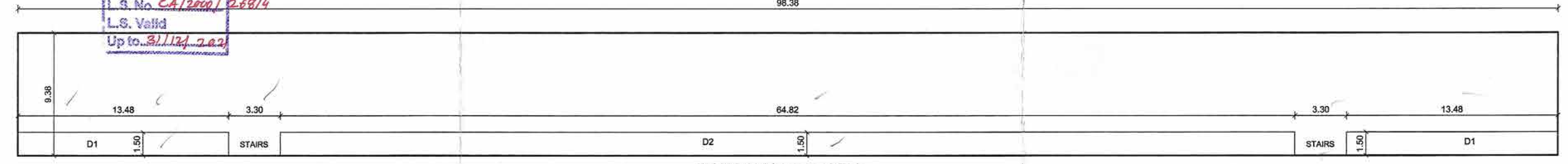
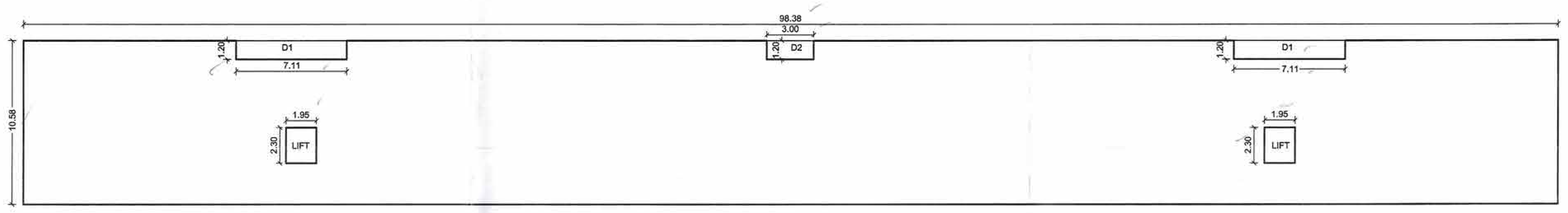
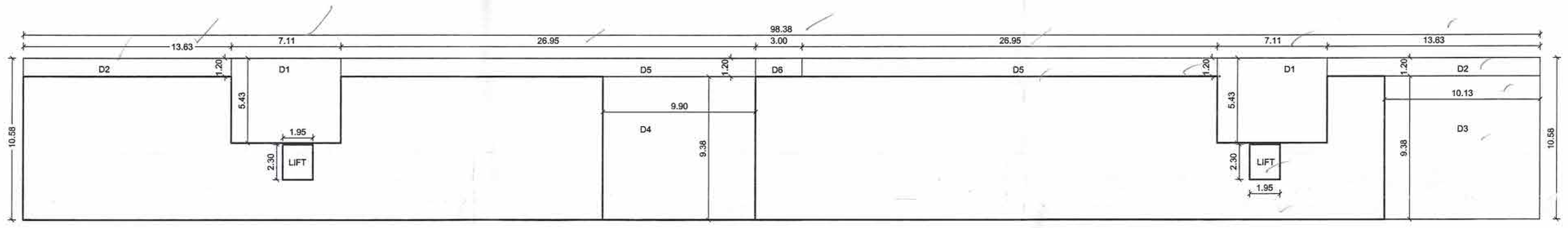
N.M.R.D.A.
L.S. No. CA/2000/26814
L.S. Valid
Up to 31/12/2022


GROUND BLOCK PLAN A WING
SCALE 1:200


FIRST BLOCK PLAN A WING
SCALE 1:200


SECOND BLOCK PLAN A WING
SCALE 1:200

GROUND FLOOR CALCULATION A WING

CODE NO.	SIZE		NOS.	TOTAL AREA
	98.38	9.38	1	922.804
TOTAL				922.804
DEDUCTION				
D1	1.500	13.480	2	40.44
D1	1.500	64.820	1	97.230
TOTAL DEDUCTION				137.670
TOTAL BUILT UP AREA				785.134

FIRST FLOOR CALCULATION A WING

CODE NO.	SIZE		NOS.	TOTAL AREA
	98.38	10.58	1	1040.860
TOTAL				1040.860
DEDUCTION				
D1	7.110	1.200	2	17.06
D2	1.200	3.000	1	3.60
LIFT	1.950	2.300	2	8.97
TOTAL DEDUCTION				29.634
TOTAL BUILT UP AREA				1011.230

SECOND FLOOR CALCULATION A WING

CODE NO.	SIZE		NOS.	TOTAL AREA
	98.38	10.58	1	1040.860
TOTAL				1040.860
DEDUCTION				
D1	7.110	5.430	2	77.21
D2	13.630	1.200	2	32.71
D3	9.380	10.130	1	95.02
D4	9.900	9.380	1	92.86
D5	26.950	1.200	2	64.68
D6	3.000	1.200	1	3.60
LIFT	1.950	2.300	2	8.97
TOTAL DEDUCTION				375.050
TOTAL BUILT UP AREA				665.810

OFFICE OF THE
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
Building Permit No. BP(NMRDA)/Rural/Nagpur/Rural/No. 3021031905/2523/247
SANCTIONED
Date - 28/3/22
Assistant Engineer
Nagpur Metropolitan Region Development Authority

This sanction is subject to conditions of N.A. order Dt. 10/3/2021
N.A.T.P. order Dt. ___

This Sanction is Subject to Conditions Mentioned in Development Agreement Dt. 24/3/2022

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 17/3/2022 BY 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 Directorate of Maharashtra Fire service vide Letter No MFS/SL/2022/218 dt 9/3/2022

The Sanction is Subject to Condition that Flats shall be allotted as per Condition No 17(a) of the Development Agreement Dt. 24/3/2022

Subject to Condition of N.O.C. from Airport Authority Dt 14/6/2021

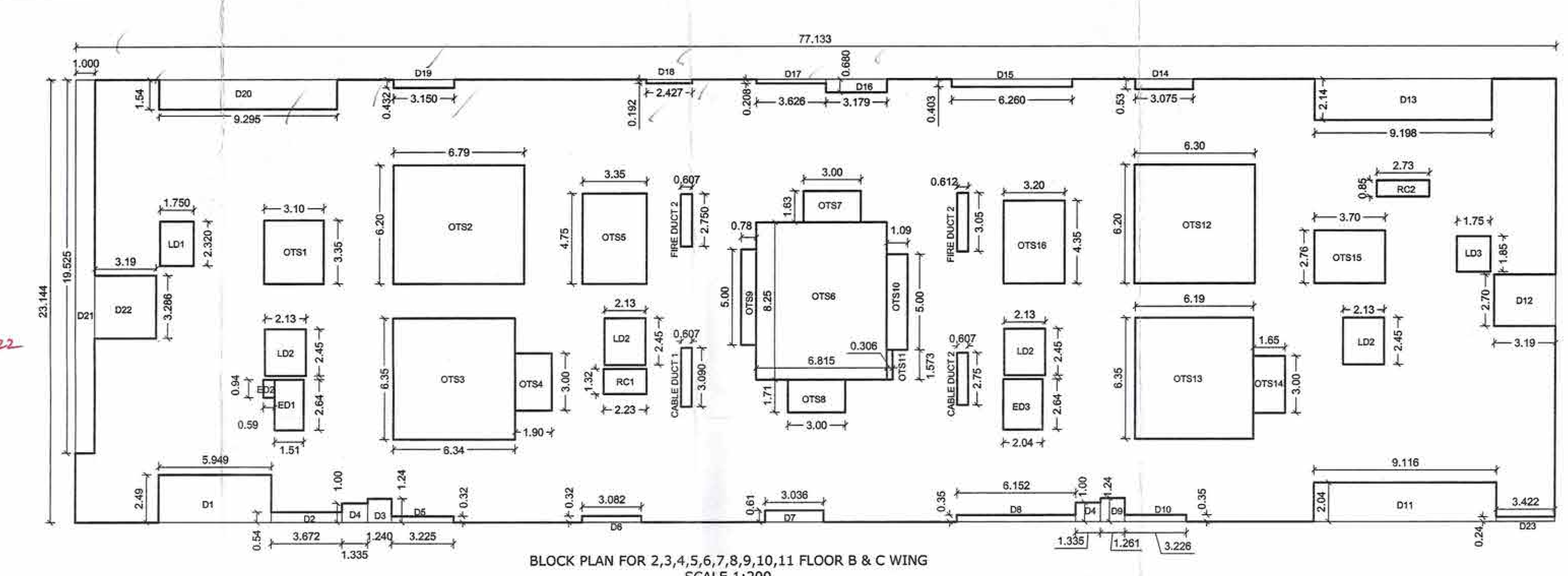
Subject to the condition that Developer/ Applicant shall construct sewage treatment plant (STP) as per the required norms of Maharashtra Pollution Control Board and shall submit the NOC from MPCB without compliance of same occupation permission not be issued.

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

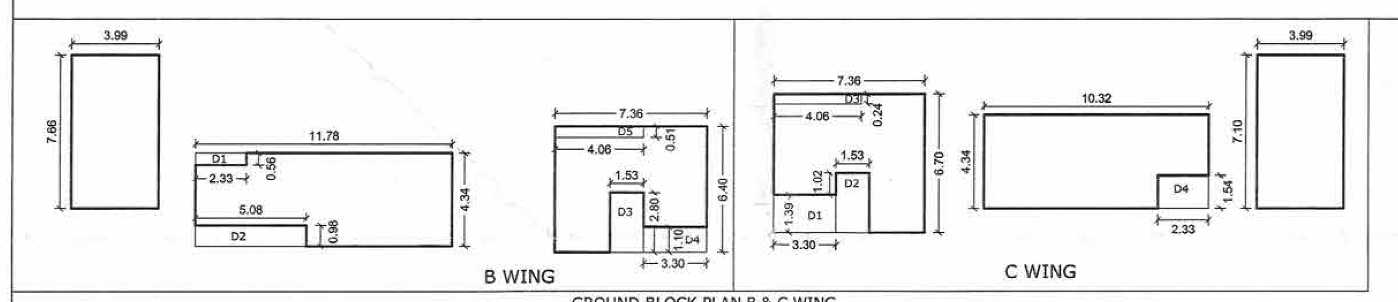
This Sanction is subject to conditions mentioned in M.O.U. with N.M.R.D.A. Dt. 31/7/2020

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

Final occupancy shall be issued only after payment of premium amount for additional FSI & Not demand note as per M.O.U.


BLOCK PLAN FOR 2,3,4,5,6,7,8,9,10,11 FLOOR B & C WING
SCALE 1:200

CODE NO.	SIZE		NOS.	TOTAL AREA
A2 (PROPOSED)	23.144	77.133	1	1785.17
DEDUCTION AREA CALCULATION				
DEDUCTION	SIZE		NOS.	TOTAL AREA
D1	5.949	2.490	1	14.813
D2	3.672	0.540	1	1.983
D3	1.240	1.240	1	1.538
D4	1.000	1.335	2	2.670
D5	3.225	0.320	1	1.032
D6	0.320	3.082	1	0.986
D7	0.610	3.036	1	1.852
D8	0.350	6.152	1	2.153
D9	1.261	1.240	1	1.564
D10	3.226	0.350	1	1.129
D11	9.116	2.040	1	18.596
D12	3.190	2.700	1	8.613
D13	9.198	2.140	1	19.684
D14	3.075	0.530	1	1.630
D15	6.260	0.403	1	2.523
D16	3.179	0.680	1	2.162
D17	3.626	0.208	1	0.754
D18	2.427	0.192	1	0.466
D19	3.150	0.432	1	1.361
D20	9.295	1.540	1	14.314
D21	19.525	1.000	1	19.525
D22	3.190	3.286	1	10.482
D23	3.422	0.240	1	0.821
LD1	1.75	2.320	1	4.06
LD2	2.130	2.450	4	20.87
LD3	1.75	1.850	1	3.24
ED1	1.510	2.640	1	3.99
ED2	0.590	0.940	1	0.55
ED3	2.040	2.640	1	5.39
CABLE DUCT 1	3.090	0.607	1	1.88
CABLE DUCT 2	2.750	0.607	1	1.67
FIRE DUCT 1	0.607	2.750	1	1.67
FIRE DUCT 2	3.050	0.612	1	1.87
RC1	1.320	2.230	1	2.94
RC2	2.730	0.850	1	2.32
OTS1	3.100	3.350	1	10.39
OTS2	6.790	6.200	1	42.10
OTS3	6.340	6.350	1	40.26
OTS4	1.900	3.000	1	5.70
OTS5	3.350	4.750	1	15.91
OTS6	8.250	6.815	1	56.22
OTS7	3.000	1.630	1	4.89
OTS8	3.000	1.710	1	5.13
OTS9	5.000	0.780	1	3.90
OTS10	5.000	1.090	1	5.45
OTS11	0.306	1.573	1	0.48
OTS12	6.300	6.200	1	39.06
OTS13	6.190	6.350	1	39.31
OTS14	1.650	3.000	1	4.95
OTS15	3.700	2.760	1	10.21
OTS16	3.200	4.350	1	13.92
TOTAL DEDUCTION AREA				478.98
TOTAL BUILT UP AREA				1306.19


B WING
C WING
GROUND BLOCK PLAN B & C WING
SCALE 1:200

GROUND FLOOR CALCULATION B WING

CODE NO.	SIZE		NOS.	TOTAL AREA
	11.78	4.34	1	51.13
TOTAL				51.13
DEDUCTION				
D1	2.330	0.560	1	1.30
D2	5.080	0.980	1	4.98
TOTAL DEDUCTION				6.280
TOTAL BUILT UP AREA				44.85

GROUND FLOOR CALCULATION B WING

CODE NO.	SIZE		NOS.	TOTAL AREA
	3.99	7.66	1	30.56
TOTAL BUILT UP AREA				30.56

GROUND FLOOR CALCULATION B WING

CODE NO.	SIZE		NOS.	TOTAL AREA
	7.36	6.40	1	47.10
TOTAL				47.10
DEDUCTION				
D3	1.530	2.800	1	4.28
D4	3.300	1.100	1	3.63
D5	0.510	4.060	1	2.07
TOTAL DEDUCTION				9.98
TOTAL BUILT UP AREA				37.12

GROUND FLOOR CALCULATION C WING

CODE NO.	SIZE		NOS.	TOTAL AREA
	10.32	4.34	1	44.79
TOTAL				44.79
DEDUCTION				
D4	2.330	1.540	1	3.59
TOTAL DEDUCTION				3.59
TOTAL BUILT UP AREA				41.20

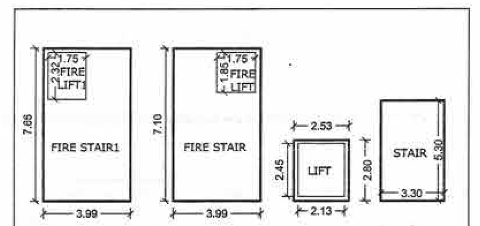
GROUND FLOOR CALCULATION C WING

CODE NO.	SIZE		NOS.	TOTAL AREA
	7.36	6.70	1	49.31
TOTAL				49.31
DEDUCTION				
D2	1.530	2.800	1	4.28
D1	1.390	3.300	1	4.59
D3	0.240	4.060	1	0.97
TOTAL DEDUCTION				9.84
TOTAL BUILT UP AREA				39.47

GROUND FLOOR CALCULATION B WING

CODE NO.	SIZE		NOS.	TOTAL AREA
	3.99	7.10	1	28.33
TOTAL				28.33

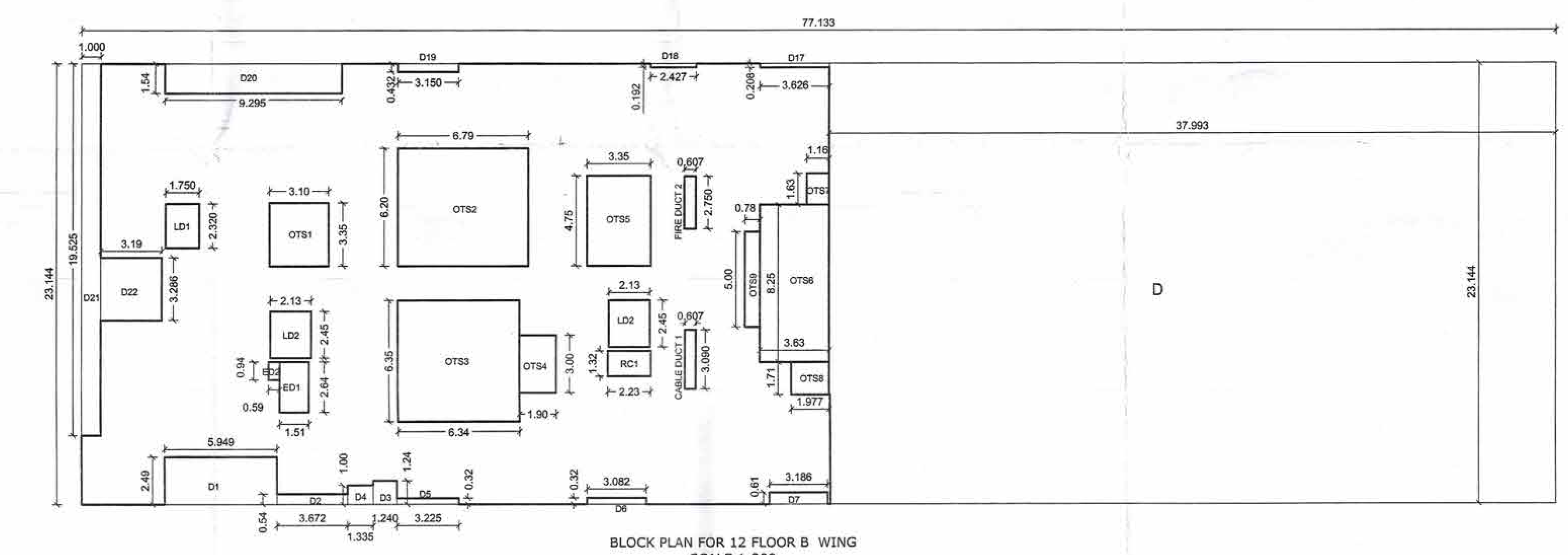
TOTAL P LINE B/U OF WING B AT GROUND FLOOR = 112.530 SQ.M.
TOTAL P LINE B/U OF WING C AT GROUND FLOOR = 109.00 SQ.M.
TOTAL P LINE B/U AREA OF WING B&C AT GROUND FLOOR = 112.523 + 109 = 221.53 SQ.M.


FIRST FLOOR BLOCK PLAN B & C WING
SCALE 1:200

FIRST FLOOR CALCULATION B & C WING

CODE NO.	SIZE		NOS.	TOTAL AREA
FIRE STAIR CASE	7.10	3.99	1	28.33
LIFT	2.53	2.80	4	28.34
FIRE STAIR CASE 1	3.99	7.66	1	30.56
STAIR CASE	3.30	5.30	2	34.98
TOTAL				122.21
DEDUCTION				
FIRE LIFT	1.850	1.750	1	3.24
FIRE LIFT 1	1.750	2.320	1	4.06
LIFT	2.450	2.130	4	20.87
TOTAL DEDUCTION				28.17
TOTAL BUILT UP AREA				94.04

CODE NO.	SIZE		NOS.	TOTAL AREA
A2 (PROPOSED)	23.144	77.133	1	1785.17
DEDUCTION AREA CALCULATION				
DEDUCTION	SIZE		NOS.	TOTAL AREA
D1	5.949	2.490	1	14.813
D2	3.672	0.540	1	1.983
D3	1.240	1.240	1	1.538
D4	1.000	1.335	1	1.335
D5	3.225	0.320	1	1.032
D6	0.320	3.082	1	0.986
D7	0.610	3.186	1	1.943
D17	3.626	0.208	1	0.754
D18	2.427	0.192	1	0.466
D19	3.150	0.432	1	1.361
D20	9.295	1.540	1	14.314
D21	19.525	1.000	1	19.525
D22	3.190	3.286	1	10.482
LD1	1.75	2.320	1	4.06
LD2	2.130	2.450	2	10.44
ED1	1.510	2.640	1	3.99
ED2	0.590	0.940	1	0.55
CABLE DUCT 1	3.090	0.607	1	1.88
FIRE DUCT 1	0.607	2.750	1	1.67
RC1	1.320	2.230	1	2.94
OTS1	3.100	3.350	1	10.39
OTS2	6.790	6.200	1	42.10
OTS3	6.340	6.350	1	40.26
OTS4	1.900	3.000	1	5.70
OTS5	3.350	4.750	1	15.91
OTS6	8.250	3.630	1	29.95
OTS7	1.160	1.630	1	1.89
OTS8	1.977	1.710	1	3.38
OTS9	5.000	0.780	1	3.90
D	37.993	23.144	1	879.31
TOTAL DEDUCTION AREA				1128.850
TOTAL BUILT UP AREA				656.32


BLOCK PLAN FOR 12 FLOOR B WING
SCALE 1:200

COMMERCIAL

REQUIRED PARKING	UNIT	CAR	SCOOTER
FOR EVERY 100 SQ.M. OF CARPET MARCHANTILE (MARKET ,SHOPS)	1	2	6
PROPOSED PARKING	**UNIT**	**CAR**	**SCOOTER**
PROPOSED 1536 SQ.M. OF CARPET AREA FOR MARCHANTILE (MARKET ,SHOPS)	15.36	31	92
RESIDENTIAL			
REQUIRED PARKING	**UNIT**	**CAR**	**SCOOTER**
FOR EVERY 2 TENEMENT EACH HAVING CARPET AREA BETWEEN 40 TO 80 SQ.M.	2	1	5
PROPOSED PARKING	**UNIT**	**CAR**	**SCOOTER**
PROPOSED 168 TENEMENT EACH HAVING CARPET AREA BETWEEN 40 TO 80 SQ.M.	84	84	420
VISITORS PARKING 5% ADDITIONAL		4	21
TOTAL PARKING FOR RESIDENTIAL		88	441
		CAR	**SCOOTER**
TOTAL PRAKING REQUIRED		119	533
MULTIPLYING FACTOR FOR METROPOLITAN AREA DEVLOPMENT AUTHORITY (0.70)		83	373
ELECTRIC PARKING 20%		17	75
REGULAR PARKING		66	298
OUT OF 20% ELECTRIC PARKING 30% OF PARKING SPACE SHOULD NOT SOLD TO FLAT OWNER		5	23
TOTAL PRAKING PROVIDED		**87**	**393**
LOADING UN LOADING SPACE 2 NOS OF SIZE 3.75 X 7.50 M			

Form of Statement 2
[Sr. No. 9 (a)]
Proposed Building

Building No.	Floor No.	Total P- Line Area of floor, as per outer construction line.
WING A COMMERCIAL	GROUND	785.134
	FIRST	1011.230
	SECOND	665.810
	TOTAL AREA	2462.174

Building No.	Floor No.	Total P- Line Area of floor, as per outer construction
WING B & C RESIDENTIAL	GROUND	221.530
	FIRST	94.040
	SECOND	1306.190
	THIRD	1306.190
	FOURTH	1306.190
	FIFTH	1306.190
	SIXTH	1306.190
	SEVENTH	1306.190
	EIGHTH	1306.190
	NINETH	1306.190
	TENTH	1306.190
	ELEVENTH	1306.190
	TWELVE	656.320
	TOTAL AREA	14033.790
PROPOSED FSI A+B+C WING		16495.984
PROPOSED OPEN SPACE PLOT (FITNES CENTER & CRECHE BUILDING) P LINE		89.500
TOTAL FSI PROPOSED		16585.484

AREA DETAILS OF APARTMENT

BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT
B WING	GROUND		0.00	0.00
	FIRST		0.00	0.00
	2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th,12th FLOOR	FLAT-1	49.890 SQ.M	9.252 SQ.M
		FLAT-2	51.607 SQ.M	9.321 SQ.M
		FLAT-3	53.543 SQ.M	9.799 SQ.M
		FLAT-4	51.638 SQ.M	9.421 SQ.M
		FLAT-5	51.430 SQ.M	9.444 SQ.M
		FLAT-6	57.953 SQ.M	6.840 SQ.M
		FLAT-7	53.338 SQ.M	6.780 SQ.M
		FLAT-8	52.377 SQ.M	9.598 SQ.M

AREA DETAILS OF APARTMENT

BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT
C WING	GROUND		0.00	0.00
	FIRST		0.00	0.00
	2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th FLOOR	FLAT-1	50.454SQ.M	9.770 SQ.M
		FLAT-2	53.245 SQ.M	9.382 SQ.M
		FLAT-3	51.365 SQ.M	9.431 SQ.M
		FLAT-4	48.944 SQ.M	6.718 SQ.M
		FLAT-5	50.875 SQ.M	9.476 SQ.M
		FLAT-6	55.528 SQ.M	6.823 SQ.M
		FLAT-7	55.203 SQ.M	6.791 SQ.M
		FLAT-8	56.087 SQ.M	9.478 SQ.M

AREA STATMENT

1	TOTAL PLOT AREA	10000.00	
2	PLOT AREA OF OWNER 60%	6000.00	
3	PLOT AREA TO BE HANDED OVER TO NMRDA 40%	4000.00	
FSI CALCULATION AS PER PRFORMA - I OF UDCPR - 2020 :- BUILT UP AREA CALCULATION			
		RATIO / AREA IN SQ.M.	PROPOSED (RATIO / AREA IN SQ.M.)
A	NET PLOT AREA FSI CALCULATION (CLAUSE NO. 3.9 OF UDCPR - 2020) OR AS PER LAYOUT	10000.00	10000.00
B	NET P - LINE BUILT UP AREA (CLAUSE NO. 6.6 OF UDCPR - 2020)		16495.984
C	DIVIDING FACTOR 1.6/1/1.8 TO ARRIVE BASIC FSI + PREMIUM FSI+TDR :- P-LINE AREA /(1.6)	16495.984/ 1.6	10309.977
D	PERMISSIBLE ANCILLARY FSI (CLAUSE NO. 6.3 , TABLE NO 6-G,NOTE - (I) OF UDCPR - 2020) :- (B-C)	PERMISSIBLE 6185.987	PROPOSED 5495.964
E	PERMISSIBLE BASIC FSI B/u AREA :- (1.1 X A) (CLAUSE NO. 6.3,TABLE NO 6 G OF UDCPR - 2020) 1.1 X 10000	1.1/ 11000 SQ.M.	1.1/ 11000 SQ.M.
F	PREMIUM : - (0.30 X A) (CLAUSE NO. 6.3,TABLE NO 6 G OF UDCPR - 2020) :- (0.30 X A)	0.30/3000	NIL
G	PERMISSIBLE TDR (A X PERMISSIBLE TDR) (CLAUSE NO. 6.3,TABLE NO 6 G OF UDCPR - 2020)		NIL
H	PERMISSIBLE TDR FOR ROAD WIDENING WITH COMPLIANCE OF CLAUSE NO 7.2 & PROFORMA -I OF UDCPR - 2020 (2.00 XSQ.M.)		NIL
I	TOTAL ENTITLEMENT OF FSI	20185.987 SQ.M.	16495.964 SQ.M.
J	MAXIMUM BUILDING POTENTIAL	20185.987 SQ.M.	16495.964 SQ.M.

Total no of Tenement

Wing A & B	
SECOND	16
THIRD	16
FOURTH	16
FIFTH	16
SIXTH	16
SEVENTH	16
EIGHTH	16
NINETH	16
TENTH	16
ELEVENTH	16
TWELVE	8
TOTAL	**168**

PROPOSED RESIDENTIAL & COMMERCIAL BUILDING ON KH.NO 94/2 (FINAL PLOT NO 365/2) P.H. NO 42 MOUZA- PARSODI, TAH.- NAGPUR. DIST. - NAGPUR. IN SUMTHANA - SONDAPAR- KOTEWADA - JAMTHA - PARSODI IMPROVEMENT SCHEME BELONGS TO - DEVPRATH CONSTRUCTION LLP. THROUGA AUTHORISED PARTNER HEMAL H. NADIYANA

NAME AND SIGNATURE OF ARCHITECT:-

MILIND NADIYANA & ASSOCIATES
CA/2000/26814 NIT L.S. No. 1193 NMC L.S. No. R-124 ARCHITECT

ARCHITECT :- MILIND NADIYANA.CA/2000/26814,N.I.T. L.S.NO.-1193,N.M.C. L.S. NO. R- 124.

MILIND NADIYANA & ASSOCIATES

NAME AND SIGNATURE OF OWNER

M/S DEVPRATH CONSTRUCTIONS LLP. THROUGH AUTHORISED PARTNER HEMAL H. NADIYANA

DRWG. TITLE :- SITE PLAN LOCATION MAP & AREA STATEMENT	
SCALE:- 1:100 , 1:200	DATE :- 15-12-21
CHECKED BY:- M. NADIYANA	DRAWN BY:- VM