

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

Subject to the provisions of
structural drawings submitted
by applicant.

This sanction is subject to conditions of
the order No. 11/01/2022
N.M.R.D.A.

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
Dated 02/02/2022

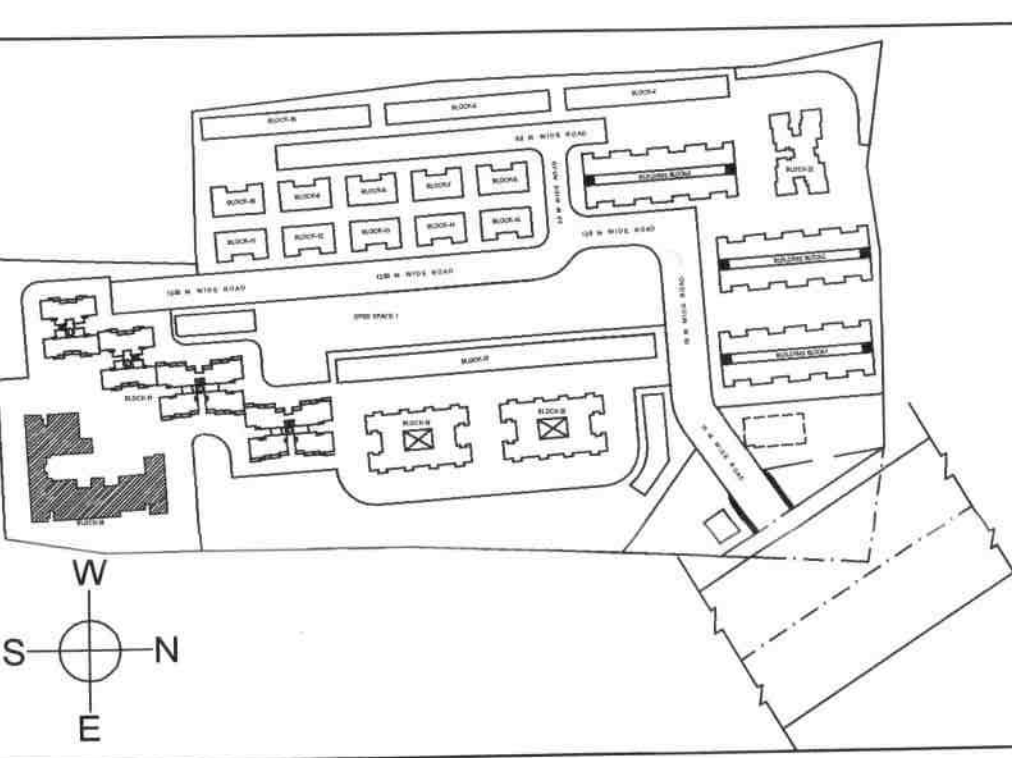
Subject to Condition of
N.O.C. from Airport Authority
Dated 14/02/2022

Necessary arrangement for rain
water harvesting shall be done

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
WT1	0.85 X 1.65	ALU. OPENABLE WINDOW
V	0.85 X 1.65	ALU. LOUVERED WINDOW

KEY PLAN



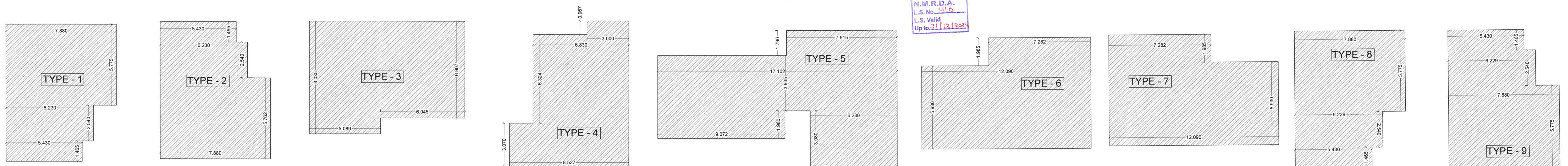
TITLE OF THE SHEET

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



AASHISH SONI
NIT LNO: 2658
NMRDA LNO: 410

SUDESHCHANDRA GUPTA
(LAND OWNER)



CARPET AREA CALCULATION OF TYPE - 1
(7.88 X 5.775) + (6.23 X 2.54) + (5.43 X 1.465) = 69.286 SQMT

CARPET AREA CALCULATION OF TYPE - 2
(5.43 X 1.465) + (6.23 X 2.54) + (7.88 X 5.775) = 69.184 SQMT

CARPET AREA CALCULATION OF TYPE - 3
(6.035 X 5.089) + (6.045 X 6.807) = 62.863 SQMT

CARPET AREA CALCULATION OF TYPE - 4
(3.0 X 0.967) + (6.83 X 6.324) + (6.527 X 3.073) + (7.915 X 1.773) = 86.305 SQMT

CARPET AREA CALCULATION OF TYPE - 5
(7.915 X 1.791) + (17.102 X 3.935) + (6.072 X 1.980) + (6.23 X 3.395) = 124.222 SQMT

CARPET AREA CALCULATION OF TYPE - 6
(7.282 X 1.985) + (12.09 X 5.591) = 86.148 SQMT

CARPET AREA CALCULATION OF TYPE - 7
(7.282 X 1.985) + (12.09 X 5.591) = 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

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 within 1
month of completion of same occupation permit
not be issued.

Subject to terms and condition
Government order dated 30-01-2018
Developer shall construct the temporary
shade, toilet and arrangement of drinking
water for the labours.

Subject to the condition laid
down by Directorate of Maharashtra
Fire service vide MFS/51/2021/343 Dtd- 12/06/2021
Letter No MFS/51/2022 Dtd- 09/02/2022

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN
SUFFICIENCY CERTIFICATE DATED 11/03/2022
STRUCTURAL DESIGNER AND APPLICANT

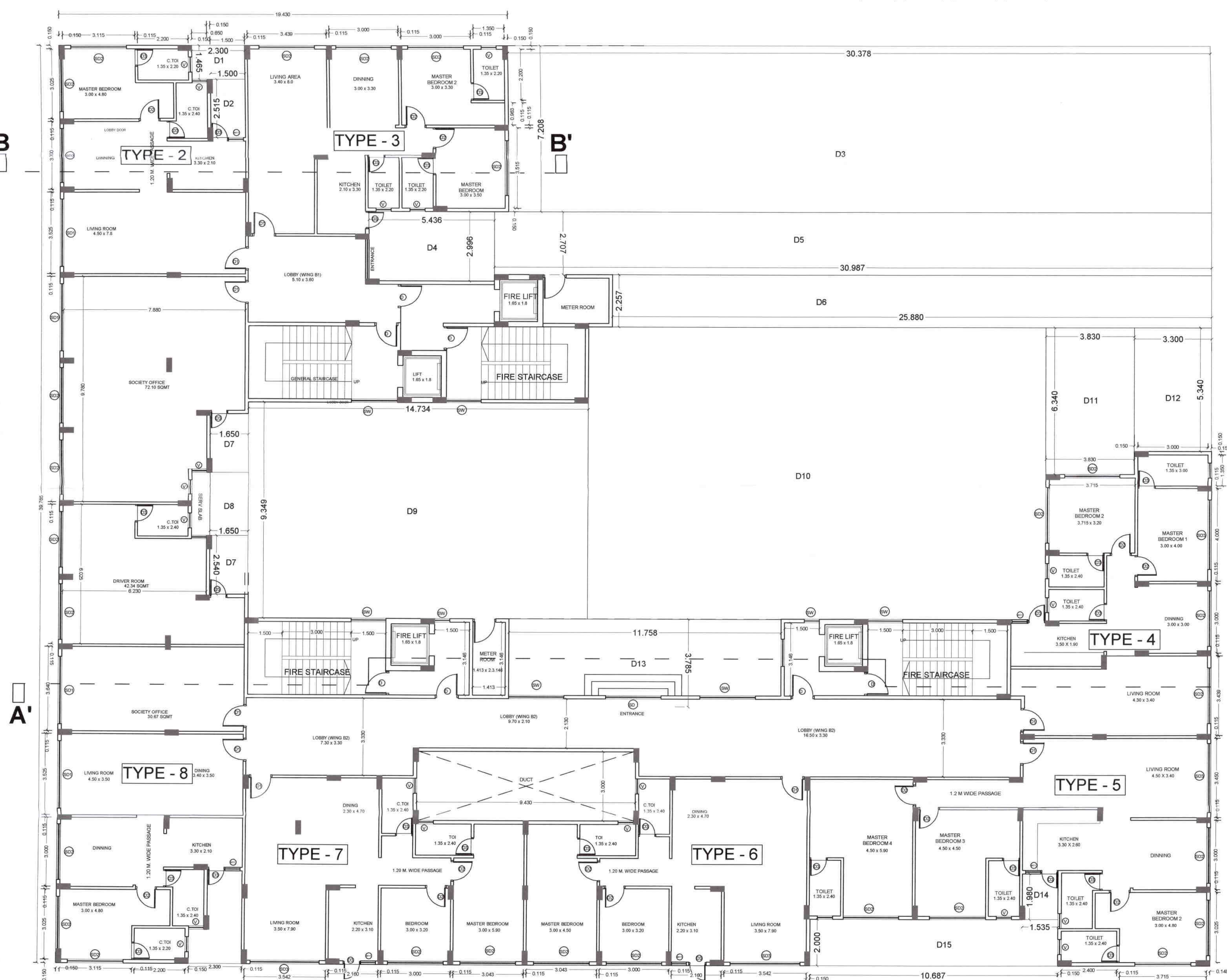
This sanction is subject to the condition
laid down by Environment Department
Letter No. E-319038 MH 11-03-88
Dated: 09/12/2021

The Previous Building Permit
No. 12/03/2021/343 Dtd- 12/06/2021
Case No. 12/03/2021/343
Dtd- 09/12/2021
Building Plan is stands to be cancelled

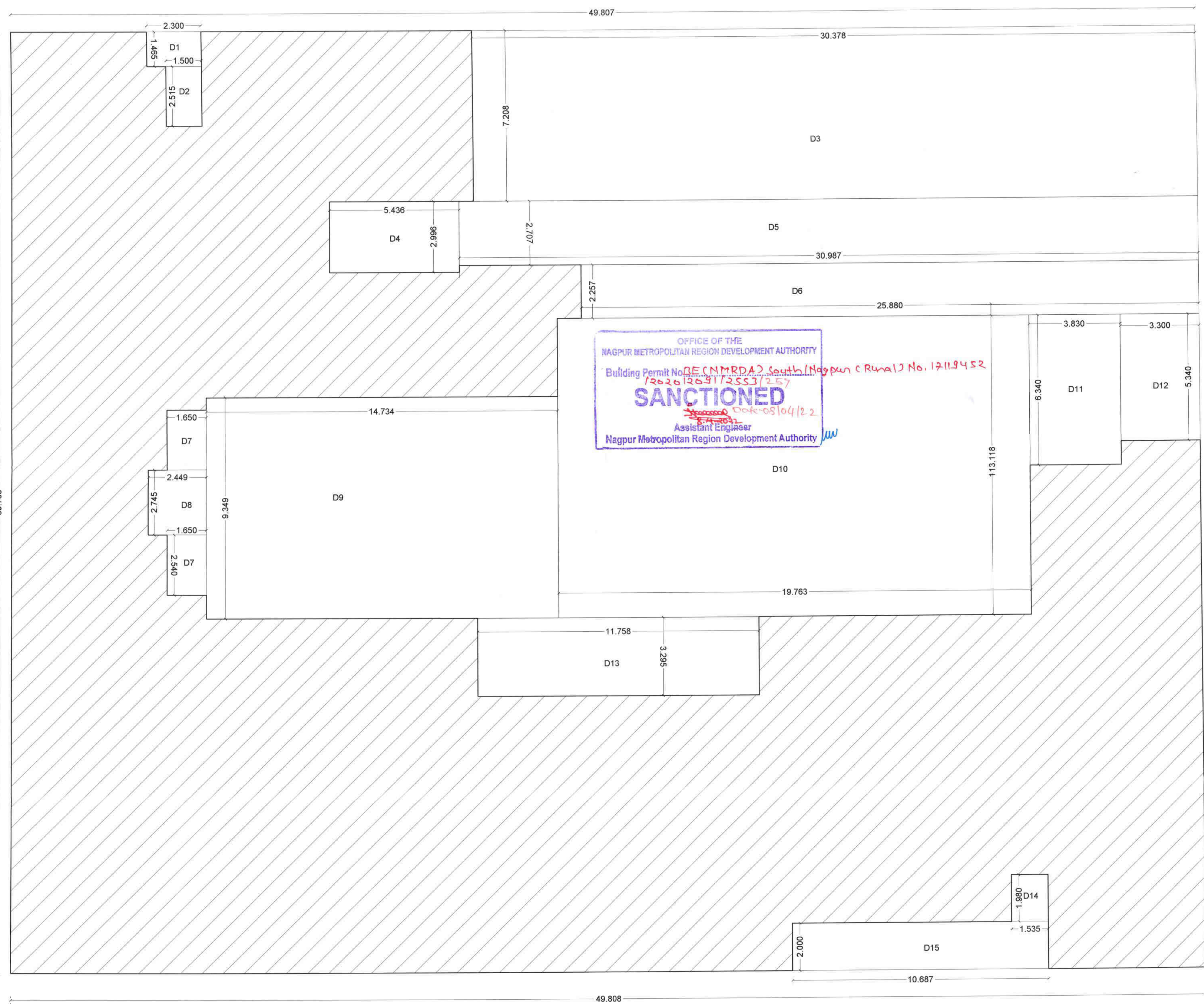
AREA STATEMENT OF BUILDING BLOCK - 18 (SQMT) WING B1 & B2		
BUILTUP AREA CALCULATION FOR GROUND FLOOR		
BLOCK	49.807 X 39.765	1980.58
DEDUCTION (D1)	2.30 X 1.465	3.37
DEDUCTION (D2)	1.50 X 2.515	3.77
DEDUCTION (D3)	30.378 X 7.208	218.96
DEDUCTION (D4)	5.436 X 2.996	16.29
DEDUCTION (D5)	30.987 X 2.707	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.

GROUND FLOOR PLAN (1:100)



KEY PLAN OF GROUND FLOOR PLAN



REVISED GROUP HOUSING LAYOUT AND BUILDING PLAN ON LAND BEARING NO: KH.No. 56/1,2,3,4,5 & 64 P.H.No. 12-A, MOUZA - BHOJKHARA, TAH- NAGPUR (GRAMINI) & DIST - NAGPUR

BELONGING TO : SHRI SUDESH CHADRA BABULJI GUPTA

As per condition that Developer must construct sewage treatment plant (STP) as per the required norms of Maharashtra Pollution Control Board and shall submit the NOC from MPCCB within compliance of same occupation certificate not be issued.

Subject to terms and condition of Government order dated 30-01-2018 and Developer has to construct temporary shade, toilet and arrangement a drinking water for the labourers.

Subject to the condition laid down by Directorate of Maharashtra Fire service vide Letter No. MFES/51/2022/220 Dt. 13/08/2021 MFES/51/2022/220 Dt. 03/03/2022

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUPERVISORY CERTIFICATE DATED 11/03/2022

This sanction is subject to the condition laid down by Environment Department Letter No. E.C. 21.80.88.MH.110.988 Dated: 05/12/2021

The Previous Building Permit No. BE (HMRDA) 2019/1243/243 Dated: 21/12/2019 Building Plan is stands to be cancelled

Subject to the provisions of structural drawings submitted by applicant.

This sanction is subject to conditions of No. order 11/01/2021

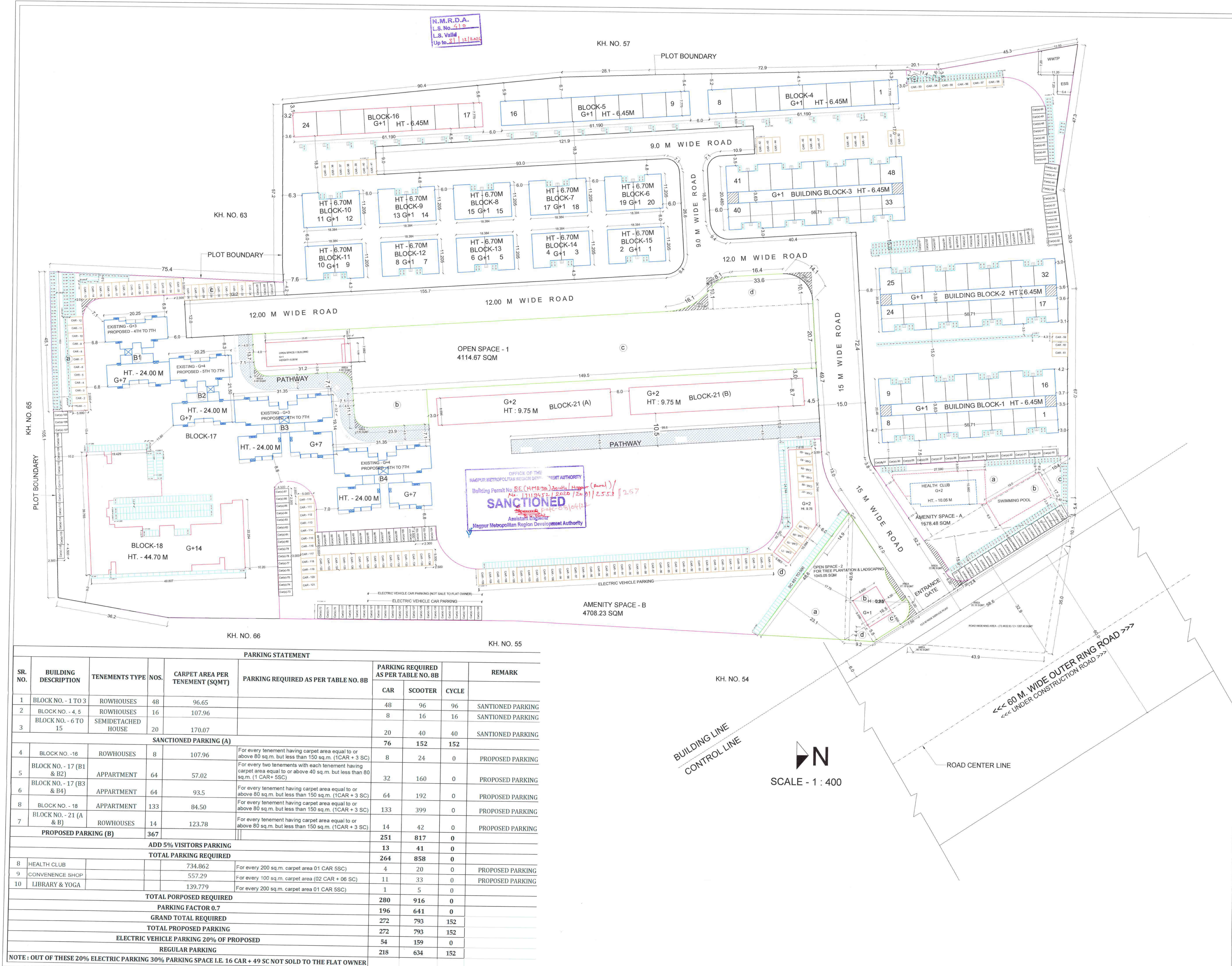
Subject to Compliance of terms and Conditions of Environment clearance letter dated

NO DEVIATION HEREBY SHALL BE COMPOUNDED HEREAFTER

This Sanction is Subject to Conditions Mentioned in Development Agreement Dt. 23/07/2022

Subject to Condition of N.O.C. from Airport Authority Dt. 14/02/2022

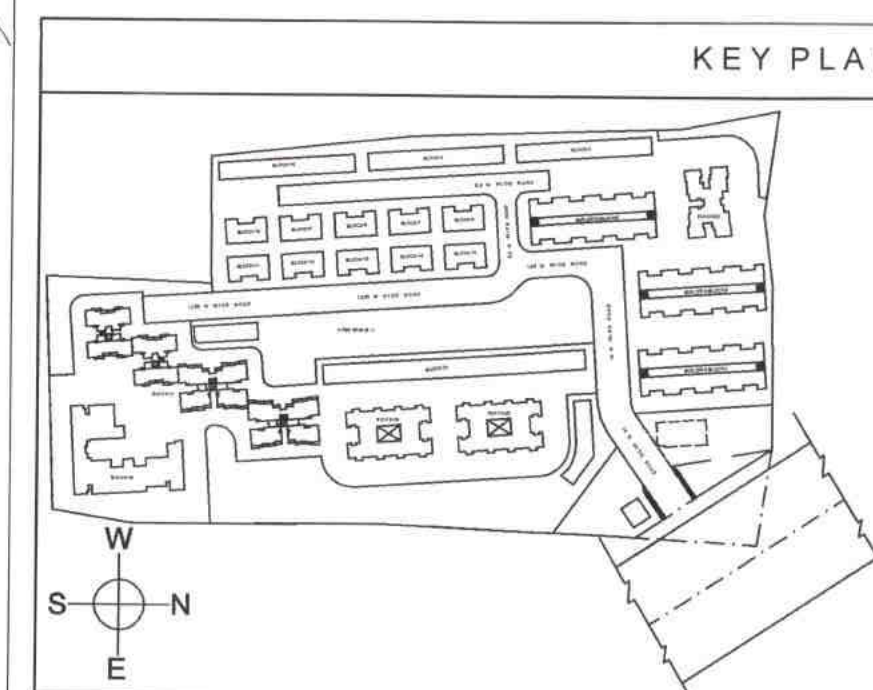
Necessary arrangement for rain water harvesting shall be done



KH. NO. 55

PARKING STATEMENT									
SR. NO.	BUILDING DESCRIPTION	TENEMENTS TYPE	NOS.	CARPET AREA PER TENEMENT (SQMT)	PARKING REQUIRED AS PER TABLE NO. 8B	PARKING REQUIRED AS PER TABLE NO.8B			REMARK
						CAR	SCOOTER	CYCLE	
1	BLOCK NO. - 1 TO 3	ROWHOUSES	48	96.65		48	96	96	SANTIONED PARKING
2	BLOCK NO. - 4, 5	ROWHOUSES	16	107.96		8	16	16	SANTIONED PARKING
3	BLOCK NO. - 6 TO 15	SEMIDETACHED HOUSE	20	170.07		20	40	40	SANTIONED PARKING
SANCTIONED PARKING (A)						76	152	152	
4	BLOCK NO. -16	ROWHOUSES	8	107.96	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m. (1CAR + 3 SC)	8	24	0	PROPOSED PARKING
5	BLOCK NO. - 17 (B1 & B2)	APPARTMENT	64	57.02	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. (1 CAR+ 5SC)	32	160	0	PROPOSED PARKING
6	BLOCK NO. - 17 (B3 & B4)	APPARTMENT	64	93.5	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m. (1CAR + 3 SC)	64	192	0	PROPOSED PARKING
8	BLOCK NO. - 18	APPARTMENT	133	84.50	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m. (1CAR + 3 SC)	133	399	0	PROPOSED PARKING
7	BLOCK NO. - 21 (A & B)	ROWHOUSES	14	123.78	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m. (1CAR + 3 SC)	14	42	0	PROPOSED PARKING
PROPOSED PARKING (B)			367			251	817	0	
ADD 5% VISITORS PARKING						13	41	0	
TOTAL PARKING REQUIRED						264	858	0	
8	HEALTH CLUB			734.862	For every 200 sq.m. carpet area 01 CAR 5SC)	4	20	0	PROPOSED PARKING
9	CONVENIENCE SHOP			557.29	For every 100 sq.m. carpet area (02 CAR + 06 SC)	11	33	0	PROPOSED PARKING
10	LIBRARY & YOGA			139.779	For every 200 sq.m. carpet area 01 CAR 5SC)	1	5	0	
TOTAL PORPOSED REQUIRED						280	916	0	
PARKING FACTOR 0.7						196	641	0	
GRAND TOTAL REQUIRED						272	793	152	
TOTAL PROPOSED PARKING						272	793	152	
ELECTRIC VEHICLE PARKING 20% OF PROPOSED						54	159	0	
REGULAR PARKING						218	634	152	
NOTE : OUT OF THESE 20% ELECTRIC PARKING 30% PARKING SPACE I.E. 16 CAR + 49 SC NOT SOLD TO THE FLAT OWNER									

NOTE: OUT OF THESE 20% ELECTRIC PARKING 30% PARKING SPACE I.E. 16 CAR + 49 SC NOT SOLD TO THE FLAT OWNER



TITLE OF THE SHEET
PARKING PLAN



AASHISH SONE
NIT LNO: 2658
NMRDA LNO: 410

SUDESHCHANDRA GUPTA
(LAND OWNER)



sudesh gupta <sudeshkhard@gmail.com>

MAHARERA Registration of the Project FREESIA under Application No. REA50500142397, Confirmation of Building Permit & Commencement Certificate No. B.E (NMRDA)/57 dated 08.04.2022.

sudesh gupta <sudeshkhard@gmail.com>
To: <mahareracc.nagpur@gmail.com>

Tue, 8 Aug at 1:05 PM

Dear Sir,

We Dada Properties Private Limited are developing Project 'FREESIA' Collaboration Arrangement with Landowner Mr. Sudesh Chandra Gupta. Accordingly have applied for MAHARERA Registration of the Project FREESIA under Application No. REA50500142397 dated 18.07.2023, wherein for compliance of MahaRERA's order u/no 45 of 2023 dated 15.05.2023, regarding verifying the authenticity/genuineness of CC/OC herewith are attached the under mentioned documents for your kind consideration and validation,

1. Copy of Sanction Layout in name of the Land Owner Mr. Sudesh Chandra Gupta is attached herewith as **Annexure A**.
2. Copy of Building Permit & Commencement Certificate in name of the Land Owner Mr. Sudesh Chandra Gupta from NMRDA is attached herewith as **Annexure B**.
3. Copy of Sanction Ground Floor Plan & Typical Floor Plan in name of the Land Owner Mr. Sudesh Chandra Gupta is attached herewith as **Annexure C1 & C2**.

Request you kindly expedite the Validation and do the needful at an earliest.

Thanking You

[Quoted text hidden]

Annexure B- Building permit for land.pdf, Annexure C2 -B18 Typical.pdf, Annexure C1- B18 Ground.pdf, Annexure A- Layout.pdf