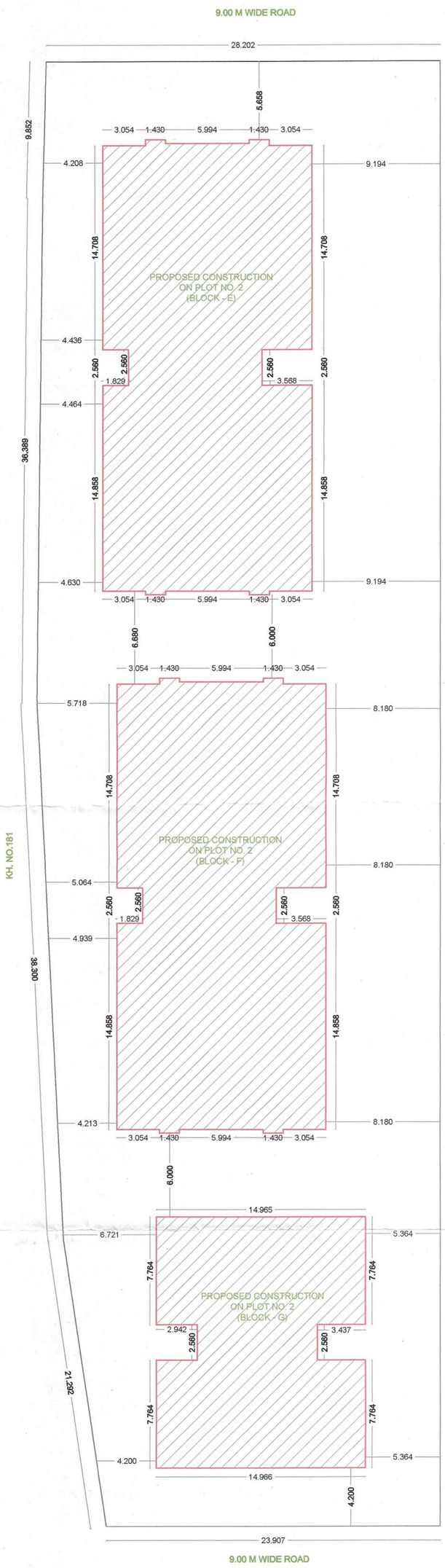
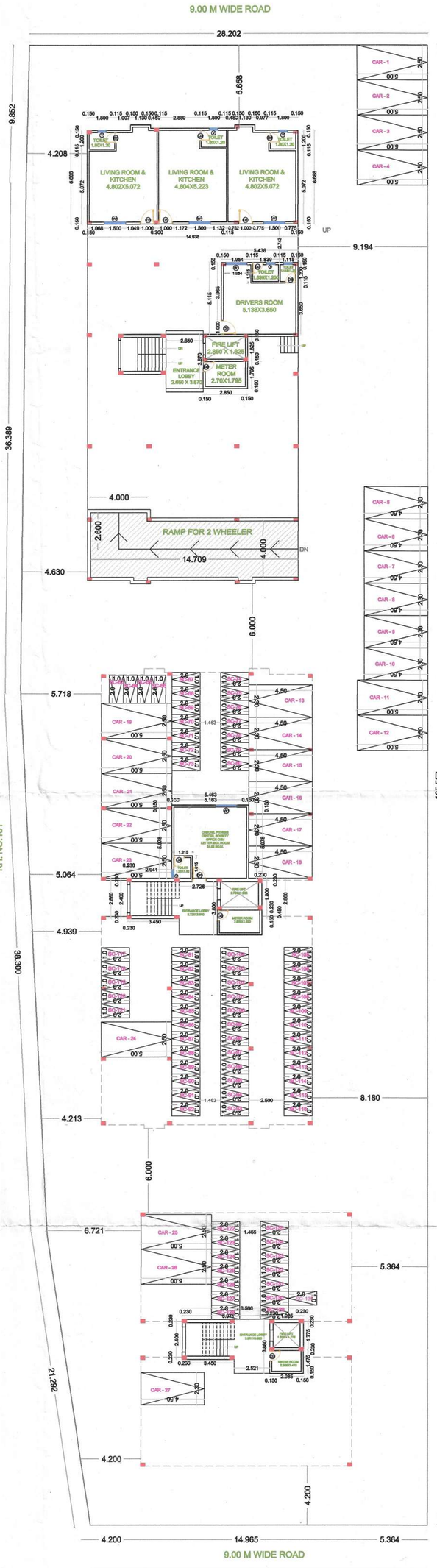


SITE PLAN

SCALE 1:200

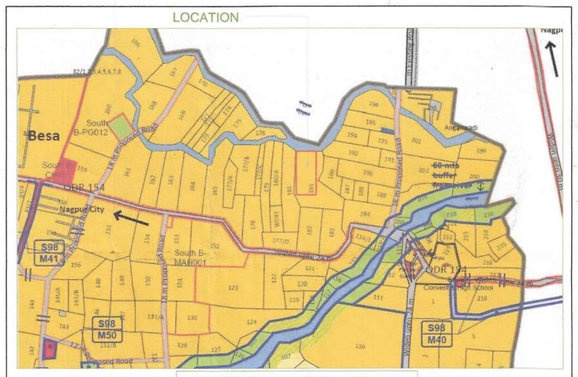


GROUND FLOOR PLAN

SCALE - 1:200

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 Complience of same occupation permission not to be issued.

LOCATION



OFFICE OF THE NAGAR PANCHAYAT BESA
Building Permit No. ०५/१४/१९१५/२२८/२०२३
Date- 30/04/2023
SANCTIONED
Planning Assistant
Nagar Panchayat Besa-Pipla
Administrator
Nagar Panchayat Be

PARKING STATEMENT		
Multy Family Residential (Total tenaments = 129)		
	Cars Nos.	Scooter Nos.
For every two tenements with each tenement having carpet area equal to or above 40 Sq.mt. but less than 80 Sq.m..	1	2
For every two tenements with each tenement having carpet area less than 30 sq.m.	0	2
Parking required	63	129
5% visitor parking	66.15	135.45
Assuming parking req.	66	136
Multiplying factor (0.40)	26.4	
Total parking required	27	136
Parking Provided	27	136

AREA STATEMENT	
PLOT AREA	2927.213
BASIC FSI	3219.934
PREMIUM FSI - 0.30	878.164
TOTAL	4098.098
ANCILLARY FSI 60%	2458.859
TOTAL	6556.957
PRORATA FACTOR - 1.226	8038.829
BLOCK - E	3434.267
BLOCK - F	3331.570
BLOCK - G	930.089
TOTAL	7695.926

Subject to the condition laid down by Directorate of Maharashtra fire service vide letter No.....Dated.....

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED...../...../.....OF STRUCTURAL DESIGNER AND APPLICANT

PROPERTY DETAILS -

PROPOSED RESIDENTIAL MULTI FAMILY DWELLING UNITS ON PLOT NO. 02, KHASRA NO-185/1/A, PH NO-37, MOUZA-PIPLA, TEHSIL- NAGPUR (GRAMIN) DISTRICT- NAGPUR

BELONGS TO
NIRMAN INFRA.
PARTNER-
1) MR. ASHOK DHIRUBHAI BHUVA
2) MR. ANIKET JAGANNATH KHANDASKAR
3) MRS. ARCHANA SANDEEP MADURWAR
4) SHRI. ASHISH NILAWAR

A	AREA STATEMENT	
1.	AREA OF PLOT	
	a) As per R.L	----------
	b) As per measurement sheet	2927.213 sq.m.
	c) Net plot area for FSI calculation	2927.213 sq.m.
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)	----------
3.	Balance Area of plot (1-2)	----------
4.	Amenity Spaces, if any	----------
5.	Net Area of Plot (3-4)	2927.213 sq.m.
6.	Recreational Open space (if applicable)	----------
	a) Required	----------
	b) Proposed	----------
7.	Internal road Area	----------
8.	Plotable Area (if applicable)	----------
9.	B.up area with reference to basic FSI as per front road width (s.no.basic FSI)	3219.934 sq.m.
10.	Addition of FSI on payment of premium a) Maximum Permissible Premium FSI based on road width/TOD zone b) Proposed FSI on payment of premium	878.164 sq.m.
11.	In- Situ FSI/TDR Loading a) In Situ area against DP road (2.0 x sr 2 (a), if any) b) In Situ area against amenity space if handed over (2.0 or 1.85 x sn no 4 (b) or (c) c) TDR Area d) Total in situ/TDR loading proposed (11 (a)+(b) +(c))	----------
12.	Additional FSI Area under chapter no.7	----------
13.	Total entitlement of FSI in the propsal	
	a) (9+10(b)+11(d) or 12 whichever is applicable	
	b) Ancillary area FSI upto 60% or 80% with payment of charges	2458.859 sq.m.
	Pro-rata factor - 1.226	= 8038.829 sq.m.
	c) Total entitlement (a+b)	= 8038.829 sq.m.
14.	Maximum utilization limit of FSI (building potential) Permissible as per road width(as per regulation no.-6.1 or 6.2 or 6.3 as applicable) x 1.6 or 1.8)	(484.365) sq.m.
15.	Total B.up area in proposal (excluding area at sr.no.-17(b))	----------
	a) Existing B.up Area	----------
	b) Proposed B.up Area (as per P- line)	7695.926 sq.m.
	c) Total (a+b)	7695.926 sq.m.
16.	FSI Consumed (15/13) should not be more than s.no.14 above	95.73 %
17.	Area for inclusive Housing, if any a) Required (20% of sr. no. -5) b) Proposed	----------

Certificate of area :

Certified that the plot under reference was surveyed by me 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/ T.P. Scheme Records/ Land Records Department/ City Survey records.

AR. SANJAY S. BASANTANI
B.Arch. CA/2011/53937
NMC/R-654, NIT/2639

AR.SANJAY S. BASANTANI
C.O.A. No. : CA/2011/53937

Owner's declaration :

I/we undersigned hereby confirm that I/we should abide by plans approved by authority/ collector. I/ We would execute the structure as per approved plan also I/We should execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

NIRMAN INFRA.
PARTNER-
1) MR. ASHOK DHIRUBHAI BHUVA
2) MR. ANIKET JAGANNATH KHANDASKAR
3) MRS. ARCHANA SANDEEP MADURWAR
4) SHRI. ASHISH NILAWAR

Job No.	Drg. No.	Scale	Drawn by	Checked by
		1:100 , 1:200	AR.YASH	Ar. Sanjay Basantani

C.O.A. REG. NO CA / 2011/ 53937	N.I.T. REG. NO 2639
20-03-2023	N.M.C. REG. NO R-654

ARCHITECTS
SSB ASSOCIATES
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