TOTAL COVERED AREA STATEMENT

BUILDING NO.	TOTAL B/U AREA IN SQ.M.	(STAIRCASE LIFT & LOBBY) NON F.S.I AREA	REFUGE AREA	STILT AREA	LIFT DUCT	LIFT/ STAIRCASE TOWER AREA IN SQ.M.	O.H.T. IN SQ.M.	TOTAL AREA IN SQ.M.
1	13740.618	267.455	48.4132	1278.322	243.54	130.899	108.932	15818.179
TOTAL	**13740.618**	**267.455**	**48.4132**	**1278.322**	**243.54**	**130.899**	**108.932**	**15818.179**

FORM OF STATEMENT 3 AREA DETAILS OF APARTMENT

SR. NO.	BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTEMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHEMENT TO FLAT
1	1	STILT + 11 FLOOR	01,03,14&15 02,04,05,06,07,08,09,10 ,11,12,13&16	51.688 49.096	10.849 9.011	- -

Form of Statement 1

Existing Building to be retained

Existing Building No.	Floor No.	Plinth Area	Total Floor Area of Existing Building	Use/ Occupancy of Floors
1	2	3	4	5
NIL	NIL	NIL	NIL	NIL

Form Statement 2

Proposed Building

Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line
1	2	3
1	GROUND FLOOR	57.989
	1ST FLOOR	1246.642
	2ND FLOOR	1246.642
	3rd FLOOR	1246.642
	4th FLOOR	1246.642
	5th FLOOR	1246.642
	6th FLOOR	1246.642
	7th FLOOR	1246.642
	8th FLOOR	1216.209
	9th FLOOR	1246.642
	10th FLOOR	1246.642
	11th FLOOR	1246.642

ARE FREE FROM F.S.I

S.no.	Discription	AREA
1	STAIRCASE / LIFT LOBBY GROUND FLOOR	267.4546
2	STILT	1278.3224
3	REFUGE AREA	48.4132
4	STAIRCASE / LIFT TOWER	130.8988
5	O.H.T	108.9316
6	LIFT DUCT	243.54
	TOTAL AREA =	**2077.5606**

PARKING STATEMENT

S. NO.	TYPE OF TENEMENT	NO. OF TENEMENTS	REQUIRED CAR	REQUIRED SCOOTER	PROPOSED CAR	PROPOSED SCOOTER
	RESIDENTIAL (R) (1 CAR/ TENEMENTS & 1 CAR + 2 SCOOTERS)	178	89	178		
	TOTAL	178	89	178	37	185
	VISITORS PARKING (5 %)		4.5	8.9		
	TOTAL (I + II)		92.5	186.9		
	MULTIPLYING FACTOR		2.0	1.5		
	TOTAL CAR PARKING	37%	185	280	37	185
	REGULAR PARKING	63%	93	140		140

NOTE :- OUT OF 25% = 18 CARS +11 SCOOTERS ELECTRIC PARKING SPACE OF 30% = 5 CARS +6 SCOOTERS ELECTRIC PARKING SPACE SHOULD NOT BE SOLD TO FLAT OWNERS

SANITORY REQUIREMENT FOR RESIDENTIAL

NO. OF TENEMENT	NO. OF WC REQUIRED	NO. OF WC PROVIDED
178	178 Nos.	352 Nos.
	NO. OF BATH REQUIRED	NO. OF BATH PROVIDED
	178 Nos.	352 Nos.

WATER REQUIREMENT FOR RESIDENTIAL

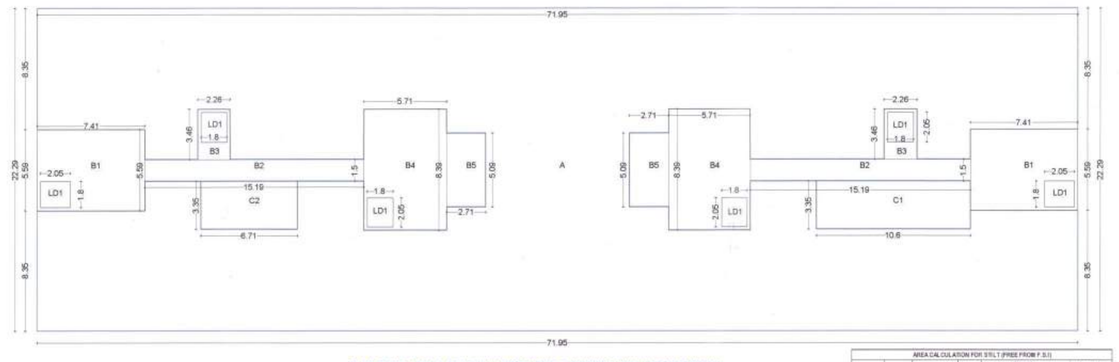
FOR 178 TENEMENTS TOTAL PERSONS CONSIDERED 5 NOS PER TENEMENTS - TOTAL PERSONS ARE NOS. DOMESTIC REQUIREMENT - 150 LITRS PER PERSON	178850
TOTAL DOMESTIC REQUIREMENT	178850
25% WITH 2 TOILETS	NB NOS. REQUIRED 450 Ltrs. Per Flat 75000
TOTAL WATER REQUIREMENT FOR FLUSHING =	75000

TOTAL BUILT UP AREA STATEMENT

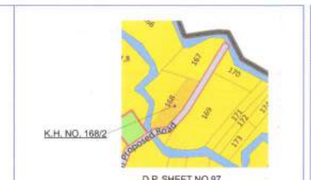
SR.NO	FLOOR DESCRIPTION	BUILT UP AREA
1	GROUND FLOOR	57.989
2	FIRST FLOOR	1246.642
3	SECOND FLOOR	1246.642
4	THIRD FLOOR	1246.642
5	FOURTH FLOOR	1246.642
6	FIFTH FLOOR	1246.642
7	SIXTH FLOOR	1246.642
8	SEVENTH FLOOR	1246.642
9	EIGHT FLOOR	1216.209
10	NINTH FLOOR	1246.642
11	TENTH FLOOR	1246.642
12	ELEVENTH FLOOR	1246.642
TOTAL BUILT UP AREA STATEMENT =		**13740.618**

SITE PLAN
SCALE :- (1:200)

This Sanction is subject to condition Mentioned in Development Agreement Dt.



BUILT-UP AREA CALCULATION STILT VRINDAVAN RESIDENTIAL



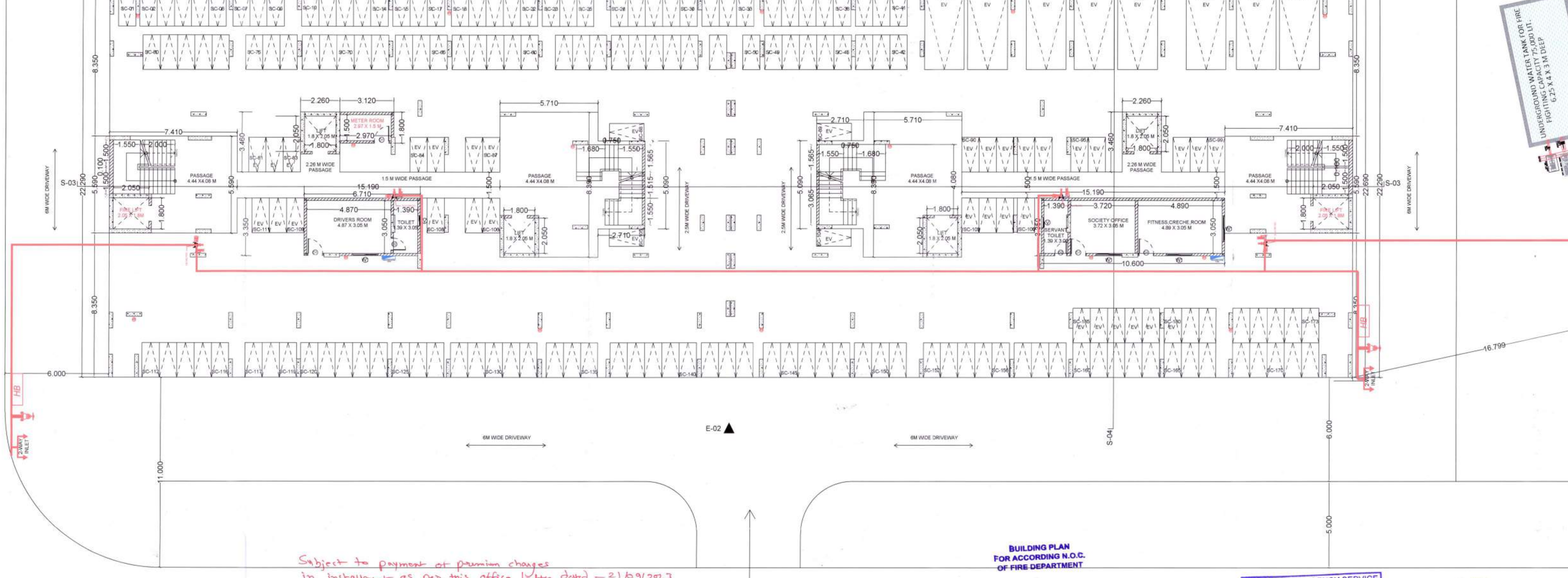
Project Details	
Building Type - Building Development	
Zone Type - Residential Zone - (R1)	
Location - Non Congested	
Mauza -	
Plot No. / SY.	
Khasra / Gat No. / -	
Sheet No. / -	
Zone Number	
Mauza Name	
Rebate Value	1.00

SUBMISSION DRAWING	SH.NO.
	01

PROPOSED RESIDENTIAL BUILDING AT PLOT NO. 01 SITUATED AT KH.NO.:- 168/2, P.H. NO. 38, MOUZA - PIPLA, TAH - NAGPUR (GRAMIN), BELONGING TO - MR. KAMLESH SAMPAT RAO BHEDE

APPROVAL STAMP:

	FIRE DOOR
	ABC FIRE EXTINGUISHER
	CO2 FIRE EXTINGUISHER
	FIRE PUMP
	FIRE SPRINKLE - PENDENT TYPE - 68°C
	FIRE ALARM CONTROL PANEL
	FIRE MANUAL CALL POINT
	FIRE HOOTER WITH PA TALK BACK
	FIRE HYDRANT VALVE
	HR-HOSE REEL
	HB-HOSE BOX
	BD-BEAM DETECTOR & RECEIVER
	HD-HEAT DETECTOR
	RI-RESPONSE INDICATOR
	SD-SMOKE DETECTOR
	AIR RELEASE VALVE
	BUTTERFLY VALVE
	BALL VALVE
	NRV-NON RETURN VALVE
	BELLOW
	Y-STRAINER
	FIRE HYDRANT STAND POST
	FIRE SERVICE INLET
	BUTTERFLY VALVE
	NON RETURN VALVE
	100 NB PIPE LINE - HYDRANT
	100 NB PIPE LINE - SPRINKLER
	80 NB PIPE LINE
	65 NB PIPE LINE
	50 NB PIPE LINE
	40 NB PIPE LINE
	32 NB PIPE LINE
	25 NB PIPE LINE



Subject to payment of premium charges in instalment as per this office letter dated – 21/09/2023

OFFICE OF THE NAGAR PANCHAYAT BESA-PIPLA
Building Permit No. 476/B.P./ 481/1011/2023
Date- 21/09/2023
SANCTIONED
Planning Assistant
Nagar Panchayat Besa-Pipla
Administrator
Nagar Panchayat Besa-Pipla

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

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 6/09/2023 OF STRUCTURAL DESIGNER AND APPLICANT

BUILDING PLAN FOR ACCORDING N.O.C. OF FIRE DEPARTMENT

Administrator
Nagar Panchayat Besa - Pipla

Planning Assistant
Nagar Panchayat Besa-Pipla

FIRE AND EMERGENCY SERVICE
APPROVED
VIDE LETTER NO. CFO/FES/ DATE / /
(The Scope of Work / Documents only, this approval is restricted to fire protection aspects only. this approval should not be treated / presumed as approval for Civil/Architectural drawing)
Chief Fire Officer
N.M.R.D.A/M.T. Nagpur

This plants are approved for Fire Safety Point of view only, signed in token of Approved Subject to requirement sirno. CFO/FES/NMRDA/1333, Dt. 05.10.23

AREA CALCULATION FOR STILT (FREE FROM F.S.I)						
S.no.	Discription	Type	Number	Dimension Length	Dimension Breadth	Answer in SQ.M.
ADDITION						
1	A	RECTANGLE	1	71.95	220.29	1853.766
TOTAL ADDITION AREA						1853.766
DEDUCTION						
1	B1	RECTANGLE	2	11.41	5.79	66.044
2	B2	RECTANGLE	2	15.19	1.5	45.570
3	B3	RECTANGLE	2	3.46	2.26	15.630
4	B4	RECTANGLE	2	5.71	16.39	95.614
5	B5	RECTANGLE	2	5.09	2.71	27.598
7	C1	RECTANGLE	1	10.6	3.05	32.330
8	C2	RECTANGLE	1	6.71	3.05	20.476
TOTAL DEDUCTION AREA						325.440
TOTAL AREA OF STILT (FREE OF F.S.I) =						1278.322

BUILT-UP AREA CALCULATION FOR CLUB HOUSE (SOCIETY OFFICE, CRECHE ROOM, FITNESS CENTRE, DRIVER'S ROOM & MEETER ROOM)						
S.no.	Discription	Type	Number	Dimension Length	Dimension Breadth	Answer in SQ.M.
ADDITION						
1	C1	RECTANGLE	1	10.6	3.05	32.330
2	C2	RECTANGLE	1	6.71	3.05	20.476
TOTAL BUILT UP AREA =						87.380

BUILT-UP AREA CALCULATIONS GROUND FLOOR LOBBY FREE FROM FSI						
S.no.	Discription	Type	Number	Dimension Length	Dimension Breadth	Answer in SQ.M.
ADDITION						
1	B1	RECTANGLE	2	11.41	5.79	66.044
2	B2	RECTANGLE	2	15.19	1.5	45.570
3	B3	RECTANGLE	2	3.46	2.26	15.630
4	B4	RECTANGLE	2	5.71	16.39	95.614
5	B5	RECTANGLE	2	5.09	2.71	27.598
TOTAL AREA FREE FROM FSI =						267.455

LEGENDS:

LOCATION PLAN :-

SR.NO.	AREA STATEMENT		IN SQ.M.
1	Area of Plot		
	a	As per Ownership (7/12, CTS extract)	4114.750
	b	As per Measurement Sheet	4114.750
	c	As per Site & Release Letter	4114.750
2	Deductions For -		
	a	Area/Service Road / Highway widening	
	b	Any D.P. Reservation area	0.000
	c	Total: (a + b) =	0.000
3	Balance Plot (1 - 2)		4114.750
4	Amenity Space (if applicable)		0.000
5	Net Plot Area (3 - 4) =		4114.750
6	Maximum Potential of Plot as per Sanctioned Layout		5708.244
7	Permissible FSI		
	a	Basic FSI (1.1 * sr.no.5)	4526.225
	b	Premium FSI (0.3* sr.no.5)	1234.42
	c	T.D.R (0.7* sr.no.5)	2880.325
8	Permissible Built Area (a + b + c) =		8640.975
	Permissible Ancillary Area (0.6) =		5184.585
	Total Permissible Built Up Area of Plot =		13825.560
9	Proposed FSI For Built Area		
	a	Basic FSI (1.1 * sr.no.6)	6254.42
	b	Premium FSI (0.3* sr.no.5)	1234.42
	c	Proposed T.D.R Utilization	1099.041
10	Proposed b/u Area		8587.886
11	Proposed Ancillary Area		5152.732
12	Total Proposed Area (10+11) =		13740.618
	Total Built-up Area in proposal (excluding area at Sr.No.17 b)		
13	a	Existing Built-up Area	
	b	Proposed Built-up Area (as per 'F'-line)	
		1) Residential Building	13740.618
14	c Total (a+b)		13740.618
15	FSI Consumed (14/12)		0.994
16	Area for Inclusive Housing, if any		
	a	Required (25% of sr.no.5)	N.A.
	b	proposed	N.A.

FIRE CONSULTANT :-

FIRE FIGHTING CONSULTANT
Govt. Approved Fire Licence Agency
HYTIBEL INDIA PVT. LTD.
Add.: 105, Gardenia, Bhankarpur, Wardha Road, Nagpur.
Contact No.: 9325017569 Gmail : safobel@gmail.com

License No. MFS / LA / RF-478 / RD-460 / RP-98
valid for a period from 23.06.2022 to 22.06.2023

1. Fire Fighting and Sprinkler System :- Class D
2. Detection and Fire Suppression System :- Class D
3. Passive System :- Class D

Name Of : Owner BVN CONSTRO VENTURES

Postal Address : FLAT NO 1102, MALHAR YASHODHAM ENCLAVE,WARDHA ROAD,Vivekanand Nagar,Nagpur,Maharashtra-440015

Phone No. 9765554488

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.:-

SITE ADDRESS :
PLOT NO. 01 SITUATED AT KH.NO.:- 168/2, P.H. NO. 38, MOUZA - PIPLA, TAH - NAGPUR (GRAMIN),

Name Of Architect : Parag Kolwal

LOGO | ADDRESS OF OFFICE
OFFICE :
76,Bante Layout,Somalwada, Wardha Road,Nagpur

BVN CONSTRO VENTURES LLP
AUTHORISED SIGNATORY | AUTHORISED PERSON (BVN)

Ekvera Architects
Partner
Authorised Signatory

SCALE - 1:100
JOB NO - BPMM-23-69472
CHECK BY :-

SUBMISSION DRAWING