Tentatively Approved
For N.O.C. Only
Building Engineer (West)
Nagpur Improvement Trust

NIT
L.S. No. 2641
Serial No.
Valid Up To 21/12/30

Subject to condition of
N.O.C. from Airport Authority.
Dt. 23/11/2023

Subject to the condition as per
Regularisation Letter dt. 23/06/2022

ROOF RAINWATER HARVESTING SYSTEM
SHOULD BE PROVIDED WITHIN PLOT AREA

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BP(W)/DS & NO - 20025221/NR-NO-2022-122282/196
Date 24/11/2023
SANCTIONED
Building Engineer (west)
Nagpur Improvement Trust

FIRE AND EMERGENCY SERVICE
APPROVED
VIDE LETTER NO. CFO/FES/ DATE / /
(The Scope of this approval is restricted to fire protection arrangements only, this approval should not be treated / construed as approval for Civil/Architectural drawings)
Chief Fire Officer
N.M.R.D.A./N.I.T., Nagpur

This plants are approved for Fire Safety Point of view only. signed in token of Approved Subject to requirement sirio.
CFO/FES/NMRDP/131, Dt. 01/03/2023.

FRONT ELEVATION
SCALE - 1:200

SECTION AT Y-Y
SCALE - 1:200

PROPOSED GROUND FLOOR PLAN
SCALE -1:100

SITE PLAN
SCALE -1:200

OTHER LAYOUT

BLOCK DIAGRAM FOR GROUND FLOOR KEY PLAN
SCALE 1:2000

SOLAR WATER HEATING SYSTEM
SCALE - N.T.S.

SECTION AT X-X
SCALE - 1:100

PROPOSED PROVIDE PARKING AREA CALCULATION AS PER TABLE NO 8B

TYPE OF TENAMENTS	NO. OF TENAMENTS	UNIT AREA	NO OF SCOOTERS
RESIDENTIAL 1. FOR EVERY 2 TENEMENTS WITH EACH "TENEMENT" HAVING CARPET AREA UPTO 60 SQ.MT. (EQUIVALENT TO 645 SQ.FT. BUILT-UP AREA) OR LESS THAN 80 SQ.MT. CAR - 1 SCOOTER - 5	41	122.6	
2) ADDITION 5% VISITOR'S PARKING	1705	5.125	
3) TOTAL PARKING	21705	127.825	
4) MULTIPLYING FACTOR 0.9	19.37	96.862	
5) NET REQUIRED PARKING	87	87	
6) PROPOSED PARKING	79	79	
7) NO. OF COMPOSITE PARKING PROPOSED (1 SC 90 + 1 CAR THERE PAIR FOR 24 SC = 4 CARS ARE PROPOSED	8	8	
8) TOTAL PROPOSED PARKING (6 + 7)	79	79	
9) 20 % PARKING ARE PROPOSED FOR ELECTRO VEHICLE	16	16	
10) 50 % ELECTRO VEHICLE PARKING ARE NOT ALLOTTED TO ANY ONE	8	8	

FORM OF STATEMENT - 2
Proposed Building

Building No.	Floor No.	Total Built - up Area of floor, as per outer construction line.
(1)	(2)	(3)
1	GND	0.00
2	1ST FLOOR	646.474
3	2 ND FLOOR	646.474
4	3RD FLOOR	646.474
5	4TH FLOOR	646.474
6	5TH FLOOR	514.818
7	6TH FLOOR	287.508
TOTAL AREA		3388.222

FORM OF STATEMENT - 3
Proposed Building

Building No.	Floor No.	Apartment No.	Carpet area of apartment	Area of Balcony attached to Apartment	Area of Double height terraces attached to flat.
(1)	(2)	(3)	(4)	(5)	(6)
1	G+6	101 ,102 TO 501,502 & 601	79.010	9.766	Nil
		103 TO 403	51.511	11.518	Nil
		104 TO 404 & 503,602	51.511	11.518	Nil
		105 TO 405 & 504	51.511	11.518	Nil
		106 TO 406	51.511	11.518	Nil
		107,108 TO 407,408 & 505,506,603	51.511	11.518	Nil

GROUND FLOOR P- LINE B/UP AREA (NON F.S.I)

1	9.400	X	5.940	X	1	= 55.836 SQ.M.
DEDUCTION						
S	0.900	X	0.900	X	1	= 1.150 SQ.M.
C	3.700	X	2.100	X	1	= 7.770 SQ.M.
TOTAL DEDUCTION						= 8.920 SQ.M.
NET P - LINE B/UP AREA						
2	50.196	X	8.500	X	1	= 41.276 SQ.M.
3						0.000
A	2.400	X	2.400	X	1	= 4.080 SQ.M.
S	2.700	X	1.350	X	1	= 3.645 SQ.M.
C	7.500	X	3.300	X	1	= 24.750 SQ.M.
TOTAL P - LINE B/UP AREA						= 33.075 SQ.M.
TOTAL P - LINE AREA AT GROUND FLOOR (6.2) NON F.S.I						= 74.351

PROFORMA - 1		
1)	AREA OF PLOT (Minimum area a,b,c,d & e to be considered	
	a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	1183.677 sq.mt.
	b) AS PER REGULARIZATION LETTER	1183.677 sq.mt.
	c) AS PER SITE	1183.677 sq.mt.
2)	DEDUCTION FOR	
	a) PROPOSED D.P. / D.P. ROAD WIDENING AREA	NIL
	b) ANY D.P. RESERVATION AREA	NIL
	TOTAL (a + b)	NIL
3)	BALANCE AREA OF PLOT (1 - 2)	1183.677 sq.mt.
4)	AMENITY SPACE	-
	a) REQUIRED AMENITY SPACE	NIL
	b) PROPOSED	NIL
5)	NET PLOT AREA (3 - 4)	1183.677 sq.mt.
6)	RECREATIONAL OPEN SPACE	
	a) TOTAL REQUIRED OPEN SPACE AREA	NIL
	b) PROPOSED (OPEN SPACE FOR LAND & PODIUM)	NIL
7)	INTERNAL ROAD	NIL
8)	PLOTABLE AREA (If applicable)	NA
9)	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER PREVIOUS SANCTIONED (Sr.no.1.c)	1302.045 sq.mt.
10)	ADDITION OF FSI ON PAYMENT OF PREMIUM	
a)	MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDHT / TOD ZONE	591.839 sq.mt.
b)	PROPOSED FSI ON PAYMENT OF PREMIUM	591.839 sq.mt.
11)	IN - SITU FSI / TDR LOADING	
a)	IN - SITU AREA AGAINST D.P. ROAD (2.0 X sr.no.2 (a))	NIL
b)	IN - SITU AREA AGAINST AMENITY SPACE (If HANDED OVER) (2.00 or 1.85 x sr.no.4 (b) and / or (c))	NIL
c)	TDR AREA (permissible 0.2 X 50 % of sr.no. 5)	223.756 sq.mt.
d)	TOTAL IN - SITU / TDR LOADING PROPOSED (11.(a) + (b) + (c))	223.756 sq.mt.
12)	ADDITIONAL FSI AREA UNDER CHAPTER NO. - 7	0.000
13)	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
a)	[9 + 10 (b) + 11 (d)] OR 12 WHICHEVER IS APPLICABLE	2117.639 sq.mt.
b)	ANCILLARY AREA FSI UPTO 60 % FOR RESIDENTIAL PAYMENT OF CHARGES.	1270.583 sq.mt.
	TOTAL ENTITLEMENT (a+b)	3388.222 sq.mt.
14)	MAXIMUM UTILIZATION UNIT OF F.S.I. BUILDING POTENTIAL (PERMISSIBLE AS PER ROAD WIDTH (as per regulation no. 6.1 or 6.3 or 6.4 as applicable) x 1.5 or 1.8)	(1.5 or 1.8) x 1.2 = 2.88
15)	TOTAL BUILT - UP AREA IN PROPOSAL (excluding area at sr.nos. 12 b)	
a)	EXISTING BUILT - UP AREA.	NIL
b)	PROPOSED BUILT - UP AREA (as per " p - line")	3388.222 sq.mt.
	TOTAL (a + b)	3388.222 sq.mt.
16)	F.S.I. CONSUMED (sr.no.15 / sr.no. 05) (should not be more than serial no . 14 above)	2.862
17)	AREA FOR INCLUSIVE HOUSING , IF ANY	
A)	REQUIRED (20 % of sr.no.5)	NA
B)	PROPOSED	NA

P - LINE B / UP AREA STATEMENT

FLOOR	B/UP AREA
GROUND	0.00
FIRST	646.474
SECOND	646.474
THIRD	646.474
FOURTH	646.474
FIFTH	514.818
SIXTH	287.508
TOTAL AREA	3388.222

SHEET NO. 01/02

PROPOSED CONSTRUCTION FOR MULTI FAMILY RESIDENTIAL BUILDING ON PLOT NO. - 3, KH. NO.- 12/1,21, MOUZA - DABHA,IN SANMARG NAGAR TAH.& DIST. :- NAGPUR.

BELONGING TO :-

ASHOK VATIKA THROGH

1) ASHOK ANADRAO DHAPODKAR
2) BHARAT ASHOKRAO DHAPODKAR
(As Per Mutation On City Survey Record)

NET PLOT AREA (AS PER R.L.) ...= 1183.677 SQ.MT
PERMISSIBLE BUILT UP AREA (F.S.I.= 1.1) ..... = 1302.044 SQ.MT
PREMIUM PAID F.S.I.(50%) ..... = 591.838 SQ.MT
T.D.R. (20%) ..... = 236.735 SQ.MT.
TOTAL PERMISSIBLE B/UP AREA = 2130.617 SQ.MT
ANCILLARY F.S.I. (60 %) ..... = 1278.370 SQ.MT
PERMISSIBLE P - LINE AREA ..... = 3408.987 SQ.MT
PROPOSED P - LINE AREA ..... = 3388.222 SQ.MT
PROPOSED PREMIUM PAID F.S.I = 591.838 SQ.MT
PROPOSED T.D.R. = 223.756 SQ.MT.
PROPOSED ANCILLARY F.S.I. ..... = 1270.582 SQ.MT

SCHEDULE OF OPENINGS

SR.NO.	DESCRIPTION	SIZE	REMARK
1	SW	2.40 X 1.50 M	SLIDING WINDOWS WITH FRAME
2	SW1	2.10 X 2.10 M	SLIDING WINDOWS WITH FRAME
3	D	1.00 X 2.10 M	WOOL / FLUSH DOOR WITH FRAMS
4	D1	0.90 X 2.10 M	WOOL / FLUSH DOOR WITH FRAMS
5	D2	0.75 X 2.10 M	WOOL / FLUSH DOOR WITH FRAMS
6	W	1.80 X 1.66 M	ALLUMINIUM WINDOWS
7	W1	1.50 X 1.66 M	ALLUMINIUM WINDOWS
8	W2	0.60 X 1.00 M	ALLUMINIUM WINDOWS
9	V	0.90 X 0.76 M	VENTILATOR

LEGEND

PLOT BOUNDRY SHOWN AS
PROPOSED CONSTRUCTION SHOWN AS

NOTE
ALL DIMENTIONS ARE IN METER UNLESS MENTIONED.

Owner's Declaration –

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

OWNER NAME & SIGNATURE :

ASHOK VATIKA THROGH

1) ASHOK ANADRAO DHAPODKAR

2) BHARAT ASHOKRAO DHAPODKAR

ARCHITECT / ENGINEER NAME :

Certificate of Area:-
Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

RAJENDRA GULKE
NIT LICENCE NO.2641
NAGPUR.

Fire Drawing & Designing By
SAFEBELL (INDIA) PVT LTD
701, Silent Park , Vasai, Thane
Lic.No. MFS-LA/ RF-316 /RD-287/ RP-98

LEGENDS -

	FIRE DOOR
ABC	ABC FIRE EXTINGUISHER
CO2	CO2 FIRE EXTINGUISHER
	FIRE PUMP
	FIRE SPRINKLE - PENDENT TYPE - 68°C
	FIRE ALARM CONTROL PANEL
	FIRE MANUAL CALL POINT
	FIRE HOOTER WITH PA TALK BACK
	FIRE HYDRANT VALVE
	HR-HOSE REEL
	HB-HOSE BOX
	BD-BEAM DETECTOR & RECEIVER
HD	HD-HEAT DETECTOR
	RI-RESPONSE INDICATOR
SD	SD-SMOKE DETECTOR
	AIR RELEASE VALVE
BFV	BUTTERFLY VALVE
	BALL VALVE
	NRV-NON RETURN VALVE
	BELLOW
	Y-STRAINER
	MV-MECHNICAL VENTILATION (EXAUST BLOWER/FAN)
FHSP FHSP	FIRE HYDRANT STAND POST
	FIRE SERVICE INLET BUTTERFLY VALVE NON RETURN VALVE
	100 NB PIPE LINE - HYDRANT
	100 NB PIPE LINE - SPRINKLER
	80 NB PIPE LINE
	65 NB PIPE LINE
	50 NB PIPE LINE
	40 NB PIPE LINE
	32 NB PIPE LINE
	25 NB PIPE LINE

TERRACE TANK FOR FIRE FIGHTING CAPACITY 25,000 LTR.
3.75 X 3.5 X 2.2 M DEEP

UNDERGROUND WATER TANK FOR FIRE FIGHTING CAPACITY 50,000 LTR.
5 X 4 X 2.5 M DEEP

MAIN PUMP 1620 LPM -01 NO.
DIESEL PUMP 1620 LPM -01 NO.
JOCKEY PUMP 180 LPM -01 NO.

FIRE CONSULTANT -

FIRE FIGHTING CONSULTANT
Govt. Approved Fire Licence Agency
SAFEBELL INDIA PVT. LTD.
Add. :105, Gardenia, Shankarpur, Wardha Road, Nagpur
Contact No.: 9325517569 Gmail : safebellll@gmail.com

License No. MFS / LA / RF-478 / RD-460 / RP-98
valid for a period from 23.09.2022 to 22.09.2023

1. Fire Fighting and Sprinkler System: Class D
2. Detection and Fire Suppression System: Class D
3. Passive System: Class D

FIRE CONSULTANT SEAL & SIGN-

AUTHORISED SIGNATORY

DRAWN BY -	DESIGNED BY -	SHEET -
DATE - 17/05/2023	CHECKED BY -	FF-REV-0-01 OF 02
SCALE - 1:100	APPROVED BY-	