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SHEET NO. - 01/06
SITE PLAN
PROPOSED MULTY - FAMILY RESIDENTIAL BUILDING PLAN ON KH. NO.-136/2,P.H. NO. -38, MOUZA- PIPLA, TAL.- NAGPUR (GRAMIN), DIST. - NAGPUR
BELONGING TO :
1)M/S. GOLDEN HOMES INFRASTRUCTURES THROUGH SHRI. ASHOK WEDPRAKASH AGRAWAL
2)M/S. GHANSHAM CULTIVETORS PVT. LTD. THROUGH SHRI. VINAY RANCHHODDAS RATHI

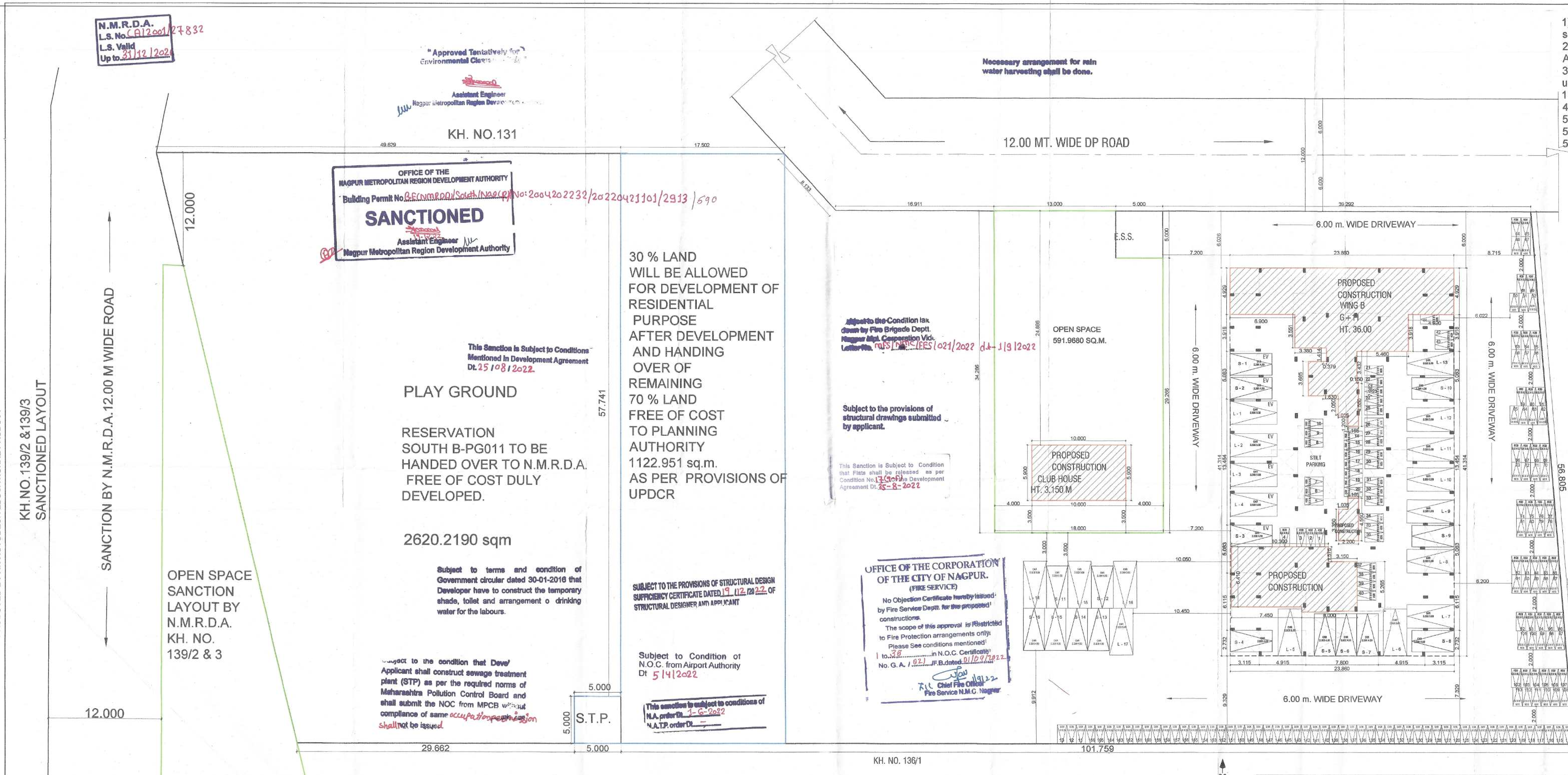
Layout Area Statement
1) Total land Area (7 / 12) :- 9000 sqm Area Under
2) Reservation at south B - PG011 Area = 3743.17 sqm
3) 30% Land area for the uses permissible in Reginal zone = 1122.951m
4) Area under open space :- 591.968m
5) Plot Area for FSI calculation = 5869.573 m

N.M.R.D.A.
L.S. No. CA/2001/27832
L.S. Valid Up to 31/12/2026

" Approved Tentatively for Environmental Clea[illegible] "
Assistant Engineer
Nagpur Metropolitan Region Deve[illegible]

OFFICE OF THE NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
Building Permit No BE(NMRDA)/South/Nag(P)/No:2004202232/20220421101/2913 /690
SANCTIONED
Assistant Engineer
Nagpur Metropolitan Region Development Authority

Necessary arrangement for rain water harvesting shall be done.


KH. NO.131
12.00 MT. WIDE DP ROAD
SANCTION BY N.M.R.D.A.12.00 M WIDE ROAD
KH.NO.139/2 &139/3
SANCTIONED LAYOUT
OPEN SPACE SANCTION LAYOUT BY N.M.R.D.A. KH. NO. 139/2 & 3
12.000
49.629
17.502
16.911
13.000
5.000
39.292
57.741
29.662
101.759
56.805
S.T.P.
E.S.S.
PLAY GROUND
RESERVATION SOUTH B-PG011 TO BE HANDED OVER TO N.M.R.D.A. FREE OF COST DULY DEVELOPED.
2620.2190 sqm
30 % LAND WILL BE ALLOWED FOR DEVELOPMENT OF RESIDENTIAL PURPOSE AFTER DEVELOPMENT AND HANDING OVER OF REMAINING 70 % LAND FREE OF COST TO PLANNING AUTHORITY 1122.951 sq.m. AS PER PROVISIONS OF UPDCR
OPEN SPACE 591.9680 SQ.M.
PROPOSED CONSTRUCTION CLUB HOUSE HT. 3.150 M
PROPOSED CONSTRUCTION WING B G+11 HT. 36.00
PROPOSED CONSTRUCTION
STILT PARKING
6.00 m. WIDE DRIVEWAY
KH. NO. 135
KH. NO. 136/1

This Sanction is Subject to Conditions Mentioned in Development Agreement Dt. 25/08/2022.

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.

Subject to the condition that Deve' 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 shall not be issued

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 19/12/2022 OF STRUCTURAL DESIGNER AND APPLICANT

Subject to Condition of N.O.C. from Airport Authority Dt 5/4/2022

This sanction is subject to conditions of
N.A. order Dt. 1-6-2022
N.A.T.P. order Dt. —

Subject to the Condition laid down by Fire Brigade Deptt. Nagpur Mpl. Corporation Vide Letter No. NFS/NMC/FES/021/2022 dt- 1/9/2022

Subject to the provisions of structural drawings submitted by applicant.

This Sanction is Subject to Condition that Flats shall be released as per Condition No. 17(9-F) of the Development Agreement Dt. 25-8-2022

OFFICE OF THE CORPORATION OF THE CITY OF NAGPUR.
(FIRE SERVICE)
No Objection Certificate hereby issued by Fire Service Deptt. for the proposed constructions.
The scope of this approval is Restricted to Fire Protection arrangements only.
Please See conditions mentioned 1 to 36 in N.O.C. Certificate No. G. A. / 021 /F.B.dated 01/09/2022
1/9/22
Chief Fire Officer
Fire Service N.M.C. Nagpur

SITE PLAN
SCALE 1:200

AREA STATEMENT OF B/UP AREA FSI & NON FSI AREA CALCULATION

SR.NO.	BUILDING BLOCK	B/UP AREA AS PER P- LINE	STILT PARKING AREA	STAIRCASE TOWER AREA, WATER TANK & LIFT MACHINE ROOM	S.T.P. AREA	UNDER GROUND WATER TANK	REFUGE AREA	TOTAL FSI & NON FSI AREA
1	BUILDING (WING-B)	9282.222	515.106	57.550	25.000	50.000	24.000	9953.878
2	CLUB HOUSE (Yoga / Fitness centre)	59.000	-	-	-	-	-	59.000
			TOTAL					10012.878

FIRE FIGHTING SYSTEM LEGEND

ABC FIRE EXTINGUISERS	FIRE HYDRANT VALVE
FIRE PUMP	HP = HYDRANT PIPE
FIRE SPRINKLER	HR = HOSE REEL
SMOKE DETECTOR	FIRE SERVICE INLET
FIRE CONTROL PANEL	BUTTERFLY VALVE
FIRE MANUAL CALL POINT	NON RETURN VALVE
FIRE HOOTER	FIRE HYDRANT STAND POST
HB = HOSE BOX	

Speed Engineering & Safety Services
L. No. MFS [illegible]
L. No. MFS [illegible]

Fire Protection Consultants
SPEED ENGINEERING & SAFETY SERVICES
NGP BR. :- PLOT NO. 123 , CHHATRAPATI NAGAR NAGPUR. - 440015. Mbl : 9325870777, 9823323590
H.O : FLAT NO. 401 , SAI RADHA COMPLEX , A- WING, LBS MARG , BHANDUP (W), MUMBAI. - 400078.
Speedengineering5@gmail.com

TOTAL BUILT UP AREA

TOTAL B/UP AREA OF WING B = 9282.222 Sq.m.

KH.NO.136/2, MOUZA:- PIPLA

F.S.I. Calculation As per profarma - I of UDCPR - 2020 :- Built-up Area Calculation

		Permissible (Ratio/Area in sq.mt.)		Prop. (Ratio/Area in sq.mt.)	
a)	Net plot area for FSI calculation	5869.573	Sq. mt.	5869.573	Sq. mt.
	(Clause no.3.9 of UDCPR-2020) (3743.17-1122.951) i) As per Reservation area south B-PG011 Area	2620.219	Sq. mt.		Sq. mt.
b)	Existing b/up area as per previous sanctioned				
c)	Net proposed P-Line Built up area:-	-		9282.222	Sq. mt.
d)	Total area of exiting & proposed P-line b/up area	-		-	
e)	Dividing factor 1.6 to arrive				
	basic FSI + Premium FSI + TDR:- Pline area/(1.6) :- 9282.222/1.6	5801.39	Sq. mt.	5801.39	Sq. mt.
f)	Permissible ancillary FSI:-				
	(Clause no. 6.3, Table No.6-G, Note - (i) of UDCPR):- (c-e) =	3480.832	Sq. mt.	2825.692	Sq. mt.
g)	Permissible basic FSI/B/up area :- (1.1xa)	6456.53	Sq. mt.	6456.53	Sq. mt.
h)	Permissible Basic FSI on Premium (0.3xa):-	1760.872	Sq. mt.	0.000	Sq. mt.
i)	Permissible In-situ FSI/TDR :-				
	(Table No.6-G & Proforma - I of UDCPR)				
i)	In situ area against D.P. For road widening with compliance of Clause No.7.2 & asper previous sanctioned dated :- 07/02/2022 :- (1.85 x 460.208)	-		-	
ii)	TDR Area as per certificate No. ---- :-	-		-	
iii)	Total in-situ/TDR loading proposed (i+iii) :-	-		-	
iv)	Permisssible TDR :- of Sq.m.	-		-	
k)	total entitlement of FSI :- (f+g+h+i(iv)) :-	11698.234	Sq. mt.	9282.222	Sq. mt.
l)	Maximum Building Potential on load (2.00 X 5869.572) = (Excluding Ancillary FSI)	11739.144	Sq. mt.	6456.53	Sq. mt.

INDEX
1)Plot boundary Under Proposal as shown in
2) Open space as shown in
3) 30% Land as shown in
4) Reservation at south B - PG011 as shown in
5) Proposal construction as shown in

SCHEDULE OF OPENINGS

SR. NO.	TYPE	SIZE	DESCRIPTION
01	D	1.00 X 2.10	T.W. PANELLED DOOR
02	D1	0.90 X 2.10	T.W. PANELLED DOOR
03	D2	0.75 X 2.10	T.W. PANELLED DOOR
04	D3	1.20 X 2.10	T.W. PANELLED DOOR
05	W	1.50 X 1.80	T.W. GLAZED WINDOW
06	W1	1.50 X 1.50	T.W. GLAZED WINDOW
07	W2	1.20 X 1.50	T.W. GLAZED WINDOW
08	W3	1.20 X 0.90	T.W. GLAZED WINDOW
09	V	0.60 X 0.60	M.S. LOUVERED VENTILATOR
10	F.R.D.	1.00 X 2.10	FIRE RESISTANT DOOR

PLOT BOUNDARY SHOWN IN
PROPOSED CONSTRUCTION SHOWN IN

PARKING AREA STATEMENT

SR. NO.	BUILDING	REQUIRED			PROPOSED				
		UNIT\AREA	CAR	SCOOTER	UNIT\AREA	CAR LARGE	CAR SMALL	SCOOTER	
1	RESIDENTIAL	FOR EVERY 2 TENEMENTS WITH EACH HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	1	5	88/2	44		220	
					44.00				
				TOTAL	=	44		220	
		5 % VISITORS PAKING			=	2.2		11	
					=	2		11	
				TOTAL	=	46		231	
2	COMMERCIAL	FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THERE OF	2	6	105.588/100	2.112		6.336	
					1.056				
				TOTAL	=	2.112		6	
		5 % VISITORS PAKING			=	0.1		0.3	
					=	0		0	
				TOTAL	=	2		6	
	MULTIPLYING FACTOR FOR NAGPUR REGION 0.70(48crs+237sc)				=	34 crs		166sc	
	TOTAL REQUIRED PARKING				=	34.0		166sc	
	TOTAL REQUIRED PARKING(RESIDENTIAL + COMMERCIAL)				=	17	17	166	
	TOTAL PROPOSED PARKING				=	2.5X5X17	2.3X4.5X17	1X2X166	
	TOTAL PARKING AREA				=	212.500	179.950	332.000	720.450

SUBMISSION DRAWING

ARCHITECT		
	Date	
	Dwg. No.	SUB./01
	Dealt by	CHANDU SIR
	Scale	1:200

ARCHITECT
[illegible] D. [illegible]ripunje
C.A./[illegible]1/27832
N.I.T. No.1321
N.M.C. No.R-198
M. No. 9422103220

OWNER
1) M/S. GOLDEN HOMES INFRASTRUCTURES THROUGH SHRI. ASHOK WEDPRAKASH AGRAWAL
2) M/S. GHANSHAM CULTIVETORS PVT. LTD. THROUGH SHRI. VINAY RANCHHODDAS RATHI

V I S T ä ä R
ARCHITECT, INTERIOR DESIGNER, PLANNER, LANDSCAPE ARCHITECT, P.M.C. ,
VISTAAR HEIGHTS, 4TH FLOOR ,PLOT NO.148-151,
OPP. GAJANAN MAHARAJ MANDIR, ZENDA CHOWK,
DHARMPETH, NAGPUR - 440010.
MOB. NO. : 9422103220
EMAIL : chandu1865@gmail.com

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