DADA PROPERTIES PRIVATE LIMITED

Annexure-1

DECLARATION

Further we hereby declare that the Plot Area/ Project Area is 1088.35 Sq. Mtrs., for further clarification duly certified Architect Certificate is annexed herewith as **Annexure-F1** which is highlighted on sheet no. 16/25 (Proposed Building Plan for construction of Block 18, sanctioned duly signed & sealed by Nagpur Metropolitan Region Development Authority, Nagpur vide sanction Approval No. B.E (NMRDA)/South/ Nagpur (Rural)/ No.17119452 /202012091/ 2553 dated 08.04.2022 and also on Sanction layout Drawing sheet No. 45 sanctioned duly signed & sealed by Nagpur Metropolitan Region Development Authority, Nagpur under Approval No. Sah. Abhi. (Na. M. Pra.Vi.Pra)/61 dated 13.01.2021, both sheet annexed as **Annexure F2 & F3** duly marked cloud of color-Magenta.

Thanking You

Dada Properties Private Limited

(Director)

Dt : 16.11.2023

S-518, Manish Chambers, Sonawala Cross Rd 1, Goregaon East, Mumbai MH 400063 IN.

CIN: U68200MH2023PTC402405 | E: sudeshkhard@gmail.com | M: 7304358466

ANNEXURE F1

AASHISH SONI
Structural Designer & Consultant

AREA CONFIRMATION

Certificate of Area confirmation of **Block – 18** situated at Mahlaxmi City, Kh. No. 56/1,2,3,4,5 & 64 Mouza- Bokhar, Teh. Nagpur (Gramin), Nagpur being developed by Dada Properties Private Limited /Sudesh Chandra Gupta.

The Plinth Area of Project FREESIA,
Block - 18 (B1) – 762.748 Sqmt.
Block - 18 (B2) – 325. 565 Sqmt.

Total (B1+B2) – 1088.313 Sqmt.

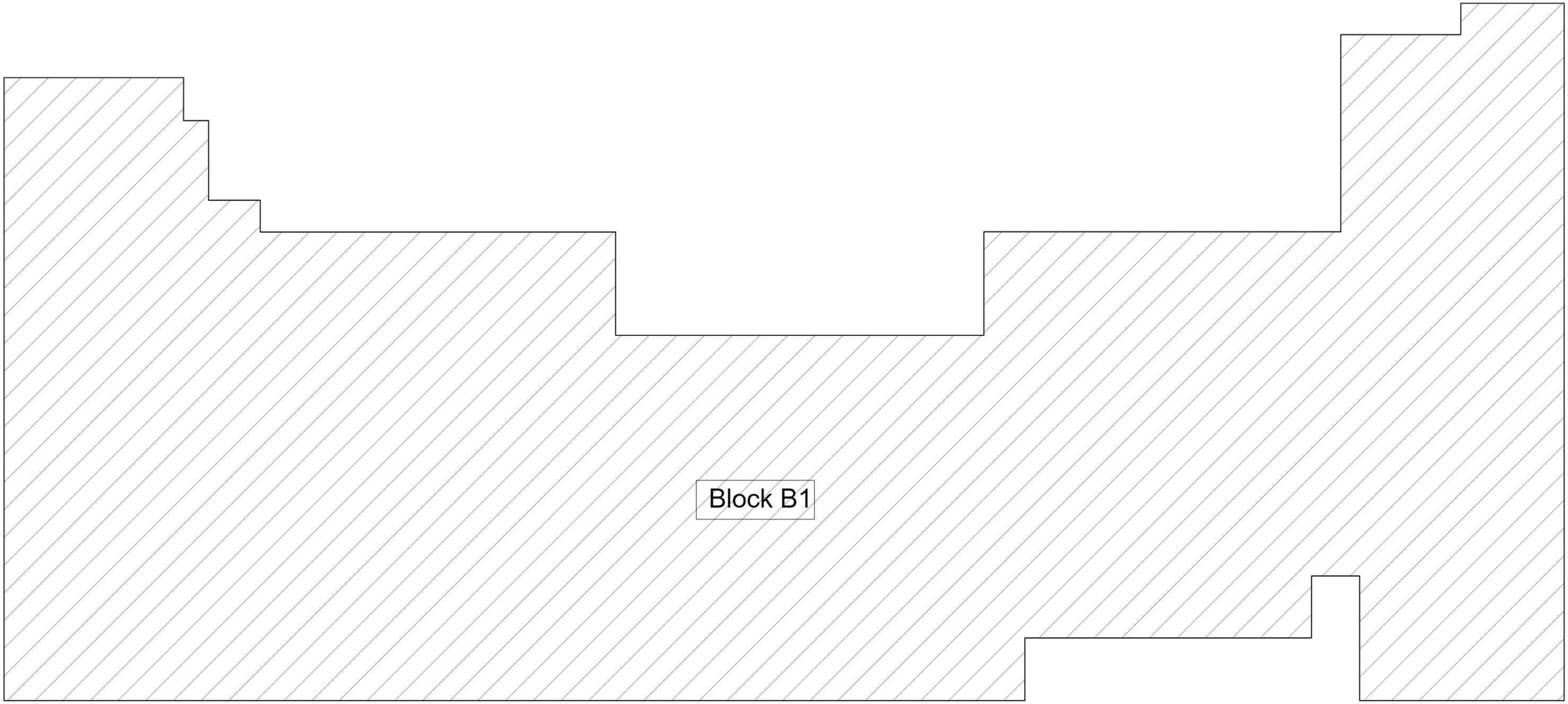
Annexures are attached.

Thanking You,



Aashish Y. Soni
B.E. (Civil), M.Tech. (Structure),
A.M.I.E, M.A.L.E., M.A.C.C.E.
CHARTERED ENGINEER

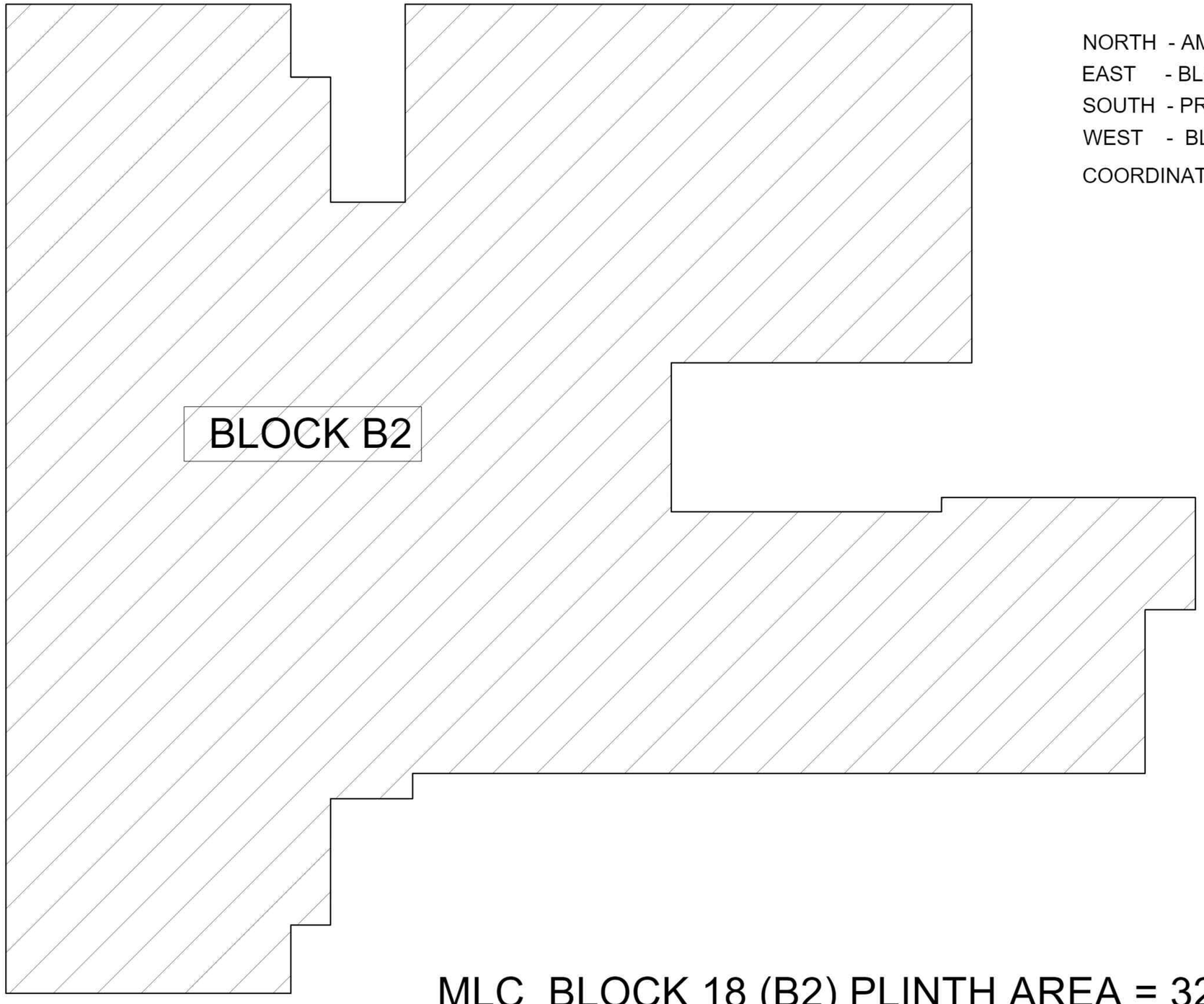
Add:- "A&S Associates", Plot no-06, Doye Layout, Zenda Square, Zingabai Takli, Nagpur- 440030
Mob No- 09850821850, Email- ash.structural.designer@gmail.com.



NORTH - AMENITY SPACE B
EAST - PROJECT COMPOUND WALL & RAMNATH CITY
SOUTH - PROJECT COMPOUND WALL & KH.NO. - 65
WEST - BLOCK 18 (B2) & BLOCK 17
COORDINATES - 21.22961355299654, 79.07328621965411

MLC_BLOCK 18 (B1) PLINTH AREA = 762.748 sq.mt.

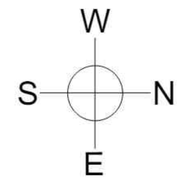




NORTH - AMENITY SPACE B & BLOCK 17
EAST - BLOCK 18 (B1)
SOUTH - PROJECT COMPOUND WALL & KH.NO. - 65
WEST - BLOCK 17

COORDINATES - 21.229478652161756, 79.07300678485072

MLC_BLOCK 18 (B2) PLINTH AREA = 325.565 sq.mt.



ANNEXURE F2

BLOCK NO. 18



DP PLAN

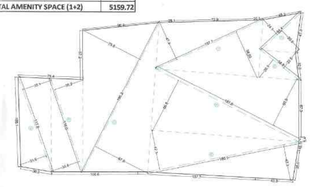
FINAL DEMARCATED LAYOUT PLAN FOR RESIDENTIAL (GROUP HOUSING) ON KH NO. 56/1,2,3,4,5 & 64 P.H.NO. 12A, MOUZA-BOKHARA, TAH. & DIST-NAGPUR.		Drawing Sheet No. R-45
A	**AREA STATEMENT**	(In Sqmt)
1	**Area of Plot**	
a	As per ownership document (7/12, CTS exract)	53300.00
b	As per measurement sheet	52558.32
c	As per site	52558.32
2	**Deduction for**	
a	Proposed D.P./ D.P. Road Widening Area	1207.43
b	Any D.P. Reservation Area	-
c	Natural Water cource area	-
	Total (a+b+c)	1207.43
3	**Gross Area of Plot (1-2)**	51350.89
4	Recreational Open Space	
a	Required (10%)	5135.09
b	Proposed	5159.72
5	**Amenity Space -**	
a	Required (15%)	7702.63
b	Proposed (15.08%)	7746.20
6	**Service Road and Highway widening**	NIL
7	**Internal Road Area (12.06%)**	6472.41
8	**Area Under Group Housing (62.28%)**	31972.56
9	**Net Area of Plot = [3 - 5(b)]**	43604.69
10	**Built up area with reference to Basic F.S.I. as per front road width (1.1)**	47965.15

AMENITY SPACE CALCULATION

Sr. No.	Calculation	Area (SQMT)
1) AREA UNDER AMANITY SPACE - A		
(a)	(62.3X24.8)/2	772.52
(b)	(16.1+15.9)/2X46.2	739.2
(c)	(17.2X10.4)/2	89.44
	LESS TENGENT	22.68
	NET AREA - A	**1578.48**
1) AREA UNDER AMANITY SPACE - B		
(a)	51.2X14.6	747.52
(b)	(12.5+16.5)/2X64.40	933.80
(c)	(16.2+25.5)/2X90.8	1893.18
(d)	(33.7X15.7)/2	264.55
(e)	14.0X24.80	347.20
(f)	11.0X11.6	127.60
(g)	(14.9X7.3)/2	54.385
(h)	16.9X13.2	223.08
	ADD TENGENT (43.45+45.50+47.28)	136.23
	LESS TENGENT (17.38+1.93) (-)	19.31
	NET AREA - B	**4708.23**
1) AREA UNDER AMANITY SPACE - C		
(a)	(9.7+11.2)/2X(45.1+44.3)/2	467.12
(b)	(8.6+5.5)/2X33.2	234.06
(c)	(7.5+4.2)/2X32.2	188.37
	ADD TENGENT	9.5
	NET AREA - C	**899.05**
1) AREA UNDER AMANITY SPACE - D		
(a)	(3.8+7.5)/2x34.6	195.49
(b)	(3.5+11.5)/2x37.2	279
(c)	(4.1+3.5)/2x11.40	43.89
	ADD TENGENT	42.06
	NET AREA - D	**560.44**
	TOTAL AMENITY SPACE (A+B+C+D)	**7746.20**

OPEN SPACE CALCULATION

Sr. No.	Calculation	Area (SQMT)
1) AREA UNDER OPEN SPACE - 1		
(a)	31.2x13.7	427.44
(b)	11.1X23.9	265.29
(c)	149.5x20.7	3094.65
(d)	33.6X10.1	339.36
	ADD TENGENT (4.40+21.68)	26.08
	LESS TENGENT (4.40X2+11.97+17.38) (-)	38.15
	NET AREA - 1	**4114.67**
1) AREA UNDER OPEN SPACE - 2		
(a)	(48.6X23.1)/2	561.33
(b)	(40.6X19.7)/2	399.91
(c)	16.5X5.5	90.75
(d)	(9.2X4.4)/2	20.24
	LESS TENGENT (-)	27.18
	NET AREA - 2	**1045.05**
	TOTAL AMENITY SPACE (1+2)	**5159.72**



KEY PLAN FOR CALCULATION OF LAND

LAND AREA CALCULATION

Sr. No.	Calculation	Area
(a)	(31.6+35.1)/2X117.8	3928.63
(b)	(34.4+35.2)/2X116	4036.80
(c)	(67.6+75.8)/2X196.3	14074.71
(d)	(47.1+42.3)/2X180.1	8050.47
(e)	(66.6+60.9)/2X187.8	11972.25
(f)	(47.4+58.5)/2X137.7	7291.22
(g)	(26.1+25.5)/2X56.8	1465.44
(h)	(24.1+29.9)/2X64.4	1738.80
	Total Land Area	**52558.32**

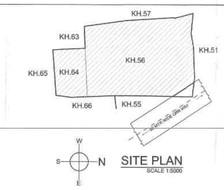
Note : As per Clause No. 27.2 of DCPR-2018 additional FSI of the are required for road widening on for construction of a new road proposed under the Developement plan shall be granted subject to condition that for road widening are shall be transfered in the city survey roads/ revenue records in the name of Authority.

LOCATION PLAN

SITE PLAN
SCALE 1:500

LEGEND :

- EXISTING BUILDING BLOCK
- PROPOSED BUILDING BLOCK
- PROPOSED OPEN SPACE
- PROPOSED AMENITY OPEN SPACE
- AMENITY BUILDING TO BE RETAIN



SITE PLAN
SCALE 1:5000

TITLE

SUBMISSION DRAWING OF RESIDENTIAL TOWNSHIP

PROJECT

REVISED GROUP HOUSING BUILDING PLAN OF
ON KH.NO.-56/1,2,3,4,5, & KH.NO.-64 P.H.NO. 12A,
MOUZA-BHOKARA, TAH. & DIST.- NAGPUR.
BELONGING TO:
MR. SUDESHCHANDRA BABULALJI GUPTA

OWNER :

ARCHITECT :

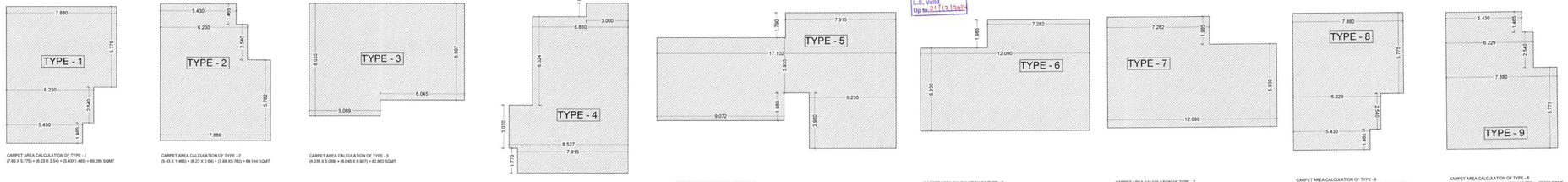
AASHISH Y. SONI
STRUCTURAL ENGINEER
B.E.,(CIVIL) M. Tech.(Structure)
M.M.R.D.A. LIC No.-410
NIT LIC No.-2658
CHARTERED ENGINEER LIC No.-AH 1515759

SCALE- 1:500

DATE -

DRAWING NO. - R45

ANNEXURE F3



CARPET AREA CALCULATION OF TYPE - 1
(7.88 X 5.775) + (6.23 X 2.54) + (5.43X1.465) = 69.286 SQMT

CARPET AREA CALCULATION OF TYPE - 2
(5.43 X 1.465) + (6.23 X 2.54) + (7.88 X5.782) = 69.184 SQMT

CARPET AREA CALCULATION OF TYPE - 3
(6.035 X 5.089) + (6.045 X 6.907) = 82.863 SQMT

CARPET AREA CALCULATION OF TYPE - 4
(3.0 X 5.967) + (6.83 X 8.324) + (6.527 X 3.070) + (7.915 X 1.773) = 86.305 SQMT

CARPET AREA CALCULATION OF TYPE - 5
(7.915 X 1.79) + (17.102 X 3.935) + (9.072 X 1.980) + (6.23 X 3.98) = 124.222 SQMT

CARPET AREA CALCULATION OF TYPE - 6
(7.282 X 1.985) + (12.09 X 5.93) = 86.148 SQMT

CARPET AREA CALCULATION OF TYPE - 7
(7.282 X 1.985) + (12.09 X 5.93) = 86.148 SQMT

CARPET AREA CALCULATION OF TYPE - 8
(7.88 X 5.775) + (6.229 X 2.54) + (5.43 X 1.465) = 69.283 SQMT

CARPET AREA CALCULATION OF TYPE - 9
(5.43 X 1.465) + (6.229 X 2.54) + (7.88 X 5.775) = 69.283 SQMT

N.M.R.D.A.
L.S. No. 410
L.S. Valid
Up to 31/12/2024

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 with compliance of same occupation permissi- not be issued.

Subject to forthcoming condition Government circular dated 30-07-2019 Developer have to construct the temporary shade, toilet and arrangement o drinking water for the labours.

Subject to the condition laid down by Directorate of Maharashtra Fire service vide MFS/51/2022/343 Dt. 13/08/2022 Letter No MFS/51/2022 Dt. 03/02/2022

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 17/08/2022 STRUCTURAL DESIGNER AND APPLICANT

This sanction is subject to the condition laid down by Environment Department Letter No.EC 21/08.18 MH.11388 Dated: 09/12/2021

The Previous Building Permit No.Nagpur/NMRDA/Mouza(South/Nagpur(Rural) 038 No. MP 1864/2013/934 11/2013 Dated: 03/06/2013 Building Plan is Stands to be cancelled.

Subject to the provisions of structural drawings submitted by applicant.

This sanction is subject to conditions of NA order No. 11/21/2022 N.A.T.P. order No.

Subject to Compliance of terms and Conditions of Environment clearance / letter dated

NO DEVIATION HEREBY SHALL BE COMPOUNDED HEREAFTER

This Sanction is Subject to Conditions Mentioned in Development Agreement Dt. 23/02/2022

Subject to Condition of N.O.C. from Airport Authority Dt. 14/07/2022

Necessary arrangement for rain water harvesting shall be done

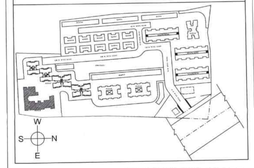
SHEET NO. 16/25

PROPOSED BUILDING PLAN FOR CONSTRUCTION OF BLOCK 18 ON LAND BEARING:
ON KH.No. 56/1,2,3,4,5 & 64
P.H.No. 12-A, MOUZA - BHOKARA ,
TAH & DIST - NAGPUR

BELONGING TO
SUDESHCHANDRA BABULALJI GUPTA

SCHEDULE OF OPENINGS		
D1	1.00 X 2.10	OPENABLE DOOR
D2	0.90 X 2.10	OPENABLE DOOR
D3	0.75 X 2.10	OPENABLE DOOR
FD	1.00 X 2.10	OPENABLE FIRE RESISTANT DOOR
SD1	3.00 X 1.95	ALU. SLIDING WINDOW
SD2	2.40 X 1.95	ALU. SLIDING WINDOW
SW	1.50 X 1.20	ALU. SLIDING WINDOW
SD3	2.40 X 1.20	ALU. SLIDING WINDOW
W11	0.65 X 1.65	ALU. OPENABLE WINDOW
V	0.65 X 1.65	ALU. LOUVERED WINDOW

KEY PLAN

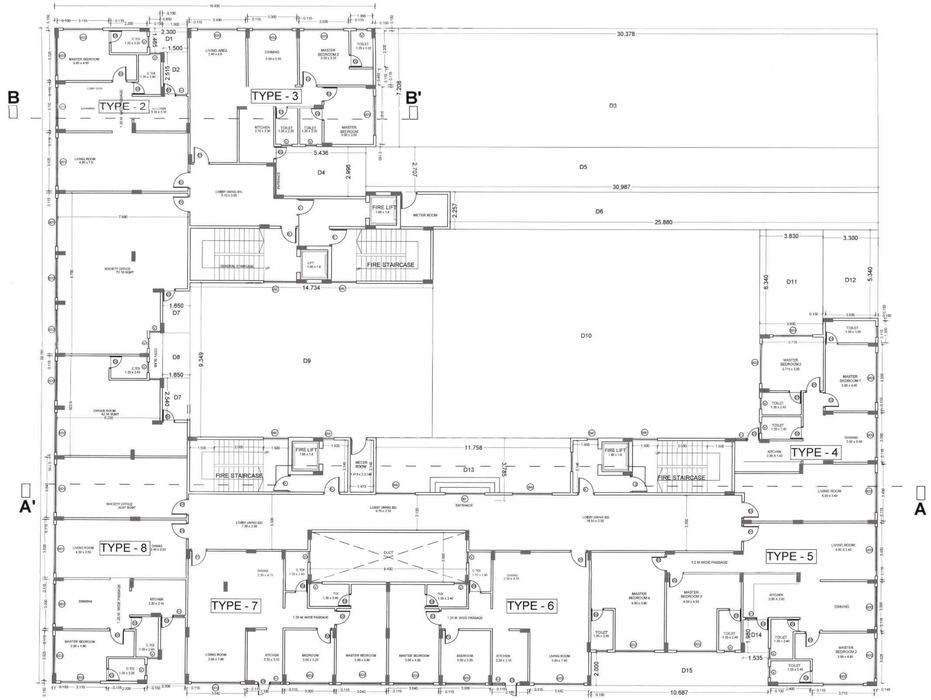


TITLE OF THE SHEET

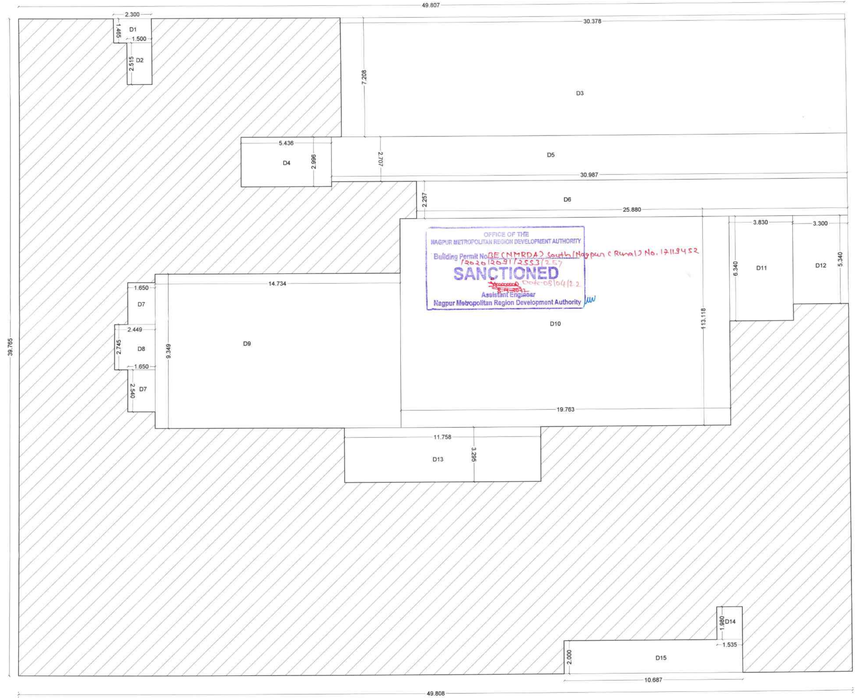
GROUND FLOOR PLAN & AREA STATEMENT OF BUILDING BLOCK '18'

AASHISH SONI
NIT L.NO: 2658
NMRDA L.NO: 410

SUDESHCHANDRA GUPTA
(LAND OWNER)



GROUND FLOOR PLAN (1:100)



KEY PLAN OF GROUND FLOOR PLAN

AREA STATEMENT OF BUILDING BLOCK - 18 (SQMT) WING B1 & B2		
BUILTUP AREA CALCULATION FOR GROUND FLOOR		
BLOCK	49.807 X 39.765	1980.58
DEDUCTION (D1)	2.30 X 1.465	3.37
DEDUCTION (D2)	1.50 X 2.515	3.77
DEDUCTION (D3)	30.378 X 7.208	218.96
DEDUCTION (D4)	5.436 X 2.996	16.29
DEDUCTION (D5)	30.987 X 2.707	83.88
DEDUCTION (D6)	25.880 X 2.257	58.41
DEDUCTION (D7)	1.650 X 2.540 X 2	8.38
DEDUCTION (D8)	2.449 X 2.745	6.72
DEDUCTION (D9)	14.734 X 9.349	137.75
DEDUCTION (D10)	19.763 X 12.631	249.63
DEDUCTION (D11)	3.830 X 6.340	24.28
DEDUCTION (D12)	3.30 X 5.340	17.62
DEDUCTION (D13)	11.758 X 3.295	38.74
DEDUCTION (D14)	1.980 X 1.535	3.04
DEDUCTION (D15)	10.687 X 2.00	21.37
BUILTUP AREA AFTER DEDUCTION		**1088.35**

PROJECT AREA 1088.35 Sq. Mtrs.