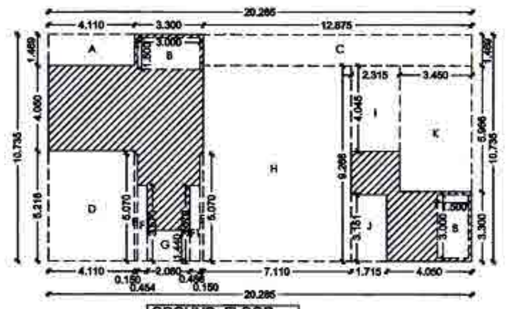
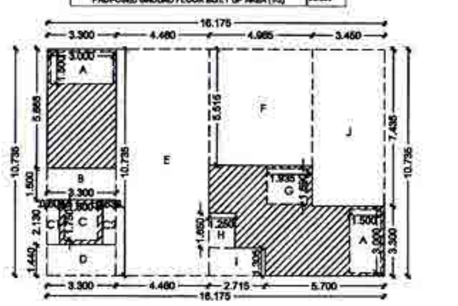
PROPOSED WING B



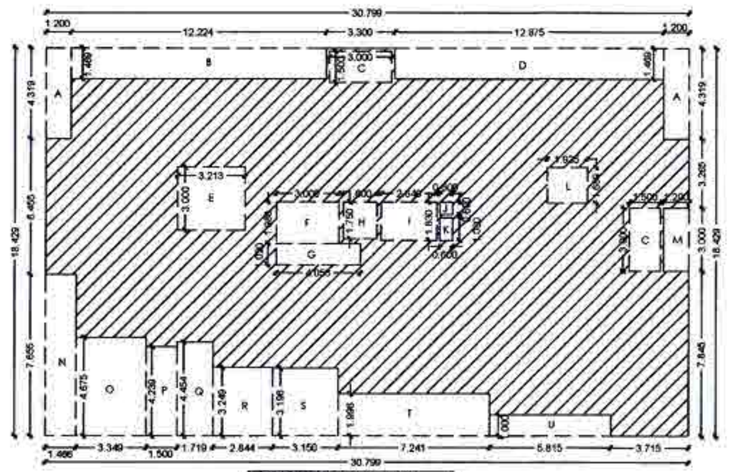
GROUND FLOOR P-LINE BLOCK PLAN (WING - B)
SCALE 1:200

PROPOSED GROUND FLOOR AREA STATEMENT							
AREA OF BLOCK							
SR.NO.	DIMENSION						AREA (SQ.M.)
1	20.285	X	30.795	X	1		247.766
DEDUCTION							
A	4.165	X	1.469	X	1		6.118
B	3.050	X	1.500	X	2		9.150
C	12.875	X	1.469	X	1		18.913
D	4.130	X	5.256	X	1		21.708
E	3.150	X	5.075	X	1		15.986
F	5.464	X	3.570	X	1		19.507
F1	0.896	X	3.570	X	1		3.198
G	3.050	X	1.340	X	1		2.040
H	7.110	X	5.256	X	1		37.381
I	2.511	X	4.595	X	1		11.541
J	1.715	X	3.331	X	1		5.713
K	3.450	X	5.946	X	1		20.501
			TOTAL (-)				195.464
TOTAL SUP AREA OF GROUND FLOOR							247.766
2	247.766	X	195.464				52.302
PROPOSED GROUND FLOOR BUILT UP AREA (1-2)							52.302



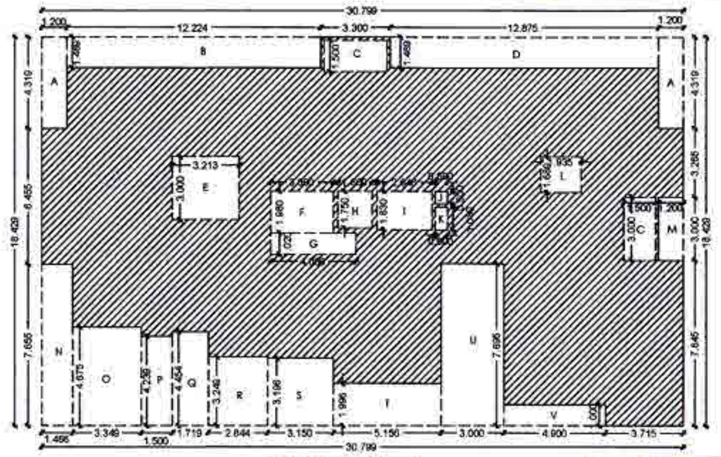
FIRST FLOOR P-LINE BLOCK PLAN (WING - B)
SCALE 1:200

PROPOSED FIRST FLOOR AREA STATEMENT							
AREA OF BLOCK							
SR.NO.	DIMENSION						AREA (SQ.M.)
1	56.175	X	30.795	X	1		173.836
DEDUCTION							
A	3.050	X	1.500	X	2		9.150
B	3.300	X	1.500	X	1		4.950
C	1.600	X	1.750	X	1		2.800
C1	0.604	X	2.130	X	1		1.286
C2	0.636	X	2.130	X	1		1.355
D	3.300	X	1.440	X	1		4.752
E	4.480	X	10.735	X	1		47.979
F	4.965	X	5.515	X	1		27.382
G	1.595	X	1.600	X	1		2.552
H	1.250	X	1.650	X	1		2.063
I	2.715	X	1.300	X	1		3.530
J	3.450	X	7.455	X	1		25.600
			TOTAL (-)				131.927
TOTAL SUP AREA OF FIRST FLOOR							
2	173.836		131.927				56.710
PROPOSED FIRST FLOOR BUILT UP AREA (1-2)							56.710



TYPICAL FLOOR P-LINE BLOCK PLAN (2ND,3RD,4TH,5TH,6TH & 7TH) (WING - B)
SCALE 1:200

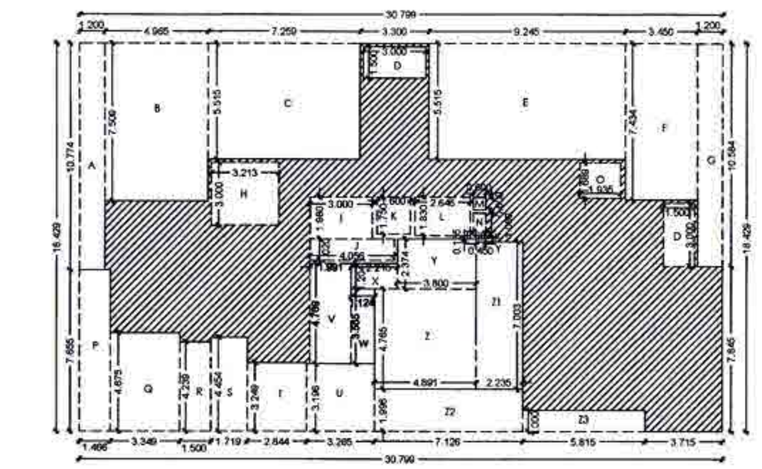
TYPICAL FLOOR AREA STATEMENT (2ND,3RD,4TH,5TH,6TH, 7TH) (WING - B)							
AREA OF BLOCK							
SR.NO.	DIMENSION						AREA (SQ.M.)
1	30.799	X	18.459	X	1		567.595
DEDUCTION							
A	1.200	X	4.339	X	2		10.366
B	12.224	X	1.460	X	1		17.957
C	3.000	X	1.500	X	2		9.000
D	12.875	X	1.469	X	1		18.913
E	3.213	X	3.000	X	1		9.639
F	3.000	X	1.980	X	1		5.940
G	4.056	X	1.030	X	1		4.137
H	1.650	X	1.750	X	1		2.800
I	2.646	X	1.830	X	1		4.842
J	0.600	X	0.600	X	1		0.360
K	0.600	X	1.080	X	1		0.648
L	1.935	X	1.689	X	1		3.268
M	1.200	X	3.000	X	1		3.600
N	1.466	X	7.655	X	1		11.222
O	1.340	X	4.625	X	1		15.457
P	1.500	X	4.239	X	1		6.359
Q	1.719	X	4.454	X	1		7.656
R	2.844	X	3.249	X	1		9.240
S	3.150	X	3.196	X	1		10.067
T	3.156	X	1.996	X	1		10.291
U	3.000	X	7.695	X	1		23.085
V	4.900	X	1.000	X	1		4.900
			TOTAL (-)				190.847
TOTAL SUP AREA OF TYPICAL							
2	567.595		171.939				395.656
PROPOSED TYPICAL FLOOR BUILT UP AREA (1-2)							395.656



EIGHTH FLOOR P-LINE BLOCK PLAN (WING - B)
SCALE 1:200

N.M.R.D.A.
L.S. No. 145
L.S. Valid
Up to. 31/12/2019

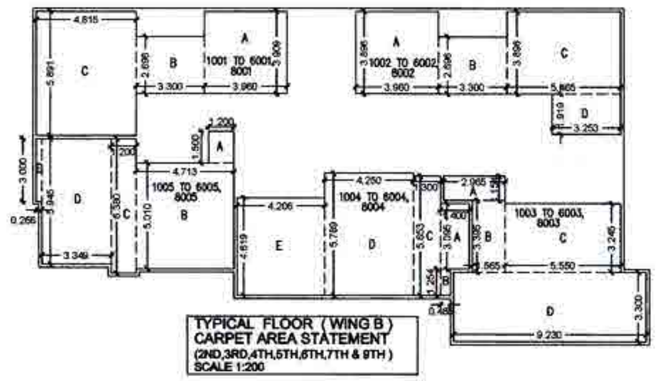
PROPOSED EIGHTH FLOOR AREA STATEMENT							
AREA OF BLOCK							
SR.NO.	DIMENSION						AREA (SQ.M.)
1	30.799	X	18.459	X	1		567.595
DEDUCTION							
A	1.200	X	4.339	X	2		10.366
B	12.224	X	1.460	X	1		17.857
C	3.000	X	1.500	X	2		9.000
D	12.875	X	1.469	X	1		18.913
E	3.213	X	3.000	X	1		9.639
F	3.000	X	1.980	X	1		5.940
G	4.056	X	1.030	X	1		4.137
H	1.650	X	1.750	X	1		2.800
I	2.646	X	1.830	X	1		4.842
J	0.600	X	0.600	X	1		0.360
K	0.600	X	1.080	X	1		0.648
L	1.935	X	1.689	X	1		3.268
M	1.200	X	3.000	X	1		3.600
N	1.466	X	7.655	X	1		11.222
O	1.340	X	4.625	X	1		15.457
P	1.500	X	4.239	X	1		6.359
Q	1.719	X	4.454	X	1		7.656
R	2.844	X	3.249	X	1		9.240
S	3.150	X	3.196	X	1		10.067
T	3.156	X	1.996	X	1		10.291
U	3.000	X	7.695	X	1		23.085
V	4.900	X	1.000	X	1		4.900
			TOTAL (-)				190.847
TOTAL SUP AREA OF EIGHTH FLOOR							
2	567.595		190.847				376.748
PROPOSED EIGHTH FLOOR BUILT UP AREA (1-2)							376.748



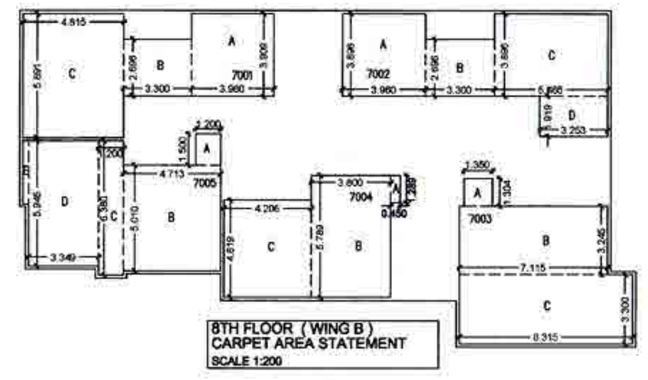
TENTH FLOOR P-LINE BLOCK PLAN (WING - B)
SCALE 1:200

PROPOSED TENTH FLOOR AREA STATEMENT							
AREA OF BLOCK							
SR.NO.	DIMENSION						AREA (SQ.M.)
1	30.799	X	18.459	X	1		567.595
DEDUCTION							
A	1.200	X	10.774	X	1		12.929
B	4.965	X	7.559	X	1		37.282
C	7.259	X	5.515	X	1		40.033
D	3.000	X	1.500	X	2		9.000
E	9.425	X	5.515	X	1		51.979
F	3.450	X	7.434	X	1		25.647
G	1.200	X	10.164	X	1		12.197
H	3.213	X	3.000	X	1		9.639
I	3.000	X	1.980	X	1		5.940
J	4.056	X	1.030	X	1		4.137
K	1.600	X	1.750	X	1		2.800
L	2.646	X	1.830	X	1		4.842
M	0.600	X	0.600	X	1		0.360
N	0.600	X	1.080	X	1		0.648
O	1.935	X	1.689	X	1		3.268
P	1.466	X	7.655	X	1		11.222
Q	3.349	X	4.675	X	1		15.657
R	1.500	X	4.239	X	1		6.359
S	1.719	X	4.454	X	1		7.656
T	2.844	X	3.249	X	1		9.240
U	3.265	X	3.196	X	1		10.435
V	1.991	X	4.769	X	1		9.495
W	3.124	X	3.565	X	1		4.007
X	2.215	X	1.200	X	1		2.658
Y	3.800	X	2.374	X	1		9.021
Z	4.891	X	4.765	X	1		23.308
Z1	2.235	X	7.000	X	1		15.652
Z2	7.126	X	1.996	X	1		14.223
Z3	5.815	X	1.000	X	1		5.815
			TOTAL (-)				365.951
TOTAL SUP AREA OF TENTH							
2	567.595		365.951				201.644
PROPOSED TENTH FLOOR BUILT UP AREA (1-2)							201.644

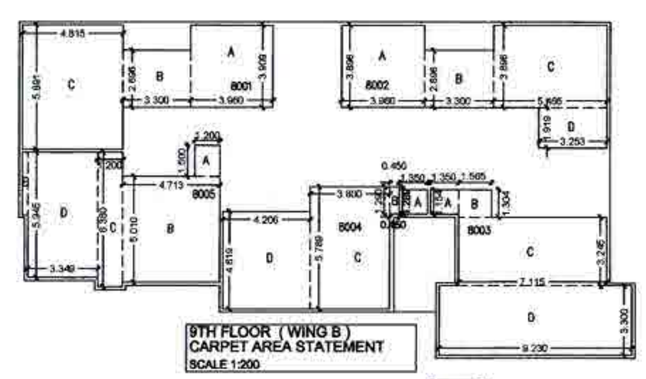
TOTAL BUILT UP AREA
GF + 1ST+2ND+3RD+4TH+5TH+6TH+7TH+8TH+9TH + 10TH
53.295 + 39.712 + (395.656 x 6) + 376.748 + 380.281+201.644 + 3425.616 SQ MT



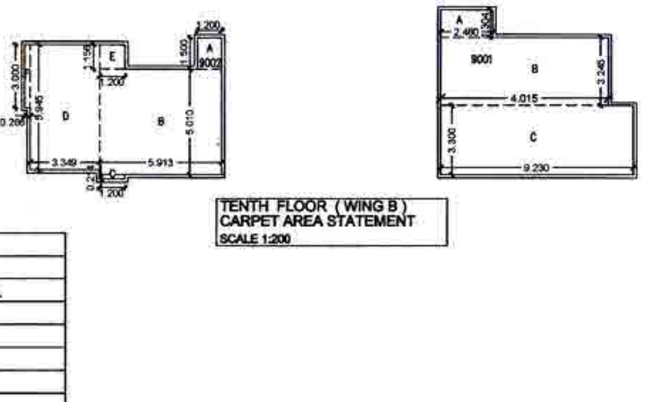
TYPICAL FLOOR (WING B) CARPET AREA STATEMENT (2ND,3RD,4TH,5TH,6TH & 7TH) SCALE 1:200



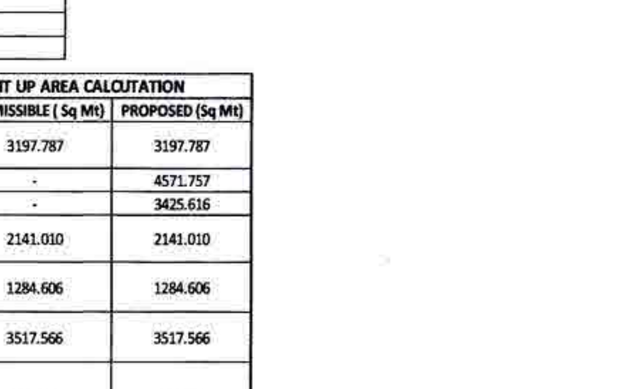
NINETH FLOOR (WING B) CARPET AREA STATEMENT SCALE 1:200



8TH FLOOR (WING B) CARPET AREA STATEMENT SCALE 1:200



9TH FLOOR (WING B) CARPET AREA STATEMENT SCALE 1:200



TENTH FLOOR (WING B) CARPET AREA STATEMENT SCALE 1:200

X = (Rg / Rr) x Y
X = Permissible Utilisation of TDR/DR is sq.m on reciving plot
Rg = Rate for land in Rs. Per sq.m as per ASR of generating plots in generating year.
Rr = Rate for land in Rs.per sq.m as per ASR of receiving plot in generating year.
Y = tdr debited from DRC in sq.m. = 1631.00 SQ MT
Rg = 7650/- Sq. Mt
Rr = 5500/- Sq Mt
X = 7650/5500 x 1631
X = 2268.572 SQ MT
TOTAL T.D.R UTILIZE = 2024.165 SQ MT

F.S.I CALCULATION AS PER PROFORMA - I OF UDCPR 2020 :- BUILT UP AREA CALCUTATION				
Sr. NO.	PERMISSIBLE (RATION / AREA IN SQ MT)		PERMISSIBLE (Sq Mt)	PROPOSED (Sq Mt)
a)	Net Plot area for F.S.I Calculation (Clause No. 3.9 of UDCPR - 2020):-		3197.787	3197.787
b)	Existing Built Up area as per Previous sanctioned		-	4571.757
c)	Net Proposed P-Line Built Up area		-	3425.616
e)	Dividing Factor 1.6 to arrive		2141.010	2141.010
	Basic FSI+PremiumFSI+TDR:- P-Line area /(1.6) 3425.616/1.6			
f)	Permissible Ancillary FSI (Clue No. 6.3,Table No. 6-G, Note-(i) of UDCPR (c-e)		1284.606	1284.606
(g)	Permissible Basic F.S.I/Bu area (1.1 X a)		3517.566	3517.566
(h)	Permissible Additional FSI on premium (0.30 X a)		959.336	956.751
(i)	i) In situ area against D.P for road Widening with compliance of clause no.7.2 (1.85X 115.830)		214.285	214.285
	(ii) TDR Area as per certificate no :-		2024.165	2024.165
	(iii) Total in-situ / TDR loading proposed (i+ii)		2238.45	2238.45
	(iv) Permissible TDR :-0.70 of 3197.787		2238.45	2238.450
(k)	Total entitlement of FSI :- (f+g+h+i+iv)		7999.958	7997.373
(l)	Maximum Building Potential on land (Excluding Ancillary FSI)	3197.787 X 2.1 = 6715.352 sq mt	(k-f)	2.1/6712.767 sq mt

CARPET AREA STATEMENT FOR PROPOSED BUILDING				
FLAT NO	SR. NO.	DIMENTION	TOTAL	
1001 TO 6001	A	3.960*3.900*1	15.480	
8002	B	3.300*2.696*1	8.8968	
	C	4.815*5.891*1	28.365	52.742
1002 TO 6002	A	3.960*3.896*1	15.428	
8002	B	3.300*2.696*1	9.798	
	C	5.485*3.896*1	21.292	
	D	3.253*1.919*1	6.243	52.760
1003 TO 6003	A	2.965*1.154*1	3.422	
	B	1.565*3.395*1	5.313	
	C	5.520*3.245*1	18.010	
	D	9.230*3.300*1	30.459	57.204
1004 TO 6004	A	1.400*3.095*1	4.333	
	B	0.485*1.254*1	0.608	
	C	1.300*5.635*1	7.3489	
	D	4.250*5.789*1	24.60325	
	E	4.206*4.619*1	19.42751	56.321
1005 TO 6005	A	1.200*1.500*1	1.800	
8005	B	4.713*5.010*1	23.612	
	C	1.200*6.380*1	7.656	
	D	3.349*5.945*1	19.910	
	E	0.266*3.000*1	0.798	53.776
7001	A	3.960*3.909*1	15.480	
	B	2.300*2.696*1	8.8968	
	C	4.815*5.891*1	28.365	52.742
7002	A	3.960*3.896*1	15.428	
	B	3.300*2.696*1	9.798	
	C	5.485*3.896*1	21.292	
	D	3.253*1.919*1	6.243	52.760
7003	A	1.350*1.304*1	1.760	
	B	7.115*3.245	23.088	
	C	6.315*3.300	27.440	52.288
7004	A	0.450*1.289*1	0.580	
	B	3.800*5.789*1	21.998	
	C	4.206*4.619*1	19.426	42.006
7005	A	1.200*1.500*1	1.800	
	B	4.713*5.010*1	23.612	
	C	1.200*6.380*1	7.656	
	D	3.349*5.945*1	19.910	
	E	0.266*3.000*1	0.798	53.776
8001	A	1.350*1.154*1	1.558	
	B	1.565*1.304*1	2.041	
	C	7.115*3.245*1	23.088	
	D	9.230*3.300*1	30.459	57.146
8004	A	1.350*1.154*1	1.740	
	B	0.450*1.290*1	0.581	
	C	3.800*5.789*1	21.998	
	D	4.206*4.619*1	19.428	43.746
9001	A	2.480*1.304*1	3.234	
	B	4.015*3.245*1	13.029	
	C	9.230*3.300*1	30.459	46.722
9002	A	1.200*1.500*1	1.800	
	B	5.913*5.010*1	29.634	
	C	1.200*0.224*1	0.257	
	D	3.349*5.945*1	19.910	
	E	1.200*1.156*1	1.387	
	F	0.266*3.000*1	0.798	53.776

FORM OF STATEMENT - 2 (EXISTING BUILDING)		
EXISTING BUILDING	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
1	2	3
WING A	GROUND FLOOR	26.533 SQ MT
	FIRST FLOOR	41.643 SQ MT
	SECOND FLOOR	499.488 SQ MT
	THIRD FLOOR	499.488 SQ MT
	FOURTH FLOOR	499.488 SQ MT
	FIFTH FLOOR	499.488 SQ MT
	SIXTH FLOOR	499.488 SQ MT
	SEVENTH FLOOR	499.488 SQ MT
	EIGHTH FLOOR	499.488 SQ MT
	NINTH FLOOR	499.488 SQ MT
	TENTH FLOOR	499.488 SQ MT
	TERRACE FLOOR	8.231 SQ MT
WING'A'	TOTAL A/c AREA	4571.757 SQ MT

FORM OF STATEMENT - 2 (PROPOSED BUILDING)		
PROPOSED BUILDING	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
1	2	3
WING - B	GROUND FLOOR	53.295 SQ MT
	1ST FLOOR	39.712 SQ MT
	2ND FLOOR	395.656 SQ MT
	3RD FLOOR	395.656 SQ MT
	4TH FLOOR	395.656 SQ MT
	5TH FLOOR	395.656 SQ MT
	6TH FLOOR	395.656 SQ MT
	7TH FLOOR	395.656 SQ MT
	8TH FLOOR	376.748 SQ MT
	9TH FLOOR	380.281 SQ MT
	10TH FLOOR	204.644 SQ MT
	TOTAL	3425.616 SQ MT

GRAND TOTAL BUILT UP AREA OF WING 'A' & 'B' (EXIST.+PROP.)
4571.757 + 3425.616 = 7997.373 SQ MT

This sanction is subject to conditions of N.A. order Dt. 22/11/2017
N.A.T.P. order Dt. _____

This Sanction is Subject to Conditions Mentioned in Development Agreement Dt. 22/2/2018

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 22/11/2017 OF STRUCTURAL DESIGNER AND APPLICANT

Subject to the provisions of structural drawings submitted by applicant.

Necessary arrangement for rain water harvesting shall be done

This Sanction is Subject to Condition Dcr. Plans shall be changed as per Condition No. 13 of Development Agreement Dt. 22/2/2018

Subject to condition that N.O.C. be obtained from Airport Authority Dt. 23/1/2018

Subject to the condition laid down by Directorate of Maharashtra Fire service vide Letter No. mnfs/sr/2021/6463 dated - 23/01/2021

The Previous Building Permit No. BE(NMRDA)/Kausa/Kamptee/ 5 MNP(CR) /no-mp-185/ 2420/2020 Dated 23/01/2021/107

Building Plan is Stands to be cancelled

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 without compliance of same occupation permission not be issued.

Subject to terms and condition of Government circular dated 30-01-2016 that Developer have to construct the temporary shade, toilet and arrangement o drinking water for the labours.

OFFICE OF THE
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
Building Permit No. BE(NMRDA)/Kausa/Kamptee/(NMP(CR))/no-mp-1712/1418/2020/3251020820261233 5/85
Dated. 7/11/2021
SANCTIONED
Assistant Engineer
Nagpur Metropolitan Region Development Authority

EXISTING & PROPOSED CONSTRUCTION OF MULTI FAMILY RESIDENTIAL BUILDING ON KH. NO . 114/5 , PH. NO 35
MOUZA – BAHADURA,T AH – NAGPUR(GR), DIST –NAGPUR
BELONGING TO :-
1) SAUL USHA CHANDRASHEKHAR LANCHERWAR
2) SAUL SUDHA MADHUKARAO PULLARWAR
THROUGH P.O.A HOLDER AAKAR CONSTRUCTION GROUP THROUGH IT'S PARTNER
1) SHRI. RAHUL L. DESHMUKH
2) SHRI. YUSUF KANCHWALA

AREA STATEMENT :-

TOTAL LAND AREA	:-	4078.172 SQ MT
TOTAL D.P ROAD WIDENING	:-	115.830 SQ MT
PROPOSED OPEN SPACE	:-	408.061 SQ MT
PROPOSED AMENITY SPACE	:-	408.754 SQ MT
NET PLOT AREA FOR FSI CALCULATION	=	3197.787 SQ MT
NET GROUP HOUSING PLOT AREA	=	3197.787 SQ.M
PERMISSIBLE F.S.I = 1.10	=	3517.565 SQ MT
PERMISSIBLE ADDITIONAL FSI 30%	=	959.336 SQ MT
FSI OF AREA OF ROAD WINDING (1.85)	=	214.285 SQ MT
TOTAL MAXIMUM BUILDING POTENTIONAL ON PLOT	=	4691.186 SQ MT
EXISTING BUILDING BUILT UP AREA	=	4571.757 SQ MT

FORM OF STATEMENT - 3 (AREA DETAILS OF APARTMENT)					
PROPOSED BUILDING	FLOOR NO	APARTMENT NO	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRICES ATTACHED TO FLAT
WING - B	SECOND FLOOR	1001	52.742	7.493	---
		1002	52.760	7.536	---
		1003	57.304	7.649	---
		1004	56.321	8.689	---
		1005	53.776	7.280	---
	THIRD FLOOR	2001	52.742	7.493	---
		2002	52.760	7.536	---
		2003	57.304	7.649	---
		2004	56.321	8.689	---
		2005	53.776	7.280	---
	FOURTH FLOOR	3001	52.742	7.493	---
		3002	52.760	7.536	---
		3003	57.304	7.649	---
		3004	56.321	8.689	---
		3005	53.776	7.280	---
	FIFTH FLOOR	4001	52.742	7.493	---
		4002	52.760	7.536	---
		4003	57.304	7.649	---
		4004	56.321	8.689	---
		4005	53.776	7.280	---
	SIXTH FLOOR	5001	52.742	7.493	---
		5002	52.760	7.536	---
		5003	57.304	7.649	---
		5004	56.321	8.689	---
		5005	53.776	7.280	---
	SEVENTH FLOOR	6001	52.742	7.493	---
		6002	52.760	7.536	---
		6003	57.304	7.649	---
		6004	56.321	8.689	---
		6005	53.776	7.280	---
	EIGHTH FLOOR	7001	52.742	7.475	---
		7002	52.760	7.536	---
		7003	53.288	7.650	---
		7004	42.006	6.186	---
		7005	53.776	7.297	---
	NINETH FLOOR	8001	52.742	7.493	---
		8002	52.760	7.536	---
		8003	57.146	7.649	---
		8004	43.746	6.186	---
		8005	53.776	7.280	---
	TENTH FLOOR	9001	46.722	3.419	---
		9002	53.776	7.395	---

INDEX :-
PLOT BOUNDRY SHOWN IN
PROPOSED CONSTRUCTION SHOWN IN
EXISTING CONSTRUCTION SHOWN IN

OWNER'S SIGN.
THROUGH P.O.A HOLDER AAKAR CONSTRUCTION GROUP THROUGH PARTNER

1) SHRI. RAHUL L. DESHMUKH
2) SHRI. YUSUF KANCHWALA

ARCHITECT'S SIGN.

NAVEE DESIGNERS & PLANNERS
Architect ANIRUDH KADAM Govt. Regd. C.O.A. No. 33423 M.S.I.T.P. No. 5459 M.C.A.E. No. 169 NAGPUR-440

NAVEE DESIGNERS & PLANNERS
Plot no.C-6,Parasmani, Ajni Chowkmandir Road, Ajni, Post No.Nagpur-440015

SCALE:- 1:100, 1:200,1:500, SHEET NO. - 04/07