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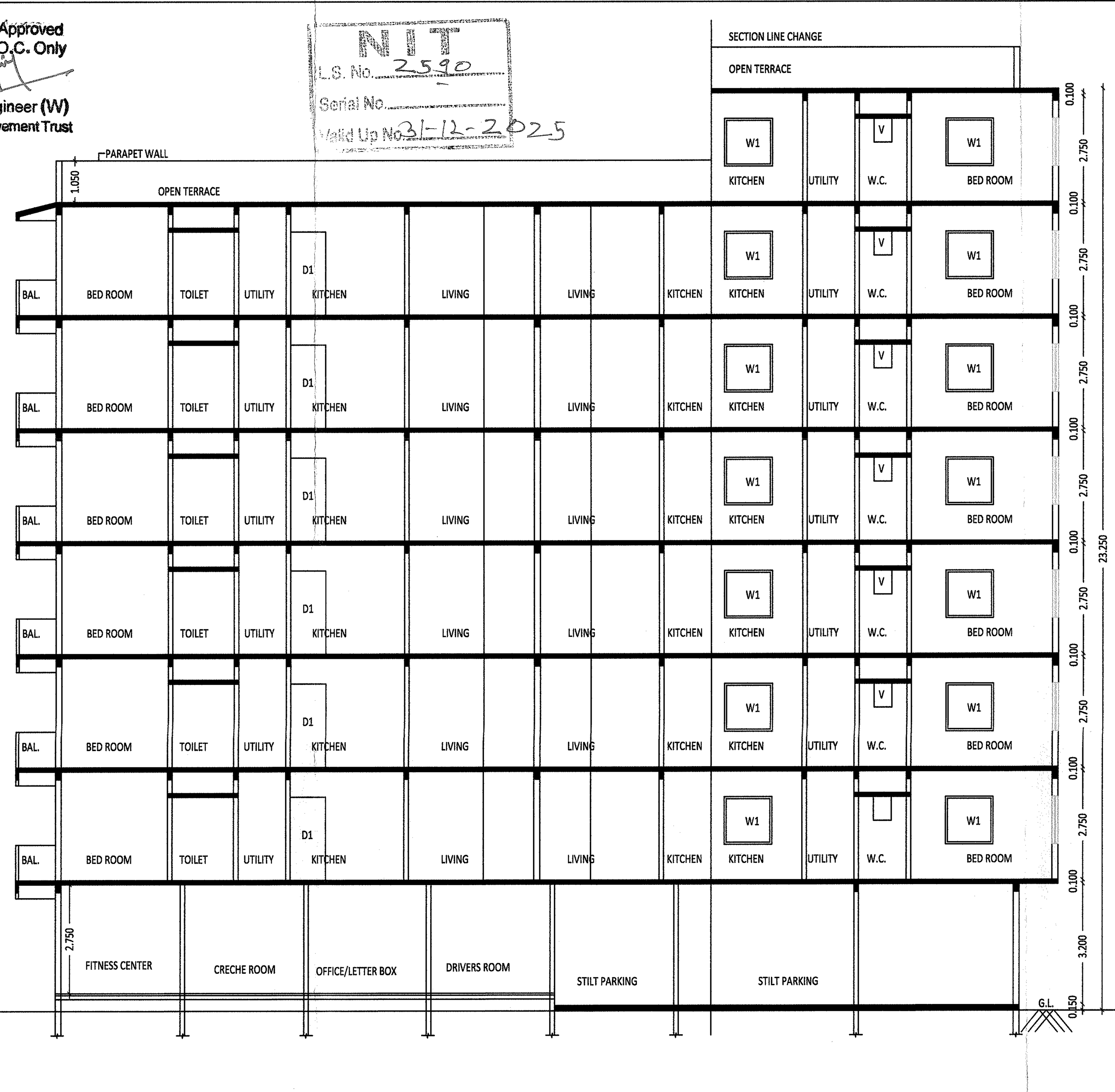
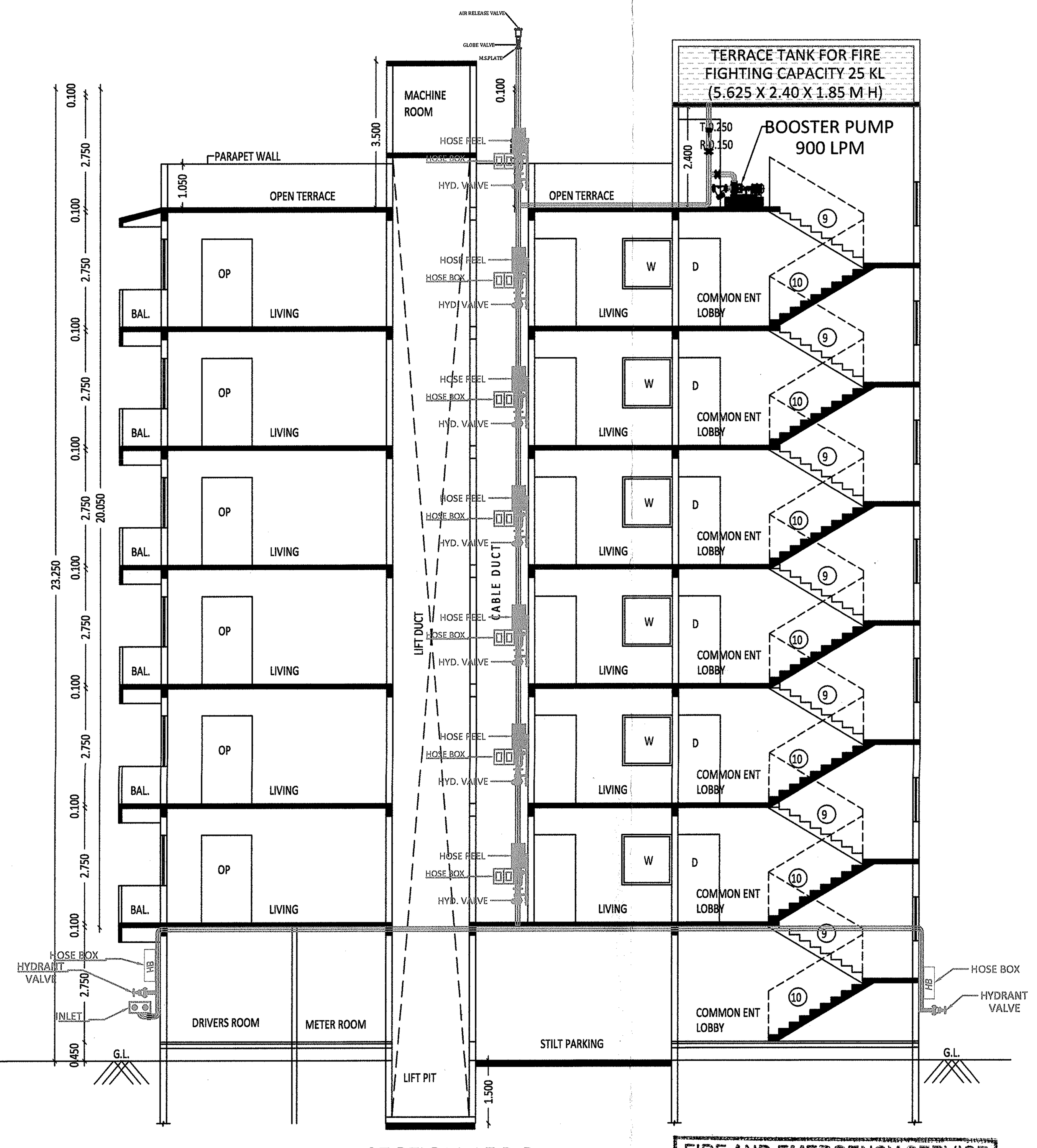
Tentatively Approved For Fire N.O.C. Only
Building Engineer (W) Nagpur Improvement Trust

NIT L.S. No. 2590
Serial No.
Valid Up No. 31-12-2025



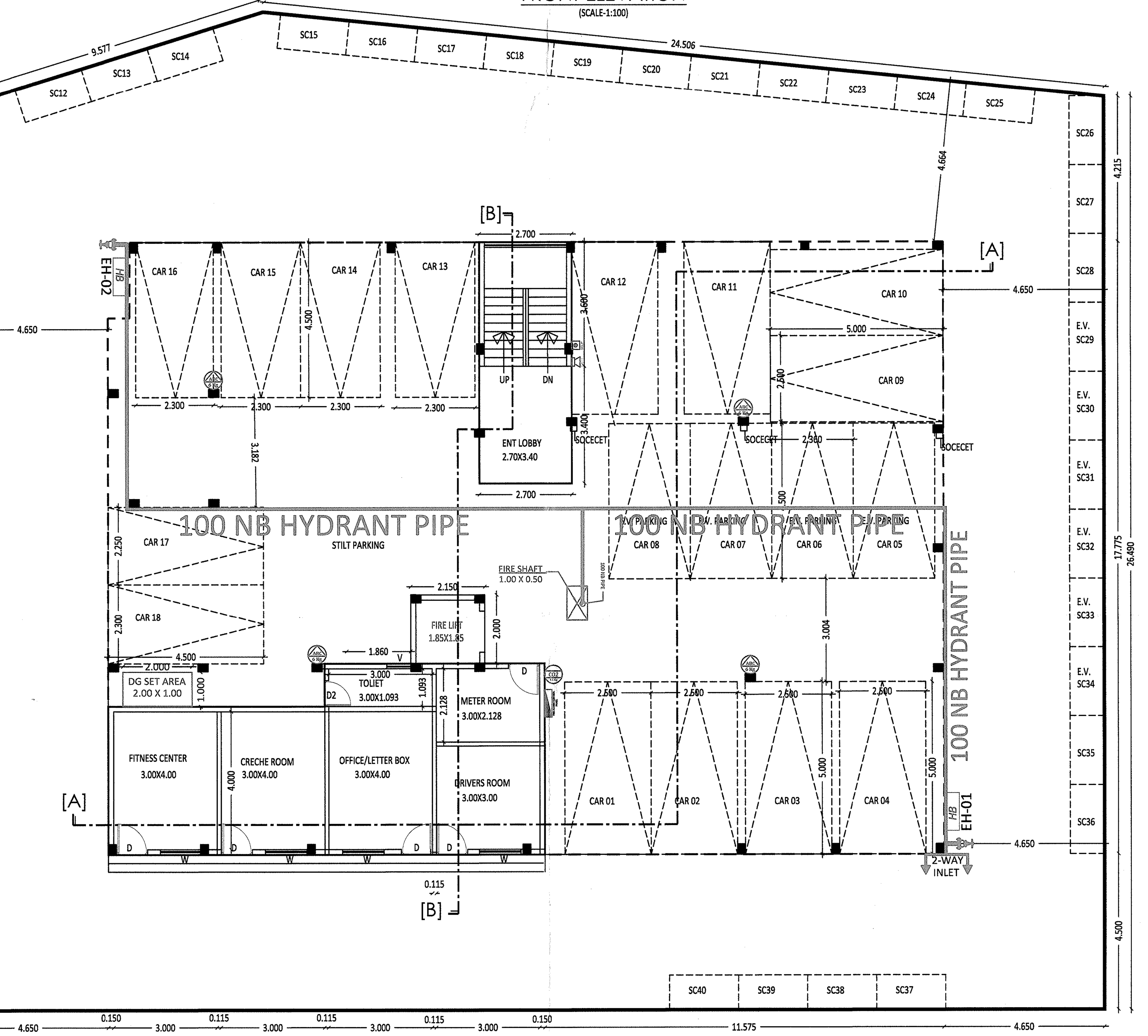


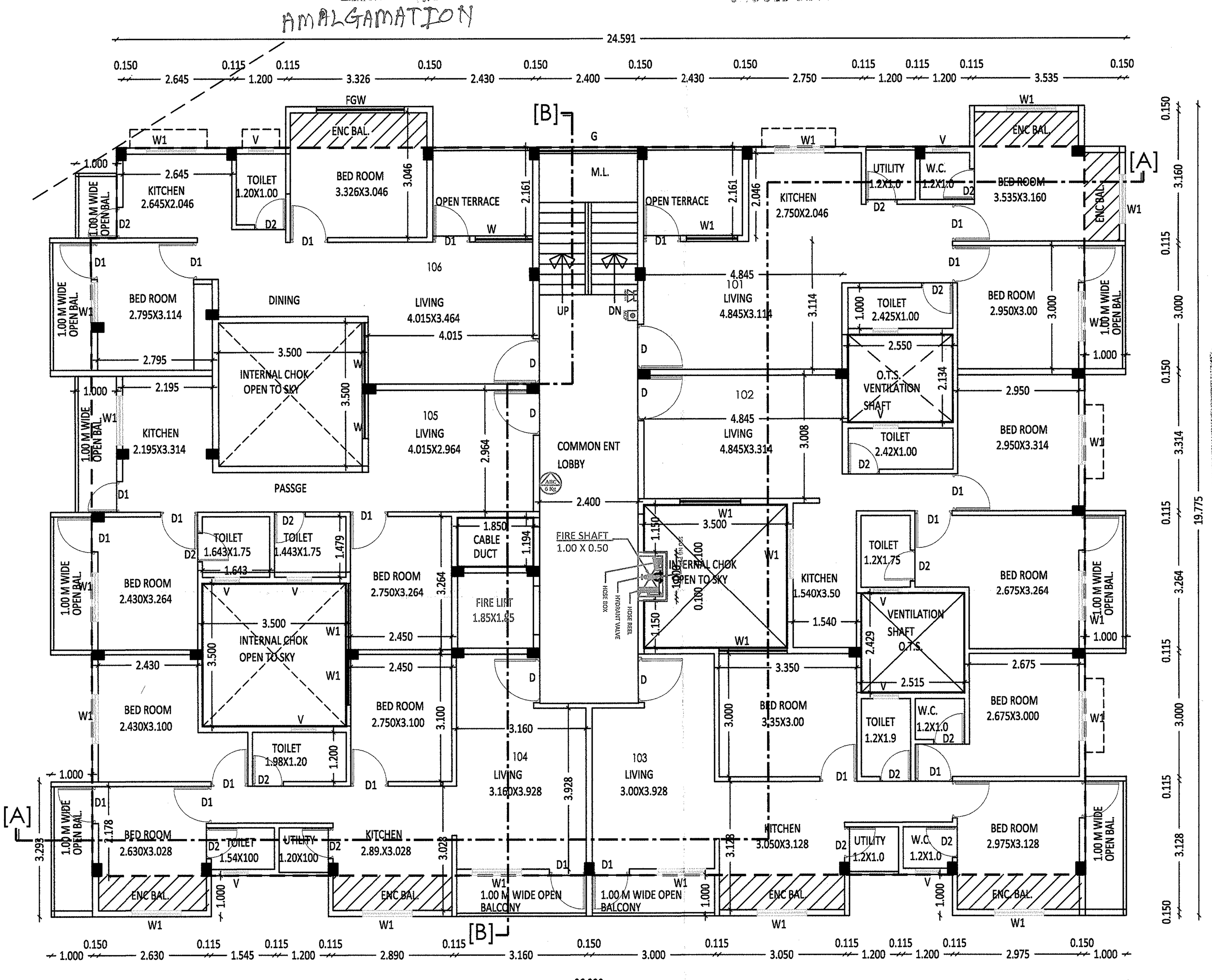
FIRE AND EMERGENCY SERVICE
APPROVED
VIDE LETTER NO. CFO/FES/ DATE / /
(The Scope of this approval is restricted to fire protection arrangements only, this approval should not be treated / presumed as approval for Civil/Architectural drawings)
Chief Fire Officer
N.M.R.D.A./N.I.T., Nagpur

This plants are approved for Fire Safety Point of view only, signed in token of Approved Subject to requirement ofno.
CFO/FES/NMRDA/206/ DT. 25/10/23

Subject to the condition as per Regularisation Letter dt. 19-07-2022
AMALGAMATION

ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA





OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. DE(WEST)/LLC No 2554/Tracking No. 2023072051/25
Date 25/11/24
SANCTIONED
Building Engineer (West)
Nagpur Improvement Trust

PARKING AREA STATEMENT

PARKING REQUIRED 38 TENAMENT HAVING CARPET AREA
UP TO 40.00 TO 80.00 SQ.M. (FOR 2 TEN. 1CAR +2 SCOOTER)

19 CAR + 38 SCOOTER

ADD. 5 % V.P.

1 CAR + 2 SCOOTER

NET REQUIRED PARKING IN MULTYPLAYING FACTRO 0.9

18 CAR + 40 SCOOTER

PROPOSED RESIDENTIAL MULTY FAMILY BUILDING PLAN ON PLOT NO-77 A,77,78, KH.NO.-26/6,MOUZA HAJARI PAHAD,JAI GRUHA NIRMAN SAHAKARI,SANSTHA, NAGPUR.

BELONGING TO-
NUPUR CONSTRUCTION
THROUGH ITS PROPRIETOR
SHRI-MONISH BHARAT BAHAL

PROFORMA-1 AREA STATEMENT

PROPOSED COMPLEX ON C.T.S. NO , PLOT NO S. NO GAT NOF.P. NO OF VILLAGE MAUJE	DRAWING SHEET NO:X/Y
STAMP OF APPROVAL OF PLANS:	
AREA STATEMENT	
1 . AREA OF PLOT (MINIMUM AREA OF A,B,C TO BE CONSIDERED)	927.760 SQ.M.
(a) AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)	927.760 SQ.M.
(b) AS PER MEASURMENT SHEET	927.760 SQ.M.
(c) AS PER SITE	927.760 SQ.M.
2 . DEDUCTIONS FOR	0.00
(a) PROPOSED D.P./ D.P. ROAD WIDENING AREA/ SERVICE ROAD/HIGHWAY WIDENING	0.00
(b) ANY D.P. RESERVATION AREA	0.00
(TOTAL A+B)	0.00
3 BALANCE AREA OF PLOT (1-2)	0.00
4 .AMENITY SPACE (IF APPLICABLE)	0.00
(a) REQUIRED-	0.00
(b) ADJUSTMENT OF 2(b) IF ANY-	0.00
(c) BALANCE PROPOSED-	0.00
5 NET PLOT AREA (3-4(e))	927.760 SQ.M.
(a) REQUIRED-	0.00
(b) PROPOSED	0.00
7 INTERNAL ROAD AREA	0.00
8 PLOTABLE AREA (IF APPLICABLE)	927.760 SQ.M.
9 BUILT UP AREA WITH REFERANCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 5XBASIC FSI) 1.10 x 927.760 SQ.M.	1020.536 SQ.M.
10 ADDITIONAL OF FSI ON PAYMENT OF PREMIUM	463.880 SQ.M.
(a) MAXIMUM PERMISSIBLE PREMIUM FSI-BASED ON ROAD WIDTH/TDR ZONE (b) PROPOSED FSI ON PAYMENT OF PREMIUM	0.00
11 IN-SITU FSI/TDR LOADING	0.00
(a) IN-SITU AREA AGAINST D.P. ROAD [2.0XSR. NO.2 (a).IF ANY (b) IN-SITU AREA AGAINST AMENITY SPACE IN HANDED OVER [2.00 OR 1.85 X SR NO-4 (b) AND/OR(c)]	0.00
(c) TDR AREA	185.552 SQ.M.
(d) TOTAL IN-SITU/TDR LOADING PROPOSED (11(a)+(b)+(c))	
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0.00
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	1669.968 SQ.M.
(a) [9+10(b)+11(d)] OR 12 WICHEVER IS APPLICABLE	
(b) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES	1001.980 SQ.M.
(c) TOTAL ENTITLEMENT	2671.948 SQ.M.
14 MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH{AS PER REGULATION NO 6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE) X 1.6 OR 1.8}	
15 TOTAL BUILT-UP AREA IN PROPOSAL.(EXCLUDING AREA AT SR.NO.17 b)	2671.948 SQ.M.
(a) EXISTING BUILT-UP AREA	
(b) PROPOSED BUILT-UP AREA (AS PER 'P-LINE)	2670.061 SQ.M.
(c) TOTAL (a+b)	2670.061 SQ.M.
16 F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE)	
17 AREA FOR INCLUSIVE HOUSING , IF ANY	
(a) REQUIRED (20% FO SR. NO.5)	
(b) PROPOSED	

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 DOCMENT OF OWNERSHIP /T.P.SCHEME RECORDS/LAND RECORDS DEPARTMENT/CITY SURVRY RECORDS.

PRAKASH SATGHARE
Consulting Engineer
L.S. No. N.I.T. 2590
SIGNATURE
(NAME OF ARCHITECT/LICENSED ENGINEER/ SUPERVISOR)

OWNER'S DECLARATION-

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY AUTHORITY/ COLLECTOR. I/WE WOUID 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 (s) NAME AND SIGNATURE

ARCHITECT/LICENSED ENGINEER/SUPERVISOR NAME AND SIGNATURE

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. OF ARCHITECT/LICENCE NO. OF LICENCED ENGINEER/ SUPERVISOR
SUB	01	1:100 1:200	MANGESH	PRAKASH	

LEGENDS -

- ABC FIRE EXTINGUISHER
- CO2 FIRE EXTINGUISHER
- FIRE PUMP
- FIRE ALARM CONTROL PANEL
- FIRE MANUAL CALL POINT
- FIRE HOOTER WITH PA TALK BACK
- FIRE HYDRANT VALVE
- HR-HOSE REEL
- HB-HOSE BOX
- AIR RELEASE VALVE
- BUTTERFLY VALVE
- BALL VALVE
- NRV-NON RETURN VALVE
- BELLOW
- Y-STRAINER
- FIRE DAMPER
- FIRE HYDRANT STAND POST
- FIRE SERVICE INLET
- BUTTERFLY VALVE
- NON RETURN VALVE
- 100 NB PIPE LINE - HYDRANT
- 80 NB PIPE LINE

TERRACE TANK DETAILS -

TERRACE TANK FOR FIRE FIGHTING CAPACITY 25 KL (5.625 X 2.40 X 1.85 M H)

PUMP DETAILS -

BOOSTER PAUMP FOR FIRE FIGHTING CAPACITY 900 LPM - 01 NO.

FIRE CONSULTANT & CONTRACTOR -

M/S SPARX SECURITY SOLUTION
Fire Safety & Security System
ADD- PLOT NO. 19, HIG COLONY WARD NO 1, NEAR CENTRAL BANK OF INDIA, KALAMESHWAR, NAGPUR - 441501.
MOB. NO.- 8208351186 , 9503559997
Email :- sparx.solution@gmail.com

SPARX SECURITY SOLUTION
Fire Safety & Security System
We Guide Safety, We Build Safety

LICENCE NO - MFS - LA/RF-499
LICENCE NO - MFS - LA/RD-481
LICENCE NO - MFS - LA/RP-NIL

FIRE CONSULTANT SEAL & SIGN-

AUTHORISED SIGNATORY

DESIGN BY - A.V.K	DRAWN BY - A.V.K	SHEET - FF-REV-0 01 OF 02
DATE - 02/10/2023	CHECKED BY- ASHWIN S.	
SCALE - 1:100	APPROVED BY- AMOL D.	

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