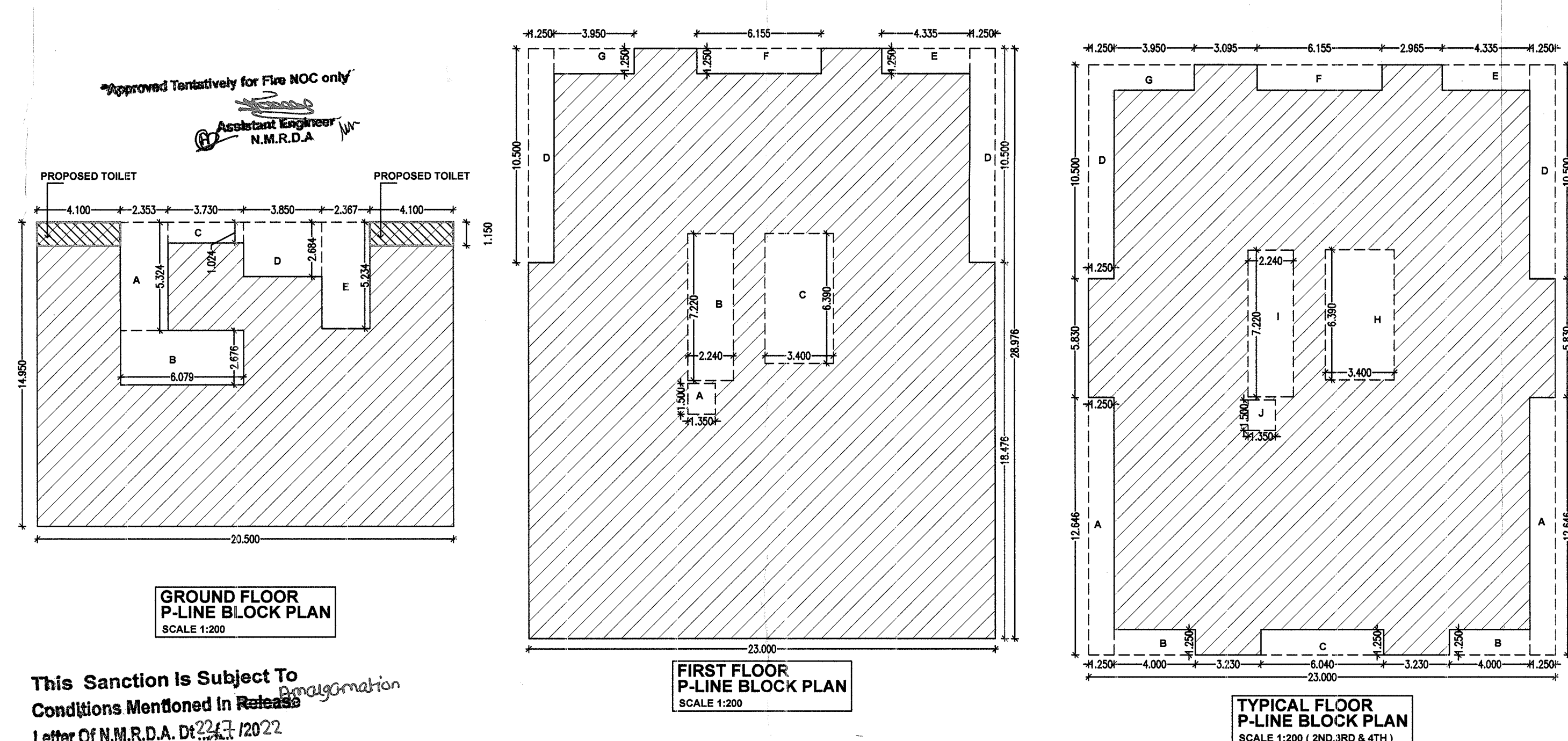
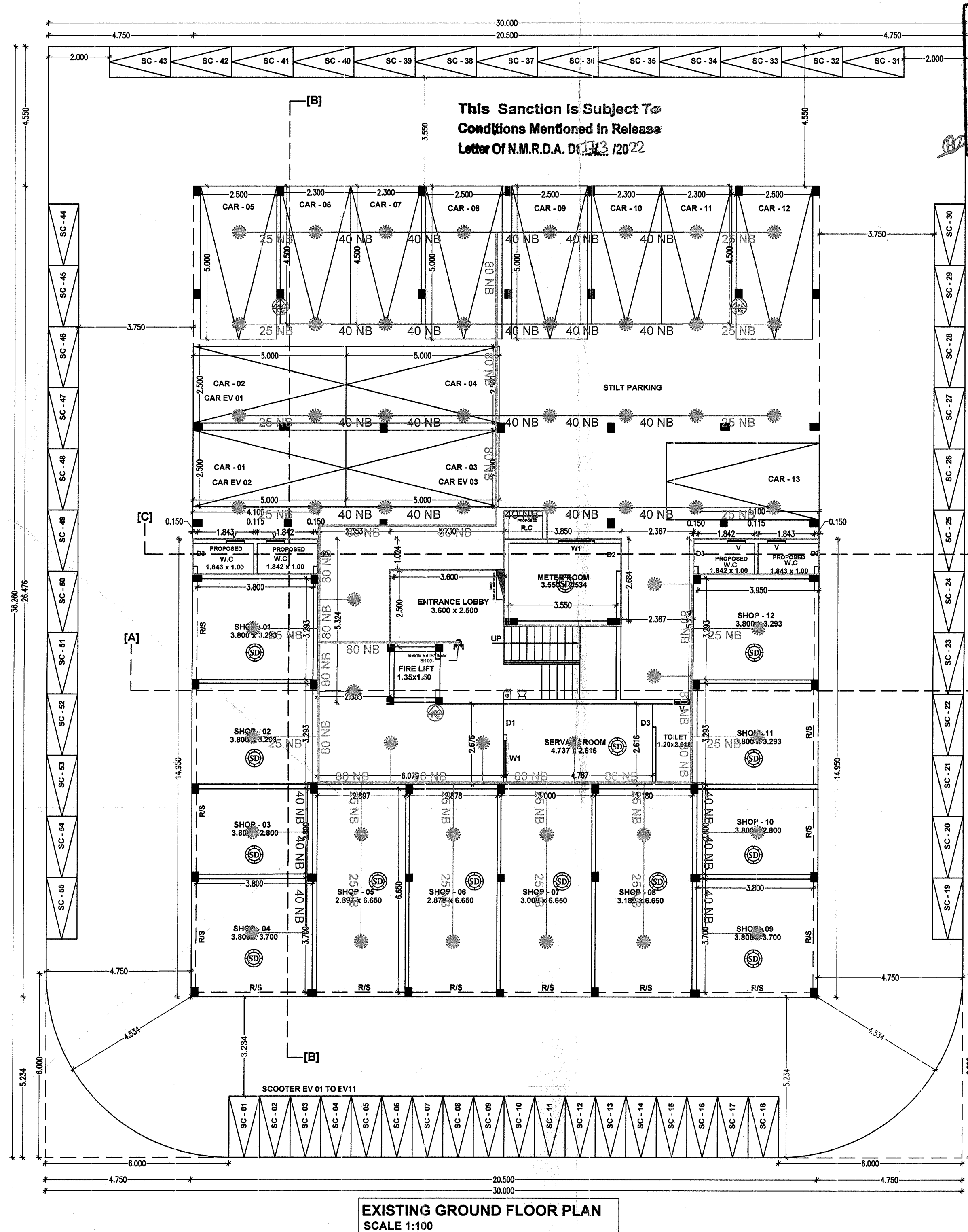
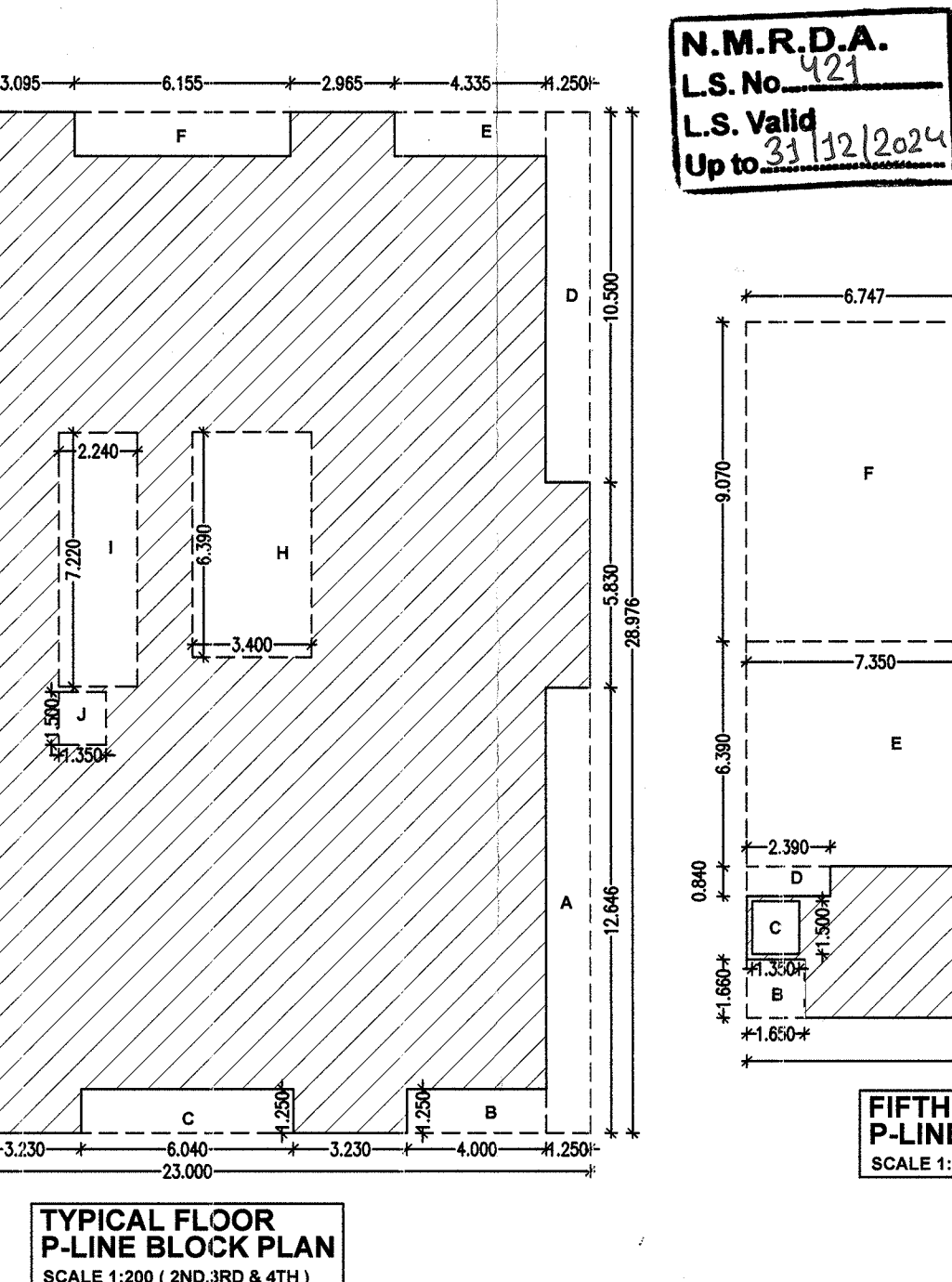
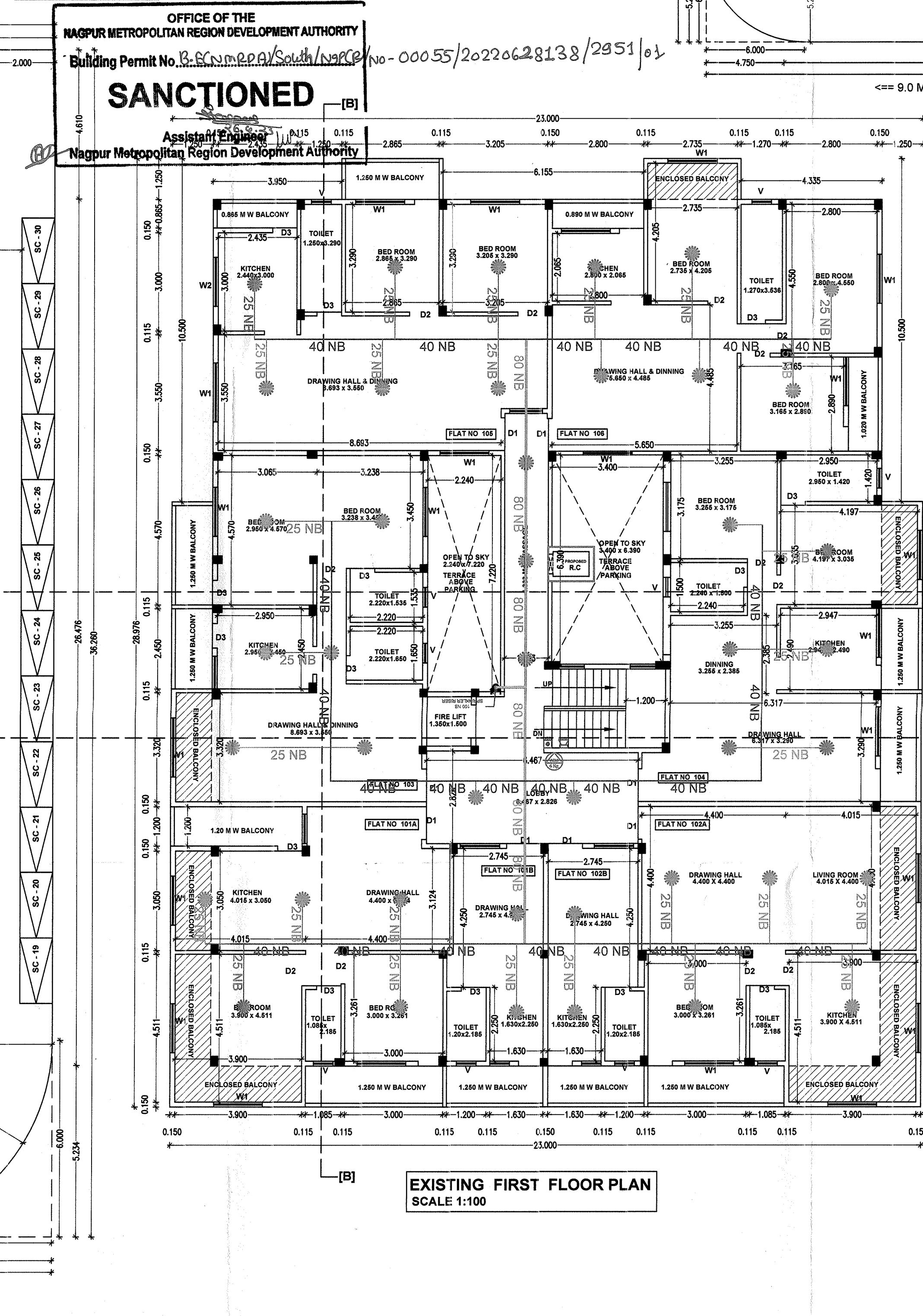
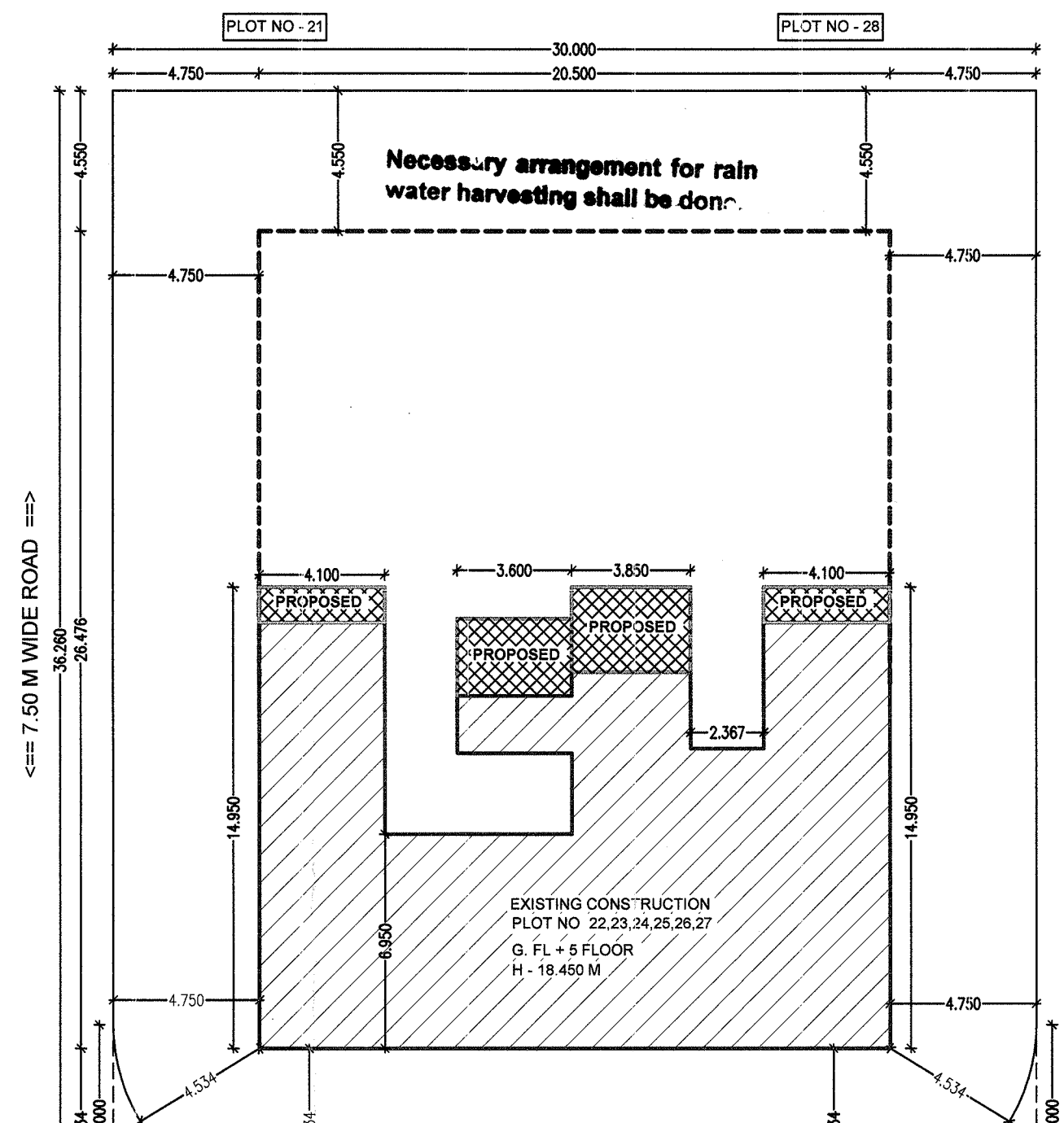




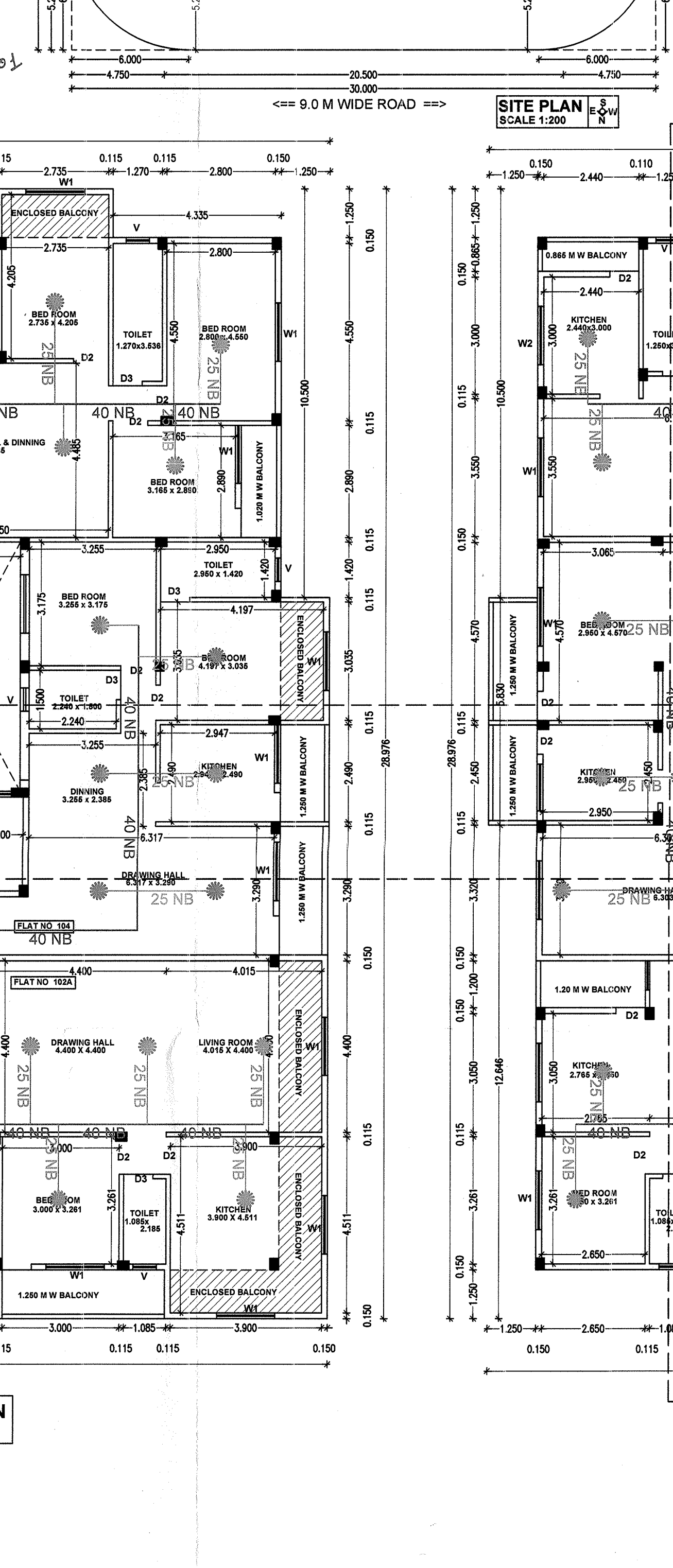
This Sanction is Subject To
Conditions Mentioned in Release
Letter of N.M.R.D.A. Dt. 22/02/2022



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F.S.I Calculation As per Proforma - I of UDCCPR - 2022 :- Built - Up Area Calculation			
		(Ratio / Area in sq.mt.)	Proposed
a) Net Plot area for F.S.I Calculation (Clause No. 3.9 of UDCCPR - 2020) or as per layout Plan		1072.36 Sq Mt.	1072.36 Sq Mt.
b) Net P-Line Built Up Area (Clause No. 6.6 of UDCCPR - 2020)			
	Commercial	208.072 Sq Mt.	
	Residential	2389.024 Sq Mt.	
	Total	2597.096 Sq Mt.	
c) Dividing Factor 1.6 & 1.8 to arrive Basic FSI + Premium FSI + TDR :- P-Line Area / 1.6	Commercial	208.072/1.8 =	115.595
	Residential	2389.024/1.6 =	1493.14
d) Permissible Ancillary FSI :- (Clause No. 6.3, Table No.6-G, Note(i) of UDCCPR :- (b-c)	Commercial	Permissible	Proposed
		52.477 Sq Mt.	52.477 Sq Mt.
	Residential	895.884 Sq Mt.	895.884 Sq Mt.
	Total	948.361 Sq Mt.	948.361 Sq Mt.
e) Permissible Basic FSI (B/up area: (1.1 x a) (Clause No. 6.3, Table No.6-G, of UDCCPR :-		1.1/1179.596 sq mt	1.1/1179.596 sq mt
f) Permissible Additional FSI on premium :- (30% of plot area) (Clause No. 6.3, Table No.6-G, of UDCCPR :-		0.3/321.708 sq mt	0.28/303.433 sq mt
g) Permissible TDR :- (a x permissible TDR) (Clause No. 6.3, Table No.6-G, of UDCCPR :-		0.30/321.708 sq mt	0.11/125.706 sq mt
h) Permissible TDR for Road widening with compliance of clause No. 7.2 & Proforma - I of UDCCPR - 2020 (2.00 x ----- Sq Mt)			NIL
i) Total entitlement of FSI :-		2811.373 Sq Mt.	2597.096 Sq Mt.
j) Maximum Building Potential on Plot / Land		2811.373 Sq Mt.	2597.096 Sq Mt.

This sanction is subject to conditions of
M.A. order Dt. 22/02/2022
N.M.R.D.A. order Dt. 22/02/2022

Subject to the provisions of structural design
SUPERINTENDENT CERTIFICATE DATED 21/02/2022
OF STRUCTURAL DESIGNER AND APPLICANT

AREA STATEMENT :-			
Plot Area :-	30,000 x 36,260	=	1087,800 SQ MT
TANGENT DEDUCTION (6M)		=	15,440 SQ MT
NET PLOT AREA FOR FSI CALCULATION		=	1072,360 SQ MT
EXISTING & PROPOSED P-LINE BUILT UP AREA AT GROUND FLOOR:-			
DEDUCTION	(A) - 2,353 x 5,324 x 1	=	12,527 SQ MT
	(B) - 6,079 x 2,676 x 1	=	16,267 SQ MT
	(C) - 3,730 x 1,024 x 1	=	3,823 SQ MT
	(D) - 3,850 x 2,684 x 1	=	10,333 SQ MT
	(E) - 2,367 x 5,234 x 1	=	12,388 SQ MT
	TOTAL	=	55,338 SQ MT
NET GROUND FLOOR BUILT UP AREA		=	306,475 - 55,338 SQ MT
EXISTING BUILT UP AREA OF G.F		=	4,100 x 1,150 x 2 = 9,430 SQ MT
EXISTING BUILT UP AREA OF G.F		=	241,710 SQ MT
EXISTING P-LINE BUILT UP AREA AT FIRST FLOOR:-			
DEDUCTION	(A) - 1,350 x 1,500 x 1	=	2,025 SQ MT
	(B) - 2,240 x 7,220 x 1	=	16,172 SQ MT
	(C) - 3,400 x 6,390 x 1	=	21,726 SQ MT
	(D) - 1,250 x 10,500 x 2	=	26,250 SQ MT
	(E) - 4,335 x 1,250 x 1	=	5,418 SQ MT
	(F) - 6,155 x 1,250 x 1	=	7,693 SQ MT
	(G) - 3,950 x 1,250 x 1	=	4,937 SQ MT
	TOTAL	=	84,221 SQ MT
NET FIRST FLOOR BUILT UP AREA		=	666,448 - 84,221 SQ MT
EXISTING BUILT UP AREA OF G.F		=	582,227 SQ MT
EXISTING P-LINE BUILT UP AREA AT SECOND FLOOR:-			
DEDUCTION	(A) - 1,250 x 12,646 x 2	=	31,615 SQ MT
	(B) - 4,000 x 1,250 x 2	=	10,000 SQ MT
	(C) - 6,040 x 1,250 x 1	=	7,550 SQ MT
	(D) - 1,250 x 10,500 x 2	=	26,250 SQ MT
	(E) - 4,335 x 1,250 x 1	=	5,418 SQ MT
	(F) - 6,155 x 1,250 x 1	=	7,693 SQ MT
	(G) - 3,950 x 1,250 x 1	=	4,937 SQ MT
	(H) - 3,400 x 6,390 x 1	=	21,726 SQ MT
	(I) - 2,240 x 7,220 x 1	=	16,172 SQ MT
	(J) - 1,350 x 1,500 x 1	=	2,025 SQ MT
	TOTAL	=	133,386 SQ MT
NET FIRST FLOOR BUILT UP AREA		=	666,448 - 133,386 SQ MT
EXISTING BUILT UP AREA OF G.F		=	533,062 SQ MT
EXISTING P-LINE BUILT UP AREA AT THIRD FLOOR:-			
NET THIRD FLOOR BUILT UP AREA		=	SAME AS FIRST FLOOR
NET FOURTH FLOOR BUILT UP AREA		=	533,062 SQ MT
EXISTING P-LINE BUILT UP AREA AT FIFTH FLOOR:-			
DEDUCTION	(A) - 1,250 x 19,760	=	30,268 SQ MT
	(B) - 1,250 x 3,400 x 1	=	4,250 SQ MT
	(C) - 1,650 x 1,650 x 1	=	2,709 SQ MT
	(D) - 1,350 x 1,500 x 1	=	2,025 SQ MT
	(E) - 2,390 x 0,840 x 1	=	2,007 SQ MT
	(F) - 3,350 x 0,840 x 1	=	4,696 SQ MT
	(G) - 6,747 x 0,070 x 1	=	61.95 SQ MT
	(H) - 4,335 x 1,250 x 1	=	5,418 SQ MT
	(I) - 1,250 x 10,500 x 1	=	13,125 SQ MT
	TOTAL	=	137,725 SQ MT
NET FIRST FLOOR BUILT UP AREA		=	302,268 - 137,725 SQ MT
EXISTING BUILT UP AREA OF G.F		=	164,543 SQ MT
TOTAL EXISTING B/UP AREA AT ALL FLOORS :-			
G.F + 1ST FL + 2ND FL + 3RD FL + 4TH FL + 5TH FL		=	251,197 + 582,227 + (533,062 x 3) + 164,543 = 2597,093 SQ MT
GROUND FLOOR NET COMMERCIAL AREA			
COMMERCIAL EXISTING AREA AT GROUND FLOOR		=	198,642 SQ MT
COMMERCIAL PROPOSED AREA AT GROUND FLOOR		=	9,430 SQ MT
RESIDENTIAL EXISTING AREA AT GROUND FLOOR		=	43,068 SQ MT
TOTAL		=	251,140 SQ MT

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LEGENDS -	
	ABC FIRE EXTINGUISHER
	CO2 FIRE EXTINGUISHER
	FIRE PUMP
	FIRE SPRINKLE - PENDENT TYPE - 68 DC
	FIRE ALARM CONTROL PANEL
	FIRE MANUAL CALL POINT
	FIRE HOOTER WITH PA TALK BACK
	SD-SMOKE DETECTOR
	AIR RELEASE VALVE
	BUTTERFLY VALVE
	BALL VALVE
	NRV-NON RETURN VALVE
	BELLOW
	Y-STRAINER
	100 NB PIPE LINE - SPRINKLER
	80 NB PIPE LINE
	40 NB PIPE LINE
	25 NB PIPE LINE

TERRACE TANK DETAILS -
TERRACE TANK FOR FIRE
FIGHTING CAPACITY 30 KL
(4.89 X 2.40 X 2.55 M H)
PUMP DETAILS -
FIRE PUMP 1620 LPM - 01
NO.

Subject to the condition laid
down by Fire Brigade Deptt.
Nagpur Mpl. Corporation Wd.
Letter No. ... 2023
MRS/NM/RES/065/2023

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
not be issued.

Subject to terms and condition of
Government circular dated 30-01-2016 that
Developer have to construct the temporary
shade, toilet and arrangement of drinking
water for the labours.

**OFFICE OF THE CORPORATION
OF THE CITY OF NAGPUR.**
(FIRE SERVICE)
No Objection Certificate hereby issued
by Fire Service Deptt. for the proposed
construction.
The scope of this approval is Restricted
to Fire Protection arrangements only.
Please See conditions mentioned
in N.O.C. Certificate
No. G.A. ... 2023
... Fire Service N.M.C. Nagpur.

OPENING SCHEDULE
D1 1.05 X 2.10 T.W FRAME FLUSH DOOR PANEL
D2 1.00 X 2.10 R.C.C FRAME FLUSH DOOR PANEL
D3 0.75 X 2.10 R.C.C FRAME FLUSH DOOR PANEL
S.D 1.50 X 2.10 SLIDING DOOR
W1 1.20 X 1.20 ALUMINIUM SLIDING WINDOW
W2 1.2 X 1.00 ALUMINIUM SLIDING WINDOW
W3 0.50 X 1.20 ALUMINIUM SLIDING WINDOW
V 0.50 X 0.60 FULLY GLAZED VENTILATOR
INDEX :-
PLOT BOUNDARY SHOWN IN
EXISTING CONSTRUCTION SHOWN IN
PROPOSED CONSTRUCTION SHOWN IN
OWNER SIGNATURE :-
SHRI. RAKESH CHAWLA
ARCHITECT SIGNATURE:-
Er. Diwansh Harsh
NMRDA Lic. No. 441
RIT Lic. No. 3000
Mob. No. 9158855005

DESIGN BY -
A.V.K
DATE -
20/02/2023
SCALE -
1:700
DRAWN BY -
A.V.K
CHECKED BY -
A.V.K
APPROVED BY -
A.V.K
SHEET -
FF-REV-0
01 OF 02

UTOPIA DESIGNERS
DESIGN CONSULTANTS
ARCHITECT - NITIN V RAMTEKE(9595210840)
plot-46 dhnyeshwar nagar, nagpur.440012