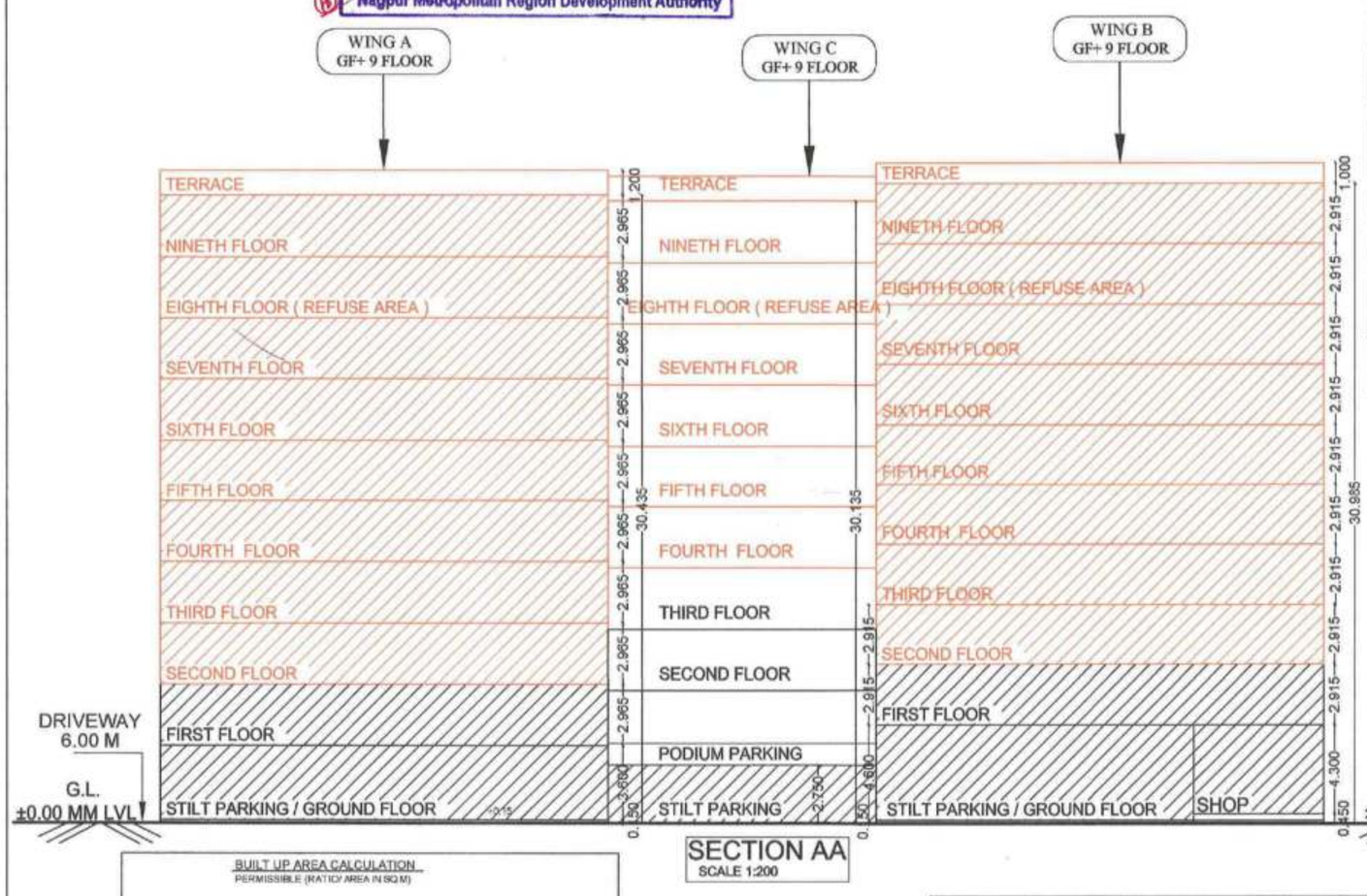
N.M.R.D.A.
L.S. No. NMRDA/CA/2008/43423/44
L.S. Valid
Up to 31/12/2029

OFFICE OF THE
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
Building Permit No. BE(NMRDA)/South/(NHPCR)/BP-BU-1016/2021/22379/2542/258
SANCTIONED
Assistant Engineer
Nagpur Metropolitan Region Development Authority



SECTION AA
SCALE 1:200

FORM OF STATEMENT - 2 (EXISTING & PROPOSED BUILDING)		
EXISTING & PROPOSED BUILDING	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
1	2	3
EXIST. WING A & B	GROUND FLOOR	406.014 SQ MT
	FIRST FLOOR	1350.453 SQ MT
	SECOND FLOOR	1350.453 SQ MT
PROP. WING A	THIRD FLOOR	675.237 SQ MT
	FOURTH FLOOR	675.237 SQ MT
	FIFTH FLOOR	675.237 SQ MT
	SIXTH FLOOR	675.237 SQ MT
	SEVENTH FLOOR	675.237 SQ MT
	EIGHTH FLOOR	675.237 SQ MT
	NINTH FLOOR	675.237 SQ MT
WING 'A' & 'B'	TOTAL B/U AREA	7833.580 SQ MT
EXIST. WING 'C'	GROUND FLOOR	55.517 SQ MT
	FIRST FLOOR	538.074 SQ MT
	SECOND FLOOR	544.696 SQ MT
	THIRD FLOOR	544.696 SQ MT
PROPOSED	FOUTH FLOOR	544.696 SQ MT
	FIFTH FLOOR	544.696 SQ MT
	SIXTH FLOOR	544.696 SQ MT
	SEVENTH FLOOR	544.696 SQ MT
	EIGHTH FLOOR	532.066 SQ MT
	NINTH FLOOR	544.696 SQ MT
TOTAL ' C '	TOTAL B/U AREA	4938.529 SQ MT

GRAND TOTAL EXISTING BUILT UP AREA OF WING 'A','B' & 'C' :-
7833.580 + 4938.529 = 12772.109 SQ MT

FORM OF STATEMENT - 2 (PROPOSED BUILDING - WING'B')		
PROPOSED BUILDING	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR AS
1	2	3
WING B	THIRD FLOOR	675.237 SQ MT
	FOURTH FLOOR	675.237 SQ MT
	FIFTH FLOOR	675.237 SQ MT
	SIXTH FLOOR	675.237 SQ MT
	SEVENTH FLOOR	675.237 SQ MT
	EIGHT FLOOR	675.237 SQ MT
	NINETH FLOOR	675.237 SQ MT
TOTAL ' B '	TOTAL B/U AREA	4726.660 SQ MT

GRAND TOTAL EXISTING + PROPOSED BUILT UP AREA OF WING 'A','B' & 'C' :-
12772.109 + 4726.660 = 17498.768 SQ MT

EXISTING BUILDING	FLOOR NO.	TOTAL BUILT UP AREA OF FLOORS AS PER P-LINE AREA
1	2	3
WING A	G+1	1756.467 SQ MT
WING B	G+1	
WING C	G+3	1682.983 SQ MT
	TOTAL	3439.450 SQ MT

PROPOSED BUILDING	FLOOR NO.	TOTAL BUILT UP AREA OF FLOORS AS PER P- LINE AREA
1	2	3
WING A & B	2ND TO 9TH FL	10803.773 SQ MT
WING C	4TH TO 9TH FL	3255.546 SQ MT
	TOTAL	14059.319 SQ MT

TOTAL OF EXISTING + PROPOSED AREA AS PER P-LINE AREA
3439.450 + 14059.338 = 17498.768 SQ. M

1) COMMERCIAL AREA = 234.835 SQ.M
2) RESIDENTIAL AREA = 17263.933 SQ.M
TOTAL = 17498.768 SQ.M

EXISTING & PROPOSED CONSTRUCTION OF MULTI FAMILY RESIDENTIAL BUILDING (GROUP HOUSING) ON KH. NO .191 PH. NO 38
MOUZA – PIPLA .TAH–NAGPUR(RURAL), DIST –NAGPUR
BELONGING TO :-
M/S SHREE LAXMI VENTURE PVT. LTD. THROUGH DIRECTORS
1) SHRI. VINOD PUNDLIKRAO KUBDE
2) SHRI. RAJESH HOMRAJ ROKADE
3) SHRI. GANESH HOMRAJ ROKADE
4) SHRI. UMESH RAMBHAU MHATRE

PLOT AREA STATEMENT

TOTAL LAND AREA :- 6100.00 SQ. M
TOTAL D.P ROAD WIDENING :- 330.372 SQ. M
PROPOSED OPEN SPACE :- 577.682 SQ. M
PROPOSED AMENITY SPACE :- N.A
NET PLOT AREA FOR FSI CALCULATION = 5769.628 SQ. M
(6100.00–330.372)

AREA STATEMENT

PLOT AREA FOR CALCULATION OF FSI = 5769.628 SQ. M
BASIC ZONAL FSI - 1.1 = 6346.591 SQ. M
ADDITIONAL FSI - 30% = 1730.888 SQ. M
(ON PREMIUM)
FSI OF ROAD WINDING AFTER SURRENDER
OF ROAD WINDING LAND = 330.372 x 1.85 = 611.188 SQ. M
PERMISSIBLE T.D.R. - =3377.996 SQ. M
PERMISSIBLE T.D.R. (70%) - =4038.740 SQ. M
(INCLUDING ROAD WIDENING F.S.I.)
MAXIMUM BUILDING POTENTIAL ON PLOT = 12116.219 SQ. M
TOTAL EXISTING P-LINE B/UP AREA OF WING- A ,WING-B & WING- C
TOTAL BUILT UP AREA OF WING A & WING B = 1756.467 SQ. M
TOTAL BUILT UP AREA OF WING C = 1682.983 SQ. M
TOTAL - 3439.450 SQ. M
TOTAL EXISTING BUILT UP AREA OF WING A+B+C = 3439.450 SQ. M
TOTAL PROPOSED P-LINE B/UP AREA OF WING - A & B
TOTAL PROPOSED BUILT UP AREA OF WING A & B = 10803.773 SQ. M
TOTAL PROPOSED BUILT UP AREA OF WING C = 3255.546 SQ. M
TOTAL PROPOSED B/UP AREA OF WING - A TO WING -C
10803.773 + 3255.546 = 14059.318
TOTAL B/UP AREA OF EXISTING + PROPOSED WING A- WING -C
3439.450 + 14059.318 = 17498.768 SQ.M

This sanction is subject to conditions of
N.A. order Dt. 12/12/2021
N.A.T.P. order Dt.

This Sanction is Subject to Conditions Mentioned in Development Agreement Dt. 31/5/2021

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 28/3/2022 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 1/4/2021

This Sanction is Subject to Condition that Flats shall be released as per Condition No. 4(c) of the Development Agreement Dt. 31/5/2021

Subject to the condition laid down by Directorate of Maharashtra Fire service vide Letter No mfs/sr/2021/372 dated- 20/12/2021

The Previous Building Permit No.BE(NMRDA)/East/Kamptee 0017/(NHPCR)/BP-BU-1016/2021/12158/2221 Dated 15/12/2021
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 30-01-2018 ii Developer have to construct the temporary shade, toilet and arrangement o drinking water for the labours.

BUILT UP AREA CALCULATION
PERMISSIBLE (RATIO/ AREA IN SQ.M)

a) Net plot area for F.S.I. calculation as per final layout plan :- 5769.628 sq.m
b) Net P-Line Built up area :- i) For Existing P-Line BU area :- 3439.450 sq.m
ii) For proposed P-Line BU area :-14059.318 sq.m
Total P-Line area :-17498.768 sq.m
c) Dividing Factor 1.5/1.6 to arrive Basic FSI+Premium FSI+TDR :-
i) For Residential :- P-line Area x(1.6) :- 17498.768/1.6 :- 10936.730 sq. m
d) Permissible Ancillary FSI :- (b-c) (17498.768-10936.730)= 6562.038 sq. m
e) Permissible Basic FSI /b/up area :- (1.1 xa) :- 1.1/6346.591 sq. m — 1.1/6346.591 sq. m
f) Permissible Additional FSI on premium :- (0.30 xa) :- 0.30/1730.869 sq. m — 22.52%/1301.281 sq. m
g) i) In situ area against D.P. for road widening with compliance of clause No. 7.30 (1.85x330.372) :- 611.188 sq.m — 611.188 sq.m
ii) Total In-situ /TDR loading as per TDR certificate :- 2677.67 sq.m — 2677.67 sq.m
iii) Permissible In-situ FSI/TDR (i+ii) :- 3338.414 sq.m. — 3338.414 sq.m
iv) Permissible TDR (0.70x5769.630) :- 0.70/4038.739 — 0.676/3338.414 sq.m
h) Total entitlement of FSI :- (d+e+f+g (iv)) 18678.258 sq.m — 17498.768 sq.m
i) Maximum Building Potential on land :- 5769.628 2.10
(Excluding Ancillary FSI) = 12116.219 sq.m — 10936.73 sq. m

Utilisation of T.D.R. :- (As per clause no. 11.2.6 of UDCPR-2020)
Formula :- X= Rg./Rr. x y
X :- Permissible utilization of TDR on recieving plot
Rg :- Rate of land as per ASR of generating plots in generating year :- Rs. 5280/-
Rr :- Rate of land as per ASR of Recieving plots in generating year :- Rs. 9950/-
Y :- TDR debited from DRC in sq.mt. :- 5046.00 sq.mt.
X = 5280/9950 x 5046 sq. mt.
Permissible utilization of TDR on recieving land = 2677.670 sq. mt.
Applicant have utilized 2677.670 sq. mt. TDR on said Receiving land.

TOTAL COVERED BUILT UP AREA STATEMENT (FSI + NON FSI)

BUILDING NO	P- LINE B/UP AREA	STILT PARKING	PODIUM	LIFT ROOM & STAIRCASE TOWER AREA	O.H. WATER TANK AREA	U.G. TANK	S.T.P AREA	ELECTRIC SUB STATION	TOTAL AREA
EXST. WING 'A'& 'B'	1756.467	1036.896	371.535	46.734	18.584	45.000	37.500	25.000	19812.800
PROP. WING 'A'& 'B'	10803.772			46.734	18.584				
EXST. WING C	1682.983	511.298							
PROP. WING 'C'	3255.546			44.841	18.580				
OPEN SPACE	86.603			6.143	0.000				
TOTAL	17585.371	1548.194	371.535	144.45	55.75	45.000	37.500	25.000	

SITE PLAN
SCALE 1:200

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

OWNER'S SIGN.

1) SHRI. VINOD PUNDLIKRAO KUBDE — 3) SHRI. GANESH HOMRAJ ROKADE
2) SHRI. RAJESH HOMRAJ ROKADE — 4) SHRI. UMESH RAMBHAU MHATRE

ARCHITECT'S SIGN.

WAVE DESIGNER & PLANNERS, NAGPUR
Architect ANJALI KADAM B.Arch. C.O.A./43423 N.T./2343 N.M.C./R-509 NMRDA/A4

WAVE
DESIGNER & PLANNERS
Flat no.G-6,Chennab Apt Chowk Hatti Road, Near Ajni Sq Nagpur-440000

SCALE:- 1:200 — SHEET NO. – 01/13