NIT
L.S. No. 694
Valid upto 31/12/2025

FRONT ELEVATION 1:100

SECTION AT A-A 1:100

SECTION AT B-B 1:100

PLOT NO. 44

PLOT NO. 50

PLOT NO. 51

PLOT NO. 52

9.00 M. WIDE ROAD

SITE PLAN 1:200

PREMIUM KEY PLAN 1:200
(GROUND FLOOR)

PREMIUM KEY PLAN AT 1:200
(1st/2nd/3rd/4th/5th FLOOR)

GROUND FLOOR PLAN 1:100

FIRST FLOOR PLAN 1:100

TYPICAL FLOOR PLAN 1:100 (SECOND/FOURTH)

THIRD FLOOR PLAN 1:100

FIFTH FLOOR PLAN 1:100

KEY PLAN AT 1:200
(FIFTH FLOOR)

KEY PLAN AT 1:200
(1st/2nd/3rd/4th FLOOR)

ALTERNET TERRACE AREA CALCULATION

PERMISSIBLE 15% TERRACE AREA FOR B/UP 282.422 SQ.M.
COMES TO 42.363 SQ.M. AT SECOND FLOOR
TERRACE AREA
3.63 X 2.50 X 4 = 36.30 SQ.M.

PROPOSED TERRACE AREA AT FOURTH FLOOR
SAME AS SECOND FLOOR = 36.30 SQ.M.

PERMISSIBLE 15% TERRACE AREA FOR B/UP 282.422 SQ.M.
COMES TO 42.363 SQ.M. AT THIRD FLOOR
TERRACE AREA
2.50 X 3.605 X 4 = 36.05 SQ.M.

TOTAL ALTERNATE TERRACE AREA
36.30 + 36.05 + 36.30 = 108.65 SQ.M.

SCHEDULE OF OPENINGS

TYPE	SIZE	DISCRIPTION
D	1.00 X 2.10	T. W. DOOR
D1	1.00 X 2.10	T. W. DOOR
D2	0.75 X 2.10	T. W. DOOR
W	1.80 X 1.20	T. W. WINDOW
W1	1.50 X 1.20	T. W. WINDOW
W2	1.00 X 1.20	T. W. WINDOW
V	0.60 X 0.60	VENTILATOR
FGW		FULLY GLAZED WINDOW

1) The conditions mentioned in provisional fire NOC dated -F.E.S./646/C.F.O. Dt.-02/07/2016 should be followed and complied and fire Fitness. Be obtained on completion.
2) All sanitary blocks, stair cases, basement shall be adequately well lightened & ventilated naturally where direct natural light & ventilation is not possible, arrangement for artificial light & mechanical ventilation be made effectively.
3) Adequate light & ventilation (Either natural or Artificial = mechanical or both) be ensured to basement both as per underlaying may be given.
4) Electric Transformer as proposed be provided as per standards & specification in consultation with MSEDCL and as per their requirements.
5) Lifts be provided as per standards & specification in consultation and under supervision of electrical inspector, P.W.D.
6) Separate arrangements for disposable and non-disposable waste material along with refuse/garbage chutes be made in consultation with Health Officer, N.M.C. Also suitable refuse/garbage collection space be provided as per requirements of Health Dept., N.M.C. NOC dated -HO/TB/NS/JC Dt.- 11/07/2016
7) Arrangements for Rain water Harvesting, lightening protection and utilisation of solar energy be made as per standards & specifications.
8) Visitor parking be provided properly so that the other activities in the building should not be obstructed.
9) The cantilevered/projected parts of building shall not be used for antimacassist, combustibility, storage of goods, parking of vehicles, public seating, commercial activity and its structural stability shall be ensured in consultation & under supervision of reputed authorized licensed structural engineer/Designer.
10) Ramps for handicapped person be provided suitably.
11) Structural/seismic stability be ensured in consultation & under supervision of recognised licensed structural Engineer/Designer.

PLAN SHOWING PROPOSED REVISED MULTIFAMILY RESIDENTIAL BUILDING ON PLOT NO. 51, KH. NO. 72/1,73/1,73/2,76/1,77,78/1,81,81,82, MZ. BORGAON, GOKULJYORAS CO-OP HSC. SOC. TAH. & DISTT. NAGPUR.

BELONGING TO
M/S VIJAY CONSTRUCTION
THROUGH PARTNER
SHRI. PRAVIN DAYABHAI PATEL (As per city survey mutation)

AREA CALCULATION

PLOT AREA - 27.439 X 39.658 = 1088.176 SQ.M.
PERMISSIBLE FSI - 1.25 = 1360.22 SQ.M.

PROPOSED B/UP AREA AT TYPICAL 1st,2nd,3rd,4th FLOOR
15.50 X 28.80 = 447.06
DEDUCTION - a - 0.55 X 6.755 X 4 = 14.881
DEDUCTION - b - 0.35 X 3.58 X 4 = 5.012
DEDUCTION - c - 6.14 X 2.14 X 2 = 26.279
DEDUCTION - d - 2.50 X 2.70 X 2 = 13.50
DEDUCTION - e - 7.07 X 4.78 X 2 = 67.305
DEDUCTION - f - 15.50 X 2.50 = 38.75
= 165.528 SQ.M.
TOTAL = 282.422 X 4 = 1129.688 SQ.M.

PROPOSED B/UP AREA AT 5th FLOOR
15.50 X 24.62 = 381.61
DEDUCTION - a - 0.55 X 3.265 X 4 = 7.193
DEDUCTION - b - 0.35 X 3.58 X 4 = 5.012
DEDUCTION - c - 4.03 X 1.35 X 4 = 21.702
DEDUCTION - d - 2.50 X 2.70 X 2 = 13.50
DEDUCTION - e - 7.07 X 4.78 X 2 = 67.305
DEDUCTION - f - 15.50 X 2.50 = 38.75
= 153.513 SQ.M.
TOTAL = 228.097 SQ.M.

TOTAL PROPOSED B/UP AREA AT ALL FLOOR
1129.688 + 228.097 = 1357.785 SQ.M.

BALCONY AREA CALCULATION

PERMISSIBLE 15% BALCONY AREA FOR B/UP 282.422 SQ.M.
COMES TO 42.363 SQ.M. AT 1st/2nd/3rd/4th FLOOR
BALCONY AREA
EB1 - 3.265 X 1.00 X 4 = 13.06 (ENCLOSED BALCONY)
2.665 X 1.20 X 4 = 13.752 (OPEN BAL.)
6.14 X 1.20 X 2 = 14.736 (OPEN BAL.)
= 41.548 SQ.M.

PERMISSIBLE 15% BALCONY AREA FOR B/UP 228.097 SQ.M.
COMES TO 34.214 SQ.M. AT 5th FLOOR
BALCONY AREA
EB1 - 3.265 X 1.00 X 4 = 13.06 (ENCLOSED BALCONY)
2.665 X 1.00 X 4 = 11.46 (OPEN BAL.)
2.40 X 1.00 X 4 = 9.60 (OPEN BAL.)
= 34.12 SQ.M.

ENCLOSED BALCONY AREA

i) FIRST FLOOR = 13.06 SQ.M.
ii) SECOND FLOOR = 13.06 SQ.M.
iii) THIRD FLOOR = 13.06 SQ.M.
iv) FOURTH FLOOR = 13.06 SQ.M.
v) FIFTH FLOOR = 13.06 SQ.M.
TOTAL AREA = 65.30 SQ.M.

PREMIUM AREA CALCULATIONS

PERMISSIBLE PREMIUM AREA (1357.785) 30%= 407.335 SQ.M.
GROUND FLOOR - 6.15 X 2.95 = 18.204
2.80 X 2.26 = 6.328
TOTAL = 24.532 SQ.M.
TYPICAL FIRST/SECOND/THIRD/FOURTH/FIFTH FLOOR
2.285 X 12.02 X 2 = 54.831
3.865 X 2.50 = 9.662
2.50 X 5.14 = 12.85
0.18 X 2.00 = 0.375
DEDUCTION - 2.50 X 1.80 = 3.04 (UFT)
TOTAL = 72.778 X 5 = 363.89 SQ.M.

TOTAL PREMIUM AREA AT ALL FLOOR
24.692 + 363.89 = 388.422 SQ.M.

TENAMENT DENSITY

i) PERMISSIBLE = 1360.22/40.00 = 34.0 TENAMENTS PROPOSED ON
ii) FIRST FLOOR = 4.0 NOS.
iii) SECOND FLOOR = 4.0 NOS.
iv) THIRD FLOOR = 4.0 NOS.
iv) FOURTH FLOOR = 4.0 NOS.
v) FIFTH FLOOR = 4.0 NOS.
TOTAL TENAMENTS = 20.0 NOS.

PARKING AREA CALCULATION

REQUIRED PARKING FOR 20 TENAMENT HAVING CARPET AREA BETWEEN 40.00 TO 80.00 SQ.M.
REQUIRED PARKING AREA FOR EVERY TWO TENEMENTS
IS 2 CARS + 4 SCOOTERS + 2 CYCLES
THUS REQUIRED PARKING AREA COMES TO -
20 CAR + 40 SCOOTER + 20 CYCLE
ADD 5% ADDITIONAL VISITORS PARKING SPACES
5/100(10X12.50+10X10.35)+(40X3.00)+(20X1.40) = 16.825 SQ.M.

TOTAL PROVIDED PARKING AREA
20 CAR + 40 SCOOTER + 20 CYCLE
VISITORS PARKING
2.00X4.25 = 2.30X4.50

LEGEND

PLOT BOUNDRY SHOWN THUS
PROPOSED WORK SHOWN THUS

OWNER

ARCHITECT
ABHIJIT ASOLKAR
105, FIRST FLOOR,
NARAYANA APARTMENTS,
RAMNAGAR , NAGPUR.
M- 9823155784

Nagpur Improvement Trust

PBX No. : 2531431
2531432

(Special Planning Authority Appointed by Government of Maharashtra vide Notification No. TPS-2409/2850/CR-356/09/UD-9 Dt.31/08/2010 for Nagpur Metropolitan Area Under MRTP Act 1966)

APPENDIX 'D'

20160216120
20160216120

(Regulation No.6.6.1)

Form for Sanction of Building Permit & Commencement Certificate

Name of the Person	M/S.VIJAY CONST.THR.PARTNER PRAVIN DAYABHAI PATEL
Address of Applicant	8/19-B SILVER PALACE DHANTOLI,NAGPUR
Permit No. :	B.E (WEST)/ Case No. AB-1162/ Tracking No. 20160216120/9144/292 Date : 30/7/16
Site of Proposed Work, Plot No. :	51
Mouza & Khasra :	Borgaon-72
Layout Name :	Gokul/Joras Housing Society Borgaon-72/1,73/1,76/1,77/1,78/1,81,82/1

Sir, With reference to your application number AB-1162 dated 16-FEB-2016 for the grant of sanction of Commencement Certificate under section 45 & 69 of M.R. & T.P. Act 1966 to carry out development work/ and building permit under section 45 of M.R. & T.P. Act to erect building, Sanction is hereby given to construct in accordance with the sanctioned plan, modifying note here under so as not to contrivence any of the building Regulation/Development Control Rules of Nagpur City/RP.The Commencement Certificate / Building permit is granted subject to the following conditions:-

1. The sanction once accorded through commencement certificate/building permit shall remain valid for Four years in the aggregate but shall have to be renewed every one year from the date of its issue.The application for renewal shall be made before expiry of one year if the work is not already commenced.Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh.If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid then the Chairman may condone the delay for submission of application for renewal by charging necessary fees.But in any case commencement certificate shall not be renewed for a period of more than four years from the date of commencement certificate / development certificate.However the condition of lease of allotment of plot for completion of construction will overrule this duration of sanction.

2. The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.

3. This permission does not entitle you to develop the land which does not vest in you.

4. This building shall be used for the purpose for which the sanction is accorded and as prescribed in the prevailing Development Control Rules and Building By-laws.

5. No departure from the sanctioned plan should be made without obtaining previous sanction of the NIT. If any construction is carried out in contravention of the sanctioned plan the Nagpur Improvement Trust may require it to be demolished or altered in such a manner as it may deem fit.

6.Within one year from the date of issue of building permit the owner shall commence the work for which the building permit is issued. The Inspection Notice/intimation regarding commencement of construction will have to be given to the Nagpur Improvement Trust in prescribed form "F".

7. The intimation regarding completion of construction upto plinth level should be given in the Form as in Apendix "G" to the NIT.Further construction shall be carried out only after obtaining approval in prescribed format "H" from the NIT.

8. The Building or part thereof shall not be occupied or used unless occupation certificate has been obtained from Chairman, NIT in prescribed format "K". The owner through his licenced surveyor/Architect/Engineer who has supervised the construction, shall furnish a building completion certificate to the Chairman, NIT in the form in appendix "J" This certificate shall be accompanied by 3 sets of plans of completed development.The Chairman, NIT after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate.

9. Any person who contravences any of the provisions of these regulations, any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and applicances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence shall be liable for prosecution.

10. W.C, Bath & washing places shall conform to requirement contained in table 12 to 26 attached to Building Regulation of the Nagpur city.

11. Rain water shall entirely be excluded from the connecting sewer & separate arrangement for diverting rain water to road side storm drain shall be made. If any deviation are detected in this respect the Chairman's order for rectifying them shall be complied with.

12. All drainage work shall be got done through licensed plumber approved by Nagpur Improvement Trust or Nagpur Municipal Corporation.

13. W.C., Bathroom and washing places shall not be used unless proper connections are made as per table 12 to 26 through licensed plumber as mentioned in 12 above and completion Notice in form 'J' duly signed by licensed surveyor/Architect/Engineer is given and permission to use them is obtained from Chairman, NIT.

14. During the course of construction of building, the sanctioned plan shall always be available at site for inspection by officials of Nagpur Improvement Trust.

15. Except as aforesaid the permission is granted subject to compliance of Building Regulation for time being in force and nothing herein contained shall be regarded as dispensing with such compliance except to the extent expressly specified therein.

16. This permission shall not be construed as affecting in any way the right of Government or Nagpur Improvement Trust or the Municipal Corporation or any other authority or any private person or firm to the land upon which permission has been sought to construct building or to any easementary rights connected there with.

17. The permit holder is not allowed to collect earth/materials from or through Nagpur Improvement Trust land and road sides without permission in writing from Chairman who may grant it on such terms and conditions as may deem fit. Where such permission has been granted such use shall not be an obstruction or be a hinderance to the road user. The excavated material/debris deposited shall be removed within three days of use of land.If any material is stacked or dumped on Nagpur Improvement Trust land without Trusts prior permission and if such permission is granted but subsequently if it is seen that permission is causing hardship to the public then it shall be removed by the Nagpur Improvement Trust at the risk and cost of this permit holder and Nagpur Improvement Trust shall not be responsible for any loss or damage cause to the permit holder. No claim on this account shall be tenable against Nagpur Improvement Trust.

18. Subject to the condition that the party will plant and grow in vacant land 15 Nos. of shady trees under the provisions of Maharashtra (Urban Area) Reservations of Tree Act.1975.

19. This sanction is subject to the condition that drinking water and sewerage disposal is not guaranteed by Nagpur Municipal Corporation/Nagpur Improvement Trust.

20. Dustbins of suitable sizes should be provided within the plot boundary easily accessible from road.

21. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.

22. Neccessary arrangement for rain water harvesting shall be done

23. Keeping Safe Horizontal & Vertical distances from H.T/L.T Lines for Proposed Construction as per Table No. 3 of D.C.R. 2000 and as per Clause 80 of Indian Electricity Rules 1956

Enclosure : One Copy / One Set of Sanctioned Plan

20160216120

20160216120

Date of Generation : 26/07/2016

(P.M.Bhandarkar)
Building Engineer (W)
Nagpur Improvement Trust
Nagpur, Dated

Copy to : -

1. The Divisional Officer, West Division Ambazari Nagpur, Nagpur Improvement Trust for information with a copy of sanction plan (enclosed herewith) for record

-sd-

(P.M.Bhandarkar)
Building Engineer (W)
Nagpur Improvement Trust
Nagpur