Annexure-4

N.M.R.D.A.
L.S. No. 419
L.S. Valid
Up to 31 | 12 | 2024

KH. NO. 57

PLOT BOUNDARY

BLOCK-16 G+1 HT - 6.45M

BLOCK-5 G+1 HT - 6.45M

BLOCK-4 G+1 HT - 6.45M

WWTP

ESS

9.0 M WIDE ROAD

HT - 6.70M BLOCK-10 11 G+1 12

HT - 6.70M BLOCK-9 13 G+1 14

HT - 6.70M BLOCK-8 15 G+1 15

HT - 6.70M BLOCK-7 17 G+1 18

HT - 6.70M BLOCK-6 19 G+1 20

HT - 6.70M BLOCK-11 10 G+1 9

HT - 6.70M BLOCK-12 8 G+1 7

HT - 6.70M BLOCK-13 6 G+1 5

HT - 6.70M BLOCK-14 4 G+1 3

HT - 6.70M BLOCK-15 2 G+1 1

G+1 BUILDING BLOCK-3 HT - 6.45M

KH. NO. 63

PLOT BOUNDARY

12.00 M WIDE ROAD

12.0 M WIDE ROAD

EXISTING - G+3 PROPOSED - 4TH TO 7TH

B1 HT. - 24.00 M G+7

EXISTING - G+4 PROPOSED - 5TH TO 7TH

B2 HT. - 24.00 M G+7

OPEN SPACE - 1 4114.67 SQM

PATHWAY

EXISTING - G+3 PROPOSED - 5TH TO 7TH

G+2 HT : 9.75 M BLOCK-21 (A)

G+2 HT : 9.75 M BLOCK-21 (B)

15 M WIDE ROAD

G+1 BUILDING BLOCK-2 HT - 6.45M

G+1 BUILDING BLOCK-1 HT - 6.45M

KH. NO. 65

PLOT BOUNDARY

BLOCK-17

B3 HT. - 24.00 M G+7

EXISTING - G+4 PROPOSED - 5TH TO 7TH

B4 HT. - 24.00 M G+7

BLOCK-18 HT. - 44.70 M G+14

OFFICE OF THE NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
Building Permit No. BE (NMRDA) South / Nagpur (Rural) / No. 1711945 / 2020 / 2091 / 2553 / 257
SANCTIONED
Assistant Engineer
Nagpur Metropolitan Region Development Authority

ELECTRIC VEHICLE PARKING

ELECTRIC VEHICLE CAR PARKING (NOT SALE TO FLAT OWNER)

ELECTRIC VEHICLE CAR PARKING

AMENITY SPACE - B 4708.23 SQM

HEALTH CLUB G+2 HT. - 10.05 M

SWIMMING POOL

AMENITY SPACE - A 1678.48 SQM

G+2 Ht. 9.75

15 M WIDE ROAD

OPEN SPACE - 2 FOR TREE PLANTATION & LADSCAPING 1045.05 SQM

ENTRANCE GATE

H - 9.20 G+1

ROAD WIDENING AREA - (73.40)(2.0) / 2 = 1287.45 SQMT

KH. NO. 66

KH. NO. 55

KH. NO. 54

<<< 60 M. WIDE OUTER RING ROAD >>>
<<< UNDER CONSTRUCTION ROAD >>>

BUILDING LINE

CONTROL LINE

ROAD CENTER LINE

N

SCALE - 1 : 400

PARKING STATEMENT

SR. NO.	BUILDING DESCRIPTION	TENEMENTS TYPE	NOS.	CARPET AREA PER TENEMENT (SQMT)	PARKING REQUIRED AS PER TABLE NO. 8B	PARKING REQUIRED AS PER TABLE NO. 8B			REMARK
						CAR	SCOOTER	CYCLE	
1	BLOCK NO. - 1 TO 3	ROWHOUSES	48	96.65		48	96	96	SANTIONED PARKING
2	BLOCK NO. - 4, 5	ROWHOUSES	16	107.96		8	16	16	SANTIONED PARKING
3	BLOCK NO. - 6 TO 15	SEMIDETACHED HOUSE	20	170.07		20	40	40	SANTIONED PARKING
SANCTIONED PARKING (A)						**76**	**152**	**152**	
4	BLOCK NO. -16	ROWHOUSES	8	107.96	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m. (1CAR + 3 SC)	8	24	0	PROPOSED PARKING
5	BLOCK NO. - 17 (B1 & B2)	APPARTMENT	64	57.02	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. (1 CAR+ 5SC)	32	160	0	PROPOSED PARKING
6	BLOCK NO. - 17 (B3 & B4)	APPARTMENT	64	93.5	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m. (1CAR + 3 SC)	64	192	0	PROPOSED PARKING
8	BLOCK NO. - 18	APPARTMENT	133	84.50	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m. (1CAR + 3 SC)	133	399	0	PROPOSED PARKING
7	BLOCK NO. - 21 (A & B)	ROWHOUSES	14	123.78	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m. (1CAR + 3 SC)	14	42	0	PROPOSED PARKING
PROPOSED PARKING (B)			**367**			**251**	**817**	**0**	
ADD 5% VISITORS PARKING						**13**	**41**	**0**	
TOTAL PARKING REQUIRED						**264**	**858**	**0**	
8	HEALTH CLUB			734.862	For every 200 sq.m. carpet area 01 CAR 5SC)	4	20	0	PROPOSED PARKING
9	CONVENENCE SHOP			557.29	For every 100 sq.m. carpet area (02 CAR + 06 SC)	11	33	0	PROPOSED PARKING
10	LIBRARY & YOGA			139.779	For every 200 sq.m. carpet area 01 CAR 5SC)	1	5	0	
TOTAL PORPOSED REQUIRED						**280**	**916**	**0**	
PARKING FACTOR 0.7						**196**	**641**	**0**	
GRAND TOTAL REQUIRED						272	793	152	
TOTAL PROPOSED PARKING						272	793	152	
ELECTRIC VEHICLE PARKING 20% OF PROPOSED						54	159	0	
REGULAR PARKING						218	634	152	

NOTE : OUT OF THESE 20% ELECTRIC PARKING 30% PARKING SPACE I.E. 16 CAR + 49 SC NOT SOLD TO THE FLAT OWNER

SHEET NO. 2/25

REVISED GROUP HOUSING LAYOUT AND BUILDING PLAN ON LAND BEARING NO:
KH.No. 56/1,2,3,4,5 & 64 P.H.No. 12-A,
MOUZA - BHOKHARA , TAH- NAGPUR (GRAMIN)
& DIST - NAGPUR

BELONGING TO :
SHRI SUDESH CHADRA BABULALJI GUPTA

...e to the condition that Developer... industrial shall construct sewage treatment plant (STP) as per the required norms of Maharashtra Pollution Control Board and shall submit the NOC from MPCB with... compliance of same occupation per... not be issued.

Subject to terms and condition of Government circular dated 30-01-2018 that Developer have to construct the temporary shade, toilet and arrangement of drinking water for the labours.

Subject to the condition laid down by Directorate of Maharashtra Fire service vide Letter No. MFF(5)(202)(243 - Dt. 13/08/2021
MFB/5(1)(2022/220 Dt. 03/03/2022
SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 11... 03.22
STRUCTURAL DESIGNER

This sanction is subject to the condition laid down by Environment Department
Letter No.: EC 21 80 38 MH110388
Dated: 03/12/2021

The Previous Building Permit No. BE(NMRDA)(South)(Rural)(Amd)(New)/(Addl)/NMRDA/2021/243 2111/243
Dated: 31/12/2021
Building Plan is Stands to be cancelled

Subject to the provisions of structural drawings submitted by applicant.

This sanction is subject to conditions of
NoA order Dt. 11/01/2022
N.A.P. order Dt.

Subject to Compliance of terms and Conditions of Environment clearance l etter dated

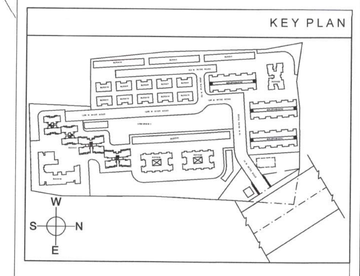
NO DEVIATION HEREBY SHALL BE COMPOUNDED HEREAFTER

This Sanction is Subject to Conditions Mentioned In Development Agreement Dt. 28/02/2022

Subject to Condition of N.O.C. from Airport Authority Dt. - 14/02/2022

Necessary arrangement for rain water harvesting shall be done

KEY PLAN



TITLE OF THE SHEET
PARKING PLAN

AASHISH SONI
NIT L.NO: 2658
NMRDA L.NO: 410

SUDESHCHANDRA GUPTA
(LAND OWNER)