Paradise Associates

Date: 26/08/2023

To,
The Technical Officer,
Maharashtra Real Estate Regulatory Authority,
Housefin, BKC, Bandra
Mumbai.

Subject: Clarification and highlighted Proposed Builtup Area, Parkings & Identification of Buildings.

Sir,

We, Paradise Associates have applied for MahaRERA registration for the proposed project 'Paradise Hills – 2' vide application number REA50500143373. Recently we have received a scrutiny from your department stating '*Upload readable sanctioned building plans of all/ typical floors showing Area Pro-forma with sign and seal of competent Authority., 2) Highlight on the plan:- Sanctioned Built-up Area in sq.mt. applied for Registration, Parking, Identification of building.*'

Following to which we have **uploaded all the 8 sheets of Building Plan Approval** Received from 'Maharashtra Housing And Development Authority'. Along with this we have also attached our building plan sheet no 01 highlighting number of proposed buildings, total parking sanctioned & total built up area proposed.

Synopsis of the clarification:

1. Identification of Buildings / Wings Proposed: All Buildings along with proposed units and parking are highlighted in Blue Color in the attached annexure.
2. Proposed Built-up Area as per Sanctioned Plan: Proposed Built Up Area as per Sanctioned Plan is Highlighted in Red Color in the attached annexure.
3. No of Parking Proposed as per Sanctioned Plan: Number of parking proposed as per sanctioned plans are highlighted in Violet Color in the attached annexure.

We hereby request you to please consider our case and please proceed with the application.

Thanking You

FOR PARADISE ASSOCIATES

Partner PARTNER

Yours Faithfully

Paradise Associates

Office Address :- 2nd Floor, Raj Commercial Complex, Opp. Azra Restaurant, Chitnis Park Square, Nagpur-18.
: 9370085252 : paradisehills53@gmail.com : www.paradisehills53.com

DESCRIPTION	CARPET AREA	NO OF UNITS	REQUIRED PARKING			PROPOSED PARKING		
			CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
PARKING AREA STATEMENT (WING - A) RESIDENTIAL (4 TENEMENTS EACH HAVING CARPET AREA LESS THAN 40 SQ.MT.)	29.83 1- UNIT	3	1	5	5	1	5	5
RESIDENTIAL (3 TENEMENTS EACH HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT. AT UPTO 80 SQ.MT.)	59.58 & 49.78 1 - UNIT	59	20	80	80	20	80	80
TOTAL REQUIRED PARKING		62	21	85	85			
VISITOR'S PARKING 5 % OF REQUIRED			1	4	4			
TOTAL PARKING			22	89	89	22	89	89

4 Wheeler + 2 Wheeler = 200

DESCRIPTION	CARPET AREA	NO OF UNITS	REQUIRED PARKING			PROPOSED PARKING		
			CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
PARKING AREA STATEMENT (WING - B) RESIDENTIAL (4 TENEMENTS EACH HAVING CARPET AREA LESS THAN 40 SQ.MT.)	29.83 1- UNIT	3	1	5	5	1	5	5
RESIDENTIAL (3 TENEMENTS EACH HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT. AT UPTO 80 SQ.MT.)	59.58 & 49.78 1 - UNIT	59	20	80	80	20	80	80
TOTAL REQUIRED PARKING		62	21	85	85			
VISITOR'S PARKING 5 % OF REQUIRED			1	4	4			
TOTAL PARKING			22	89	89	22	89	89

4 Wheeler + 2 Wheeler = 200

DESCRIPTION	CARPET AREA	NO OF UNITS	REQUIRED PARKING			PROPOSED PARKING		
			CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
PARKING AREA STATEMENT (WING - C) RESIDENTIAL (4 TENEMENTS EACH HAVING CARPET AREA LESS THAN 40 SQ.MT.)	29.83 1- UNIT	3	1	5	5	1	5	5
RESIDENTIAL (3 TENEMENTS EACH HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT. AT UPTO 80 SQ.MT.)	59.58 & 49.78 1 - UNIT	66	22	88	88	22	88	88
TOTAL REQUIRED PARKING		69	23	93	93			
VISITOR'S PARKING 5 % OF REQUIRED			1	5	5			
TOTAL PARKING			24	98	98	24	98	98

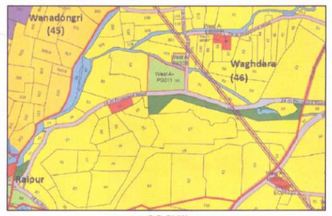
4 Wheeler + 2 Wheeler = 220

DESCRIPTION	CARPET AREA	NO OF UNITS	REQUIRED PARKING			PROPOSED PARKING		
			CAR	SCOOTER	CYCLE	CAR	SCOOTER	CYCLE
PARKING AREA STATEMENT (WING - D) RESIDENTIAL (4 TENEMENTS EACH HAVING CARPET AREA LESS THAN 40 SQ.MT.)	29.83 1- UNIT	119	30	150	150	30	150	150
TOTAL REQUIRED PARKING		119	30	150	150			
VISITOR'S PARKING 5 % OF REQUIRED			2	8	8			
TOTAL PARKING			32	158	158	32	158	158

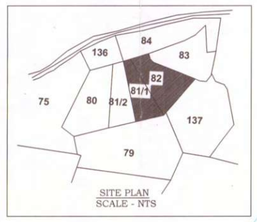
4 Wheeler + 2 Wheeler = 348

PARKING AREA STATEMENT OF FOUR BUILDING (WING - A,B,C & D)

	CAR	SCOOTER	CYCLE
TOTAL REQUIRED PARKING (WING - A,B,C & D)	100	434	434
TOTAL PROVIDE PARKING (WING - A,B,C & D)	100	434	434



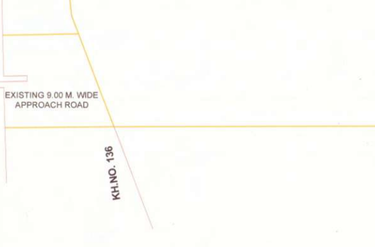
D.P. PLAN
SCALE : N.T.S.



SITE PLAN
SCALE - NTS



GOOGEL MAP



	GRNMPANCHYAT ROAD
	EXISTING KACHA ROAD

SATELLITE MAP

BUILDING WISE TENEMENT AREA STATEMENT WITH BUILT UP AREA (WING - A , B , C & D)												
SR.NO.	BUILDING TYPE	NO OF BUILDING	NO OF TENEMENT	CARPET AREA IN SQ.MT. / TENEMENT	CATEGORY	NO OF FLOOR	BUILDING HEIGHT	PROPOSED B/UP AREA IN SQ.MT.	PERMISSIBLE BALCONY 15% (EXCLUDING S.F. AREA)	PROPOSED BALCONY IN SQ.MT.	PERMISSIBLE TERRACE 20% (EXCLUDING S.F. AREA)	PROPOSED TERRACE IN SQ.MT.	NET B/UP AREA IN SQ.MT.
1	WING - A	1	16	59.58	LIG - 1	G + 7	25.25 MT.	4015.805	528.990	454.36	705.338	54.39	4015.805
			43	49.78	LIG - 2								
			3	29.83	EWS - 1								
2	WING - B	1	16	59.58	LIG - 1	G + 7	25.25 MT.	4008.289	528.990	454.36	705.338	54.39	4008.289
			43	49.78	LIG - 2								
			3	29.83	EWS - 1								
3	WING - C	1	18	59.58	LIG - 1	G + 8	28.35 MT.	4448.157	599.220	515.61	798.972	56.25	4448.157
			48	49.78	LIG - 2								
			3	29.83	EWS - 1								
4	WING - D	1	119	29.83	EWS - 1	G + 9	31.45 MT.	5258.856	714.246	0.000	952.328	0.000	5258.856
TOTAL		4	312					17731.107	2371.446	1424.330	3161.976	165.030	17731.107

CONSTRUCTION AREA STATEMENT				
BLOCK	B/UP AREA	PROPOSED BALCONY AREA	COVERED PARKING , TOWER & MACHINE ROOM REFUGE AREA & FREE FROM F.S.I. AREA	NET B/UP AREA
A	17731.107	1424.330	773.556	19928.993

SITE PLAN
SCALE 1:200

AS PER SANCTION LAYOUT PLAN FOR N.I.T. VIDE LETTER NO . B.E.(METRO-2)/6807,DT.18/11/2016 OF N.I.T., NAGPUR AND N.A.ORDER OF COLLECTOR, DT. 18/10/216

Builtup Area

DRG. NO. - 01 / 08

PROFORMA - 1

1)	AREA OF PLOT	
a)	AS PER SANCTIONED BY HONOURABLE NIT CHAIRMAN NAGPUR ON DATED- 4/09/2016 & COLLECTOR NAGPUR ON DATED - 18/10/2016	19800.00 SQ.MT.
b)	AS PER OWNERSHIP DOCUMENT (7/12)	19800.00 SQ.MT.
c)	PLOT AS PER ARCHITECT AND OWNER CERTIFIED AS PER SITE	19800.00 SQ.MT.
2)	GROSS AREA OF PLOT	19800.00 SQ.MT.
3)	DEDUCTION	
a)	PROPOSED D.P. / D.P. ROAD WIDENING AREA	NIL
b)	AREA UNDER APPROACH & VEHICULAR ROAD	1935.099
a)	NATURAL WATER COURSE	NIL
4)	RECREATIONAL OPEN SPACE	
a)	REQUIRED @ 10%	1980.00 SQ.MT.
b)	PROPOSED	1981.017 SQ.MT.
5)	AMENITY SPACE	
a)	REQUIRED @ 10%	1980.00 SQ.MT.
b)	PROPOSED	1981.594 SQ.MT.
6)	SERVICE ROAD AND HIGHWAY WINDENING	NIL
7)	INTERNAL ROAD AREA	NIL
8)	NET AREA OF PLOT =[2 - 3 (b) - 4(b) - 5 (b)]	13902.29 SQ.MT.
9)	AREA AS PER 7 / 12 (PLOT NO. - 1)	5329.826 SQ.MT.
10)	AREA AS PER 7 / 12 (PLOT NO. - 2)	8572.464 SQ.MT.
11)	AREA UNDER PLANING OF THIS PROJECT UNDER PMAY (PLOT NO. - 2)	8572.464 SQ.MT.
12)	PERMISSIBLE F.S.I. FOR PMAY PROJECT	2.5
13)	PERMISSIBLE B/UP AREA (sr. no. 11 X 2.5)	21431.160 SQ.MT.
14)	ADDITION OF AREA FOR F.S.I.	
(a)	IN-SITU AREA AGAINST D.P. ROAD	NIL
(b)	IN-SITU AREA AGAINST AMENITY SPACE	NIL
(c)	PREMIUM FSI AREA	NIL
(d)	ADDITIONAL FSI AREA UNDER CHAPTER VIII	NIL
	Total (a+b+c+d)	NIL
15)	TOTAL AREA AVAILABLE (13+14)	21431.160 SQ.MT.
16)	TOTAL BUILT-UP AREA PROPOSAL.	
a)	EXISTING BUILT-UP AREA	NIL
b)	PROPOSED BUILT-UP AREA	17731.107 SQ.MT.
c)	EXCESS BALCONY AREA COUNTED IN F.S.I.	NIL
d)	EXCESS DOUBLE HEIGHT TERRACES AREA COUNTED IN F.S.I.	NIL
	Total (a+b+c+d)	17731.107 SQ.MT.
17)	F.S.I. CONSUMED (16/11) (should not be more than serial no.12 above.)	2.068
18)	PROPOSED TENEMENT	312
a)	LIG TENEMENT	184
b)	EWS. TENEMENT	128

Certificate of area :-

Certificated that the land under reference was surveyed by surveyor on dt. 28/12/2016 and the dimensions of sides etc of land stated on plan area as measured on site and the area so worked out tallies with the area stated in document of ownership / T.P. Scheme Records / Land Records Department / City Survey Records

Ar. Alok Lunia
14, Pandse Layout, Chatrapati Nagar, Regn. No: CA/99/25349

Signature
(Name of Architect / Licensed Engineer / Supervisor)

I / We undersigned hereby confirm that I / We would abide by lay-out sanctioned by Building plan sanctioned by Ex. Engineer / Building Permission / PMAY / MHADA I / We would execute the structure as per sanctioned plans. Also / We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site

M/S. - PARADISE ASSOCIATES

1) MR. - SAJID ABDUL SATTAR NEGANI

FOR PARADISE ASSOCIATES
PARTNER

Signature
(OWNER'S / P.A. HOLDER / DEVELOPER'S)

NOTE - ALL DIMENSIONS AREA IN METER

N

12 3 DEC 2020

Approved subject to condition mentions in this office I.O.A. vide no. Ex.Eng/PMAY/A/MHADA/ 283 /2020 DATE 23/12/2020 & Plinth C.C. to be issued.

Ex. Engg/Bidg Permission Cell/ PMAY/A MHADA

PROJECT : - SCHEME LAYOUT PLAN FOR LIG - 184, EWS - 128, UNIT UNDER AHP - PPP MODEL, PMAY ON PLOT NO. - 2, KH. NO. :- 81/1,82 , MOUZA :- WAGHDHARA, TAH. :- HINGNA, DIST. :- NAGPUR.

FOR PARADISE ASSOCIATES
PARTNER

DEVELOPER SIGNATURE

DEVELOPER

M/S. - PARADISE ASSOCIATES

2nd Floor , Raj Commercial Complex , opp Azra Restaurant , Chitnis Park Square , Nagpur - 18 ph. 0712.2775252

Ar. Alok Lunia
14, Pandse Layout, Chatrapati Nagar, Regn. No: CA/99/25349

ARCHITECT

Ar. ALOK LUNIA
14, PANDSE LAYOUT,
CHATRAPATI NAGAR SQ.
WARDHA ROAD, NAGPUR. 15
e-mail :- alok_lunia@rediffmil.com

LEGENDS & ABBREVIATIONS	
	SOIL PIPE (SP)
	RAIN WATER PIPE (RWP)
	PUMPED INLET TO CHT
	SEWERAGE CHAMBER
	STORM CHAMBER
	VALVE CHAMBER
	ISOLATION VALE
LEGEND -	
	PLOT BOUNDARY SHOWN AS
	PROPOSED CONSTRUCTION SHOWN AS

DRG. NO. - 01 / 08