M.R.D.A.
L.S. No. CA/2001/2331
L.S. Valid Up to 31/12/2023

PODIUM LINE

SLOPE 1:9 VEHICULAR RAMP RAMP

PODIUM FLOOR TO GROUND LEVEL

RAMP FROM GROUND TO PODIUM LEVEL

SLOPE 1:9

SCHEDULE OF OPENING					
SR.NO	TYPE	SIZE	SILL	LINTEL	DESCRIPTION
1	D2a	0.75x2.10	-	2.1	FLUSH DOOR
2	D3	0.90x2.10	-	2.1	FLUSH DOOR
3	D3a	1.00x2.10	-	2.4	FLUSH DOOR
4	OP3	0.90x1.20	-	2.1	OPENING
5	KW2	0.60x1.20	1.2	2.1	KITCHEN WINDOW
6	W5	1.20x1.50	0.9	2.1	AL FRAMED GLAZED WINDOW
7	W6	1.20x1.80	0.9	2.1	AL FRAMED GLAZED WINDOW
8	W10	3.00x1.80	0.9	2.1	AL FRAMED GLAZED WINDOW
9	V2	0.60x0.75	1.35	2.1	ALLOUVERED VENTILATOR
10	SD7	2.10x2.10	-	2.1	SLIDING DOOR
11	SD5a	1.650x2.10	-	2.1	SLIDING DOOR
12	RS1	4.50x3.00	-	3	ROLLING SHUTTER
13	RS2	5.00x3.00	-	3	ROLLING SHUTTER
14	RS3	6.00x3.00	-	3	ROLLING SHUTTER

F.S.I. / Built-up Area Calculation :-

a) Net Plot area For F.S.I. Calculation (Clause No. 3.9 of UDCPR-2020) or as per Site Approval Letter	9001.875 sq.mt.	
b) Net P-Line Built up Area	28769.1857 L.S.	
c) Use Dividing Factor 1.671.8 to arrive	17980.720 cu.mt.	
Basic FSI + Premium FSI + TDR :- P-line Area /(1.6)	**Permissible**	**Proposed**
d) Permissible Ancillary FSI :- (Clause No. 6.3, Table No. 6-G, Note (i) of UDCPR) :- (b-c)	10788.438 sq.mt.	10788.438 sq.mt.
e) Permissible Basic F.S.I./R/u area :- (1.1 x a) (Clause No. 6.3, Table No. 6-G of UDCPR)	Basic FSI = 1.1 9902.063 sq.mt	Basic FSI = 1.1 9902.063 sq.mt
f) Permissible Additional FSI on Premium :- (0.30 x a) (Clause No. 6.3, Table No. 6-G of UDCPR)	Q/2700.562 sq.mt.	0.227/2053.549 sq.mt.
g) Permissible TDR:- (a x permissible TDR)	9/8101.687 sq.mt.	0.669/6025.117 sq.mt.
h) Permissible TDR for Road Widening with compliance of Clause No. 7.2 & Proforma - I of UDCPR - 2020 (2.00 X --- sq.mt)	Not Applicable	Not Applicable
i) Toatal Entitlement of F.S.I :- (d+e+f+g)	31492.750 sq.mt.	28769.167 sq.mt.
j) Maximum Building Potential on Plot (Excluding Ancillary FSI)	31492.75 sq.mt.	28769.167 sq.mt.

DATE :- 18.08.2021	TITLE:- PODIUM/FIRST FLOOR PALN	SHEET NO.:- 4/13

PROJECT:-
PROPOSED BUILDING PLAN FOR CONSTRUCTION OF COMMERCIAL & MULTI FAMILY DWELLING UNITS ON
KH NO.-39/2, MOUZA- BELTARODI,
TAH-NAGPUR(RURAL),
DIST-NAGPUR.
OWNER'S NAME:-TO- SANDESH INFRASTRUCTURE PVT.LTD.
(SHRI DILIP PRALHADRAO ASWAR),(DIRECTOR)

No.	AREA STATEMENT	SQ.MT.
1	AREA OF PLOT (A) AS PER CLASS OF A,B,C TO BE CONSIDERED/ (A) AS PER 7/12 EXTRACT/DEMARCATION DOCUMENT (B) AS PER AKHIVA/TIPPAN AS PER MEASURNMENT SHEET (C) AS PER SITE	9001.875 sq.mt
2	DEDUCTION FOR (A) PROPOSED D.P./ D.P ROAD WIDENING AREA/SERVICE ROAD /HIGHWAY WIDENING (B) ANY D.P. RESERVATION AREA (TOTAL A+B)	NOT APPLICABLE 0.000
3	BALANCE AREA OF PLOT (1-2)	9001.875 sq.mt
4	AMENITY SPACES (IF APPLICABLE) (A) REQUIRED (B) ADJUSTMENT OF 20%, IF ANY (C)BALANCE PROPOSED	NOT APPLICABLE NOT APPLICABLE NOT APPLICABLE
5	NET PLOT AREA (3-4(C))	9001.875 sq.mt
6	RECREATIONAL OPEN SPACE (IF APPLICABLE) (A) REQUIRED (B) PROPOSED	900.19 sq.mt. 900.188 sq.mt.
7	INTERNAL ROAD AREA	NOT APPLICABLE
8	PLOTABLE AREA(IF APPLICABLE)	NOT APPLICABLE
9	"BUILT UP AREA WITH REFRENCE TO BASIC F.S.I AS PER FRONT ROADS WIDTH + (BASIC FSI 1.0) (SR. NO. 5X BASIC FSI)	9902.063 sq.mt.
10	ADDITIONAL FSI ON PAYMENT OF PREMIUM (0.227%) (A) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH (0.30) (B) PROPOSED FSI ON PAYMENT OF PREMIUM	2053.549sq.mt.
11	IN-SITU FSI/TDR LOADING (A) IN-SITU AREA AGAINST D.P. ROAD / 2.0 X SR. NO. 2(A) , IF ANY "(B) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER 2.0X OF 1.85 X SR.NO. 4(B) AND ORC" (C)TOR AREA (0.669%) (D) TOTAL IN-SITU / TDR LOADING PROPOSED (11(A)+(B)+C)	6025.117 sq.mt. 6025.117 sq.mt.
12	ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	NOT APPLICABLE
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL (A)(9 - 10(A) - 11(D) OR 12 WHICHEVER IS APPLICABLE	17980.720sq.mt.
	(B) ANCILLARY AREA FSI UPTO 80% WITH PAYMENT OF CHARGES	10788.438 sq.mt.
	(C)TOTAL ENTITLEMENT (A+B)	28769.167 sq.mt.
14	MODIFICATION/CHANGES IN THE PROPOSAL IF ANY WITH REFRENCE TO THE PREVIOUS APPROVED PLAN WITH REGULATION NO. 8.1 OR 8.2 OR 8.3 OR 8.4 AS APPLICABLE) E / E-OR / E	
	TOTAL BUILT-UP AREA IN PROPSAL (EXCLUDING AREA AT SR.NO.17 B)	
	(A) EXISTING BUILT-UP AREA	0.000
	(B) PROPOSED BUILT-UP AREA (AS PER P-LINE)	28769.167 sq.mt.
	(C)TOTAL (A+B)	28769.167 sq.mt.
	F.S.I CONSUMED (15(13))	
	AREA FOR INCLUSIVE HOUSING, IF ANY	NOT APPLICABLE
	(A) REQUIRED (20% OF SR NO.5)	NOT APPLICABLE
	(B) PROPOSED	NOT APPLICABLE

COMMERCIAL PARKING AREA STATEMENT

		CAR	SCOOTER
	FOR MERCANTILE - (GROUND &1ST FLOOR OF BLOCK-'A'		
A	PARKING REQUIRED FOR EVERY 100.00SQ.M CARPET AREA OF SHOP	2	6
B	PARKING REQUIRED FOR 1334.542SQ M CARPET AREA OF SHOP (GROUND FLOOR +FIRST FLOOR)	27	80
	FOR OFFICES (2ND &3RD FLOOR)		
C	PARKING REQUIRED FOR EVERY 200.00 SQM CARPET AREA	3	11
D	PARKING REQUIRED FOR 1581.888 SQM CARPET AREA	24	87
G	TOTAL COMMERCIAL PARKING REQUIRED (B+D+F)	51	167

RESIDENTIAL PARKING AREA STATEMENT

		CAR	SCOOTER
	FOR EVERY TWO TENEMENT HAVING CARPET AREA ABOVE 40SQ.M BUT LESS THAN 80SQM		
A	PARKING RQUIRED	1	5
B	FOR 154 TENEMENT	77	385
	FOR EVERY TENEMENT HAVING CARPET AREA ABOVE 80SQ.M BUT LESS THAN 150SQM		
C	PARKING REQUIRED	1	3
D	FOR 56 TENEMENTS	56	168
E	TOTAL PARKING FOR FLATS REQUIRED	133	553
F	5% VISITOR PARKING	7	28
G	TOTAL RESIDENTIAL PARKING REQUIRED (B+D+F)	140	581
	TOTAL PARKING REQUIRED	191	748
	MULTIPLYING FACTOR - 0.7	133	524

LOADING UNLOADING VEHICLES = 2916.43/1000
= 2.9 SAY 3
= 0.7 x 3
= 2.1 SAY 2 NOS.

TOTAL REQUIRED PARKING = 133 CARS , 554 SC, 2 LOADING / UNLOADING VEHICLES
30% ELECTRICAL PARKING = 27 CARS, 105 SC
REGULAR PARKING = 106 CARS, 419 SC, 2 LOADING / UNLOADING VEHICLES

NOTE - OUT OF 20% OF ELECTRICAL PARKING 30% PARKING i.e. 8 CARS, 32 SC PARKING SPACE SHOULD NOT BE SOLD TO FLAT OWNERS, IT SHOULD BE PROVIDED SEPARATELY

PROPOSED PARKING
30% ELECTRICAL PARKING = 27 CARS , 105 SC
REGULAR PARKING = 110 CARS, 461 SC, 2 LOADING/UNLOADING VEHICLES

TOTAL = 137 CARS , 566 SC , 2 LOADING/UNLOADING VEHICLES.

LEGEND:
TOTAL TENEMENTS
1ST FLOOR = 4 UNITS
2ND TO 7TH & 8TH TO 13 TH FLOOR = 16 x 11 = 176 UNITS
8TH AND 14TH FLOOR = 15 x 2 = 30 UNITS
GRAND TOTAL = 210 UNITS (RESIDENTIAL)

FIRST FLOOR/PODIUM LEVEL PLAN
SCALE - 1 : 100

SOUTH - EAST SIDE

OFFICE OF THE NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY

This sanction is subject to conditions of N.A. order Dt. 29/12/2020
N.A.Dt.order No.

This Sanction Is Subject to Conditions Mentioned In Development Agreement Dt. 4/2/2022.

Subject to Condition of N.O.C. from Airport Authority Dt. 14/10/2022

Subject to the condition laid down by Directorate of Maharashtra Fire service vide Letter No MFS/CR/2021/1551 Dt. 25/8/2021 & MFS/152/2021/1385 Dt. 13/10/2022

Subject to Compliance of terms and Condition of Environment clearance I letter dated

Necessary arrangement for rain water harvesting shall be done.

This Sanction is Subject to Condition that Plans shall be released as per Condition in clause of the Development Agreement Dt. 22/12/2021.

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 24/12/2021 OF STRUCTURAL DESIGNER AND APPLICANT

Building Permit No. CA/2001/2331/NAGPUR/Amalgh.No.1/278/21 Dt. 27/12/2021

SANCTIONED

Assistant Engineer
Nagpur Metropolitan Region Development Authority

Subject to the provisions of structural drawings submitted by applicant.

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.

Occupation Certificate Shall be issued only after payment of full Premium amount.

It is also 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.

SPACE FOR STAMP

GROUND FLOOR AREA STATEMENT

AREA KEY PLAN OF GROUND FLOOR OF BLOCK-'A'(RESIDENTIAL PART)
SCALE - 1 : 200

P LINE AREA STATEMENT FOR COMMERCIAL UNIT GROUND FLOOR

SR.NO.	BLOCK	a	b	c	a x b (a+b)/2)(c)	a x b x 0.5	NOS.	AREA IN SQ.MT.
					GROSS AREA			
1	A	5.71	3.73		15.588		1	15.588
2	B	9.33	1.65		15.008		1	15.008
3	C	43.698	16.95		740.681		1	740.681
4	D	1.96	1.5		8.040		1	8.040
					TOTAL			779.407
					DEDUCTION			
1	d1	1.825	1.925		3.513		2	7.026
2	d2	0.675	2.25		1.519		1	1.519
3	d3	2	2.35		4.700		2	9.400
					TOTAL			18.932

TOTAL P LINE AREA = TOTAL GROSS AREA - TOTAL DEDUCTION — 761.395

P LINE AREA STATEMENT FOR RESIDENTIAL BLOCK - A ON GROUND FLOOR

SR.NO.	BLOCK	a	b	c	a x b (a+b)/2)(c)	a x b x 0.5	NOS.	AREA IN SQ.MT.
					GROSS AREA			
1	B	7.492	5.055		37.872		3	113.616
2	C	6.182	5.38		33.313		3	99.939
3	D	2.55	3.38		8.619		3	25.857
					TOTAL			239.412

AREA KEY PLAN OF GROUND FLOOR OF BLOCK - 'B'
SCALE - 1 : 200

BLOCK B - P LINE AREA STATEMENT FOR GROUND FLOOR

SR.NO.	BLOCK	a	b	c	a x b (a+b)/2)(c)	a x b x 0.5	NOS.	AREA IN SQ.MT.
					GROSS AREA			
1	a	4.225	3.038		12.751		1	12.751
2	a	5.305	1.113			2.979	1	2.979
3	a	5.305	2.307			6.119	1	6.119
4	a	4.965	4.564		22.760		1	22.760
5	a	4.965	1.433			3.557	1	3.557
6	a	5.132	2.34			7.174	1	7.174
7	a	4.07	0.779			2.364	1	2.364
8	a	5.07	1.488			3.824	1	3.824
9	a	4.147	4.966		20.514		1	20.514
10	a	11.598	4.001		46.415		1	46.415
11	a	5.904	5.186	4.035		30.369	1	30.369
12	a	2.939	2.431	1.538		4.531	1	4.531
13	a	5.436	2.889		18.674		1	18.674
14	a	10.05	7.921		76.591		1	76.591
15	a	4.82	9.05		43.580		1	43.580
16	a	4.584	4.368	0.679		3.339	1	3.339
17	a	5.186	3.55		30.918		1	30.918
					TOTAL P LINE AREA			339.337

COMMERCIAL P LINE AREA ON GROUND FLOOR = 761.395

RESIDENTIAL P LINE AREA ON GROUND FLOOR = AREA IN BLOCK A + AREA IN BLOCK B
= 239.412 + 320.257 SQM.
= 559.669 SQ.M.

TOTAL = COMMERCIAL + RESIDENTIAL
= 761.395 + 559.669
= 1321.064 SQ.M.

AREA KEY PLAN OF BLOCK-'A'(COMMERCIAL PART)
SCALE - 1 : 200

FIRST FLOOR AREA STATEMENT

AREA KEY PLAN OF FIRST FLOOR OF BLOCK-'A'(RESIDENTIAL PART)
SCALE - 1 : 200

P LINE AREA STSEMENT FOR RESIDENTIAL BLOCK ON FIRST FLOOR BLOCK - A

SR.NO	BLOCK	a	b	a x b	NOS	AREA IN SQ.MT.
				GROSS AREA		
1	B	7.492	5.055	37.872	3	113.616
2	C	6.182	5.38	33.313	3	99.939
3	D	2.55	3.38	8.619	3	25.857
				TOTLA GROSS AREA		239.412
				DEDUCTIONS		
1	d11	1.5	0.162	0.243	3	0.729
2	d12	2.15	1.85	3.978	3	11.933
3	d13	2.7	2	5.400	3	16.200
				TOTLA DEDUCTION		28.862
				TOTAL P LINE AREA ON FIRST FLOOR FOR BLOCK A		210.551

P LINE AREA STSEMENT FOR COMMECIAL BLOCK ON FIRST FLOOR

SR NO	BLOCK	a	b	a x b	NOS	AREA IN SQ.MT.
				GROSS AREA		
1	A	18.45	48.087	887.205	1	887.205
				DEDUCTIONS		
1	d1	3.59	0.889	3.192	1	3.192
2	d2	4.23	0.159	0.673	1	0.673
3	d3	6.549	0.889	5.822	1	5.822
4	d4	1.5	6.294	9.441	1	9.441
5	d5	7.65	6.294	48.149	1	48.149
6	d6	1.825	1.925	3.513	2	7.026
7	d7	1.985	1.49	2.958	1	2.958
8	d8	0.675	2.35	1.586	1	1.586
9	d9	2	2.35	4.700	2	9.400
10	d10	0.75	4.004	3.003	1	3.003
				TOTAL DEDUCTION		91.250
				TOTAL P LINE AREA ON FIRST FLOOR		795.955

RESIDENTIAL P LINE AREA
ON FIRST FLOOR = 210.55 + 533.478
= 744.028 SQ.M.

COMMERCIAL P LINE AREA
ON FIRST FLOOR = 795.955 SQ.M.

TOTAL P-LINE AREA ON FIRST FLOOR
= 744.028 + 795.955 = 1539.983 SQ.M

ENLARGED d23
SCALE - 1 : 100

KEY PLANS BLOCK - B
SCALE - 1 : 200

BLOCK B - P LINE AREA STATNMENT FOR PODIUM / FIRST FLOOR

SR.NO.	BLOCK	a	b	c	a x b (a+b)/2)(c)	a x b x 0.5	NOS.	AREA IN SQ.MT
					GROSS AREA			
1	A	26.56	10.45		277.552		2	555.104
2	B	6.423	5.947	1.500		9.278	1	9.278
3	C	6.426	5.95	1.500		9.282	1	9.282
4	D	9.4	3.393		18.2662		1	18.268
5	E	10.304	2.269	12.644		79.487	1	79.487
					TOTAL			671.418
					DEDUCTION			
1	d1	1.05	1.915		1.981		1	1.981
2	d2	1.069	1.307		1.371		1	1.371
3	d3	0.4	2.708		1.083		1	1.083
4	d4	7.93	2.27		18.001		2	36.002
5	d5	3.75	3.65		13.688		2	27.375
6	d6	3.23	2.27		7.332		2	14.664
7	d7	2.85	1.22		3.477		2	6.954
8	d8	1.5	2.27		3.405		1	3.405
9	d9	0.7	5.465		3.826		1	3.826
10	d10	1.05	1.285		1.349		1	1.349
11	d11	1.05	1.33		1.397		1	1.397
12	d12	0.4	2.715		1.086		1	1.086
13	d13	0.8	2.27		1.816		1	1.816
14	d14	0.7	6.32		4.424		1	4.424
15	d15	3.695	1.25		3.360		1	3.369
16	d16	1	1.25		1.250		1	1.250
17	d17	1.45	1.25		1.813		1	1.813
18	d18	2.245	1.25		2.806		1	2.806
19	d19	1.675	1.797		3.010		1	3.010
20	d20	2.13	1.847		3.971		2	7.942
21	d21	1.845	1.25		4.806		2	9.613
22	d22	2.859	0.909			1.299	1	1.299
23	23a	1.247	0.816			0.364	1	0.364
24	23b	1.247	0.372			0.232	1	0.232
25	23c	0.706	0.256			0.090	1	0.090
					TOTAL			137.941
					TOTAL P LINE AREA = TOTAL GROSS AREA - TOTAL DEDUCTION			533.478

Form of Statement 3
(to be printed on plan)
[Ex. No. 9 (g)]

AREA DETAILS OF APARTMENT					
BUILDING NO.	FLOOR	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO APARTMENT
B	FIRST FLOOR	113	80.291	17.332	0
		114	80.294	17.332	0
		115	80.291	17.332	0
		116	80.435	17.332	0
B	SECOND FLOOR	213	80.291	17.332	0
		214	80.294	17.332	0
		215	80.291	17.332	0
		216	80.435	17.332	0

OWNERS DECLARATION :-
WE (NOTARISED) 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 OF THE WORK SITE.

OWNER (S) NAME AND SIGNATURE (POWER OF ATTORNEY)

CERTIFICATE OF AREA:
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP (7/12 SEXAKHE RECORDS / LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS).

SIGNATURE & NAME OF LICENSED SURVEYOR (CA/2001/2331) (MMCP-212 & 167/1337)

M. B. MALEWAR DESIGNS PVT. LTD.
ARCHITECTS, PLANNERS AND INTERIOR DESIGNERS
PROJECT MANAGEMENT & TURNKEY CONSULTANTS
B-WING, LOKMAT BHAWAN, 5TH FLOOR,NAGPUR,MAHARASHTRA
PH. - 4400012 , INDIA PH. - OFF: (0712) 2423556 , (M) 9422102164
E-MAIL:-

THIS DRAWING IS THE PROPERTY OF M. B. MALEWAR DESIGNS PVT. LTD. AND MUST NOT BE COPIED WITHOUT THEIR WRITTEN CONSENT, NOR MADE KNOWN TO THIRD PARTY.

JOB NO.	DWG. NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. OF ARCHITECT
01	AR/05/SA	1:100	AR LW	AR. MALEWAR	(CA/2001/2331) (MMCP-212 & 167/1337)