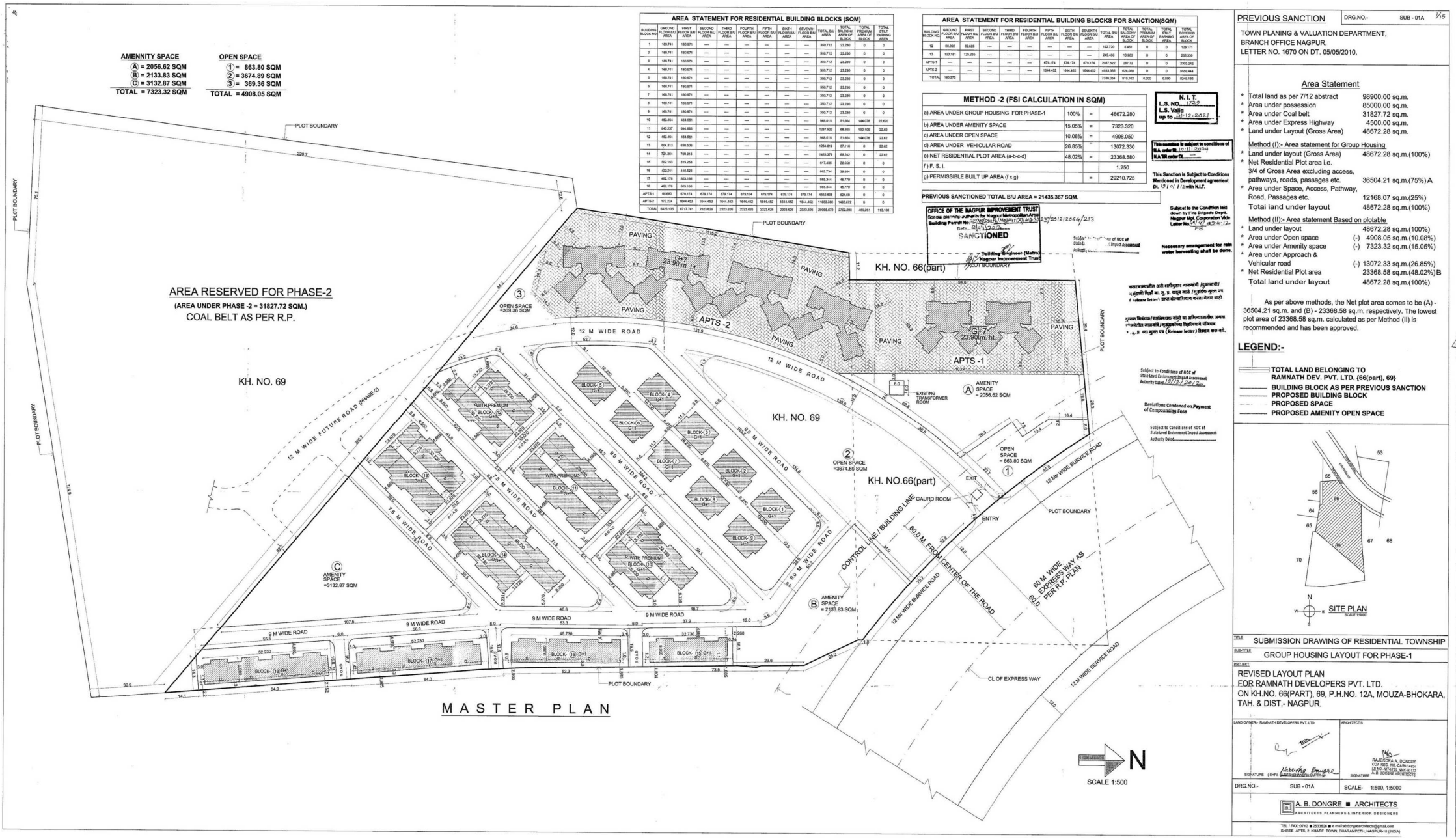


MASTER PLAN

AREA STATEMENT FOR RESIDENTIAL BUILDING BLOCKS (SQM)

BUILDING BLOCK NO	GROUND FLOOR B/U AREA	FIRST FLOOR B/U AREA	SECOND FLOOR B/U AREA	THIRD FLOOR B/U AREA	FOURTH FLOOR B/U AREA	FIFTH FLOOR B/U AREA	SIXTH FLOOR B/U AREA	SEVENTH FLOOR B/U AREA	TOTAL B/U AREA	TOTAL BALCONY AREA OF BLOCK	TOTAL PREMIUM AREA OF BLOCK	TOTAL STILT PARKING AREA
1	169.741	180.971	---	---	---	---	---	---	350.712	23.230	0	0
2	169.741	180.971	---	---	---	---	---	---	350.712	23.230	0	0
3	169.741	180.971	---	---	---	---	---	---	350.712	23.230	0	0
4	169.741	180.971	---	---	---	---	---	---	350.712	23.230	0	0
5	169.741	180.971	---	---	---	---	---	---	350.712	23.230	0	0
6	169.741	180.971	---	---	---	---	---	---	350.712	23.230	0	0
7	169.741	180.971	---	---	---	---	---	---	350.712	23.230	0	0
8	169.741	180.971	---	---	---	---	---	---	350.712	23.230	0	0
9	169.741	180.971	---	---	---	---	---	---	350.712	23.230	0	0
10	483.464	484.551	---	---	---	---	---	---	968.015	51.664	144.078	22.620
11	649.237	644.669	---	---	---	---	---	---	1287.922	68.665	192.105	22.62
12	483.464	484.551	---	---	---	---	---	---	968.015	51.664	144.078	22.62
13	604.313	630.506	---	---	---	---	---	---	1234.819	67.116	0	22.62
14	724.364	769.015	---	---	---	---	---	---	1493.379	68.242	0	22.62
15	392.153	315.253	---	---	---	---	---	---	617.406	28.558	0	0
16	422.211	440.523	---	---	---	---	---	---	862.734	39.894	0	0
17	462.179	503.166	---	---	---	---	---	---	965.344	45.770	0	0
18	462.179	503.166	---	---	---	---	---	---	965.344	45.770	0	0
APTS-1	66.660	679.174	679.174	679.174	679.174	679.174	679.174	679.174	4052.998	624.68	0	0
APTS-2	172.224	1644.452	1644.452	1644.452	1644.452	1644.452	1644.452	1644.452	11853.388	1465.872	0	0
TOTAL	8426.135	8717.781	2323.626	2323.626	2323.626	2323.626	2323.626	2323.626	29585.672	2732.203	480.261	113.100

AREA STATEMENT FOR RESIDENTIAL BUILDING BLOCKS FOR SANCTION(SQM)

BUILDING BLOCK NO	GROUND FLOOR B/U AREA	FIRST FLOOR B/U AREA	SECOND FLOOR B/U AREA	THIRD FLOOR B/U AREA	FOURTH FLOOR B/U AREA	FIFTH FLOOR B/U AREA	SIXTH FLOOR B/U AREA	SEVENTH FLOOR B/U AREA	TOTAL B/U AREA	TOTAL BALCONY AREA OF BLOCK	TOTAL PREMIUM AREA OF BLOCK	TOTAL STILT PARKING AREA	TOTAL COVERED AREA OF BLOCK
12	60.092	62.628	---	---	---	---	---	---	122.720	5.451	0	0	128.171
13	120.181	129.255	---	---	---	---	---	---	249.436	10.903	0	0	256.339
APTS-1	---	---	---	---	---	679.174	679.174	679.174	2037.522	267.72	0	0	2303.242
APTS-2	---	---	---	---	---	1644.452	1644.452	1644.452	4933.356	626.088	0	0	5559.444
TOTAL	180.273								7330.034	910.162	0.000	0.000	8249.196

METHOD -2 (FSI CALCULATION IN SQM)

a) AREA UNDER GROUP HOUSING FOR PHASE-1	100%	=	48672.280
b) AREA UNDER AMENITY SPACE	15.05%	=	7323.320
c) AREA UNDER OPEN SPACE	10.08%	=	4908.050
d) AREA UNDER VEHICULAR ROAD	26.85%	=	13072.330
e) NET RESIDENTIAL PLOT AREA (a-b-c-d)	48.02%	=	23368.580
f) F. S. I.			1.250
g) PERMISSIBLE BUILT UP AREA (f x g)		=	29210.725

PREVIOUS SANCTIONED TOTAL B/U AREA = 21435.367 SQM.

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Special planning authority for Nagpur Metropolitan Area
Building Permit No. SE/Mouda/Mis/2013/MIS 3325/2012/2064/213
Date 8/04/2013
SANCTIONED
Building Engineer (Metro)
Nagpur Improvement Trust

N. I. T.
L.S. NO. 122
L.S. Valid up to 31-12-2021

This sanction is subject to conditions of N.A. order dt. 14/11/2004 N.A.Tif. order dt. ---

This Sanction is Subject to Conditions Mentioned in Development agreement Dt. 19/01/12 with N.I.T.

Subject to the Condition laid down by Fire Brigade Deptt. Nagpur Mpl. Corporation Vide Letter No. 54/97 dt. 23/01/12

Necessary arrangement for rain water harvesting shall be done.

Subject to Conditions of NOC of State Level Environment Impact Assessment Authority Dated 10/12/2021

Deviations Condoned on Payment of Compounding Fees

Subject to Conditions of NOC of State Level Environment Impact Assessment Authority Dated

PREVIOUS SANCTION

DRG.NO.- SUB - 01A 1/5

TOWN PLANING & VALUATION DEPARTMENT,
BRANCH OFFICE NAGPUR.
LETTER NO. 1670 ON DT. 05/05/2010.

Area Statement

* Total land as per 7/12 abstract		98900.00 sq.m.
* Area under possession		85000.00 sq.m.
* Area under Coal belt		31827.72 sq.m.
* Area under Express Highway		4500.00 sq.m.
* Land under Layout (Gross Area)		48672.28 sq.m.
Method (I):- Area statement for Group Housing		
* Land under layout (Gross Area)		48672.28 sq.m.(100%)
* Net Residential Plot area i.e. 3/4 of Gross Area excluding access, pathways, roads, passages etc.		36504.21 sq.m.(75%) A
* Area under Space, Access, Pathway, Road, Passages etc.		12168.07 sq.m.(25%)
Total land under layout		48672.28 sq.m.(100%)
Method (II):- Area statement Based on plotable		
* Land under layout		48672.28 sq.m.(100%)
* Area under Open space	(-)	4908.05 sq.m.(10.08%)
* Area under Amenity space	(-)	7323.32 sq.m.(15.05%)
* Area under Approach & Vehicular road	(-)	13072.33 sq.m.(26.85%)
* Net Residential Plot area		23368.58 sq.m.(48.02%) B
Total land under layout		48672.28 sq.m.(100%)

As per above methods, the Net plot area comes to be (A) - 36504.21 sq.m. and (B) - 23368.58 sq.m. respectively. The lowest plot area of 23368.58 sq.m. calculated as per Method (II) is recommended and has been approved.

LEGEND:-

- TOTAL LAND BELONGING TO RAMNATH DEV. PVT. LTD. {66(part), 69}
- BUILDING BLOCK AS PER PREVIOUS SANCTION
- PROPOSED BUILDING BLOCK
- PROPOSED SPACE
- PROPOSED AMENITY OPEN SPACE

SITE PLAN
SCALE 1:5000

TITLE: SUBMISSION DRAWING OF RESIDENTIAL TOWNSHIP

SUB-TITLE: GROUP HOUSING LAYOUT FOR PHASE-1

PROJECT: REVISED LAYOUT PLAN
FOR RAMNATH DEVELOPERS PVT. LTD.
ON KH.NO. 66(PART), 69, P.H.NO. 12A, MOUZA-BHOKARA,
TAH. & DIST.- NAGPUR.

LAND OWNER:- RAMNATH DEVELOPERS PVT. LTD
SIGNATURE (SHRI. Narendra Bongre)

ARCHITECTS
RAJENDRA A. DONGRE
COA REG. NO. CA/91/1462
UID NO. MH/1173 /NBC-R-177
A. B. DONGRE ARCHITECTS
SIGNATURE

DRG.NO.- SUB - 01A SCALE- 1:500, 1:5000

A. B. DONGRE ■ ARCHITECTS
ARCHITECTS, PLANNERS & INTERIOR DESIGNERS

TEL / FAX :0712 ■ 2533826 ■ e-mail:abdongrearchitects@gmail.com
SHREE APTS, 2, KHARE TOWN, DHARAMPETH, NAGPUR-10 (INDIA)