DRG.NO.- SUB-05

N.I.T.
L.S. NO.- 1729
L.S. Valid
up to 2022

This sanction is subject to conditions of N.A. order No. ---
N.A. Sanction Dt. ---

This Sanction is Subject to Conditions Mentioned in Development agreement Dt. 13/11/17 with NIT.

Subject to Confirm of ROC of ---(as per Referred Project Address Activity Date 16/12/2017)

Deviations Centered on Payment of Compounding Fees

PREVIOUS SANCTION

TOWN PLANNING & VALUATION DEPARTMENT,
BRANCH OFFICE NAGPUR.
VIDE OFFICE LETTER NO. - 1138 ON DT. 31 / 3 / 2010

AREA STATEMENT

BUILT-UP AREA STATEMENT AS PER PREVIOUS SANCTION OF APTS - 2 (3BHK APARTMENTS BLOCK)

1. B/U AREA OF GROUND/STILT FLOOR = 172.224 SQM.
2. B/U AREA OF TYPICAL FLOOR X 4 = 1644.852 X4
   = 6578.808 SQM.

BUILT UP AREA OF APTS-2 (1+2) = 6750.832 SQM.

BUILT-UP AREA OF ADDITIONAL FLOORS FOR SANCTION OF APTS - 2 (3BHK APARTMENTS BLOCK)

B/U AREA OF TYPICAL 5th,6th & 7th FLOOR= 1644.852 x 3
= 4933.956 SQM

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Special planning authority for Nagpur Metropolitan Area
Building Permit No. BP/NIT/Housing/Addl/2015/2612/3946/213
Dt. 5/11/2015
SANCTIONED
Building Engineer (Works)
Nagpur Improvement Trust

Subject to the Condition laid down by Fire Brigade Dept, Nagpur Mpl. Corporation Vide Letter No. 1727 dt. 28.10.2015

Necessary arrangement for rain water harvesting shall be done.

GROUND(STILT) FLOOR PLAN FOR APTS-2
(as per previous sanction)
SCALE 1:100

ELEVATION AT -A-
SCALE 1:100

ELEVATION AT -B-
SCALE 1:100

ELEVATION AT -C-
SCALE 1:100

SECTION AT X-X
SCALE 1:100

SECTION AT Y-Y
SCALE 1:100

INDEX

- R.C.C. COLUMNS, BEAM, SLAB, P.C. COPING ETC.
- P.C.C.
- BRICK WORK

SCHEDULE OF OPENING

TYPE	SIZE	DESCRIPTION
D1	1.200X2.100	T. W. FRAMED DOOR
D2	1.000X2.100	T. W. FRAMED DOOR
D3	0.750X2.100	T. W. FRAMED DOOR
D4	1.200X2.800	T. W. FRAMED DOOR
W1	0.600X1.750	ALU. SLIDING WINDOW
W2	1.200X1.200	ALU. SLIDING WINDOW
W3	1.500X1.700	ALU. SLIDING WINDOW
W4	1.000X1.700	ALU. SLIDING WINDOW
W5	1.200X1.200	ALU. FIXED GLASS WINDOW
W6	1.800X1.700	ALU. FIXED GLASS WINDOW
DW1	1.237X2.800 0.600X2.800 (2NOS.)	ALU. FRAMED DOOR ALU. FRAMED FIXED PANEL
DW2	1.200X2.600 1.037X2.600	ALU. FRAMED DOOR ALU. FRAMED FIXED PANEL
DW3	1.038X2.693 1.000X1.493	ALU. FRAVED DOOR ALU. SLIDING WINDOW
V1	0.462X1.200	ALU. PARTIALLY FIXED
V2	0.498X1.200	ALU. PARTIALLY FIXED

AREA CALCULATION

TYPE 1 (B)

BU AREA CALCULATION OF TYPE-1

BLOCK A	= 3.903 X 3.340	= 13.035 SQM
BLOCK B	= 2.109 X 3.600	= 7.592 SQM
BLOCK C	= 4.545 X 1.344	= 6.110 SQM
BLOCK D	= 4.434 X 2.816	= 15.037 SQM
BLOCK E	= 7.649 X 0.600	= 4.589 SQM
BLOCK F	= 7.679 X 1.225	= 9.403 SQM
BLOCK G	= 3.382 X 0.550	= 1.861 SQM
BLOCK H	= 3.980 X 2.165	= 17.260 SQM
BLOCK I	= 8.114 X 1.100	= 29.967 SQM
BLOCK J	= 1.739 X 2.200	= 3.993 SQM

NET BUP AREA OF TYPE -1 FLAT = 97.886 SQM

BALCONY AREA OF TYPE -1 FLAT

BALCONY AREA OF B/U		
BLOCK A	= 1.425 X 0.600	= 1.795 SQM
BLOCK B	= 2.109 X 0.600	= 1.265 SQM
NET BALCONY AREA OF B/U		= 3.060 SQM

TYPE 2 (C)

BU AREA CALCULATION OF TYPE-2

BLOCK A	= 1.913 X 3.413	= 10.117 SQM
BLOCK B	= 3.600 X 0.550	= 1.479 SQM
BLOCK C	= 6.600 X 2.769	= 3.997 SQM
BLOCK D	= 1.214 X 4.340	= 5.269 SQM
BLOCK E	= 4.434 X 2.844	= 11.302 SQM
BLOCK F	= 0.250 X 1.231	= 0.308 SQM
BLOCK G	= 0.465 X 7.065	= 4.302 SQM
BLOCK H	= 7.065 X 1.225	= 8.468 SQM
BLOCK I	= 3.168 X 3.975	= 12.274 SQM
BLOCK J	= 4.193 X 6.112	= 25.636 SQM
BLOCK K	= 7.263 X 4.750	= 3.482 SQM
BLOCK L	= 3.053 X 3.540	= 1.849 SQM
BLOCK M	= 0.5 X 1.241 X 1.863	= 0.617 SQM
BLOCK N	= 3.53 X 1.797 X 1.452	= 1.443 SQM

NET DUP AREA OF TYPE -2 FLAT = 91.448 SQM

2nd BALCONY AREA OF TYPE-2 FLAT

2nd BALCONY AREA OF B/U		
BLOCK A	= 1.200 X 0.450	= 0.540 SQM
BLOCK B	= 2.600 X 0.600	= 1.560 SQM
TOTAL AREA OF B/U		= 2.100 SQM
2nd BALCONY AREA OF SU		
BLOCK A	= 0.150 X 0.450	= 0.068 SQM
BLOCK B	= 0.150 X 2.600	= 0.390 SQM
TOTAL AREA OF SU		= 0.458 SQM
NET AREA OF 2nd BALCONY		= 1.642 SQM

1ST BALCONY AREA OF TYPE-2

BALCONY AREA OF B/U		
BLOCK A	= 1.200 X 0.450	= 0.540 SQM
BLOCK B	= 2.600 X 0.600	= 1.560 SQM
BLOCK C	= 1.200 X 1.200	= 1.440 SQM
TOTAL AREA OF B/U		= 3.540 SQM
1ST AREA OF SU		
BALCONY AREA OF SU		
BLOCK A	= 0.150 X 0.450	= 0.068 SQM
BLOCK B	= 0.150 X 2.600	= 0.390 SQM
BLOCK C	= 0.150 X 1.200	= 0.180 SQM
TOTAL AREA OF SU		= 0.638 SQM
NET AREA OF 1ST BALCONY		= 2.902 SQM

TYPE 3 (D)

BU AREA CALCULATION OF TYPE-3

BLOCK A	= 3.540 X 1.344	= 6.516 SQM
BLOCK B	= 4.455 X 3.701	= 17.112 SQM
BLOCK C	= 6.600 X 2.885	= 2.211 SQM
BLOCK D	= 3.600 X 1.140	= 4.255 SQM
BLOCK E	= 3.765 X 4.668	= 13.874 SQM
BLOCK F	= 1.663 X 4.634	= 5.108 SQM
BLOCK G	= 1.615 X 3.578	= 5.780 SQM
BLOCK H	= 3.390 X 2.115	= 5.044 SQM
BLOCK I	= 9.567 X 0.550	= 6.331 SQM
BLOCK J	= 2.215 X 0.979	= 2.166 SQM
BLOCK K	= 8.550 X 0.852	= 7.352 SQM
BLOCK L	= 2.027 X 3.750	= 7.868 SQM
BLOCK M	= 1.794 X 1.185	= 2.055 SQM
BLOCK N	= 3.235 X 2.664	= 8.491 SQM
BLOCK O	= 3.345 X 3.500	= 12.088 SQM

NET BUP AREA OF TYPE -3 FLAT = 134.414 SQM

1st BALCONY AREA OF TYPE-3

1st BALCONY AREA OF B/U		
BLOCK A	= 1.200 X 0.450	= 0.540 SQM
BLOCK B	= 2.600 X 0.600	= 1.560 SQM
TOTAL AREA OF B/U		= 2.100 SQM
1ST AREA OF SU		
BALCONY AREA OF SU		
BLOCK A	= 0.150 X 0.450	= 0.068 SQM
BLOCK B	= 0.150 X 2.600	= 0.390 SQM
TOTAL BALCONY AREA OF SU		= 0.458 SQM
NET AREA OF 1ST BALCONY		= 1.642 SQM

2nd BALCONY AREA OF TYPE-3

2nd BALCONY AREA OF B/U		
BLOCK A	= 1.200 X 0.450	= 0.540 SQM
BLOCK B	= 2.600 X 0.600	= 1.560 SQM
TOTAL AREA OF B/U		= 2.100 SQM
2nd AREA OF SU		
BALCONY AREA OF SU		
BLOCK A	= 0.150 X 0.450	= 0.068 SQM
BLOCK B	= 0.150 X 2.600	= 0.390 SQM
TOTAL BALCONY AREA OF SU		= 0.458 SQM
NET AREA OF 2nd BALCONY		= 1.642 SQM

3rd BALCONY AREA OF TYPE-3

3rd BALCONY AREA OF B/U		
BLOCK A	= 1.200 X 0.450	= 0.540 SQM
BLOCK B	= 2.600 X 0.600	= 1.560 SQM
BLOCK C	= 1.200 X 1.200	= 1.440 SQM
TOTAL AREA OF B/U		= 3.540 SQM
3RD AREA OF SU		
BALCONY AREA OF SU		
BLOCK A	= 0.150 X 0.450	= 0.068 SQM
BLOCK B	= 0.150 X 2.600	= 0.390 SQM
BLOCK C	= 0.150 X 1.200	= 0.180 SQM
TOTAL AREA OF SU		= 0.638 SQM
NET AREA OF 3rd BALCONY		= 2.902 SQM

TOTAL BALCONY AREA 37-10-19 = 12.605 SQM
(2.902 + 1.642 + 0.258)

B/UP AREA STATEMENT OF TYPICAL FLOOR

(B)	TYPE -1 FLAT = 91.886 X 2	= 182.172 SQM
(C)	TYPE -2 FLAT = 91.448 X 6	= 548.640 SQM
(D)	TYPE -3 FLAT = 93.414 X 6	= 747.312 SQM
(E)	SERVICE CORE = 41.833 X 4	= 166.828 SQM

NET B/UP AREA OF TYPICAL FLOOR = 1644.852 SQM

BALCONY AREA STATEMENT OF TYPICAL FLOOR
PERMISSIBLE BALCONY AREA = 1644.852X0.15 = 246.697 SQM
PROPOSED BALCONY AREA

(B)	TYPE -1 FLAT = 12.935 X 2	= 25.850 SQM
(C)	TYPE -2 FLAT = 12.925 X 6	= 77.550 SQM
(D)	TYPE -3 FLAT = 13.162 X 6	= 105.296 SQM

NET BALCONY AREA OF TYPICAL FLOOR = 208.696 SQM

SERVICE CORE(TYP. FLOOR) (E)

LIFT, STAIRCASE & LOBBY AREA

BLOCK A	= 3.261 X 2.256	= 7.415 SQM
BLOCK B	= 3.150 X 2.190	= 7.875 SQM
BLOCK C	= 3.364 X 2.315	= 7.401 SQM
BLOCK D	= 4.947 X 2.125	= 10.510 SQM
BLOCK E	= 2.25 X 4.947 X 0.344	= 7.111 SQM
BLOCK F	= 3.765 X 1.110	= 3.450 SQM
BLOCK G	= 0.5 X 1.785 X 0.638	= 1.396 SQM
BLOCK H	= 0.5 X 0.710 X 0.280	= 0.695 SQM
BLOCK I	= 0.5 X 3.750 X 2.289	= 0.899 SQM
BLOCK J	= 0.5 X 2.165 X 0.912	= 0.979 SQM
BLOCK K	= 0.5 X 1.085 X 2.338	= 1.268 SQM
BLOCK L	= 2.289 X 1.110	= 2.435 SQM

TOTAL AREA OF SERVICE CORE = 41.552 SQM
DEDUCTION i.e. 1.500 X 1.500 = 3.439 SQM
NET B/UP AREA OF SERVICE CORE = 41.833 SQM

KEY PLAN FOR GROUND FLOOR B/U AREA CALCULATION
SCALE 1:100

A SERVICE CORE

B/U AREA CALCULATION OF GROUND/STILT FLOOR

BLOCK A	= 8.991 X 4.400	= 39.564 SQM
BLOCK B	= 2.092 X 1.400	= 4.284 SQM
BLOCK C	= (SIT 2353.94SQ.M. 1345.7 1165.8 THEE 1705.56 NT 2004)	= 3.403 SQM
DEDUCTIONS		(-) = 2.992 SQM
TOTAL AREA OF SERVICE CORE		= 43.856 SQ.M. = 170.224 SQM

KEY PLAN FOR TYP. FLOOR FOR AREA CALCULATION
SCALE 1:100

KEY PLAN OF TYPICAL FLOOR (APTS-2)
SCALE 1:500

KEY PLAN OF GROUND FLOOR (APTS-2)
SCALE 1:500

NET B/UP AREA OF GROUND FLOOR
A) AREA OF SERVICE CORE 443.056 SQM
NET B/U AREA OF GROUND FLOOR 443.056 X 4 = 172.224 SQM

SUBMISSION DRAWING

PROJECT: DETAILS OF HOUSING UNIT APTS - 2 (3BHK APARTMENTS)

ADDRESS: EXISTING GROUP HOUSING SCHEME FOR RAMNATH DEVELOPERS PVT. LTD. ON KH.NO. 66(PART), 69/1,2,3,4,5, P.H.NO. 12A, MOUZA-BHOKARA, TAH. & DIST.- NAGPUR.

OWNER: RAMNATH DEVELOPERS PVT. LTD.

DESIGNED BY: ---
CHECKED BY: ---
DRG.NO.:- SUB-05
SCALE:- 1:100, 1:500

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