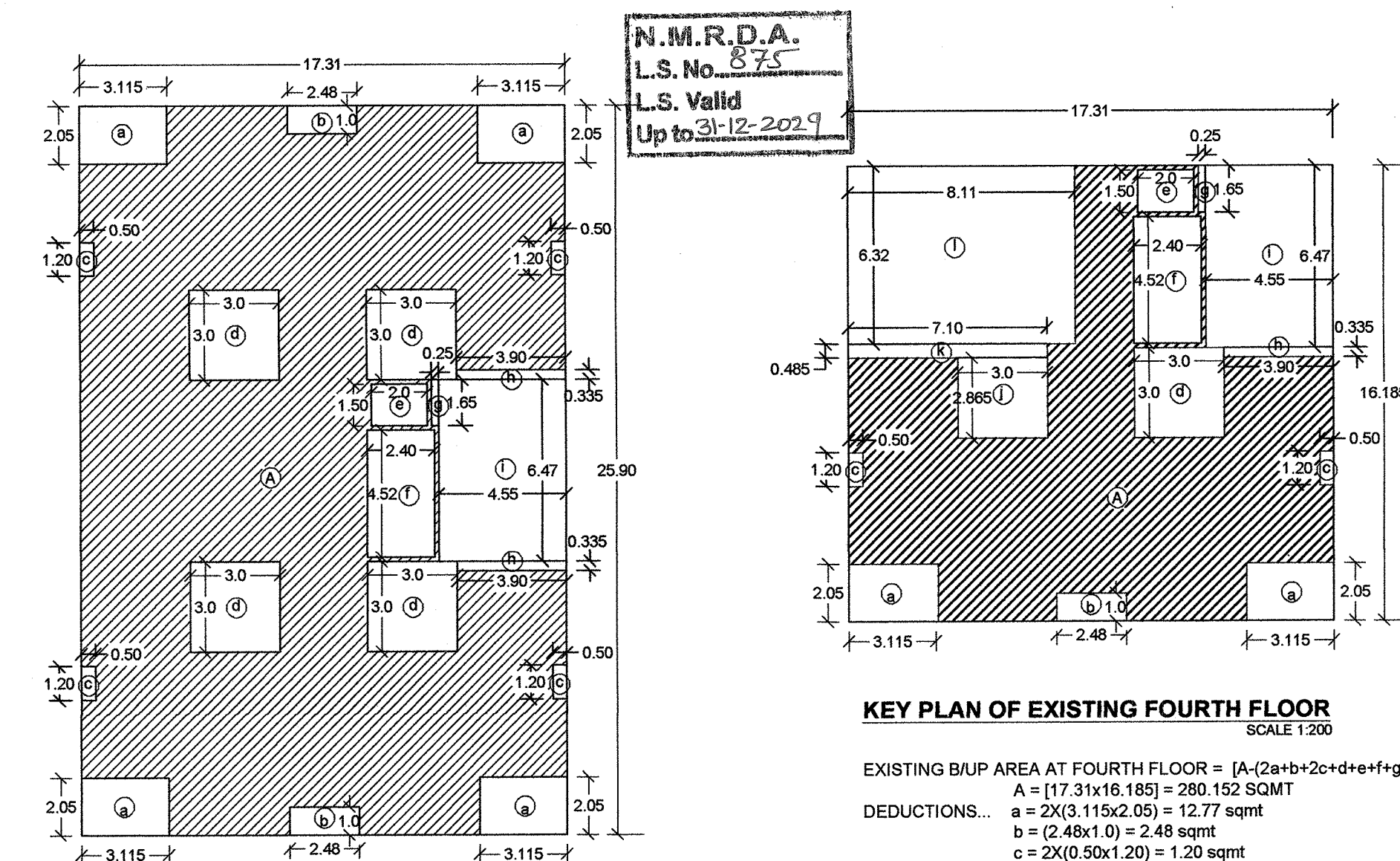




KEY PLAN OF EXISTING FIRST, SECOND & THIRD FLOOR SCALE 1:200

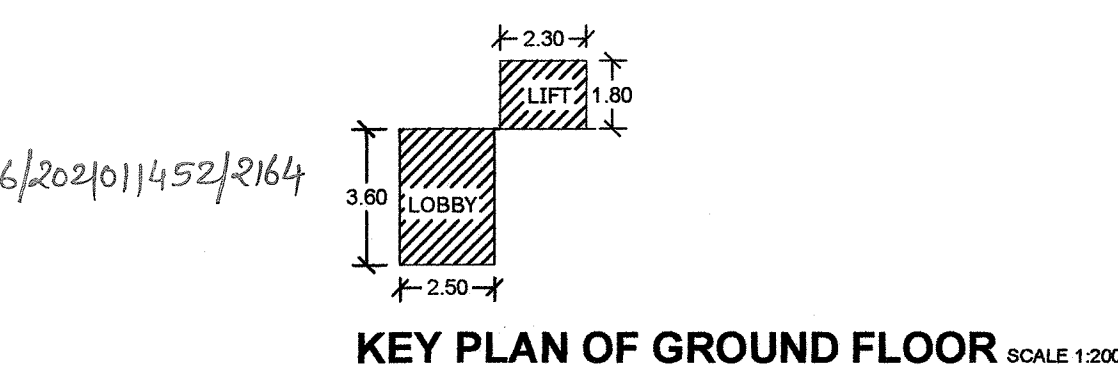
EXISTING BUIP AREA AT FIRST FLOOR = $[A - (4a + 2b + 4c + 4d + e + f + g + h + i + j + k + l)]$
 $A = 17.31 \times 25.90 = 448.329$ SQMT
 DEDUCTIONS...
 $a = 4 \times (3.115 \times 2.05) = 25.43$ sqmt
 $b = 2 \times (2.48 \times 1.0) = 4.96$ sqmt
 $c = 4 \times (0.50 \times 1.20) = 2.40$ sqmt
 $d = 4 \times (3.0 \times 0.5) = 6.0$ sqmt
 $e = 1 \times (2.0 \times 1.50) = 3.0$ sqmt
 $f = 1 \times (2.40 \times 4.52) = 10.848$ sqmt
 $g = 1 \times (0.25 \times 1.65) = 0.412$ sqmt
 $h = 2 \times (3.90 \times 0.335) = 2.619$ sqmt
 $i = 1 \times (4.55 \times 6.47) = 29.438$ sqmt
 TOTAL DEDUCTIONS = 115.214 SQMT
 TOTAL EXISTING BUIP AREA AT FIRST FLOOR = $[448.329 - 115.214] = 333.115$ SQMT
 TOTAL EXISTING BUIP AREA AT SECOND FLOOR = AS SAME AS FF = 333.115 SQMT
 TOTAL EXISTING BUIP AREA AT THIRD FLOOR = AS SAME AS FF = 333.115 SQMT

KEY PLAN OF EXISTING FOURTH FLOOR SCALE 1:200

EXISTING BUIP AREA AT FOURTH FLOOR = $[A - (2a + b + 2c + d + e + f + g + h + i + j + k + l)]$
 $A = 17.31 \times 16.52 = 285.25$ SQMT
 DEDUCTIONS...
 $a = 2 \times (3.115 \times 2.05) = 12.77$ sqmt
 $b = (2.48 \times 1.0) = 2.48$ sqmt
 $c = 2 \times (0.50 \times 1.20) = 1.20$ sqmt
 $d = (3.0 \times 0.5) = 1.5$ sqmt
 $e = (2.0 \times 1.50) = 3.0$ sqmt
 $f = (2.40 \times 4.52) = 10.848$ sqmt
 $g = (0.25 \times 1.65) = 0.412$ sqmt
 $h = (3.90 \times 0.335) = 1.306$ sqmt
 $i = (4.55 \times 6.47) = 29.438$ sqmt
 $j = (3.00 \times 2.85) = 8.55$ sqmt
 $k = (7.10 \times 0.485) = 3.443$ sqmt
 $l = (0.115 \times 6.52) = 0.75$ sqmt
 TOTAL DEDUCTIONS = 133.747 SQMT
 TOTAL EXISTING BUIP AREA AT FOURTH FLOOR = $[285.25 - 133.747] = 151.503$ SQMT

PROPOSED P-LINE AREA OF FOURTH FLOOR SCALE 1:200

PROPOSED P-LINE BUIP AREA AT FOURTH FLOOR = $[A - (a + 2b + 2c + d + e + f + g + h + i + j + k + l)]$
 $A = [19.61 \times 16.52] = 323.95$ SQMT
 DEDUCTIONS...
 $a = 1 \times (2.48 \times 1.0) = 2.48$ sqmt
 $b = 2 \times (4.265 \times 2.05) = 17.486$ sqmt
 $c = 2 \times (1.65 \times 1.20) = 3.96$ sqmt
 $d = 1 \times (1.5 \times 1.20) = 1.8$ sqmt
 $e = 2 \times (3.0 \times 0.5) = 3.0$ sqmt
 $f = 1 \times (5.15 \times 6.805) = 35.045$ sqmt
 $g = 1 \times (3.90 \times 4.74) = 18.48$ sqmt
 $h = 1 \times (1.15 \times 7.14) = 8.21$ sqmt
 $i = 1 \times (4.11 \times 0.235) = 0.966$ sqmt
 TOTAL DEDUCTIONS = 106.007 SQMT
 TOTAL PROPOSED P-LINE BUIP AREA AT FOURTH FLOOR = $[323.95 - 106.007] = 217.943$ SQMT



EXISTING BUIP AREA AT GROUND FLOOR = $LIFT = (2.30 \times 1.80) = 4.14$ SQMT
 PROPOSED P-LINE BUIP AREA AT GROUND FLOOR = $LOBBY = (2.50 \times 3.60) = 9.0$ SQMT
 TOTAL BUIP AREA AT GROUND FLOOR = EXISTING + PROPOSED
 $= 4.14 + 9.0 = 13.14$ SQMT

This sanction is subject to conditions of
 N.A. order No. 12-4-2018
 N.A. order No. 12-4-2018

This Sanction is Subject To
 Conditions Mentioned in Release
 Letter Of N.M.R.D.A. Dated 12/12/2018

Subject to the provisions of
 structural drawings submitted
 by applicant.

This Sanction is Subject To Conditions
 Mentioned in Development Agreement
 Between Applicant & N.M.R.D.A.

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN
 SUPPLY CERTIFICATE DATED 17.12.2018
 OF STRUCTURAL DESIGNER AND APPLICANT

Necessary arrangement for rain
 water harvesting shall be done

The Previous Building Permit
 No. BE/NM.R.D.A./South/Nagpur/MB-43/
 29/02/15/16/17
 Dated: 29-2-2015
 Building Plan is Stande to be cancelled

This Sanction is Subject To
 Conditions Mentioned in Release
 Letter Of N.M.R.D.A. Dated 12/12/2019

FORM OF STATEMENT-3 (AREA DETAILS OF APARTMENT)

EXISTING BUILDING	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT
(1)	(2)	(3)	(4)	(5)	(6)
EXISTING BUILDING	GROUND FLOOR	101	57.05	7.04	8.435
		102	57.05	6.96	5.80
		103	53.496	7.0	---
		104	57.45	6.96	8.435
		105	57.45	7.04	8.435
	SECOND FLOOR	201	56.84	7.04	9.36
		202	56.277	6.96	---
		203	53.496	7.0	---
		204	56.676	6.96	---
		205	57.24	7.04	9.36
	THIRD FLOOR	301	57.05	7.04	8.435
		302	57.05	6.96	5.80
		303	53.49	7.0	---
		304	57.45	6.96	8.435
		305	57.45	7.04	8.435
PROPOSED BUILDING	FOURTH FLOOR	401	56.84	7.04	9.36
		402	56.277	6.96	---
		403	53.496	7.0	---
		404	56.676	6.96	---
		405	57.24	7.04	9.36

PLAN SHOWING EXISTING & PROPOSED
 CONSTRUCTION OF MULTIFAMILY
 RESIDENTIAL BUILDING ON AMALGAMATED
 PLOT NO. 1-2, KH. NO. 47, MOUZA: BESA, IN
 SANCTIONED LAYOUT OF MANOHAR G.N.S.S.,
 TAHSIL-NAGPUR(RURAL).DIST- NAGPUR.

BELONGING TO :- M/S. NATIONAL BUILDERS & DEVELOPERS
 THROUGH ITS PARTNERS
 1) SHRI. KUNAL S/o DINKARRAO NISWADE,
 2) SHRI. VIKAS S/o DINKARRAO NISWADE,
 3) MRS. BHARTI W/o DINKARRAO NISWADE,
 4) MRS. PRADHNYA W/o UTTAM SHIYALE
 THROUGH P.O.A. SHRI KUNAL D. NISWADE

AREA STATEMENT

PLOT AREA = $25.61 \times 32.0 = 819.52$ SQMT
 DEDUCT AREA FOR 6.0M TANGENT = 7.72 SQMT
 NET PLOT AREA = $819.52 - 7.72 = 811.80$ SQMT

FORM OF STATEMENT-1 (EXISTING BUILDING TO BE RETAINED)

FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE/ OCCUPANCY FLOORS
(2)	(3)	(4)	(5)
GROUND FLOOR		$2.30 \times 1.80 = 4.14$ sqmt.	RESIDENTIAL
FIRST FLOOR		$448.329 - 115.214 = 333.115$ SQMT	RESIDENTIAL
SECOND FLOOR		$448.329 - 115.214 = 333.115$ SQMT	RESIDENTIAL
THIRD FLOOR		$448.329 - 115.214 = 333.115$ SQMT	RESIDENTIAL
FOURTH FLOOR		$280.152 - 134.32 = 146.405$ SQMT	RESIDENTIAL
TOTAL		1149.89 SQMT	

FORM OF STATEMENT-2 (PROPOSED BUILDING)

PROPOSED BUILDING	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
(1)	(2)	(3)
	GROUND FLOOR	$2.50 \times 3.60 = 9.00$ sqmt.
	FOURTH FLOOR	$323.95 - 106.007 = 217.943$ Sqmt
	TOTAL	226.943 Sqmt

F.S.I. CALCULATION AS PER PROFORMA -1 OF UDPR2020 :-
BUILT-UP AREA CALCULATION

PERMISSIBLE(RATIO/AREA IN sqmt.)	EXISTING/PROPOSED (RATIO/AREA IN sqmt.)
a) NET PLOT AREA FOR F.S.I. CALCULATION (CLAUSE NO.3.9 OF UDPR-2020) OR AS PER LAYOUT PLAN	$= 811.80$ sqmt.
b) EXISTING BUILT UP AREA	1149.89 sqmt.
c) NET PROPOSED P-LINE BUILT UP AREA (CLAUSE NO.6.6 OF UDPR-2020)	226.943 sqmt.
d) TOTAL AREA OF EXISTING AND PROPOSED P-LINE BUILT UP AREA (b+c)	1376.833 sqmt.
e) DIVIDING FACTOR 1.6 TO ARRIVE BASIC FSI/PREMIUM FSI-TDR :- P-LINE AREA/1.6	141.839 sqmt.
f) PERMISSIBLE ANCILLARY FSI :- (CLAUSE NO.6.3, TABLE NO.6G OF UDPR) :- (c-e)	85.104 sqmt.
g) PERMISSIBLE BASIC FSI/BUILT UP AREA :- (1.15x) 1.1/892.98 sqmt. (CLAUSE NO.6.3, TABLE NO.6G OF UDPR)	1.1/892.98 sqmt.
h) PERMISSIBLE ADDITIONAL FSI ON PREMIUM :- (0.30x) 0.30/243.54 sqmt. (CLAUSE NO.6.3, TABLE NO.6G OF UDPR)	0.30/243.54 sqmt.
i) PERMISSIBLE TDR :- (0.30x) 0.30/243.54 sqmt.	0.19/154.047 sqmt.
j) TOTAL ENTITLEMENT OF FSI :- (f+g+h+i)	1376.833 sqmt.
k) MAXIMUM BUILDING POTENTIAL ON LAND :- 811.80×1.70 (EXCLUDING ANCILLARY FSI) = 1380.06 sqmt.	(f) 1.59/1291.729 sqmt.

INDEX

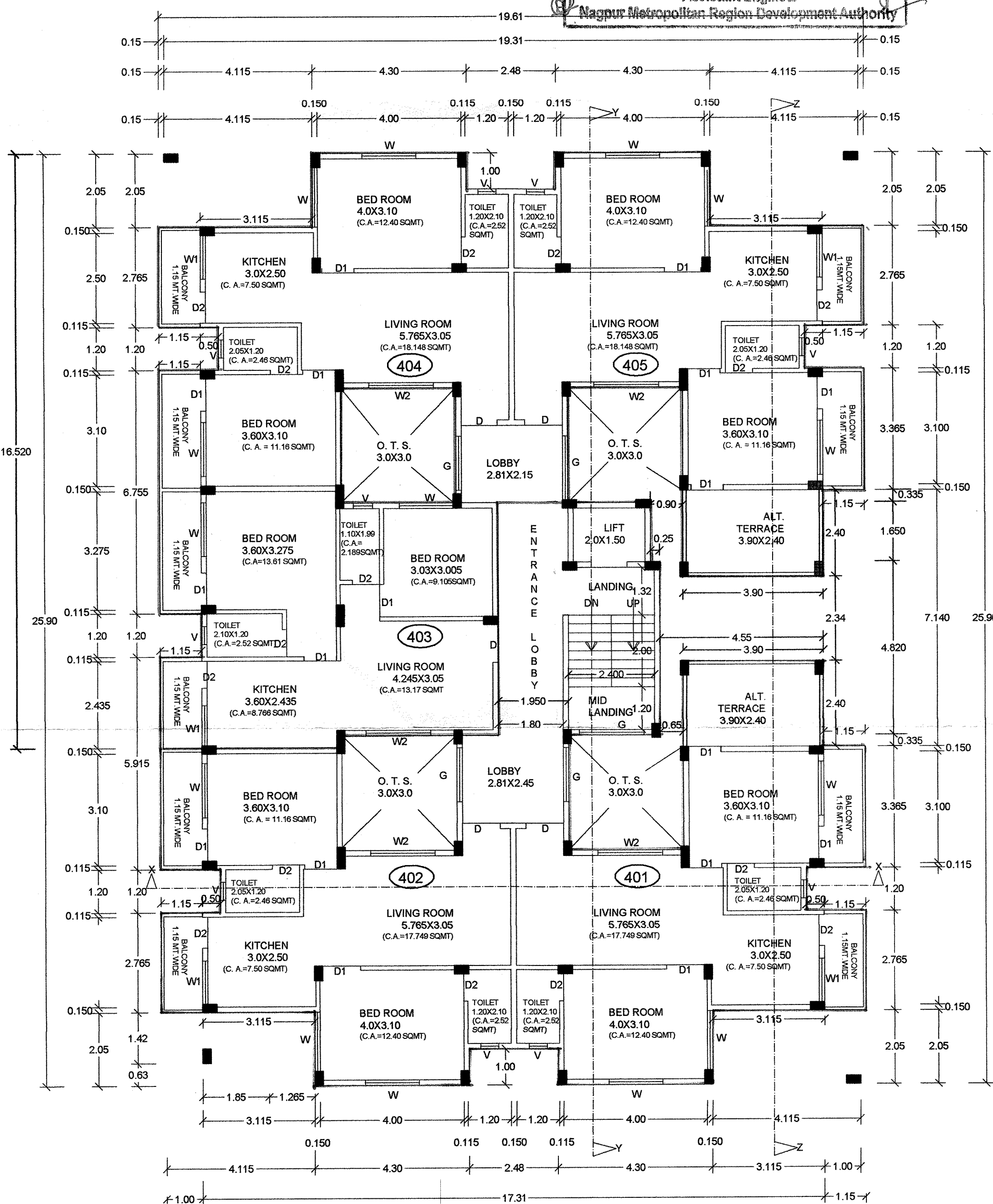
PLOT BOUNDARY SHOWN IN
 EXISTING CONSTRUCTION SHOWN IN
 PROPOSED CONSTRUCTION SHOWN IN

OWNER SIGN.

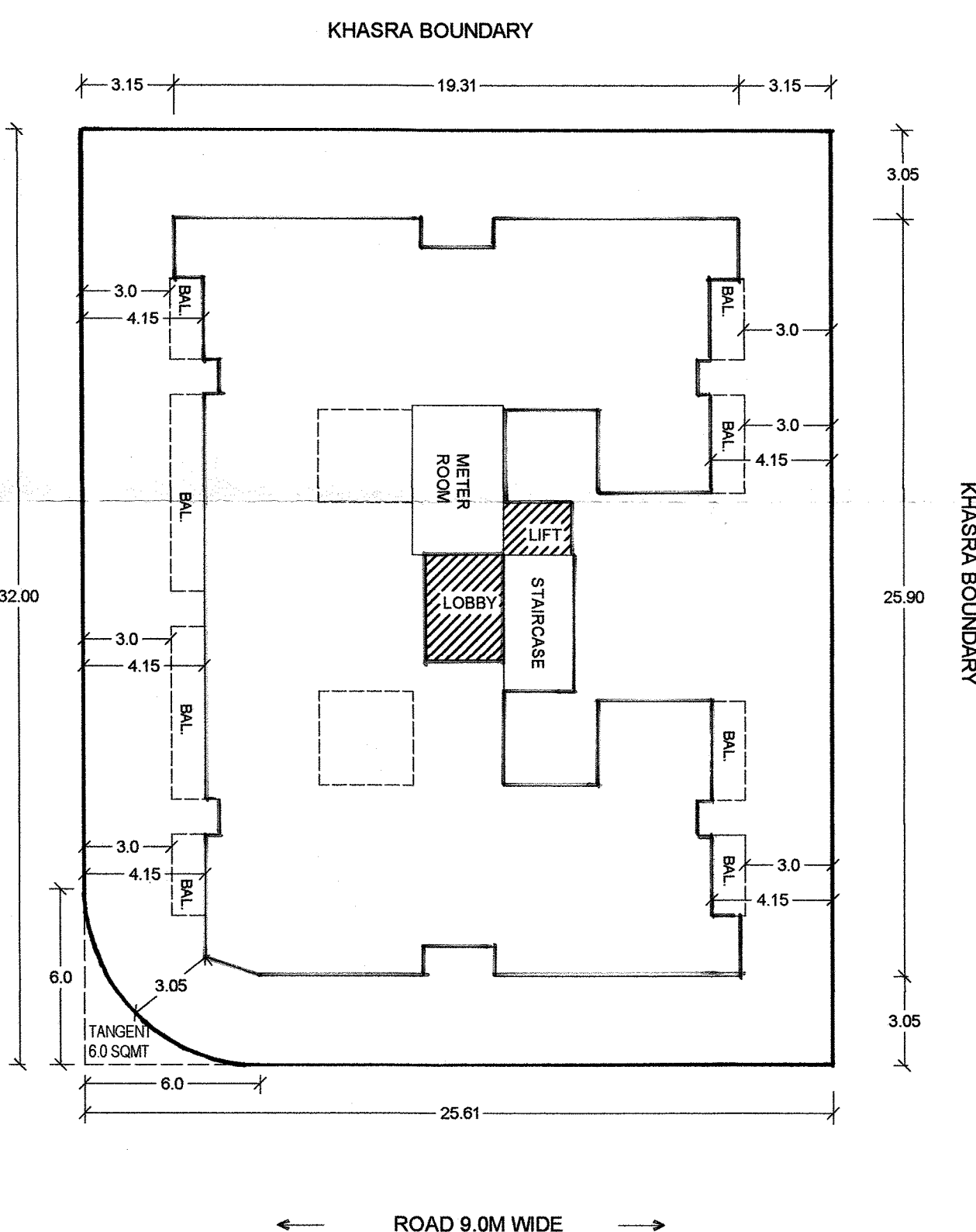
KUNAL D. NISWADE
 (POWER OF ATTORNEY HOLDER)

ARCHITECT'S/ENGINEER'S

ER. RAVINDRA NAGPURE
 D.C.E. B.E. (Civil)
 CONSULTING ENGINEER
 NIT L.S.- 875, NMC L.S.- 114
 17, M.G. Nagar, Hudkeshwar Rd.,
 NAGPUR- 440 034, PH. 9822325277



EXISTING & PROPOSED FOURTH FLOOR PLAN SCALE 1:100



SITE PLAN SCALE 1:200