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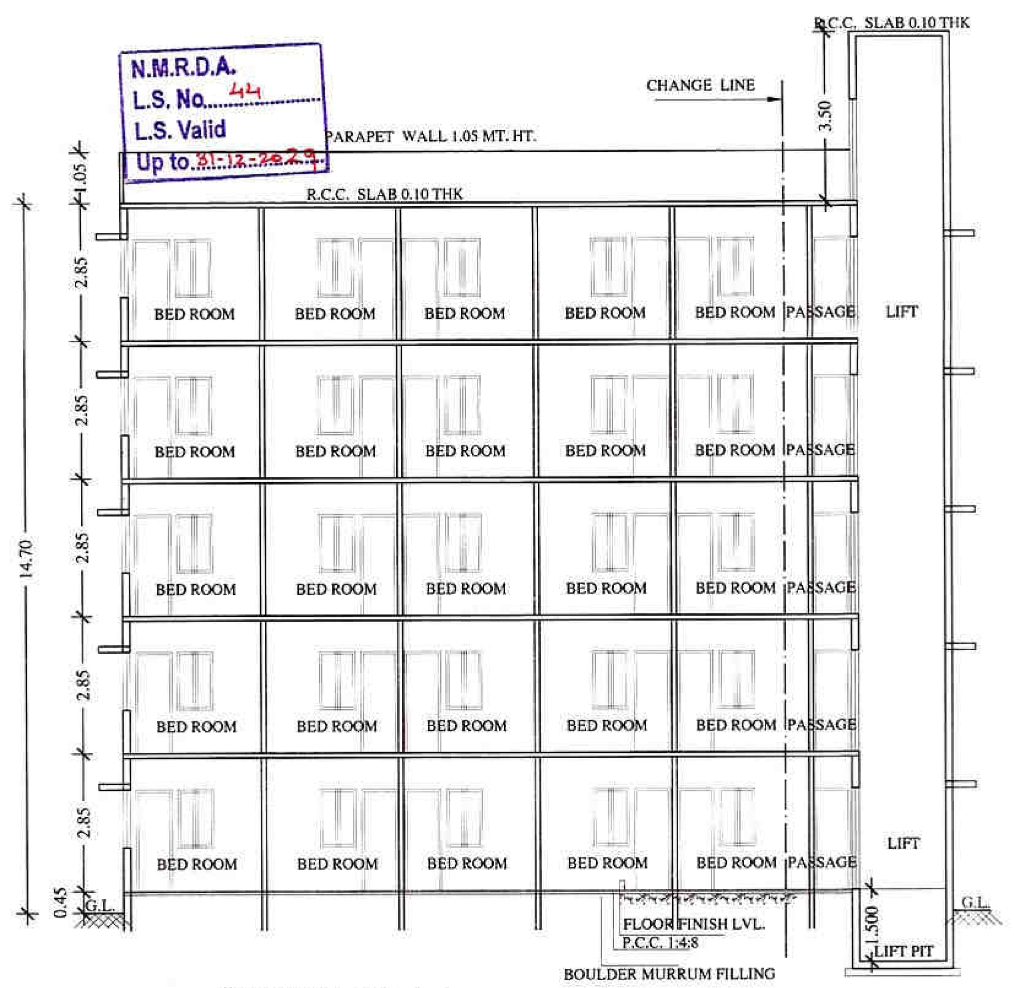
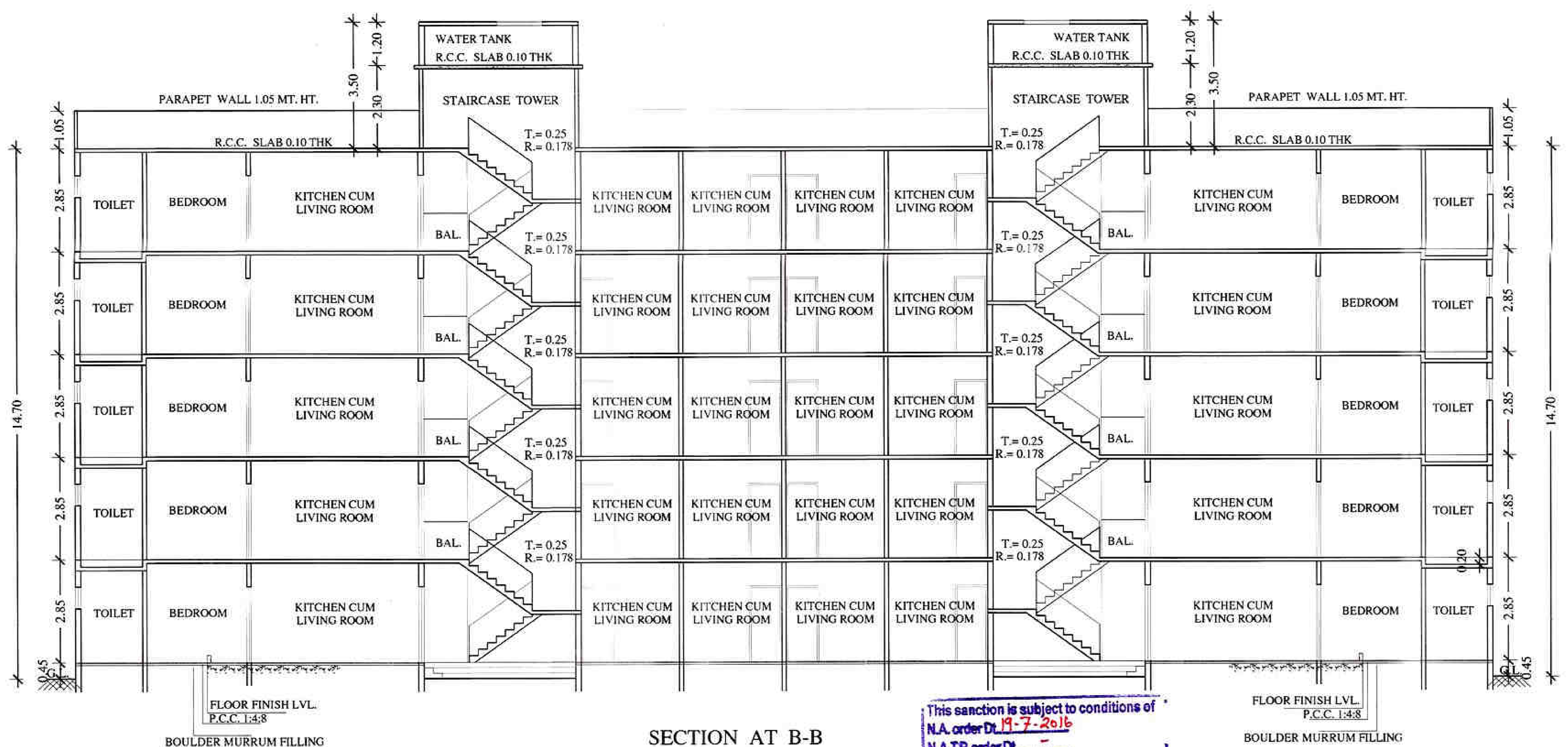
N.M.R.D.A.
L.S. No. 44
L.S. Valid
Up to 31-12-2029



SECTION AT A-A
EXISTING BUILDING NO. 1,2 & 3



SECTION AT B-B
EXISTING BUILDING NO. 1,2 & 3

The Previous Building Permit
No.BE(NMRDA)/~~East/Kamptee~~ South/Ngp(R)/ MB-777/2019/0255/707
Dated 15-5-2019
Building Plan is Stands to be cancelled

OFFICE OF THE
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
Building Permit No BE(NMRDA)/South/Ngp(R)/No-17119240/2020/2039/2035/714
Dt. 30/04/2021
SANCTIONED
Assistant Engineer
Nagpur Metropolitan Region Development Authority

This sanction is subject to conditions of
N.A. order Dt. 19-7-2016
N.A.T.P. order Dt. -

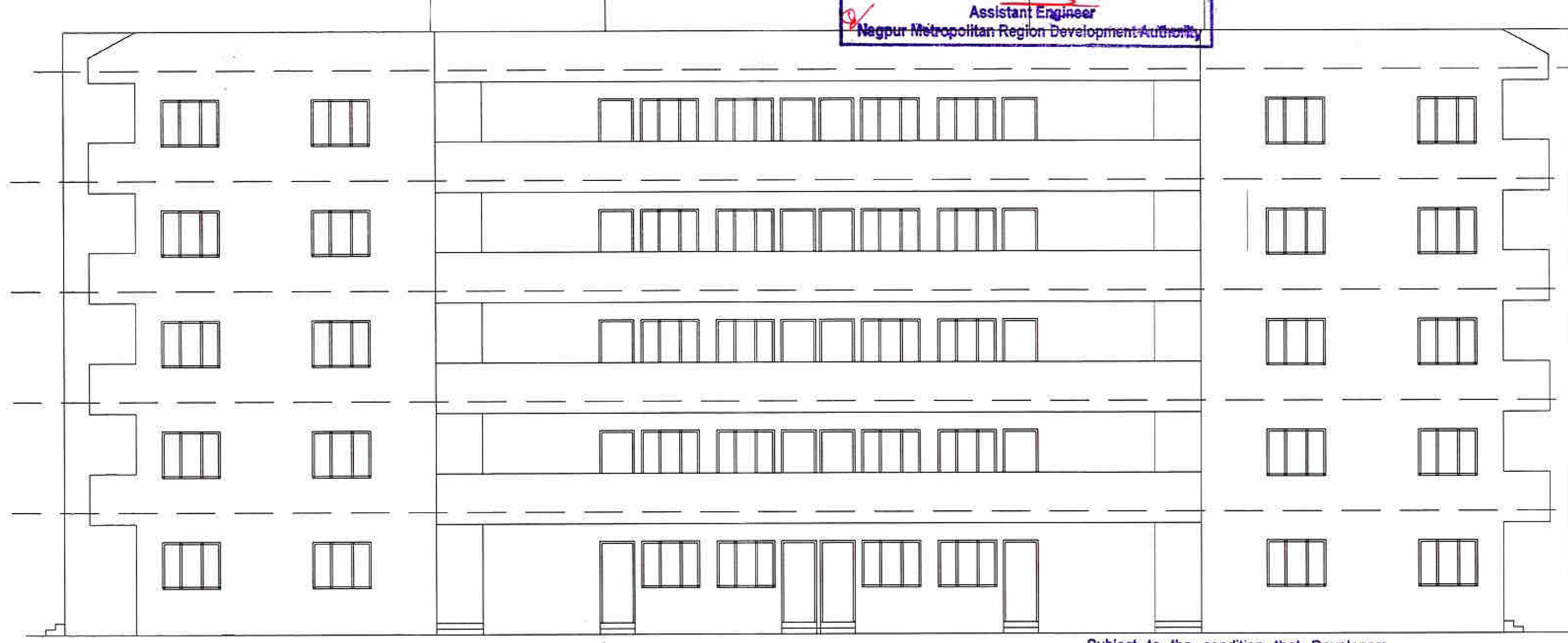
This Sanction is Subject to Conditions Mentioned in Development Agreement Dt. 11/11/2016 & Amendment in Development Agreement Dated 8/5/2019

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 22/4/2021 OF STRUCTURAL DESIGNER AND APPLICANT

Subject to the provisions of structural drawings submitted by applicant.

Necessary arrangement for rain water harvesting shall be done

17(a-e) 11-11-2016 & Amendment in Development Agreement Dated - 8/5/2019.



Subject to terms and condition of Government circular dated 30-01-2016 that Developer have to construct the temporary shade, toilet and arrangement o drinking water for the labours.

FRONT ELEVATION
EXISTING BUILDING NO. 1,2 & 3

Subject to the condition that Developerr Applicant shall construct sewage treatment plant (STP) as per the required norms of Maharashtra Pollution Control Board and shall submit the NOC from MPCB without compliance of same occupation permission not be issued.

BUILDING NO 1.

BUILT UP AREA AT GROUND FLOOR

39.185 X 17.195 = 673.786 SQ.MT.

DEDUCTION

A) 19.925 X 7.515 = 149.736 SQ.MT.
B) 3.00 X 3.00 X 2 = 18.000 SQ.MT.
C) 2.55 X 3.73 X 2 = 19.023 SQ.MT.
D) 3.325 X 1.88 X 2 = 12.502 SQ.MT.
E) 3.325 X 1.83 X 4 = 24.339 SQ.MT.
F) 1.83 X 1.755 X 4 = 12.846 SQ.MT.
= 236.446 SQ.MT.

NET TOTAL GROUND FLOOR B/U AREA =
673.786 - 236.446 = 437.340 SQMT

1st, 2nd, 3rd, & 4th, FLOOR BUILT UP AREA

39.185 X 17.195 = 673.786 SQ.MT.

DEDUCTION

A) 17.525 X 6.315 = 110.67 SQ.MT.
B) 3.00 X 3.00 X 2 = 18.000 SQ.MT.
C) 2.55 X 3.73 X 2 = 19.023 SQ.MT.
D) 3.325 X 1.88 X 2 = 12.502 SQ.MT.
E) 3.325 X 1.83 X 4 = 24.339 SQ.MT.
F) 1.83 X 1.755 X 4 = 12.846 SQ.MT.
G) 1.50 X 1.80 X 2 = 5.400 SQ.MT.
= 202.78 SQ.MT.

TYPICAL 1st, 2nd, 3rd, & 4th, FLOOR BUILT UP AREA
673.786 - 202.78 = 471.006 SQMT
471.006 X 4 = 1884.024 SQMT

ALL FLOOR BUILT UP AREA
G.F. + 1st + 2nd, + 3rd, + 4th floor =
437.340 + 1884.024 = 2321.364 SQMT

BUILDING NO 2.

BUILT UP AREA AT GROUND FLOOR

39.185 X 17.195 = 673.786 SQ.MT.

DEDUCTION

A) 19.925 X 7.515 = 149.736 SQ.MT.
B) 3.00 X 3.00 X 2 = 18.000 SQ.MT.
C) 2.55 X 3.73 X 2 = 19.023 SQ.MT.
D) 3.325 X 1.88 X 2 = 12.502 SQ.MT.
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= 236.446 SQ.MT.

NET TOTAL GROUND FLOOR B/U AREA =
673.786 - 236.446 = 437.340 SQMT

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= 202.78 SQ.MT.

TYPICAL 1st, 2nd, 3rd, & 4th, FLOOR BUILT UP AREA
673.786 - 202.78 = 471.006 SQMT
471.006 X 4 = 1884.024 SQMT

ALL FLOOR BUILT UP AREA
G.F. + 1st + 2nd, + 3rd, + 4th floor =
437.340 + 1884.024 = 2321.364 SQMT

BUILDING NO 3.

BUILT UP AREA AT GROUND FLOOR

39.185 X 17.195 = 673.786 SQ.MT.

DEDUCTION

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= 236.446 SQ.MT.

NET TOTAL GROUND FLOOR B/U AREA =
673.786 - 236.446 = 437.340 SQMT

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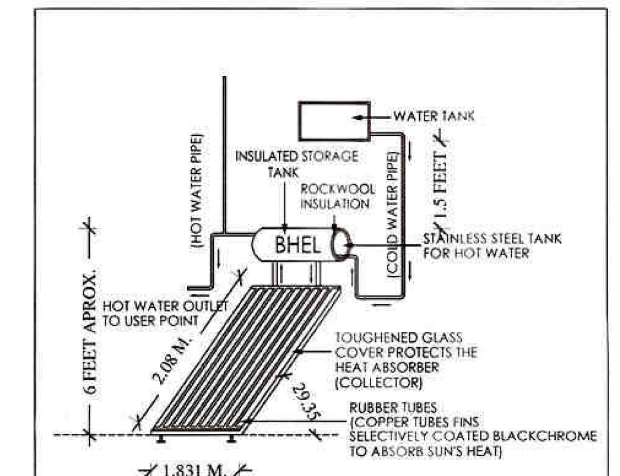
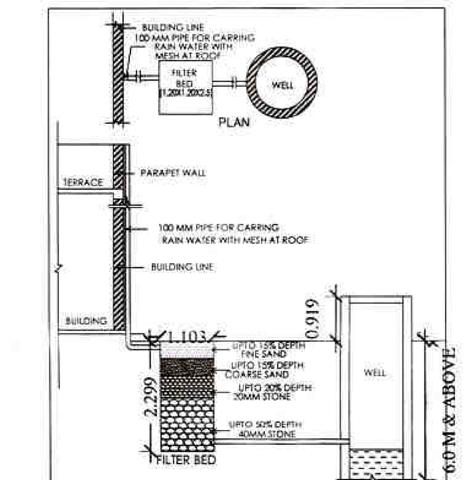
= 202.78 SQ.MT.

TYPICAL 1st, 2nd, 3rd, & 4th, FLOOR BUILT UP AREA
673.786 - 202.78 = 471.006 SQMT
471.006 X 4 = 1884.024 SQMT

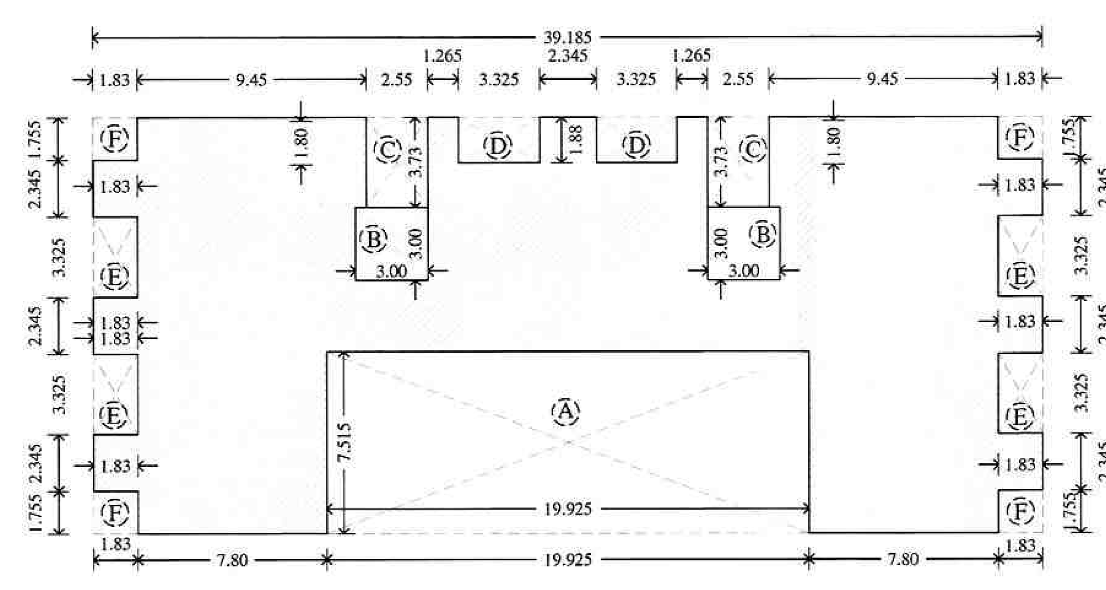
ALL FLOOR BUILT UP AREA
G.F. + 1st + 2nd, + 3rd, + 4th floor =
437.340 + 1884.024 = 2321.364 SQMT



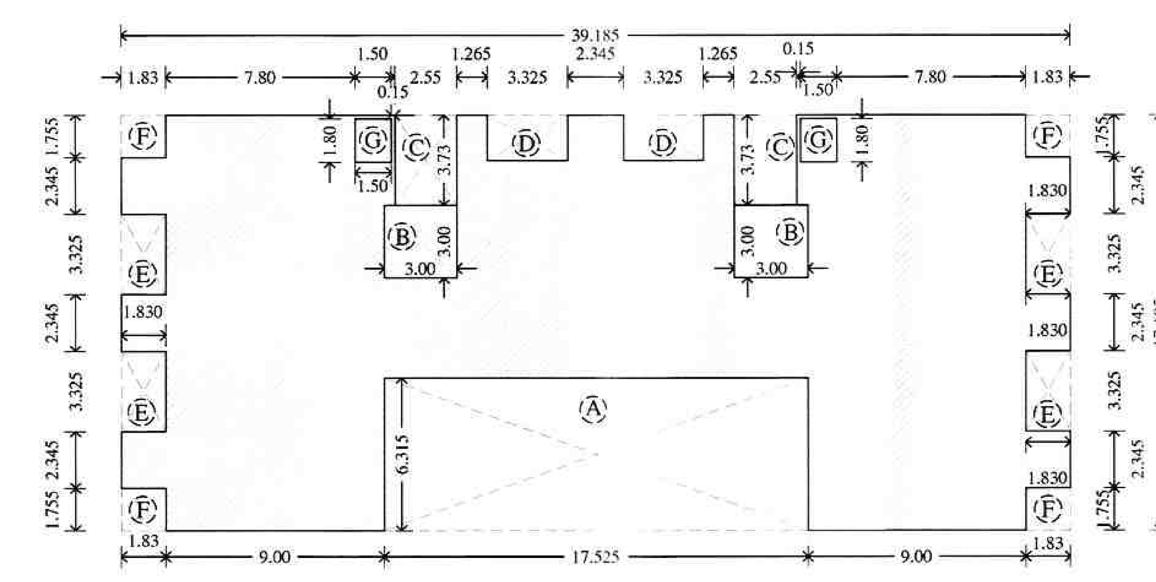
SOLAR WATER HEATING SYSTEM



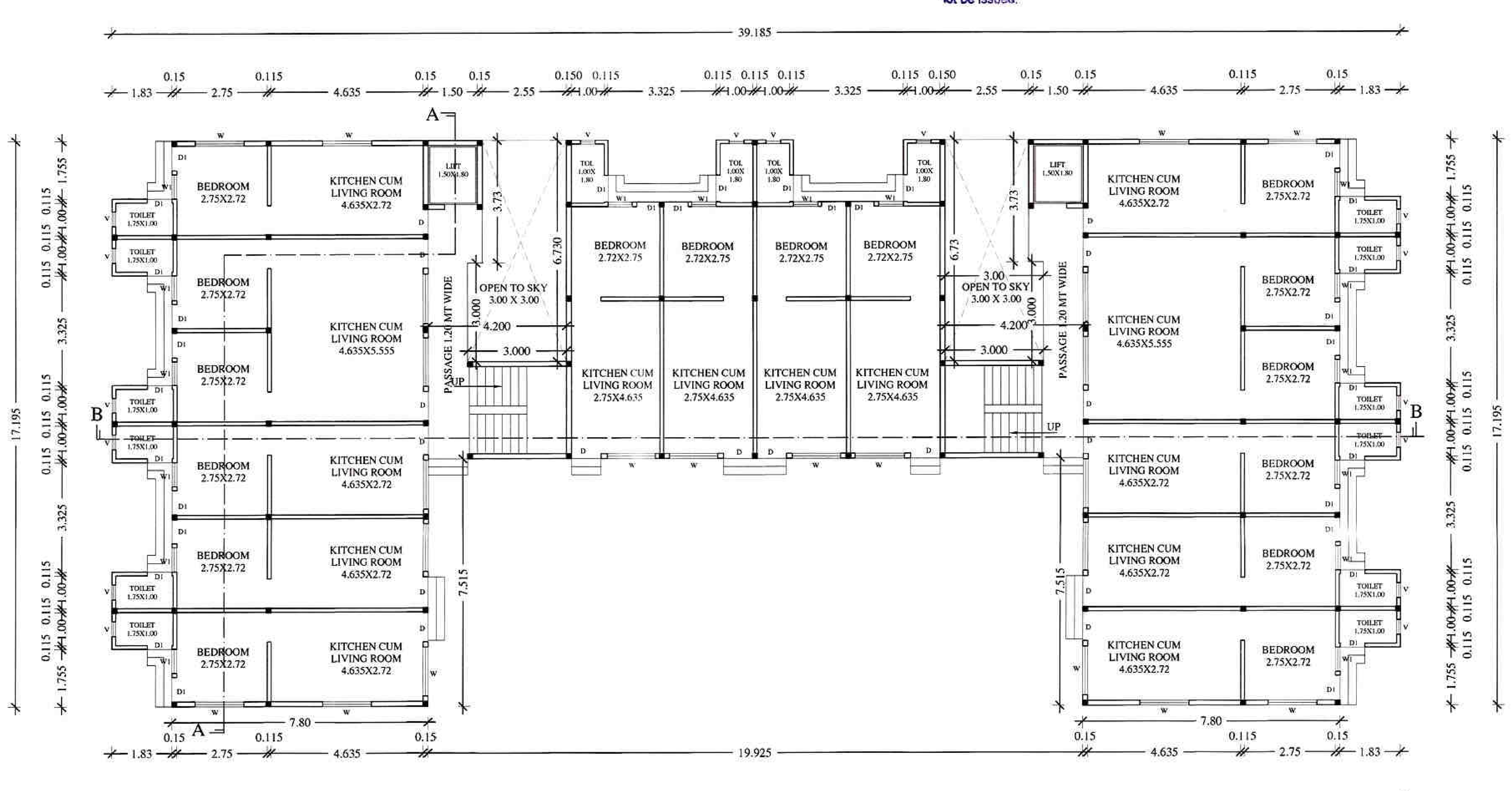
RAINWATER HARVESTING DETAIL



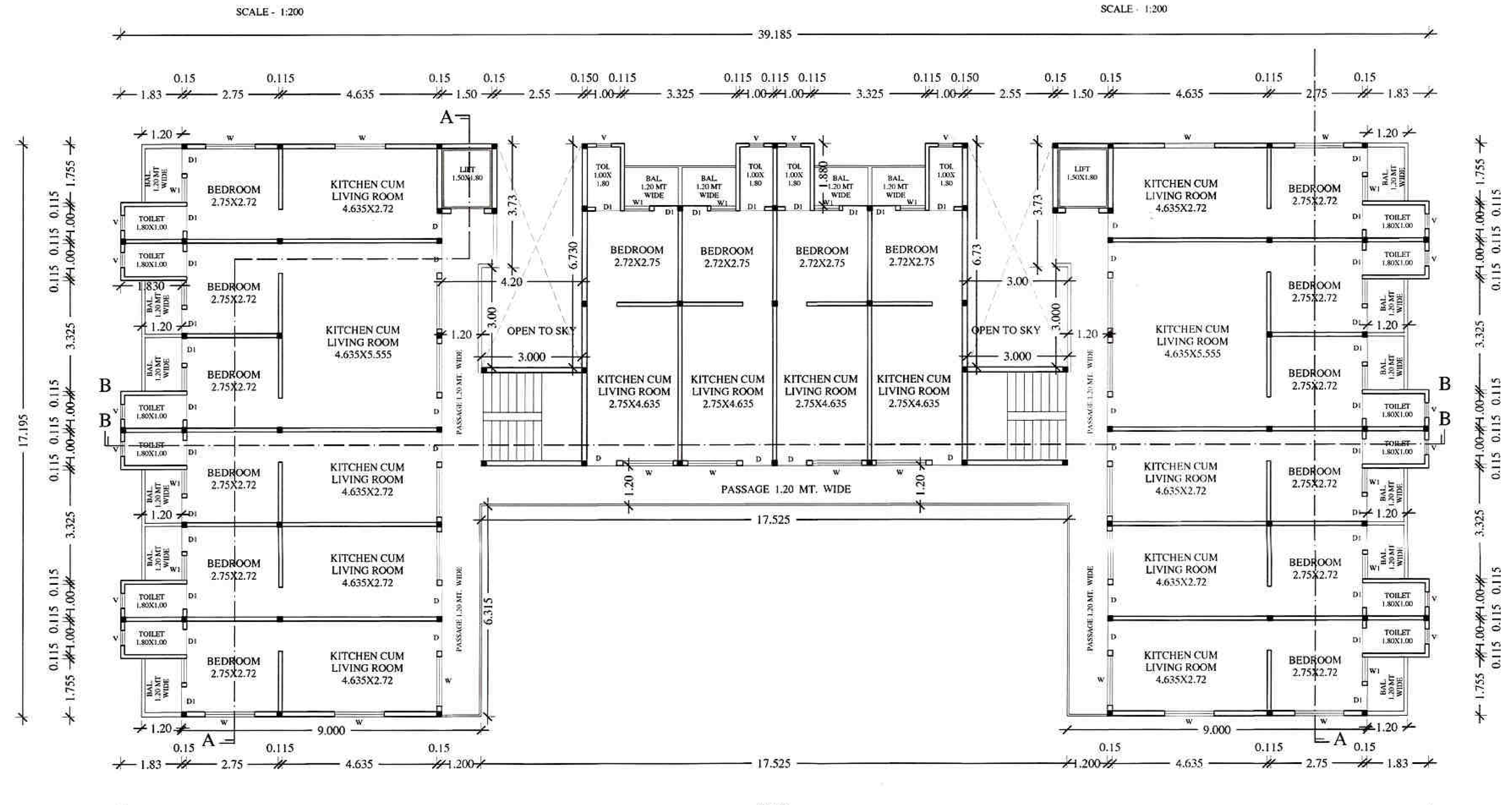
GROUND FLOOR KEY PLAN
SCALE - 1:200



TYPICAL 1st, 2nd, 3rd, & 4 th, FLOOR KEY PLAN
SCALE - 1:200



BUILDING NO. 1, 2, & 3.
EXISTING GROUND FLOOR PLAN
SCALE - 1:100



EXISTING BUILDING NO. 1, 2, & 3.
TYPICAL 1st, 2nd, 3rd, & 4 th, FLOOR PLAN
SCALE - 1:100

PLAN SHOWING EXISTING CONSTRUCTION ON MULTIFAMILY (BUILDING 1,2,& 3) RESIDENCIAL (GROUP HOUSING) ON KH. NO. 109, MOUZA :- BAHADURA, P. H. NO. 35, TAH. (GRAMIN) & DIST. NAGPUR.

BELONGING TO
1) SHRI. SUJIT JAGESHWAR BHANARE
2) SMT. MINAKSHI SUJIT BHANARE
3) SMT. ANITA PURUSHOTTAM BHANARE
4) SHRI. SKYLAB ANAND BHANARE

PLOT AREA

AS PER 7/12 = 14200.00 SQMT.
AS PER JOINT MESURMENT = 15668.00 SQMT.
GROSS UNDER LAYOUT = 14200.00 SQMT.
AREA UNDER OPEN SPACE = 1426.00 SQMT.
AREA UNDER AMUNITY SPACE = 1426.44 SQMT.
AREA UNDER SERVICE ROAD WIDENING AS PER CLAUSE 24.10 = NIL
AREA UNDER GROUP HOUSING BUILT UP = 8459.68 SQMT.
NET PLOT AREA FOR F.S.I. CALCULATION
= (14200 - 1426.44) X 0.90 = 11496.204 SQMT.

BUILT UP AREA CALCULATION

BUILDING NO 1. BUILT UP AREA AREA = 2321.364 SQ.MT.
BUILDING NO 2. BUILT UP AREA AREA = 2321.364 SQ.MT.
BUILDING NO 3. BUILT UP AREA AREA = 2321.364 SQ.MT.

NET TOTAL ALL BUILDING BUILT UP AREA
2321.364 + 2321.364 + 2321.364 = 6964.092 SQ.MT.

BALCONY AREA STATEMENT

BUILDING NO . 1.

FOR FIRST FLOOR
PERMISSIBLE BALCONY AREA IS
471.006 X 15% = 70.650 SQMT.
PROPOSED BALCONY AREA
(15% OF PROPOSED FIRST FL. NET B/UP AREA)
H) 3.325 X 1.20 X 6 = 23.940 SQMT.
I) 1.755 X 1.20 X 4 = 8.424 SQMT.
32.364 SQMT.

PROPOSED 2nd, 3rd, 4th, FLOOR BALCONY AREA
(AS PER FIRST FLOOR BALCONY AREA)

BUILDING NO . 2.

FOR FIRST FLOOR
PERMISSIBLE BALCONY AREA IS
471.006 X 15% = 70.650 SQMT.
PROPOSED BALCONY AREA
(15% OF PROPOSED FIRST FL. NET B/UP AREA)
H) 3.325 X 1.20 X 6 = 23.940 SQMT.
I) 1.755 X 1.20 X 4 = 8.424 SQMT.
32.364 SQMT.

PROPOSED 2nd, 3rd, 4th, FLOOR BALCONY AREA
(AS PER FIRST FLOOR BALCONY AREA)

BUILDING NO . 3

FOR FIRST FLOOR
PERMISSIBLE BALCONY AREA IS
471.006 X 15% = 70.650 SQMT.
PROPOSED BALCONY AREA
(15% OF PROPOSED FIRST FL. NET B/UP AREA)
H) 3.325 X 1.20 X 6 = 23.940 SQMT.
I) 1.755 X 1.20 X 4 = 8.424 SQMT.
32.364 SQMT.

PROPOSED 2nd, 3rd, 4th, FLOOR BALCONY AREA
(AS PER FIRST FLOOR BALCONY AREA)

PARKING AREA STATEMENT

PARKING REQUIRED BUILDING NO 1.
14 NOS. TENAMENTS ON EACH FLOOR
14 X 5 = 70 NO. TENAMENT HAVING B/U AREA as per Previous Sanctioned
LESS THAN 50.00 SQMT.
[4 TENANEMENT 0 CAR + 5 SCOOTER + 5 CYCLE.]
FOR 70 TENAMENTS 0 CAR + 88 SCOOTER + 88 CYCLE.
ADD 50% METROPOLITION AREA
0 CAR + 44 SCOOTER + 44 CYCLE.
TOTAL PARKING REQUIREMENT
0 CAR + 132 SCOOTER + 132 CYCLE.

PARKING REQUIRED BUILDING NO 2.
14 NOS. TENAMENTS ON EACH FLOOR
14 X 5 = 70 NO. TENAMENT HAVING B/U AREA
LESS THAN 50.00 SQMT.
[4 TENANEMENT 0 CAR + 5 SCOOTER + 5 CYCLE.]
FOR 70 TENAMENTS 0 CAR + 88 SCOOTER + 88 CYCLE.
ADD 50% METROPOLITION AREA
0 CAR + 44 SCOOTER + 44 CYCLE.
TOTAL PARKING REQUIREMENT
0 CAR + 132 SCOOTER + 132 CYCLE.

PARKING REQUIRED BUILDING NO 3.
14 NOS. TENAMENTS ON EACH FLOOR
14 X 5 = 70 NO. TENAMENT HAVING B/U AREA
LESS THAN 50.00 SQMT.
[4 TENANEMENT 0 CAR + 5 SCOOTER + 5 CYCLE.]
FOR 70 TENAMENTS 0 CAR + 88 SCOOTER + 88 CYCLE.
ADD 50% METROPOLITION AREA
0 CAR + 44 SCOOTER + 44 CYCLE.
TOTAL PARKING REQUIREMENT
0 CAR + 132 SCOOTER + 132 CYCLE.

TOTAL PARKING REQUIRED AS PER SDCPR - 2013
TABLE NO 7.

BUILDING NO.	CAR	SCOOTER	CYCLE
1	00	132	132
2	00	132	132
3	00	132	132
TOTAL PARKING REQUIRED	00	396	396
TOTAL PARKING Provided (OPEN PARKING)	00	396	396

SCHEDULE FOR OPENING

S. NO.	TYPE	SIZE	DESCRIPTION
1	D	1.10 X 2.10	T. W. DOOR & PANNEL
2	D1	1.00 X 2.10	T. W. DOOR & PANNEL
3	D2	0.75 X 2.10	T. W. DOOR & PANNEL
4	W	1.80 X 1.20	T. W. WINDOW & GLAZED
5	W1	1.50 X 1.20	T. W. WINDOW & GLAZED
6	W2	1.35 X 1.00	T. W. WINDOW & GLAZED
7	V	1.50 X 0.60	T. W. VENTILATOR

PLOT BOUNDRY SHOWN THUS
PROPOSED CONST. SHOWN THUS

OWNER'S SIGN.

S. J. Bhanare
1) SHRI. SUJIT JAGESHWAR BHANARE

M. S. Bhanare
2) SMT. MEENAKSHI SUJIT BHANARE

A. P. Bhanare
3) SMT. ANITA PURUSHOTTAM BHANARE

4) SHRI. SKYLAB ANAND BHANARE

5) SHRI. ATUL NAMDEORAO SHRIRAO

ARCHITECT/L.S. :-

WAVEARCH DESIGNER & PLANNERS NAGPUR
Architect
ANJALI KADAM
B. Arch.
C.O.A./43423
N.I.T./2349
N.M.C./R-509
NMRDA/44

WAVE
DESIGNERS & PLANNERS
flat no.G-8,Cheenab Apt.Chunnabhatti Road,
Near Ajni Sq.Nagpur-440003

SCALE:- 1:100, 1:200,1:500,
SHEET NO. - 02/08

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