OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Special planning authority for Nagpur Metropolitan Area
Building Permit No. BE(M)South/NAGPUR/ms3595/2014/0402.59/628
Date. 10/02/2015
SANCTIONED
Building Engineer (Matro)
Nagpur Improvement Trust

This Sanction is Subject to Conditions Mentioned in Development agreement Dt. 29/08/14 with N.I.T.

This sanction is subject to conditions of N.A. order Dt. 29-11-2013
N.A.T. order Dt. ——

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 25/09/2014 OF STRUCTURAL DESIGNER AND APPLICANT

दुय्यम निबंधक/सहनिबंधक यांनी या अभिन्यासातील अथवा योजनेतील गाळ्यांचे/भूखंडांच्या विक्रीपत्राचे पंजियन ना.सु.प्र. द्वारा मुक्तता पत्र (Release letter) शिवाय करु नये

Subjcet to the Condition laid down by Fire Brigade Deptt. Nagpur Mpl. Corporation Vide Letter No. NMC/2185 Dt. 03-02-2015
FB

N. I. T.
L.S. NO. 2366
L.S. Valid up to 31-12-2019

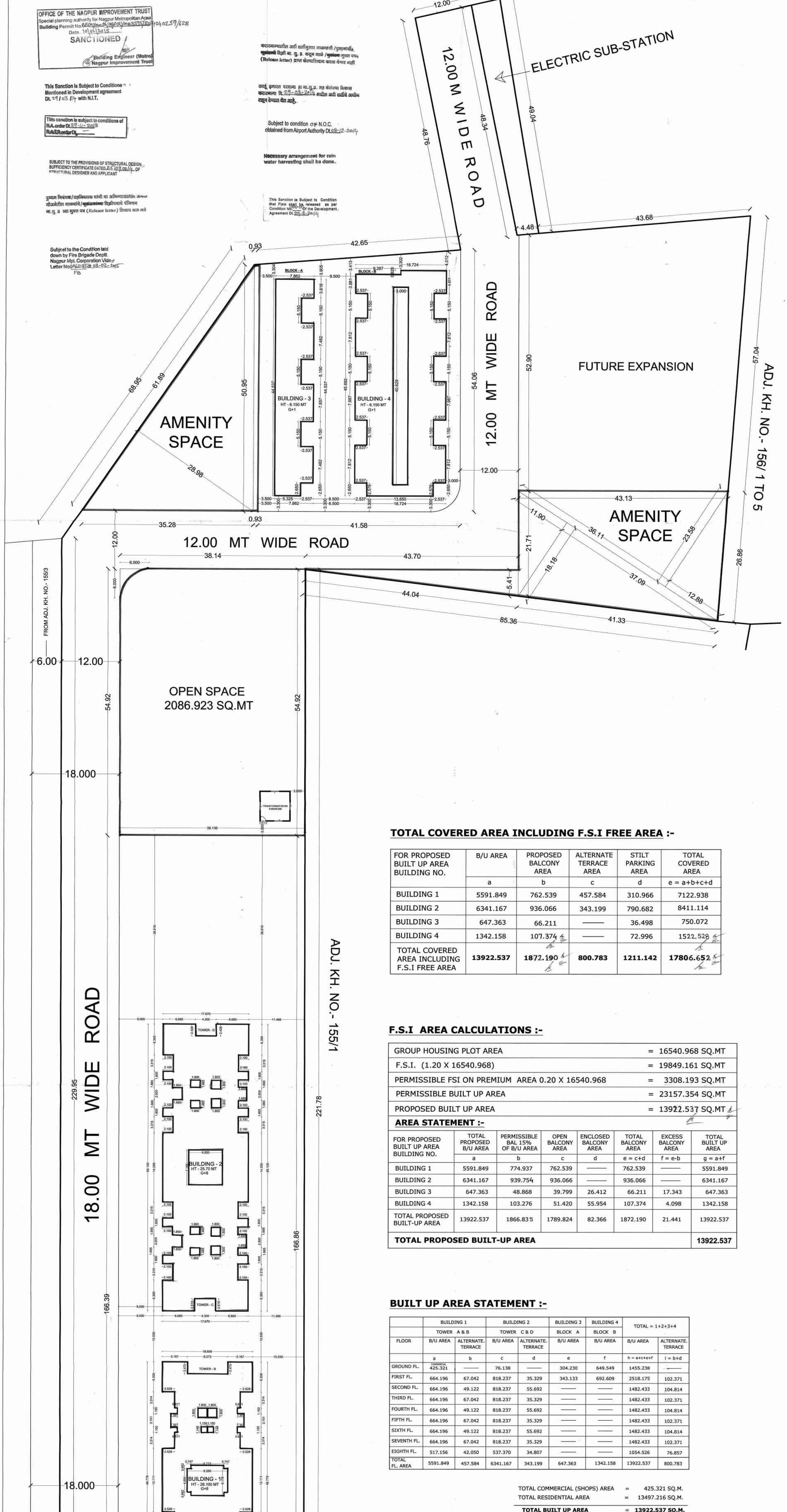
करारनाम्यातील अटी शर्तीनुसार गाळ्यांची/दुकानांची/भूखंडांची विक्री ना. सु. प्र. कडून गाळे/भूखंड मुक्तता पत्र (Release letter) प्राप्त केल्याशिवाय करता येणार नाही

उर्वरीत इमारत परवाना हा ना.सु.प्र. सह केलेल्या विकास करारनामा दि. 29-08-2014 मधील अटी शर्तीचे अधीन राहून देण्यात येत आहे.

Subject to condition of N.O.C. obtained from Airport Authority Dt. 08-12-2014

Necessary arrangement for rain water harvesting shall be done.

This Sanction is Subject to Condition that Flats shall be released as per Condition No. 6 of the Development Agreement Dt. 29-8-2014



PROPOSED RESIDENTIAL GROUP HOUSING SCHEME ON KH.NO-155/4 & 156/6, P.H.NO.-38, MOUZA - PIPLA, TAH- NAGPUR (GRAMIN), DIST- NAGPUR.

BELONGING TO.
PYRAMID ASHOK MEGASTRUCTURE PVT. LTD.

AREA STATEMENT

BASED ON GROUP HOUSING

AREA UNDER KH. NO. - 155/4	= 12,100.00 SQ.M. (1.21 H)
AREA UNDER KH. NO. - 156/6	= 9,100.00 SQ.M. (0.91 H)
TOTAL AREA UNDER KH. NOs. - 155/4 & 156/6 (AS PER 7/12 EXTRACT)	= 21,200.00 SQ.M. (2.12 H)
NET AREA UNDER KH. NO. - 155/4 & 156/6 (AS PER SITE & POSSESSION TOO)	= 20,867.260 SQ.M. (100.00%)
AREA UNDER D.P./R.P. PROPOSALS IF ANY	= -
LAND UNDER LAYOUT(GROSS AREA)	= 20,867.260 SQ.M
AREA UNDER AMENITY SPACE	= 2087.259 SQ.M. (10.00 %)
AREA UNDER OPEN SPACE	= 2086.923 SQ.M. (10.00 %)
AREA UNDER APPROACH & VEHICULAR ROAD	= 5029.429 SQ.M (24.10 %)
AREA UNDERSERVICE ROAD, ROAD WIDENING AS PER CLAUSE 24.1	= 401.147 SQ.M (1.92 %)
AREA UNDER ELECTRIC SUB STATION	= 254.786 SQ.M. (1.22 %)

NA-1 NET PLOT AREA FOR LAYOUT @90% OF AREA EXCLUDING AMENITY SPACE & AREA FOR ROAD WIDNING AND SERVICE ROAD AS PER CLAUSE 24.1 FROM GROSS AREA UNDER LAYOUTAS PER CLAUSE 13.4.1. OF SDCPR
= 90%[20867.260-(2087.259+401.147)] = 90%(20867.260-2488.406) SQ.M.
= 90%(18378.854) SQ.M. = 16540.968 SQ.MT

AF ADDITIONAL FSI FOR AREA UNDER D.P./R.P ROADS + AREA FOR WIDNING AND SERVICE ROAD AS PER CLAUSE 24.1
= (0 + 401.147) = 401.147 SQ.MT ADDI. FSI AS PER CLAUSE 24.1 OF SDCPR

NET PLOT AREA FOR UNDER GROUP HOUSING SCHEME = 16540.968 SQ.M.

NOTE :- ADDI. FSI SHOWN ABOVE IS SUBJECT TO COMPLIANCE OF PROVISIONS OF CLAUSE NO. 24.1 OF SDCPR BY THE LAND OWNER

TOTAL COVERED AREA INCLUDING F.S.I FREE AREA :-

FOR PROPOSED BUILT UP AREA BUILDING NO.	B/U AREA	PROPOSED BALCONY AREA	ALTERNATE TERRACE AREA	STILT PARKING AREA	TOTAL COVERED AREA
	a	b	c	d	e = a+b+c+d
BUILDING 1	5591.849	762.539	457.584	310.966	7122.938
BUILDING 2	6341.167	936.066	343.199	790.682	8411.114
BUILDING 3	647.363	66.211	———	36.498	750.072
BUILDING 4	1342.158	107.374	———	72.996	1522.528
TOTAL COVERED AREA INCLUDING F.S.I FREE AREA	**13922.537**	**1872.190**	**800.783**	**1211.142**	**17806.652**

F.S.I AREA CALCULATIONS :-

GROUP HOUSING PLOT AREA	= 16540.968 SQ.MT
F.S.I. (1.20 X 16540.968)	= 19849.161 SQ.MT
PERMISSIBLE FSI ON PREMIUM AREA 0.20 X 16540.968	= 3308.193 SQ.MT
PERMISSIBLE BUILT UP AREA	= 23157.354 SQ.MT
PROPOSED BUILT UP AREA	= 13922.537 SQ.MT

AREA STATEMENT :-

FOR PROPOSED BUILT UP AREA BUILDING NO.	TOTAL PROPOSED B/U AREA	PERMISSIBLE BAL 15% OF B/U AREA	OPEN BALCONY AREA	ENCLOSED BALCONY AREA	TOTAL BALCONY AREA	EXCESS BALCONY AREA	TOTAL BUILT UP AREA
	a	b	c	d	e = c+d	f = e-b	g = a+f
BUILDING 1	5591.849	774.937	762.539	———	762.539	———	5591.849
BUILDING 2	6341.167	939.754	936.066	———	936.066	———	6341.167
BUILDING 3	647.363	48.868	39.799	26.412	66.211	17.343	647.363
BUILDING 4	1342.158	103.276	51.420	55.954	107.374	4.098	1342.158
TOTAL PROPOSED BUILT-UP AREA	13922.537	1866.835	1789.824	82.366	1872.190	21.441	13922.537
TOTAL PROPOSED BUILT-UP AREA							**13922.537**

BUILT UP AREA STATEMENT :-

	BUILDING 1		BUILDING 2		BUILDING 3	BUILDING 4	TOTAL = 1+2+3+4	
	TOWER A & B		TOWER C & D		BLOCK A	BLOCK B		
FLOOR	B/U AREA	ALTERNATE. TERRACE	B/U AREA	ALTERNATE. TERRACE	B/U AREA	B/U AREA	B/U AREA	ALTERNATE. TERRACE
	a	b	c	d	e	f	h = a+c+e+f	i = b+d
GROUND FL.	COMMERCIAL 425.321	———	76.138	———	304.230	649.549	1455.238	———
FIRST FL.	664.196	67.042	818.237	35.329	343.133	692.609	2518.175	102.371
SECOND FL.	664.196	49.122	818.237	55.692	———	———	1482.433	104.814
THIRD FL.	664.196	67.042	818.237	35.329	———	———	1482.433	102.371
FOURTH FL.	664.196	49.122	818.237	55.692	———	———	1482.433	104.814
FIFTH FL.	664.196	67.042	818.237	35.329	———	———	1482.433	102.371
SIXTH FL.	664.196	49.122	818.237	55.692	———	———	1482.433	104.814
SEVENTH FL.	664.196	67.042	818.237	35.329	———	———	1482.433	102.371
EIGHTH FL.	517.156	42.050	537.370	34.807	———	———	1054.526	76.857
TOTAL FL. AREA	5591.849	457.584	6341.167	343.199	647.363	1342.158	13922.537	800.783

TOTAL COMMERCIAL (SHOPS) AREA	=	425.321 SQ.M.
TOTAL RESIDENTIAL AREA	=	13497.216 SQ.M.
TOTAL BUILT UP AREA	=	**13922.537 SQ.M.**

LEGEND:

KHASARA BOUNDRY SHOWN IN
AMENITY SPACE SHOWN IN
OPEN SCACE SHOWN IN

OWNERS SIGN:-

ARCHITECT SIGN:-

Architect Sanjay Soni
COA NO - CA/2005/36827
NIT LS- 2366
NMC/R - 523
Nagpur

SITE PLAN

SCALE: – 1:250