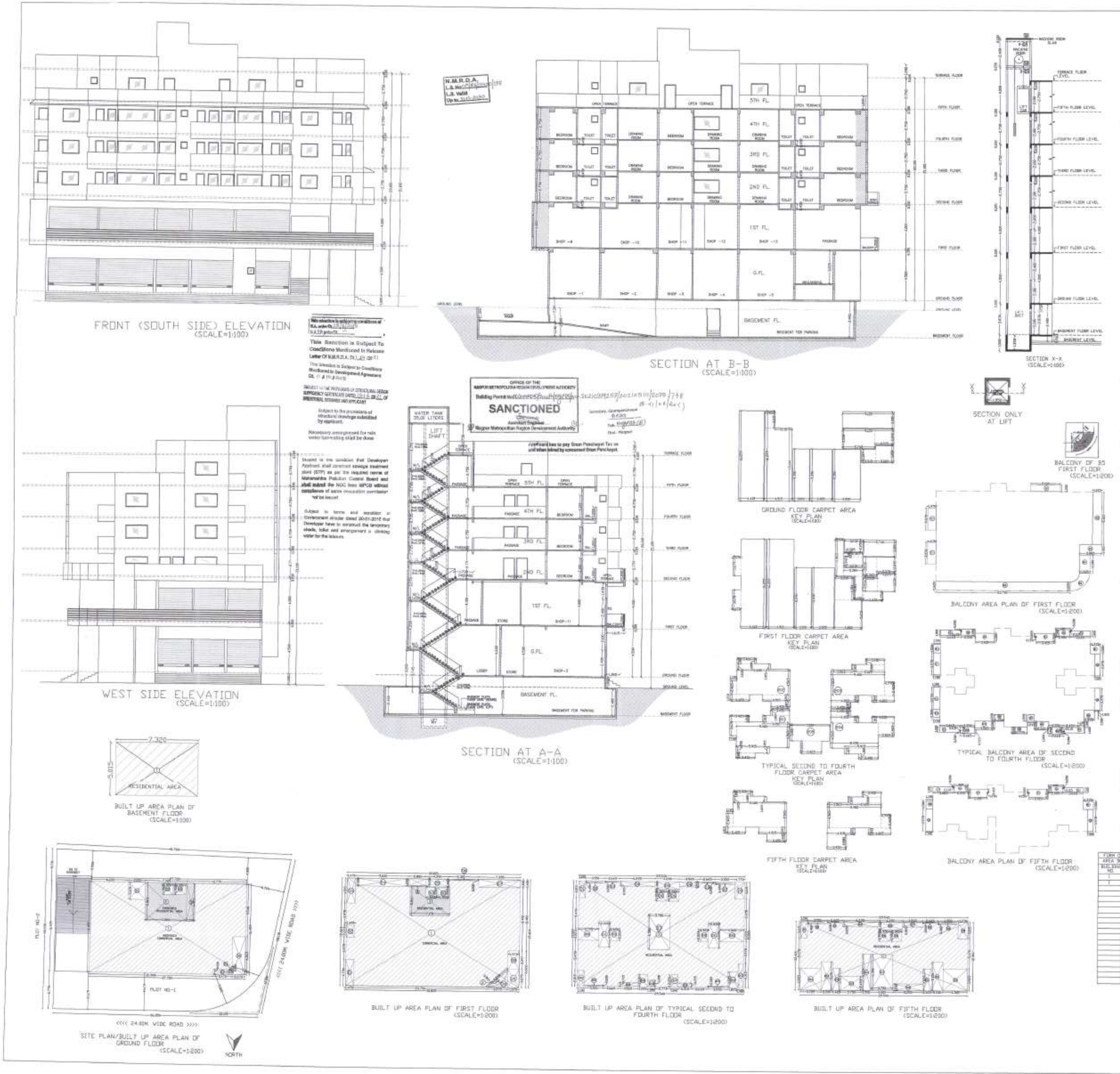

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING AT PLOT NO.-1, KH. NO.-37/2, WARD NO.- , CTS NO.- ,GAT NO.- ,S NO.-
MOUZA-BESA,TAH-NAGPUR (GRAMIN), DIST.-NAGPUR

BELONGING TO-
M/S HARSHAR INFRASTRUCTURE DEVELOPMENT CORPORATION THROUGH SHRI. MANISH ARVIND BADIYANI THROUGH P.O.A. SHRI. AVINASH M. TARPE

BUILT-UP AREA STATEMENT : BASEMENT FLOOR AS PER 'P-LINE'

RESIDENTIAL – ADDITIONS – TOTAL AREA OF BASEMENT FLOOR = 36.710 SQM

BUILT-UP AREA STATEMENT : GROUND FLOOR AS PER 'P-LINE'

COMMERCIAL / RESIDENTIAL – ADDITIONS, DEDUCTIONS [illegible]

BUILT-UP AREA STATEMENT : FIRST FLOOR AS PER 'P-LINE'

COMMERCIAL / RESIDENTIAL – ADDITIONS, DEDUCTIONS [illegible]

BUILT-UP AREA STATEMENT : SECOND FLOOR AS PER 'P-LINE'

RESIDENTIAL – ADDITIONS, DEDUCTIONS [illegible]

BUILT- UP AREA STATEMENT : THIRD AND FOURTH FLOOR AS PER 'P-LINE'

SAME AS SECOND FLOOR AREA

BUILT-UP AREA STATEMENT : FIFTH FLOOR AS PER 'P-LINE'

RESIDENTIAL – ADDITIONS, DEDUCTIONS [illegible]

1. BASEMENT FLOOR (RESIDENTIAL)	= 36.710	SQM
2. GROUND FLOOR (COMMERCIAL)	= 366.155	SQM
GROUND FLOOR (RESIDENTIAL)	= 58.637	SQM
3. FIRST FLOOR (COMMERCIAL)	= 496.756	SQM
FIRST FLOOR (RESIDENTIAL)	= 30.349	SQM
4. SECOND FLOOR (RESIDENTIAL)	= 430.056	SQM
5. THIRD FLOOR (RESIDENTIAL)	= 430.056	SQM
6. FOURTH FLOOR (RESIDENTIAL)	= 430.056	SQM
7. FIFTH FLOOR (RESIDENTIAL)	= 317.584	SQM
TOTAL COMMERCIAL AREA	= 862.909	SQM
TOTAL RESIDENTIAL AREA	= 1533.447	SQM
TOTAL (COMMERCIAL+RESIDENTIAL) AREA	= 2496.356	SQM

BALCONY AREA STATEMENT : FIRST FLOOR

COMMERCIAL –
ENCLOSED –
C1. 1.470 x 3.978 x 2 = 11.695 SQM
TOTAL ENCLOSED ADDITIONS = 11.695 SQM
OPEN BALCONY – [illegible]
TOTAL = 80.337 SQM
TOTAL AREA OF BALCONY (ENCLOSED+OPEN) 11.695 + 80.337 = 92.032 SQM

BALCONY AREA STATEMENT : SECOND FLOOR

RESIDENTIAL –
ENCLOSED – [illegible]
TOTAL ENCLOSED ADDITIONS = 32.733 SQM
OPEN BALCONY – [illegible]
TOTAL = 47.635 SQM
TOTAL AREA OF BALCONY (ENCLOSED+OPEN) 32.733 + 47.635 = 80.368 SQM

BALCONY AREA STATEMENT : THIRD AND FOURTH FLOOR

RESIDENTIAL – SAME AS SECOND FLOOR= 80.368 SQM

BALCONY AREA STATEMENT : FIFTH FLOOR

RESIDENTIAL –
ENCLOSED BALCONY –
C1. 3.665 x 1.000 x 2 = 7.330 SQM
C2. 1.190 x 3.978 x 1 = 4.734 SQM
C3. 1.000 x 3.978 x 1 = 3.978 SQM
TOTAL = 16.042 SQM
OPEN BALCONY – [illegible]
TOTAL = 21.008 SQM
TOTAL AREA OF BALCONY (16.042+21.008) = 37.050 SQM

TOTAL BALCONY AREA STATEMENT:

FLOORS	OPEN	ENC	TOTAL
FIRST	80.337	11.695	92.032
SECOND	47.635	32.733	80.368
THIRD	47.635	32.733	80.368
FOURTH	47.635	32.733	80.368
FIFTH	16.042	21.008	37.050
TOTAL	[illegible]	[illegible]	370.186

TOTAL PROPOSED BALCONY AREA = 370.186 SQM

TENEMENT DENSITY

TENEMENT DENSITY = (PLOT AREA x POTENTIAL FSI/10000) x 250
= (3074.348 x 2.30/10000) x 250
PERMISSIBLE = 49.426 TENEMENTS
PROPOSED = 17 TENEMENT

FORM OF STATEMENT-2

PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL PROPOSED BUILT UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE (P-LINE F.S.I.)
1	BASEMENT FLOOR	36.710 SQM
	GROUND FLOOR	366.155 SQM (COMM.)
	GROUND FLOOR	58.637 SQM (RESIDENTIAL)
	FIRST FLOOR	496.756 SQM (COMM.)
	FIRST FLOOR	30.349 SQM (RESI.)
	SECOND FLOOR	430.056 SQM
	THIRD FLOOR	430.056 SQM
	FOURTH FLOOR	430.056 SQM
	FIFTH FLOOR	317.584 SQM
		862.909 SQM (COMM.)
		1533.447 SQM (RESI.)
	TOTAL	2496.356 SQM

STATEMENT OF CARPET AREA:

*COMMERCIAL:
1) GROUND FLOOR = 325.934 SQ.M.
2) FIRST FLOOR = 375.893 SQ.M.
TOTAL = 701.827 SQ.M.

*RESIDENTIAL:
TYPICAL SECOND TO FOURTH FLOOR
1)201-69.820 SQ.M.
2)202-69.820 SQ.M.
3)203-71.953 SQ.M.
4)204-65.748 SQ.M.
5)205-29.646 SQ.M.
TOTAL = 310.987 SQ.M.
310.987x3 =932.961 SQ.M.

FIFTH FLOOR
1)501-70.663 SQM.
2)502-77.07 SQM.
TOTAL-932.961+147.730 = 1080.741 SQM

FORM OF STATEMENT-3

AREA DETAILS OF DWELLING

BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA (SQM)	AREA OF BALCONY (SQM)
1	2	3	4	5
1	GROUND FLOOR		325.934	NA
	FIRST FLOOR		373.479	92.032
	SECOND FLOOR	201	65.820	18.614
		202	69.820	18.441
		203	71.953	18.575
		204	65.748	17.878
		205	29.646	6.884
	THIRD FLOOR	301	69.820	18.614
		302	69.820	18.441
		303	71.953	18.575
		304	65.748	17.878
		305	29.646	6.884
	FOURTH FLOOR	401	69.820	18.614
		402	69.820	18.441
		403	71.953	18.575
		404	69.748	17.878
		405	29.646	6.884
	FIFTH FLOOR	501	72.663	18.441
		502	77.117	18.575

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3) EXISTING CONSTRUCTION SHOWN IN

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.

(P. A. Holder Avinash M. Tarpe)

Owner(s) name and signature

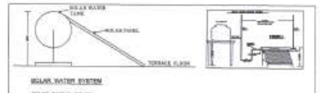
ARCHITECT
Mr. K.V CHIDDARWAR

1:100,1:200	08/06/2021	
SCALE	DATE	DEALT
02/02		
DRG. NO.	JOB NO.	

AR. KISHOR CHIDDARWAR
B.ARCH, M.TECH (I)
ARCHITECT AND INTERIOR DESIGNER
Mezzanine Floor, L. N. A. Road
Opp. L. A. D. College
Shivaji Nagar, Nagpur – 10
PH(O) 2249739,6534684
(M) 9823001294

PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING AT PLOT NO-1, KH. NO.-37/2, WARD NO.- CTS NO.- ,GAT NO.- ,S NO.- MOUZA-BESA,TAH-NAGPUR (GRAMIN), DIST.-NAGPUR

BELONGING TO-
M/S HARIHAR INFRASTRUCTURE DEVELOPMENT CORPORATION THROUGH SHRI MANISH ARVIND BADIYANI THROUGH P.O.A. SHRI AVINASH M. TARPE



STATEMENT OF AREAS

PLOT AREA = 1074.340 SQ.M.

[illegible]

PROFORMA -I- AREA STATEMENT

[illegible]

STATEMENT OF PARKING AREAS

*FOR MERCANTILE (MARKETS, DEPARTMENTAL STORES, SHOPS AND OTHER COMM. USERS (FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF 2 CARS, 6 SCOOTERS.
REQUIRED IS 701.617/100 = 7.01
7.01X2 = 14.02(SAY 14) CARS,
7.01X6 = 42.06(SAY 42) SCOOTERS,

*FOR RESIDENTIAL FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE [illegible]
[illegible]
CARPET AREA OF ONE UNIT IS 69.830 SQ.M. TO 77.117 SQ.M. SUCH 18 UNITS
REQUIRED PARKING [illegible]
[illegible]

*FOR RESIDENTIAL FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M. [illegible]
CARPET AREA OF ONE UNIT IS [illegible] SQ.M. SUCH 2 UNITS
REQUIRED PARKING [illegible]
[illegible]

*TOTAL PARKING REQUIRED
COMMERCIAL + RESIDENTIAL
[illegible]

*BY APPLYING MULTIPLYING FACTOR OF 0.70
21 x 0.7 = 14.7 (SAY 15) CARS
[illegible]

*TOTAL PARKING PROVIDED :
LARGE CARS- [illegible]
SMALL CARS- [illegible]
SCOOTERS- [illegible]
*COMPOSITE PARKING IS PROVIDED AT THE BASEMENT FLOOR.
* LOADING/UNLOADING SPACE IS PROVIDED AT THE GROUND FLOOR OF SIZE- 7.600x3.750.

SCHEDULE FOR OPENING

1) R.S.	LENGTH x 03.000	ROLLING SHUTTER
2) D	01.000 x 02.100	T.W.FRAME, FLUSH DOOR
3) D1	00.900 x 02.100	T.W.FRAME, FLUSH DOOR
4) D2	00.750 x 02.100	T.W.FRAME, FLUSH DOOR
5) D3	01.000 x 02.100	T.W.FRAME, FLUSH DOOR
6) W	01.971 x 01.200	ALUMINIUM WINDOW
7) W1	01.200 x 01.200	ALUMINIUM WINDOW
[illegible]	[illegible]	ALUMINIUM WINDOW
9) W3	01.000 x 01.200	ALUMINIUM WINDOW
10) W4	01.500 x 01.200	ALUMINIUM WINDOW
11) W5	00.740 x 01.200	ALUMINIUM WINDOW
12) W6	01.200 x 01.200	ALUMINIUM WINDOW
13) W7	00.750 x 01.200	ALUMINIUM WINDOW
14) W8	00.495 x 01.200	ALUMINIUM WINDOW
15) V	00.600 x 00.600	ALUMINIUM VENTILATOR
16) FGW	3.588 x 2.100	FULLY GLAZED WINDOW

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(P.A.Holder Avinash M. Tarpe)

Owner(s) name and signature

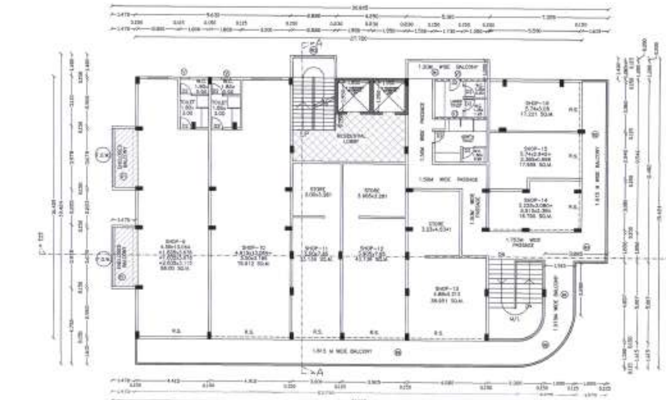
Certificate of Area:
[illegible]

Ar. KISHOR V. CHIDDARWAR
Reg. No.: CA/89/12430

ARCHITECT
Mr. K.V.CHIDDARWAR

1:100,1:200	05/05/2021	
SCALE	DATE	DEALT
01/02		
DRG. NO.	JOB. NO.	

AR. KISHOR CHIDDARWAR
B.ARCH; M.TECH (C)
ARCHITECT AND INTERIOR DESIGNER
"Vinalaya Enclave"
Mezzanine Floor, L. A. D. Road
Opp. L. A. D. College
Shivaji Nagar, Nagpur - 10
PHNO(O): 2249735,6536836
(M): 9823011094



FIRST FLOOR PLAN
(SCALE=1:100)

N.M.R.D.A.
L.S. No.
L.S. Valid
Up to

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 above occupation permission will be issued.

This Sanction is Subject to Conditions Mentioned in Development Agreement Dt. 11/10/2018

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED [illegible] OF STRUCTURAL DESIGNER AND APPLICANT

Subject to the provisions of [illegible]

This Sanction is Subject To Conditions Mentioned in Release Letter Of N.M.R.D.A. Dt.

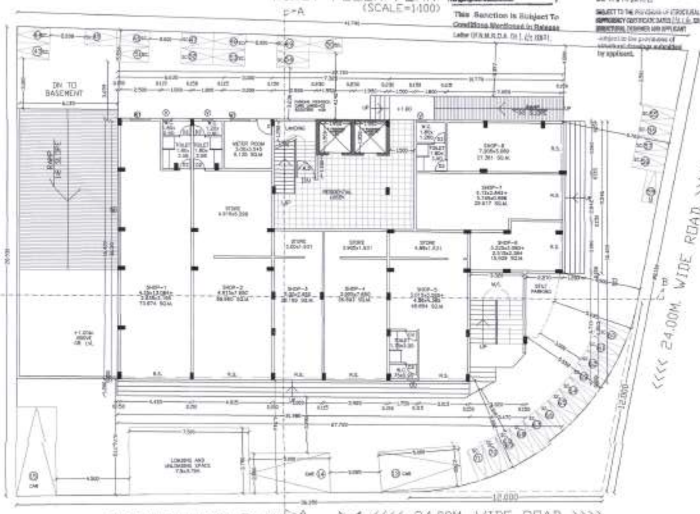
Necessary arrangement for rain water harvesting shall be done

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

OFFICE OF THE
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
Building Permit No.
SANCTIONED
Assistant Engineer
Nagpur Metropolitan Region Development Authority

Secretary, Grampanchayat
Tah.
Dist.: Nagpur

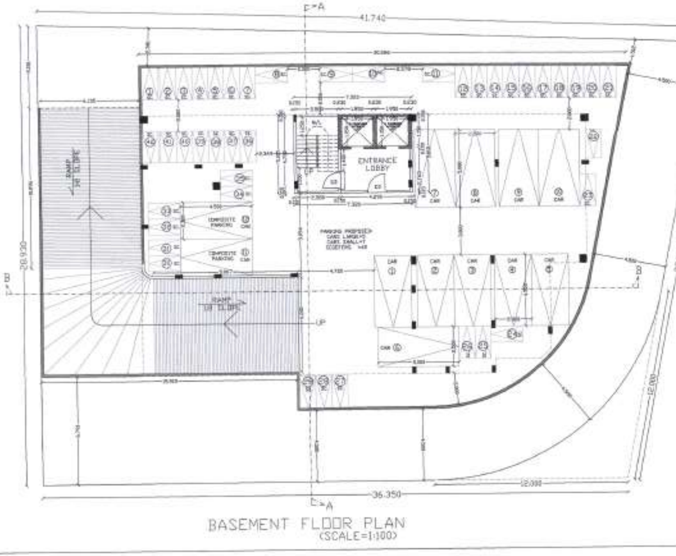
Applicant has to pay Gram Panchayat Tax as and when levied by concerned Gram Panchayat



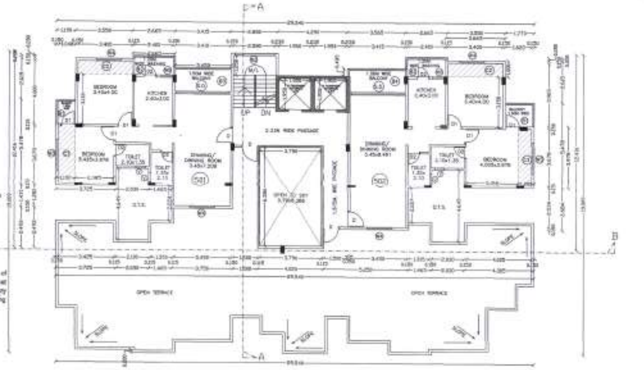
GROUND FLOOR PLAN
(SCALE=1:100)

<<<< 24.00M. WIDE ROAD >>>>

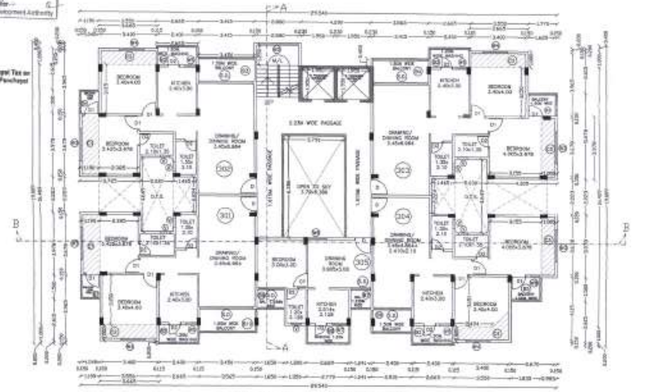
NORTH



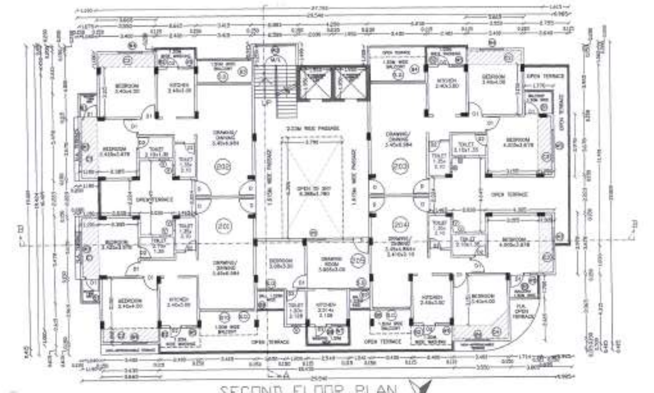
BASEMENT FLOOR PLAN
(SCALE=1:100)



FIFTH FLOOR PLAN
(SCALE=1:100)



TYPICAL THIRD AND FOURTH FLOOR PLAN
(SCALE=1:100)



SECOND FLOOR PLAN
(SCALE=1:100)

NORTH