Necessary arrangement for rain water harvesting shall be done.

This Sanction is Subject to Conditions Mentioned in Development agreement Dt. 1 / 1 / 12 with N.I.T.

This sanction is subject to conditions of N.A. order Dt. 16-7-12
N.A. 1st order Dt.

कार्यालयाच्या अटी खालीलप्रमाणे आहेत/सूचनांची/सूचनांची पिछी ना. दु. द. साहब यांचे/पत्रात सूचना आहे (Release letter) प्राप्त झालेलीप्रमाणे वरील सोबत आहे

आदर्श, इमारत परवाना हा ना.सु.द. यांच्या सोबतच्या पत्रात कार्यालयाच्या दि. 23.6.2012 मधील अटी आणि शर्तीचे आधीन राहून देण्यात येत आहे.

This sanction is limited for built Up area (Including all covered area) less than 20,000 Sq.mt. For sanction of construction more than 20,000 Sq.mt., applicant has To Submit Environmental Clearance From State Level Environmental Impact Assessment Authority.

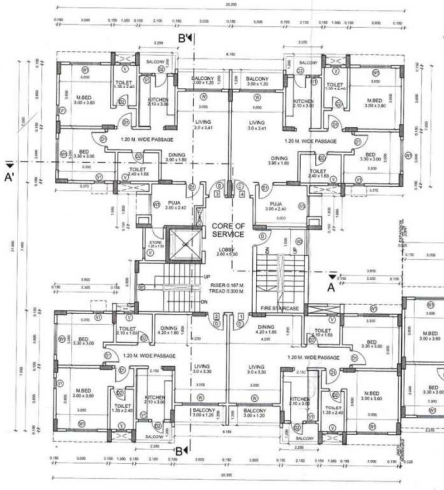
This Sanction is Subject to Condition that Plots shall be relinked as per Condition No.2a of the Conveyance Agreement Dt. 8.1.13.

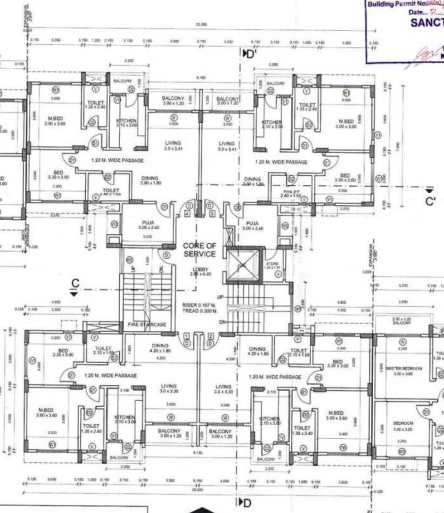
N. I. T.
L.S. NO. 2382
L.S. Valid
up to 31-05-2015

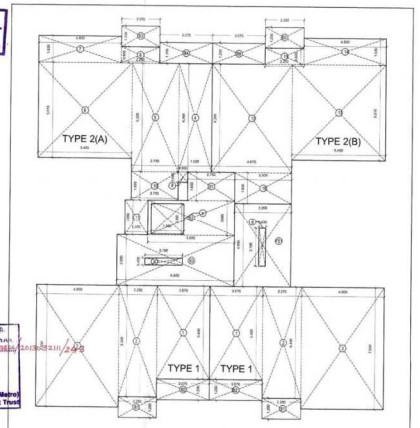
OFFICE OF THE NAGPUR IMPROVEMENT TR.
Special planning authority for Nagpur Metropolitan Area
Building Permit No. (Draft) /Layout/ NIT/ 3835/ 2013/ 2013 /249
Date 5/7/2013
SANCTIONED
Building Engineer (Metro)
Nagpur Improvement Trust

FLOOR WISE AREA STATEMENT

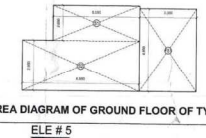
FLOORS	BUILT UP AREA	BALCONY AREA	PREMIUM AREA	FIRE STAIRCASE AREA	TOTAL
STILT	----	----	127.66 SQM.	58.320 SQM.	186.00 SQM.
FIRST	1371.16 SQ. M.	171.48 SQ.M.	117.66 SQM.	55.96 SQM.	1715.96 SQM.
SECOND	1371.16 SQ. M.	171.48 SQ.M.	117.66 SQM.	55.680 SQM.	1715.96 SQM.
THIRD	1371.16 SQ. M.	171.48 SQ.M.	117.66 SQM.	55.680 SQM.	1715.96 SQM.
FOURTH	685.58 SQ. M.	85.74 SQ.M.	58.83 SQM.	27.780 SQM.	857.93 SQM.
TOTAL	4799.06 SQ. M.	600.18 SQ.M.	539.49 SQM.	252.78 SQM.	8191.51 SQM.



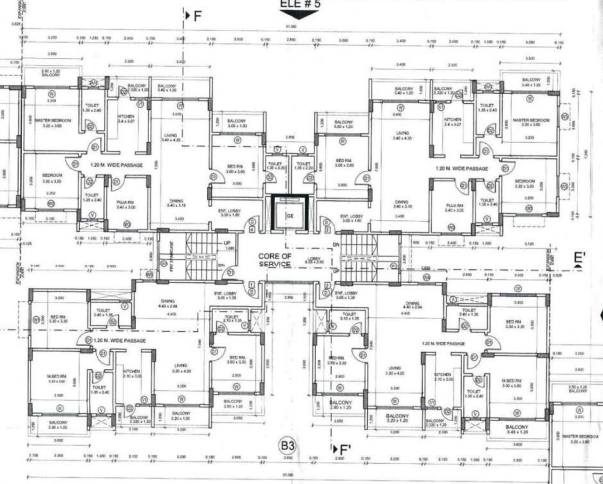


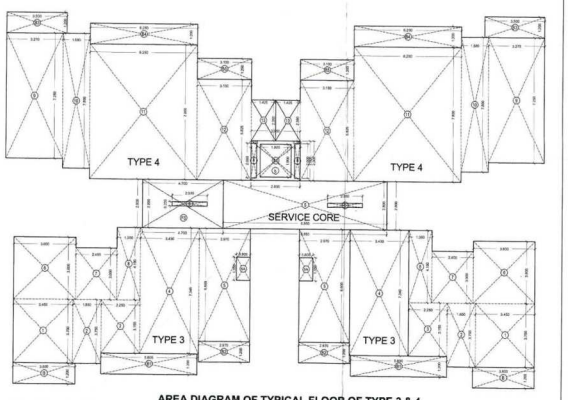


AREA DIAGRAM OF TYPICAL FLOOR OF TYPE 1 & 2

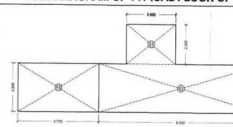


AREA DIAGRAM OF GROUND FLOOR OF TYPE 1&2





AREA DIAGRAM OF TYPICAL FLOOR OF TYPE 3 & 4



AREA DIAGRAM OF GROUND FLOOR OF TYPE 3 & 4

TYPICAL FLOOR, TYPE 3

BU AREA CALCULATION OF TYPE 3

BLOCK 1	= 3.48 X 3.75	= 12.94 SQ. M.
BLOCK 2	= 1.65 X 3.75	= 6.19 SQ. M.
BLOCK 3	= 2.25 X 3.15	= 7.08 SQ. M.
BLOCK 4	= 3.43 X 7.34	= 25.18 SQ. M.
BLOCK 5	= 2.97 X 5.60	= 16.60 SQ. M.
BLOCK 6	= 3.60 X 3.60	= 12.96 SQ. M.
BLOCK 7	= 2.40 X 3.00	= 7.20 SQ. M.
BLOCK 8	= 1.20 X 4.78	= 5.66 SQ. M.
TOTAL BUP AREA OF TYPE -3 FLAT		= 96.81 SQ. M.
DEDUCTIONS:		
LESS BLOCK 5A = 0.60 X 1.200		(-) = 1.08 SQ. M.
NET BUP AREA OF TYPE -3 FLAT		= 95.73 SQ. M.

BALCONY AREA OF TYPE -3 FLAT

BLOCK B	= 3.60 X 1.20	= 4.32 SQ. M.
BLOCK B1	= 4.00 X 1.20	= 4.72 SQ. M.
BLOCK B2	= 2.97 X 1.20	= 3.57 SQ. M.
NET AREA OF BALCONY		= 14.61 SQ. M.

TYPICAL FLOOR, TYPE 4

BU AREA CALCULATION OF TYPE 4

BLOCK 9	= 3.270 X 7.35	= 23.71 SQ. M.
BLOCK 10	= 1.550 X 7.80	= 12.32 SQ. M.
BLOCK 11	= 6.20 X 7.80	= 48.75 SQ. M.
BLOCK 12	= 3.15 X 5.630	= 16.36 SQ. M.
BLOCK 13	= 1.425 X 2.30	= 3.35 SQ. M.
NET BUP AREA OF TYPE -4 FLAT		= 106.49 SQ. M.

BALCONY AREA OF TYPE -4 FLAT

BLOCK B1	= 3.00 X 1.20	= 4.20 SQ. M.
BLOCK B4	= 5.20 X 1.20	= 7.92 SQ. M.
BLOCK B5	= 3.15 X 1.20	= 3.78 SQ. M.
NET AREA OF BALCONY		= 15.40 SQ. M.

FIRE STAIRCASE

BU AREA CALCULATION

BLOCK FS	= 4.75 X 2.80	= 13.160 SQ. M.
DEDUCTIONS:		
BLOCK I	= 2.05 X 0.25	= 0.510 SQ. M.
NET BUP AREA OF FIRE STAIRCASE = 13.160 - 0.510 = 12.65 SQ. M.		

PREMIUM AREA GROUNDFLOOR

BU AREA CALCULATION OF GROUND FLOOR

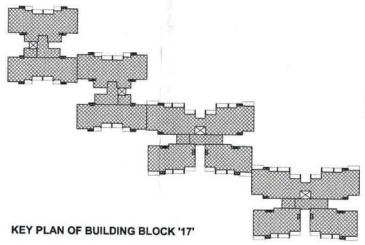
BLOCK S1	= 2.65 X 2.30	= 6.55 SQ. M.
BLOCK S2	= 5.55 X 2.80	= 28.74 SQ. M.
NET BUP AREA OF GROUND FLOOR		= 35.29 SQ. M.

PREMIUM AREA OF TYPICAL FLOOR

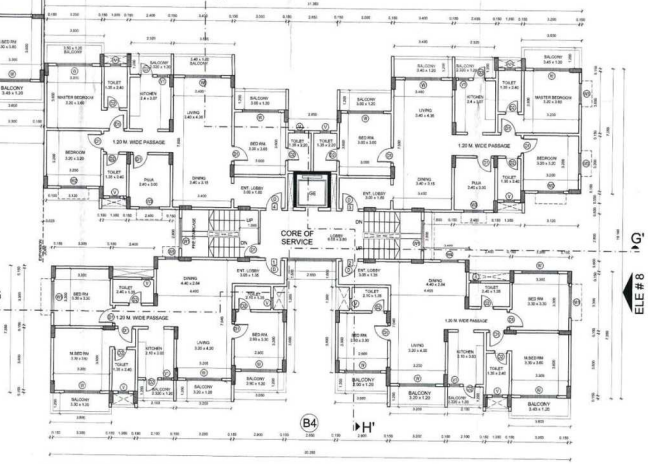
BU AREA CALCULATION

BLOCK A	= 2 X 0.33 X 2.00	= 1.32 SQ. M.
BLOCK S	= 1.80 X 1.90	= 3.42 SQ. M.
BLOCK I	= 2.05 X 0.25	= 0.51 SQ. M.
TOTAL DEDUCTION		(-) = 5.25 SQ. M.
NET BU AREA OF SERVICE CORE = 30.29 - 5.25 = 26.04 SQ. M.		

BUILDING BLOCK -17 , B1 & B3, AREA STATEMENT



KEY PLAN OF BUILDING BLOCK '17'



TYPICAL FLOOR PLAN OF BUILDING BLOCK '17' (FIRST TO THIRD)
SCALE 1: 100

BUILDING BLOCK -17, B2 & B4 AREA STATEMENT

TYPICAL FLOOR FLAT TYPE - 1

BU AREA CALCULATION OF FLAT TYPE -1

BLOCK 1	= 3.075 X 5.40	= 16.61 SQ. M.
BLOCK 2	= 2.25 X 6.45	= 14.51 SQ. M.
BLOCK 3	= 4.80 X 7.19	= 33.84 SQ. M.
NET BUP AREA OF FLAT TYPE -1		= 64.96 SQ. M.
BALCONY AREA OF FLAT TYPE -1		
BLOCK B1	= 2.25 X 1.20	= 2.70 SQ. M.
BLOCK B2	= 3.075 X 1.20	= 3.69 SQ. M.
NET AREA OF BALCONY		= 6.39 SQ. M.

TYPICAL FLOOR FLAT TYPE - 2(A)

BU AREA CALCULATION OF FLAT TYPE -2(A)

BLOCK 4	= 1.903 X 9.200	= 17.51 SQ. M.
BLOCK 5	= 2.75 X 6.265	= 17.23 SQ. M.
BLOCK 6	= 5.45 X 5.515	= 30.06 SQ. M.
BLOCK 7	= 4.80 X 1.505	= 7.37 SQ. M.
BLOCK 8	= 2.25 X 0.935	= 2.10 SQ. M.
BLOCK 9	= 0.55 X 0.60	= 0.33 SQ. M.
BLOCK 10	= 2.75 X 1.65	= 4.54 SQ. M.
BLOCK 11	= 1.35 X 2.05	= 2.77 SQ. M.
NET BUP AREA OF FLAT TYPE -2(A) = 76.46 SQ. M.		
BALCONY AREA OF FLAT TYPE -2		
BLOCK B3	= 2.25 X 1.20	= 2.70 SQ. M.
BLOCK B4	= 3.075 X 1.20	= 3.69 SQ. M.
NET AREA OF BALCONY		= 6.39 SQ. M.

TYPICAL FLOOR FLAT TYPE - 2(B)

BU AREA CALCULATION OF FLAT TYPE -2

BLOCK 12	= 4.675 X 6.265	= 29.29 SQ. M.
BLOCK 13	= 5.45 X 5.515	= 30.06 SQ. M.
BLOCK 14	= 4.80 X 1.505	= 7.37 SQ. M.
BLOCK 15	= 2.25 X 0.935	= 2.10 SQ. M.
BLOCK 16	= 3.30 X 1.80	= 5.94 SQ. M.
NET BUP AREA OF FLAT TYPE -2		= 74.76 SQ. M.
BALCONY AREA OF FLAT TYPE -2		
BLOCK B5	= 2.25 X 1.20	= 2.70 SQ. M.
BLOCK B6	= 3.075 X 1.20	= 3.69 SQ. M.
NET AREA OF BALCONY		= 6.39 SQ. M.

PREMIUM AREA GROUNDFLOOR

BU AREA CALCULATION OF GROUND FLOOR

BLOCK S1	= 5.05 X 2.05	= 10.35 SQ. M.
BLOCK S2	= 6.85 X 2.85	= 20.20 SQ. M.
NET BUP AREA OF GROUND FL.		= 30.55 SQ. M.

PREMIUM AREA OF TYPICAL FLOOR

BU AREA CALCULATION

BLOCK S1	= 2.75 X 1.65	= 4.53 SQ. M.
BLOCK S2	= 5.05 X 2.05	= 10.35 SQ. M.
BLOCK S3	= 6.85 X 2.85	= 20.20 SQ. M.
TOTAL BUILT UP AREA OF SERVICE CORE		= 35.08 SQ. M.
DEDUCTIONS:		
BLOCK C	= 2.19 X 0.40	= 0.87 SQ. M.
BLOCK e	= 1.80 X 1.80	= 3.42 SQ. M.
TOTAL DEDUCTION		(-) = 4.29 SQ. M.
NET BU AREA OF SERVICE CORE = 35.08 - 4.29 = 30.79 SQ. M.		

FIRE STAIRCASE

BU AREA CALCULATION

BLOCK FS1	= 3.30 X 4.85	= 16.00 SQ. M.
TOTAL BUILT UP AREA OF FIRE STAIRCASE		= 16.00 SQ. M.
DEDUCTIONS:		
BLOCK d	= 2.19 X 0.40	= 0.87 SQ. M.
TOTAL DEDUCTION		= 0.87 SQ. M.
NET BU AREA OF FIRE STAIRCASE = 16.00 - 0.87 = 15.13 SQ. M.		

BUILDING BLOCK -17 AREA STATEMENT OF TYPICAL FLOOR

BUP AREA STATEMENT OF TYPICAL FLOOR (1st TO 3th floor)

A	TYPE -1 FLAT	64.96 X 4 = 259.84 SQ. M.
B	TYPE -2(A) FLAT	76.46 X 2 = 152.92 SQ. M.
C	TYPE -2(B)FLAT	74.76 X 2 = 149.52 SQ. M.
D	TYPE -3 FLAT	95.73 X 4 = 382.92 SQ. M.
E	TYPE -4 FLAT	106.49 X 4 = 425.96 SQ. M.
NET BUP AREA OF TYPICAL FLOOR		1371.16 SQ. M.

PERMISSIBLE BALCONY AREA PER FLOOR (1st TO 3th floor)
15 % OF 1371.16 = 205.674 SQ. M.

BALCONY AREA STATEMENT OF TYPICAL FLOOR

PROPOSED BALCONY AREA (1st TO 3th floor)

A	TYPE - 1 FLAT	6.39 X 4 = 25.56 SQ. M.
B	TYPE - 2(A) FLAT	6.39 X 2 = 12.78 SQ. M.
C	TYPE - 2(B) FLAT	6.39 X 2 = 12.78 SQ. M.
D	TYPE - 3 FLAT	14.61 X 4 = 58.44 SQ. M.
E	TYPE - 4 FLAT	15.48 X 4 = 61.92 SQ. M.
NET BALCONY AREA OF TYPICAL FLOOR		171.48 SQ. M.

PREMIUM AREA STATEMENT OF TYPICAL FLOOR (1st TO 3rd floor)

SERVICE CORE OF FLATS TYPE 1 & 2(a,b) 30.79 SQ. M. X 2 Nos.	61.58 SQ. M.
SERVICE CORE OF FLATS TYPE 3 & 4 28.04 SQ. M. X 2 Nos.	56.08 SQ. M.
NET PREMIUM AREA OF TYPICAL FLOOR	117.66 SQ.M.

PREMIUM AREA STATEMENT OF GROUND FLOOR (1st TO 3rd floor)

PREMIUM AREA OF GROUND FL. OF TYPE 1 & 2(a,b) [30.55 X 2]	61.10 SQM.
PREMIUM AREA OF GROUND FLOOR OF TYPE 3 & 4 [33.29 X 2]	66.58 SQM.
NET GR. FL. PREMIUM OF TYPE 1,2,3 & 4	127.68 SQM.

BUILDING BLOCK -17 AREA STATEMENT OF FOURTH FLOOR

BUP AREA STATEMENT OF FOURTH FLOOR (4th floor)

A	TYPE -1 FLAT	64.96 X 2 = 129.92 SQ. M.
B	TYPE -2(A) FLAT	76.46 X 1 = 76.46 SQ. M.
C	TYPE -2(B)FLAT	74.76 X 1 = 74.76 SQ. M.
D	TYPE -3 FLAT	95.73 X 2 = 191.46 SQ. M.
E	TYPE -4 FLAT	106.49 X 2 = 212.98 SQ. M.
NET BUP AREA OF FOURTH FLOOR		685.58 SQ. M.

PERMISSIBLE BALCONY AREA PER FLOOR (4th floor) FOURTH FLOOR
15 % OF 685.58 = 102.83 SQ. M.

BALCONY AREA STATEMENT OF FOURTH FLOOR (4th floor)

PROPOSED BALCONY AREA

A	TYPE - 1 FLAT	6.39 X 2 = 12.78 SQ. M.
B	TYPE - 2(A) FLAT	6.39 X 1 = 6.39 SQ. M.
C	TYPE - 2(B) FLAT	6.39 X 1 = 6.39 SQ. M.
D	TYPE - 3 FLAT	14.61 X 2 = 29.22 SQ. M.
E	TYPE - 4 FLAT	15.48 X 2 = 30.96 SQ. M.
NET BALCONY AREA OF TYPICAL FLOOR		85.74 SQ. M.

PREMIUM AREA STATEMENT OF FOURTH FLOOR (4th floor)

SERVICE CORE OF FLATS TYPE 1 & 2 30.79 SQ. M. X 1 Nos.	30.79 SQ. M.
SERVICE CORE OF FLATS TYPE 3 & 4 28.04 SQ. M. X 1 Nos.	28.04 SQ. M.
NET PREMIUM AREA OF TYPICAL FLOOR	58.83 SQ.M.

PROJECT

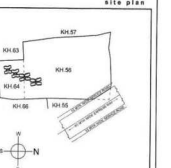
REVISED GROUP HOUSING BUILDING PLAN
ON KH.No. 56/1,2,3,4,5 & 64, P.H.No. 12-A,
MOUZA - BHOKARA , TAH & DIST - NAGPUR

BELONGING TO
MR. SUDESHCHANDRA BABULALJI GUPTA

schedule of openings

TYPE	SIZE	DESCRIPTION
D	1.00 X 2.10	T. W. FRAMED DOOR
D1	0.90 X 2.10	T. W. FRAMED DOOR
D2	0.75 X 2.10	T. W. FRAMED DOOR
W	2.10 X 2.10	ALU. SLIDING WINDOW
W1	1.80 X 1.20	ALU. SLIDING WINDOW
W2	1.80 X 1.20	ALU. SLIDING WINDOW
W3	1.20 X 1.20	ALU. SLIDING WINDOW
V	0.60 X 0.60	ALU. LOUVERED WINDOW
V1	0.60 X 1.20	ALU. GLASS OPENABLE WINDOW

site plan



revisions

sr.no.	date	description	by

SUBMISSION DRAWING
OF RESIDENTIAL TOWNSHIP

title of the sheet

FLOOR PLAN & AREA STATEMENT
OF BUILDING BLOCK '17'

signature of owner

MR. SUDESHCHANDRA GUPTA

architect

KSHITIJ M. SHIRKHEDKAR
ARCHITECT
AR. KSHITIJ M. SHIRKHEDKAR
N.I.T. L.No. 2382 COA

1.	date	01/05/13
Sheet No.	scale	as specified
	drawn	Dibusarou K.

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