NIT
(METRO SECTION)
L. S. No. 1492
Page No.
Serial No.
Validity of Licence till
dt Dec-2011

Subject to the Condition laid down by Fire Brigade Deptt. Nagpur Mpl. Corporation Vide Letter No.04-506/dt. 16-7-2011. /FB.

This sanction is subject to conditions of N.A. order Dt. 21-05-2011. M.A.T.P. order Dt. 13th July-2011.

bev. Agreement

Necessary arrangement for rain water harvesting shall be done.

This Sanction is Subject to Condition that Plate shall be released as per Condition No. 17 Of the Development Agreement Dt. 1-7-11

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Special planning authority for Nagpur Metropolitan area
Building Permit No. BE(N)/WE/H/Hingna/MB:235/20110702S9/R.S.
Date
SANCTIONED As corrected only
Nagpur Improvement Trust

TYPE - C | SHEET NO : 11 /12

PROPOSED LAYOUT PLAN FOR GROUP HOUSING SCHEME KH. NO. 198/3, MOUZA - WANADONGRI, TAH.- HINGANA & DIST.-NAGPUR.
BELONGING TO :-
M/S. PIONEER GROUP
PARTNERSHIP FIRM OF
1. M/s. Pioneer Infrastructures Co. Pvt. Ltd. Through M.D. Shri : Anil Nair
2. M/s. Indrajeet Engineers Pvt. Ltd. Through Director. Smt : Seema Subodh Mohite

STATEMENT OF AREA

PROPOSED B/U AREA AT GROUND FLOOR & SIMILAR TO FIRST, SECOND & THIRD FLOOR :-

BLOCK A) 1 x(2.807+2.807)/2 x 11.633 = 032.653 sqm.
BLOCK B) 1 x(5.547+4.750)/2 x 03.150 = 016.217 sqm.
NET PROPOSED B/U AT GROUND FLOOR = 048.870 sqm.

STATEMENT OF AREA EXEMPTED FROM F.A.R. COUNTED TOWARDS PREMIUM :-

1) GROUND FLOOR & SIMILAR TO FIRST, SECOND & THIRD FLOOR :-
BLOCK (Pr-1) - 1 x 5.850 x 3.150 = 18.427 sqm.

BALCONY AREA STATEMENT :-

1) BALCONY AREA AT FIRST FLOOR & SIMILAR TO SECOND & THIRD FLOOR :-
PERMISSIBLE BALCONY AREA 15% OF 048.870 sqm. = 7.330 sqm.
PROPOSED BALCONY AREA -
COVERED (CB-1) - 1 x(8.050+7.049)/2 x 1.500 = 11.324 sqm.
COVERED (CB-2) - 1 x(8.340+7.040)/2 x 1.500 = 11.535 sqm.
COVERED (CB-3) - 1 x(1.500+1.799)/2 x 1.500 = 2.474 sqm.
COVERED (CB-4) - 1 x 5.547 x 1.500 = 8.320 sqm.
TOTAL BALCONY AREA AT FIRST FLOOR = 33.653 sqm.
EXCESS BALCONY AREA AT FIRST FLOOR 33.653 sqm. - 7.330 sqm. = 26.323 sqm.

BUILT UP AREA STATEMENT

FLOORS	BUILT UP AREA	PREMIUM AREA	TOTAL AREA
GROUND	048.870 sqm.	18.427 sqm.	067.297 sqm.
FIRST	048.870 sqm.	18.427 sqm.	067.297 sqm.
SECOND	048.870 sqm.	18.427 sqm.	067.297 sqm.
THIRD	048.870 sqm.	18.427 sqm.	067.297 sqm.
TOTAL	195.480 sqm.	73.708 sqm.	269.188 sqm.

OWNERS SIGN

M/s. PIONEER GROUP PARTNERSHIP FIRM OF
1. M/s. Pioneer Infrastructures Co. Pvt. Ltd. Through M.D. Shri : Anil Nair
2. M/s. Indrajeet Engineers Pvt. Ltd. Through Director Smt : Seema Subodh Mohite

ARCHITECT /L.S.

NIKHIL BENDE
NIT L.S. - 1492
NMC L.S. - 135

Designer & Consultants:-
M/s. S. B. ASSOCIATES
20, First Floor, Shree Ganesh Chamber, Mahadeo Square, Dhantoli, Nagpur.
Ph.- (0712)2244544, (0712) 2424544
email:- s.b.a.2007@rediffmail.com

(Corrected NIT-Dt. 13.08.2011)

SECTION AT A-A
SCALE :-1:100

SECTION AT B-B
SCALE :-1:100

FLOOR FINISHED
D.P.C.
MURUM BOULDER FILLING
EARTH FILLING

TOTAL BUILT UP AREA = 195.480 Sqm.
TOTAL EXCESS BAL. AREA = 078.969 Sqm.
TOTAL BUILT UP AREA = 274.449 Sqm.

GROUND FLOOR PLAN
SCALE :-1:100

TYPICAL FIRST, SECOND & THIRD FLOOR PLAN
SCALE :-1:100

BLOCK PLAN FOR GROUND FLOOR SCALE :-1:200

BLOCK PLAN FOR FIRST,SECOND & THIRD FLOOR SCALE :-1:200

BALCONY AREA STATEMENT

FLOOR'S	PERMISSIBLE BAL (15%)	PROP. BALCONY AREA	
		COVERED BALCONY	EXCESS BALCONY
GROUND	—	—	—
FIRST	7.330 sqm.	33.653 sqm.	26.323 sqm.
SECOND	7.330 sqm.	33.653 sqm.	26.323 sqm.
THIRD	7.330 sqm.	33.653 sqm.	26.323 sqm.
TOTAL	21.990 sqm.	100.959 sqm.	78.969 sqm.

SCHEDULE OF OPENING

TYPE	SIZE	DESCRIPTION
D1	1000 x 2050	T. W. PANNELED DOOR
D2	750 x 2050	T. W. PANNELED DOOR
W	1800 x 1200	M. S. GLAZED WINDOW
V	600 x 600	M. S. GLAZED VENTILATOR

ORIGINAL DOCUMENTS SUBMITTED TO HOUSING DEVELOPMENT FINANCE CORPN. LTD.

H.D.F.C. LTD. NAGPUR

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