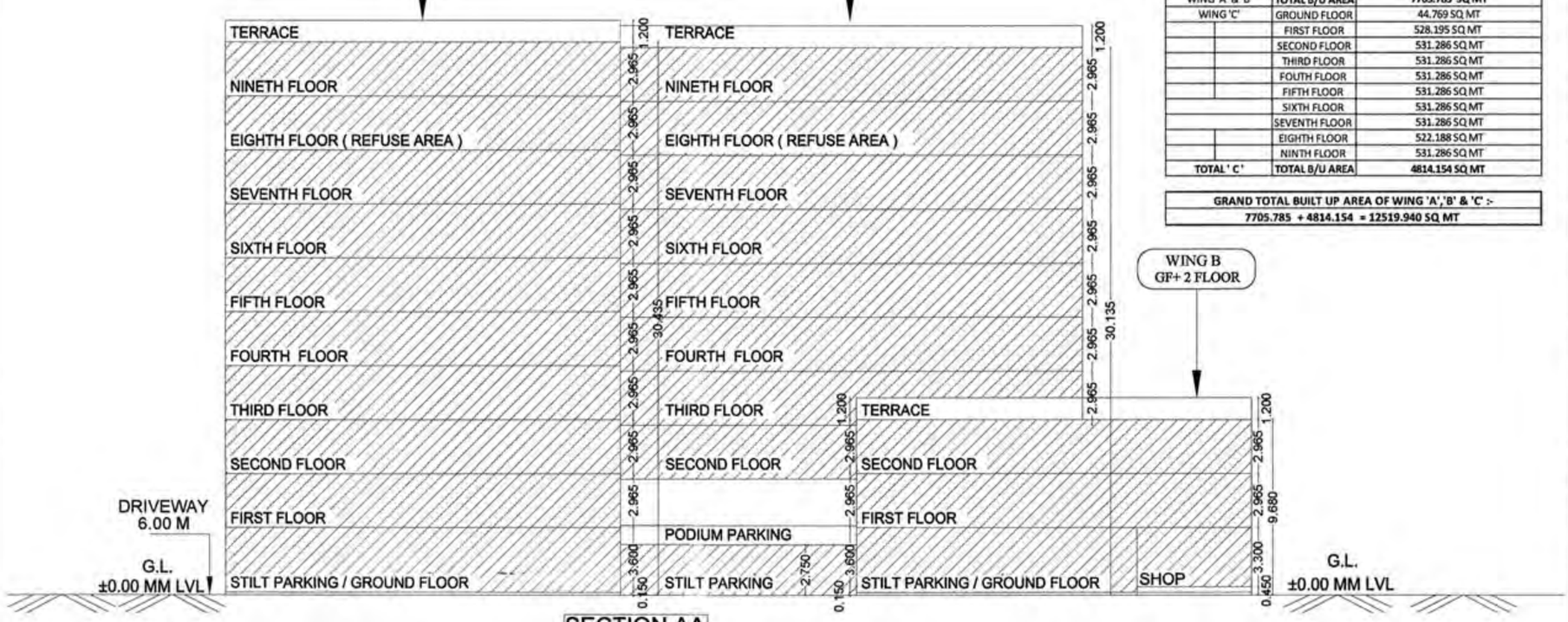
N.M.R.D.A.
L.S. No. 49
L.S. Valid
Up to 31/12/2029

WING A
GF+ 9 FLOOR

WING C
GF+ 9 FLOOR

WING B
GF+ 2 FLOOR



SECTION AA
SCALE 1:200

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 A & B	GROUND FLOOR	411.473 SQ MT
	FIRST FLOOR	1315.337 SQ MT
	SECOND FLOOR	1315.337 SQ MT
WING A	THIRD FLOOR	666.234 SQ MT
	FOUTH FLOOR	666.234 SQ MT
	FIFTH FLOOR	666.234 SQ MT
	SIXTH FLOOR	666.234 SQ MT
	SEVENTH FLOOR	666.234 SQ MT
	EIGHTH FLOOR	666.234 SQ MT
	NINTH FLOOR	666.234 SQ MT
WING 'A' & 'B'	TOTAL B/U AREA	7705.785 SQ MT
WING 'C'	GROUND FLOOR	44.769 SQ MT
	FIRST FLOOR	528.195 SQ MT
	SECOND FLOOR	531.286 SQ MT
	THIRD FLOOR	531.286 SQ MT
	FOUTH FLOOR	531.286 SQ MT
	FIFTH FLOOR	531.286 SQ MT
	SIXTH FLOOR	531.286 SQ MT
	SEVENTH FLOOR	531.286 SQ MT
	EIGHTH FLOOR	522.188 SQ MT
	NINTH FLOOR	531.286 SQ MT
TOTAL ' C '	TOTAL B/U AREA	4814.154 SQ MT

GRAND TOTAL BUILT UP AREA OF WING 'A','B' & 'C' :-
7705.785 + 4814.154 = 12519.940 SQ MT

TOTAL COVERED BUILT UP AREA STATEMENT (FSI + NON FSI)											
BUILDING NO	NO OF FLOORS	P- LINE B/UP AREA	STILT PARKING	PODIUM	STAIRCASE MID- LANDING AREA	STAIRCASE TOWER AREA	LIFT TOWER AREA	WATER TANK AREA	S.T.P	ELECTRIC SUB STATION	TOTAL COVERED AREA
WING A	G+9	7705.785	1036.896	371.535	90.000	35.704	11.030	18.584	37.500	25.000	9361.852
WING B	G+2				27.000	35.704	11.030	18.584			
WING C	G+9	4814.154	511.298	0.000	90.000	34.444	10.397	18.580			5478.873
OPEN SPACE	G+1	86.603	0.000	0.000	0.000	6.143	0.000	0.000			92.746+62.50
TOTAL		12606.542	1548.194	371.535	207.000	111.995	32.457	55.748	37.500	25.000	14995.971

OFFICE OF THE
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
Building Permit No. BE(NMRDA)/South/NMPCR)/17120866/2021012158/2221/860
dated - 20/9/2021
SANCTIONED
Assistant Engineer
Nagpur Metropolitan Region Development Authority

KH. NO 193

SITE PLAN
SCALE 1:200

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

PARKING AREA STATEMENT

PARKING AREA STATEMENT - WING A & WING B

WING A = 8 TENEMENTS x 9 FLOORS = 72 TENEMENTS (CARPET AREA 40 TO 80)
WING B = 8 TENEMENTS x 2 FLOORS = 16 TENEMENTS (CARPET AREA 40 TO 80)
WING C = 6 TENEMENTS x 9 FLOORS = 54 TENEMENTS (CARPET AREA 40 TO 80)
TOTAL = 142 TENEMENTS (CARPET AREA 40 TO 80)

2 TENEMENTS HAVING CARPET AREA EQUAL TO ABOVE 40.00 SQ M BUT LESS THAN 80.00 SQ M
PARKING REQUIRED = 1 CAR + 5 SCOOTER + VISITOR PARKING 5%

142 TENEMENTS HAVING CARPET AREA EQUAL TO ABOVE 40.00 SQ M BUT LESS THAN 80.00 SQ M
PARKING REQUIRED = 71 CAR + 355 SCOOTER
5% V P = 04 CAR + 018 SCOOTER
TOTAL PARKING REQ = 75 CAR + 373 SCOOTER

PARKING FOR EVERY 100 SQ M. CARPET AREA OF SHOPS
PARKING REQUIRED = 2 CAR + 6 SCOOTER
PARKING FOR 200.205 SQ M. CARPET AREA OF SHOPS
PARKING REQUIRED = 4 CAR + 12 SCOOTER

TOTAL PARKING REQ
= 75 CAR + 373 SCOOTER
= 04 CAR + 012 SCOOTER
TOTAL = 79 CAR + 385 SCOOTER
MULTIPLYING FACTOR 0.7 AS PER TABLE NO 8C
PARKING REQUIRED = 55 CAR + 270 SCOOTERS

TOTAL PARKING PROVIDED (WING A + WING B + WING C)
PROVIDED IN STILT & PODIUM – 67 CAR + 232 SCOOTER
OPEN PARKING – 00 CAR + 043 SCOOTER
TOTAL – 67 CAR + 275 SCOOTER

This sanction is subject to conditions of N.A. order Dt. 20/11/2020
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 17/9/2021 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 the Condition laid down by Fire Brigade Deptt. Directorate of Maharashtra Nagpur Mpl. Corporation Vide Letter No. MFS/ST/PR0315, dated -2/8/2021
This Sanction is Subject to Condition that Flats shall be released as per Condition No. 11(a-b) of the Development Agreement Dt. 3/5/2021
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 30-01-2015 that Developer have to construct the temporary shade, toilet and arrangement o drinking water for the labours.
Subject to condition that N.O.C. be obtained from Airport Authority Dt. 4/11/2021

PROPOSED BUILDING	FLOOR NO.	TOTAL BUILT UP AREA OF FLOORS AS PER OUTER CONSTRUCTION LINE
1	2	3
WING A	G+9	7705.785 SQ MT
WING B	G+2	
WING C	G+9	4814.154
	TOTAL	12519.940 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):-	5769.682	5769.682
b)	Existing Built Up area as per Previous sanctioned	N.A	N.A
c)	Net Proposed P-Line Built Up area	12519.94	12519.94
e)	Dividing Factor 1.6 to arrive Basic FSI+PremiumFSI+TDR:- P-Line area /(1.6)12519.94/1.6	7824.962	7824.962
f)	Permissible Ancillary FSI (Cluse No. 6.3,Table No. 6-G, Note-(i) of UDCPR (c-e)	4694.980	4694.980
(g)	Permissible Basic F.S.I/Bu area (1.1 X a)	1.1/6346.590	1.1/6346.590
(h)	Permissible Additional FSI on premium (0.30 X a)	0.30/1730.888	0.14/817.626
(i)	I) In situ area against D.P for road Widening with compliance of clause no.7.2 (2.00 X 330.372)	660.744	660.744
	(II) TDR Area as per certificate no :-		N.A
	(iii) Total in-situ / TDR loading proposed (i+ii)	660.744	660.744
	(iv) Permissible TDR :-0.70 of 5769.628	4038.739	0.114/660.744
(k)	Total entitlement of FSI :- (f+g+h+(iv))	16811.197	12519.94
(l)	Maximum Building Potential on land (Excluding Ancillary FSI)	5769.628 X 2.1 = 12116.210 sq mt	(k-f) 1.35/7824.960 Sq mt

INDEX :-
PLOT BOUNDRY SHOWN IN
PROPOSED 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
Flat no.G-4,Chennab Apt.Chanualkar-ti Road, Near Ajni Sq.Nagpur-440003

SCALE :- 1:100, 1:200,1:500.
SHEET NO. - 01/13