ.M
3 NOS. CAR	= 3(2.300 x 4.500) = 31.050 SQ.M
33 NOS. SC	= 33(2.000 x 1.000) = 66.000 SQ.M
	TOTAL PARKING AREA = 134.550 SQ.M

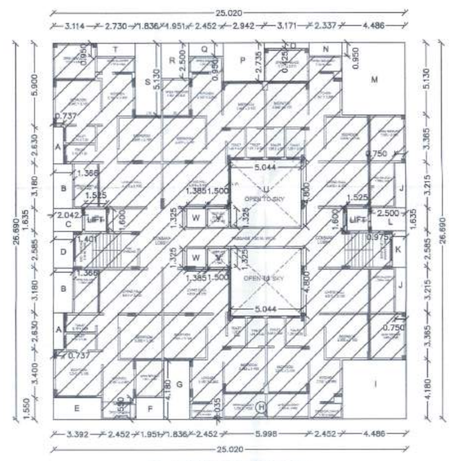
EXISTING & PROPOSED + VISITOR PARKING 5%
CAR = 11 CAR + 6 CAR = 17 CAR
SCOOTER = 42 SC. + 33 SC = 75 SC
CYCLE = 42 CY.
TOTAL PARKING PROVIDED = 18 CAR, 75 SC., 42 CY.



P - LINE PLAN OF
PROPOSED SIXTH & EIGHT FLOOR
SCALE 1:200



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



P - LINE PLAN OF
PROPOSED SEVENTH FLOOR
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

PROPOSED

P- LINE AREA on GROUND FLOOR = 30.678 SQ.M
P - LINE AREA on **SIXTH & EIGHT FLOOR** = 26.770 x 26.265 = 703.114 SQ.M

DEDUCTION

A)	5.499 x 2.075	= 11.410 SQ.M
B)	2.500 x 3.400	= 8.500 SQ.M
C)	2(3.237 x 2.630)	= 17.026 SQ.M
D)	2(3.866 x 3.180)	= 24.587 SQ.M
E)	4.542 x 1.635	= 7.426 SQ.M
F)	3.901 x 2.585	= 10.084 SQ.M
G)	5.892 x 1.550	= 9.132 SQ.M
H)	1.836 x 4.180	= 7.674 SQ.M
I)	1.951 x 1.550	= 3.024 SQ.M
J)	5.998 x 0.035	= 0.209 SQ.M
K)	3.736 x 1.725	= 6.444 SQ.M
L)	1.750 x 5.705	= 9.983 SQ.M
M)	0.225 x 2.585	= 0.581 SQ.M
N)	1.750 x 1.635	= 2.861 SQ.M
O)	1.750 x 5.880	= 10.290 SQ.M
P)	3.736 x 2.075	= 7.752 SQ.M
Q)	2.452 x 0.525	= 1.287 SQ.M
R)	2.942 x 2.310	= 6.796 SQ.M
S)	2.337 x 0.525	= 1.226 SQ.M
T)	0.918 x 4.705	= 4.319 SQ.M
U)	1.951 x 2.075	= 4.048 SQ.M
V)	2.845 x 0.525	= 1.493 SQ.M
W)	2(5.044 x 4.800)	= 48.422 SQ.M
X)	2(1.500 x 1.325)	= 3.975 SQ.M
Y)	2(1.385 x 1.325	= 3.670 SQ.M
LIFT	= 2(1.525 x 1.600)	= 4.880 SQ.M

TOTAL DEDUCTION = 217.099 SQ.M
NET P - LINE AREA ON **SIXTH FLOOR** = 703.114 - 217.099 = 486.015 SQ.M

P - LINE AREA ON SEVENTH FLOOR = 25.020 x 26.690 = 667.783 SQ.M

DEDUCTION

A)	2(0.737 x 2.630)	= 3.876 SQ.M
B)	2(1.366 x 3.180)	= 8.687 SQ.M
C)	2.042 x 1.635	= 3.338 SQ.M
D)	1.401 x 2.585	= 3.621 SQ.M
E)	3.392 x 1.550	= 5.257 SQ.M
F)	1.951 x 1.550	= 3.024 SQ.M
G)	1.836 x 4.180	= 7.674 SQ.M
H)	5.998 x 0.035	= 0.209 SQ.M
I)	4.486 x 4.180	= 18.751 SQ.M
J)	2(0.750 x 3.215)	= 4.822 SQ.M
K)	0.975 x 2.585	= 2.520 SQ.M
L)	2.500 x 1.635	= 4.087 SQ.M
M)	4.486 x 5.130	= 23.013 SQ.M
N)	1.337 x 0.950	= 2.220 SQ.M
O)	3.171 x 0.425	= 1.347 SQ.M
P)	2.942 x 2.735	= 8.046 SQ.M
Q)	2.452 x 0.950	= 2.329 SQ.M
R)	1.951 x 2.500	= 4.877 SQ.M
S)	1.836 x 5.130	= 9.418 SQ.M
T)	2.730 x 0.950	= 2.593 SQ.M
U)	2(5.044 x 4.800)	= 48.422 SQ.M
V)	2(1.500 x 1.325)	= 3.975 SQ.M
W)	2(1.385 x 1.325)	= 3.670 SQ.M
LIFT	= 2(1.525 x 1.600)	= 4.880 SQ.M

TOTAL DEDUCTION = 180.656 SQ.M
NET P - LINE AREA ON **SEVENTH FLOOR** = 667.783 - 180.656 = 487.127 SQ.M

P- LINE AREA ON EIGHT FLOOR = SAME AS SIXTH FLOOR = 490.249 SQ.M

PROPOSED P-LINE AREA ON GROUND FLOOR = 30.678 SQ.M

TOTAL P - LINE AREA ON ALL PRO. FL.= 6TH + 7TH + 8TH
= 30.678 + 486.015 + 487.127 + 486.015
= 1489.835 SQ.M
EXISTING G+5 & PROPOSED 6TH, 7TH & 8TH FLOOR
= 1963.943 + 1489.835
= 3453.778 SQ.M

OPEN TERRACE AREA STATEMENT

FIRST,THIRD & FIFTH FLOOR
PERMISSIBLE OPEN TERRACE 20 % OF **384.99** SQ.M IS 76.998 SQ.M

A1)	1.951 x 2.630	= 5.131 SQ.M
A2)	2.500 x 3.365	= 8.412 SQ.M
A3)	2.500 x 3.365	= 8.412 SQ.M
A4)	3.171 x 2.310	= 7.325 SQ.M
A5)	1.951 x 2.630	= 5.131 SQ.M
A6)	3.114 x 2.500	= 7.785 SQ.M

TOTAL TERRACE AREA = **42.196 SQ.M**
SECOND & FOURTH FLOOR
PERMISSIBLE OPEN TERRACE 20 % OF **384.99** SQ.M IS 76.998 SQ.M

B1)	2.500 X 3.400	= 8.500 SQ.M
B2)	1.951 X 2.630	= 5.131 SQ.M
B3)	1.986 X 2.455	= 4.875 SQ.M
B4)	1.986 X 2.630	= 5.223 SQ.M
B5)	3.171 X 2.310	= 7.325 SQ.M
B6)	1.951 X 2.630	= 5.131 SQ.M

TOTAL TERRACE AREA = 36.185 SQ.M

NORTH

N

SHEET NO. 02/02

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
B. Arch. MCA
Reg. No. CA-90/14447 NIT L.S. 828
N.M.C. L.S. No. 75 'SA' HANUMAN NAGAR,
Ph.: 9823440727

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

Licence No. NMRDA/CA/90/14447/328

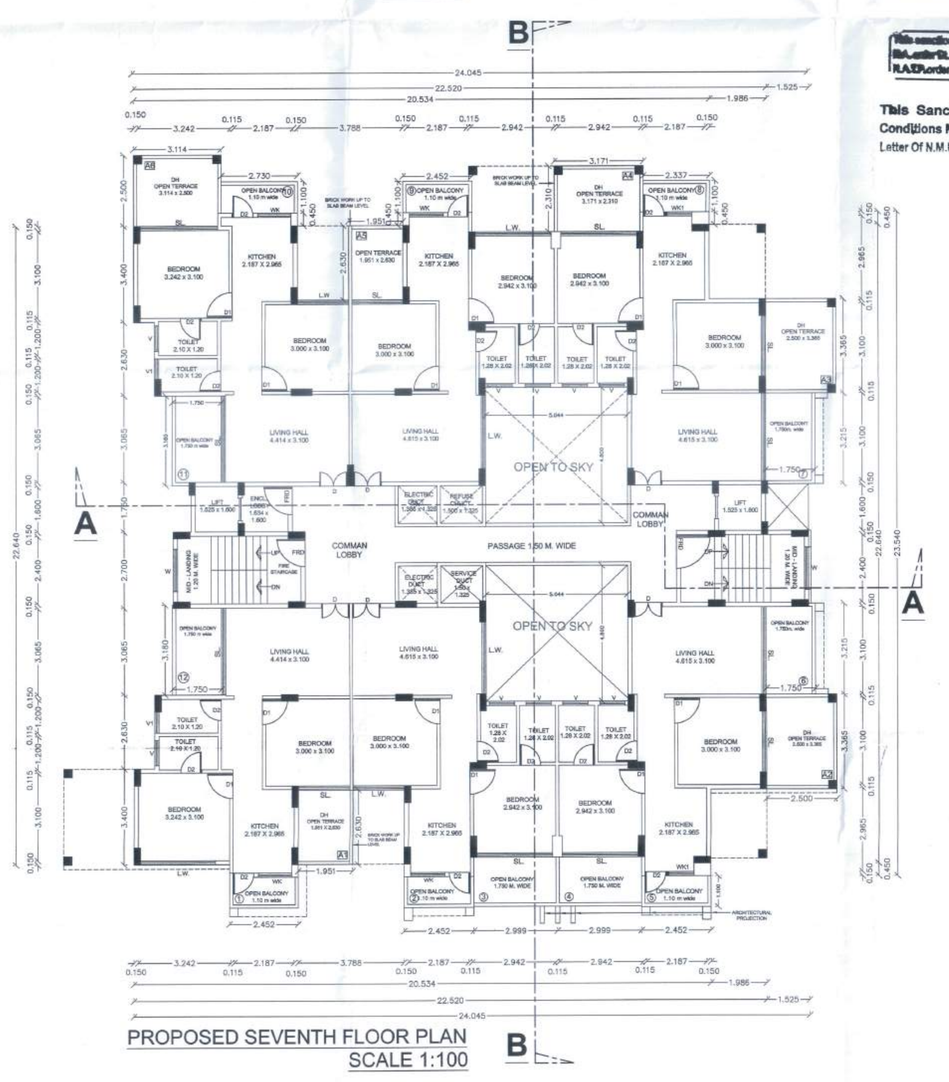
The Previous Building Permit No.BE(NMRDA)/Sess/Kamptee SR/01/Nmrda/CR/No-171/8958/2020/23/23789 Dt. 29-1-2021 Building Plan is Stands to be cancelled

This sanction is subject to conditions of ... Dated 6-8-2015 R.A.S./Order Dt. ...

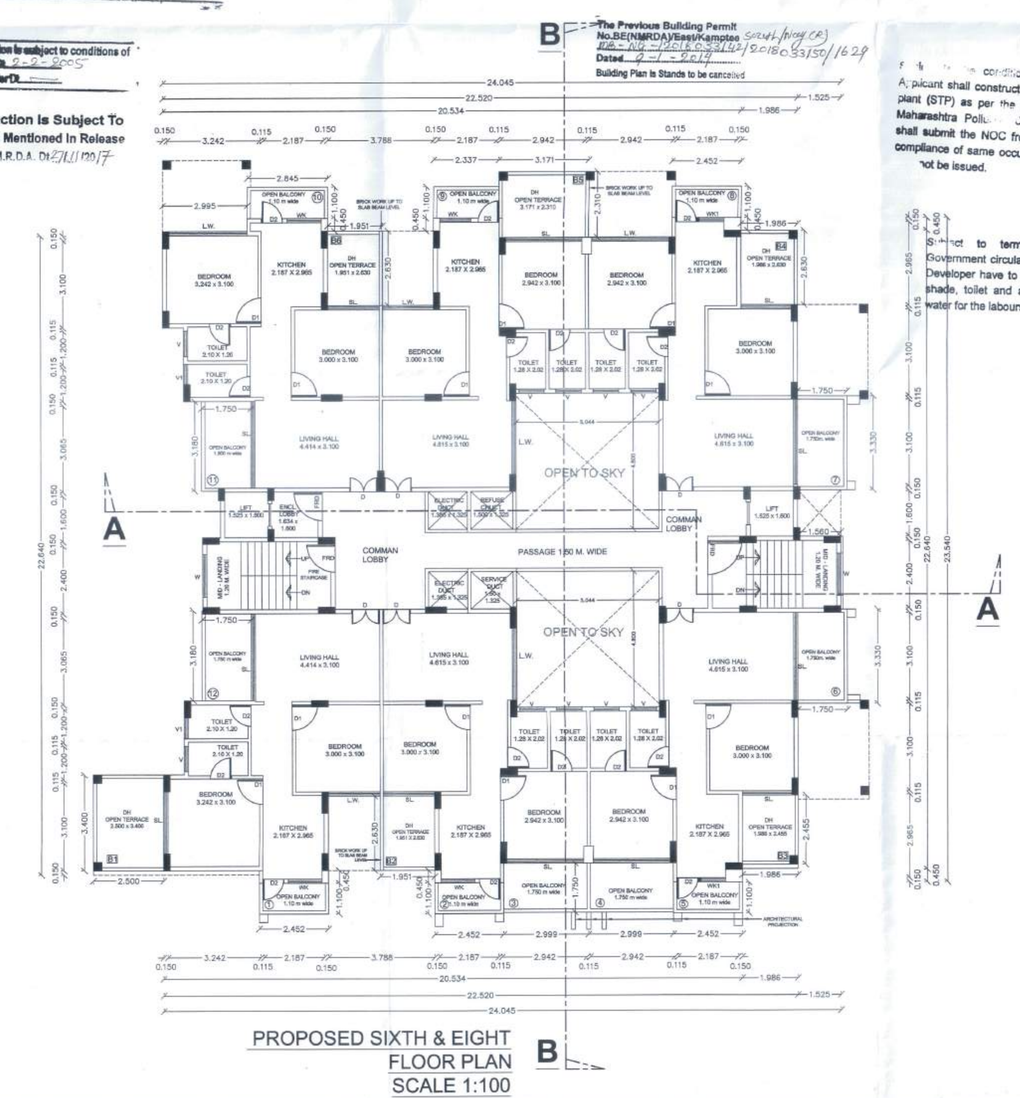
This Sanction is Subject To Conditions Mentioned In Release Letter Of N.M.R.D.A. Dt. 27/11/2017

A applicant shall construct sewage treatment plant (STP) as per the required norms of Maharashtra Poll... Control Board and shall submit the NOC from MPCB without compliance of same occupation permission 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 a drinking water for the labours.



PROPOSED SEVENTH FLOOR PLAN
SCALE 1:100



PROPOSED SIXTH & EIGHT FLOOR PLAN
SCALE 1:100