



NIT
L.S. No. 1820
Serial No. 31/12/2025
Valid upto 31/12/2025

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

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. 1820/2025
Date: 18/10/2024
SANCTIONED
1579
18/10/2024
Building Engineer
Nagpur Improvement Trust

# SHEET : 1/9 - WING - SITE PLAN	
PROPOSED BUILDING PLAN FOR MULTI FAMILY DWELLING UNIT ON K.H. NO 248/2, C.T.S. NO. 1042, SHEETNO. 550/83, WARD NO. 61, MOUZA - ZINGABAI TAKLI (CITY) TEHSIL & DIST. NAGPUR	
BELONGS TO:- M/S IKON REMEDIES PVT. LTD. REPRESENTED THROUGH 1) MR. MAHESH S/O CHANDRABHAN KINGRANI 2) MR. RAJESH S/O CHANDRABHAN KINGRANI	
AREA STATEMENT	SQ.M.
AREA OF PLOT (Minimum area of a,b,c, to be considered)	3900.000
(a) as per ownership document (7/12 CTS extract)	
(b) as per measurement sheet	3900.000
(c) as per SITE	
Deductions for	
(a) Proposed D.P./D.P. Road widening Area/ Service Road/ Highway widening	
(b) Any D.P. Reservation area (Total a+b)	3900.000
3. Balance area of plot (1-2)	
4. Amenity Space (if applicable)	
(a) Required	
(b) Adjustment of 2(b), if any	
(c) Balance Proposed	
5. Net Plot Area (3-4-5 (c))	3900.000
6. Recreational Open space (if applicable)	
(a) Required	
(b) Proposed	
7. Internal Road area	
8. Plottable area (if applicable)	
9. Built up area with reference to Basic F.S.I. as per front road width (Sr.No. 5 x basic FSI 1.100) = (3900X1.10)	4290.000
10. Addition of FSI on payment of premium 50 % = (3900X50%)	1950.000
(a) Maximum permissible premium FSI- based on road width/TOD Zone.	
(b) Proposed FSI ON PAYMENT PREMIUM.	1900.856
11. In-situ FSI/TDR loading	
(a) In-situ area against D.P. road (2.00 X Sr.No. 2 (a)) if any	
(b) In-situ area against Amenity Space if handed over (2.00 or 1.85 X Sr.No.4 (b) and/or (c)).	
(c) TDR area 40 %	
(d) Total In-situ/TDR loading proposed (11 (a)+(b)+(c))	
12. Additional FSI area under Chapter No. 7	
13. Total entitlement of FSI in the proposal	6240.000
(a) 19 + 10(b) + 11(d) of 12 whichever is applicable.	3714.514
(b) Ancillary Area FSI upto 60% with payment of charges.	9954.514
(c) Total entitlement (a+b)	
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 as applicable) X 1.6 or 1.8	
15. Total Built-up Area in proposal (excluding area at Sr.No. 17(b))	
(a) Existing Built-up Area.	
(b) Proposed Built-up Area (as per 'P-Line')	9905.370
(c) Total (a+b)	9905.370
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	2.5400
17. Area for inclusive housing, if any	
(a) Required (20% of Sr.No.5)	NA
(b) Proposed	

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
	FIRE HYDRANT VALVE
	HR-HOSE REEL
	HB-HOSE BOX
	AIR RELEASE VALVE
	BUTTERFLY VALVE
	BALL VALVE
	NRV-NON RETURN VALVE
	BELLOW
	Y-STRAINER
	MV-MECHANICAL VENTILATION (EXHAUST BLOWER/FAN)
	FIRE HYDRANT STAND POST
	FIRE SERVICE INLET
	BUTTERFLY VALVE
	NON RETURN VALVE
	150 NB PIPE LINE - HYDRANT
	100 NB PIPE LINE - HYDRANT
	100 NB PIPE LINE - SPRINKLER
	80 NB PIPE LINE
	50 NB PIPE LINE
	40 NB PIPE LINE
	32 NB PIPE LINE
	25 NB PIPE LINE

TERRACE TANK DETAILS -
TERRACE TANK FOR FIRE FIGHTING
CAPACITY 02 NO. X 10 KL
(3.17 X 2.56 X 1.23 M H)

UG TANK DETAILS -
UNDERGROUND WATER TANK FOR
FIRE FIGHTING CAPACITY 50 KL
(6.00 X 4.00 X 2.08 M DEEP)

PUMP DETAILS -
1) MAIN PUMP 1620 LPM - 01 NO.
2) DIESEL PUMP 1620 LPM - 01 NO.
3) JOCKEY PUMP 180 LPM - 01 NO.
4) BOOSTER PUMP 450 LPM - 02 NO.

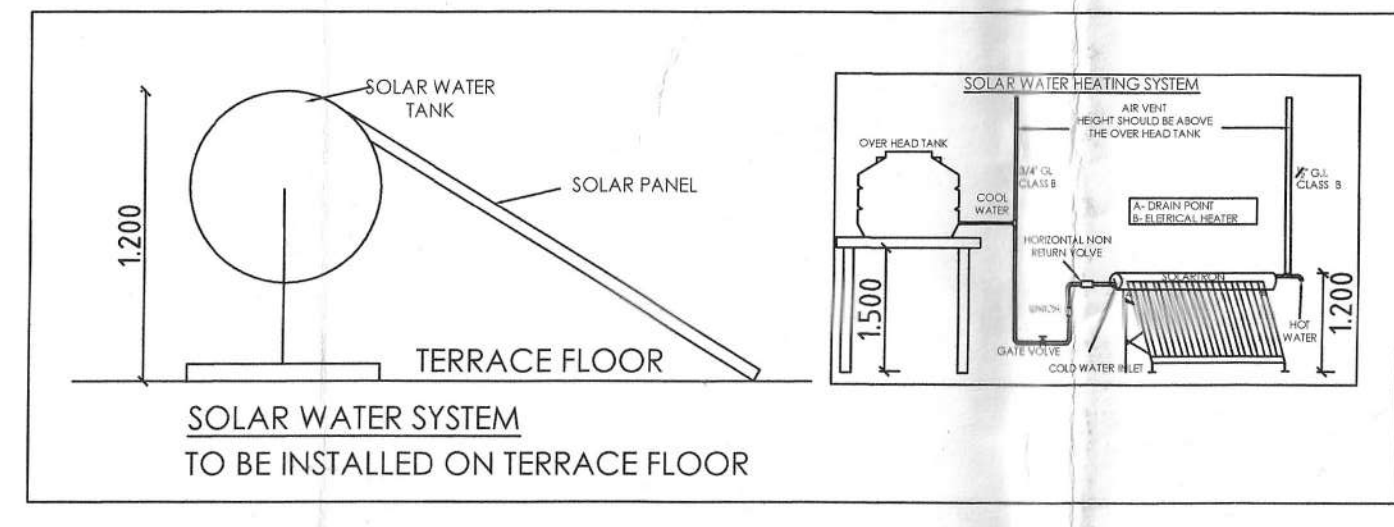
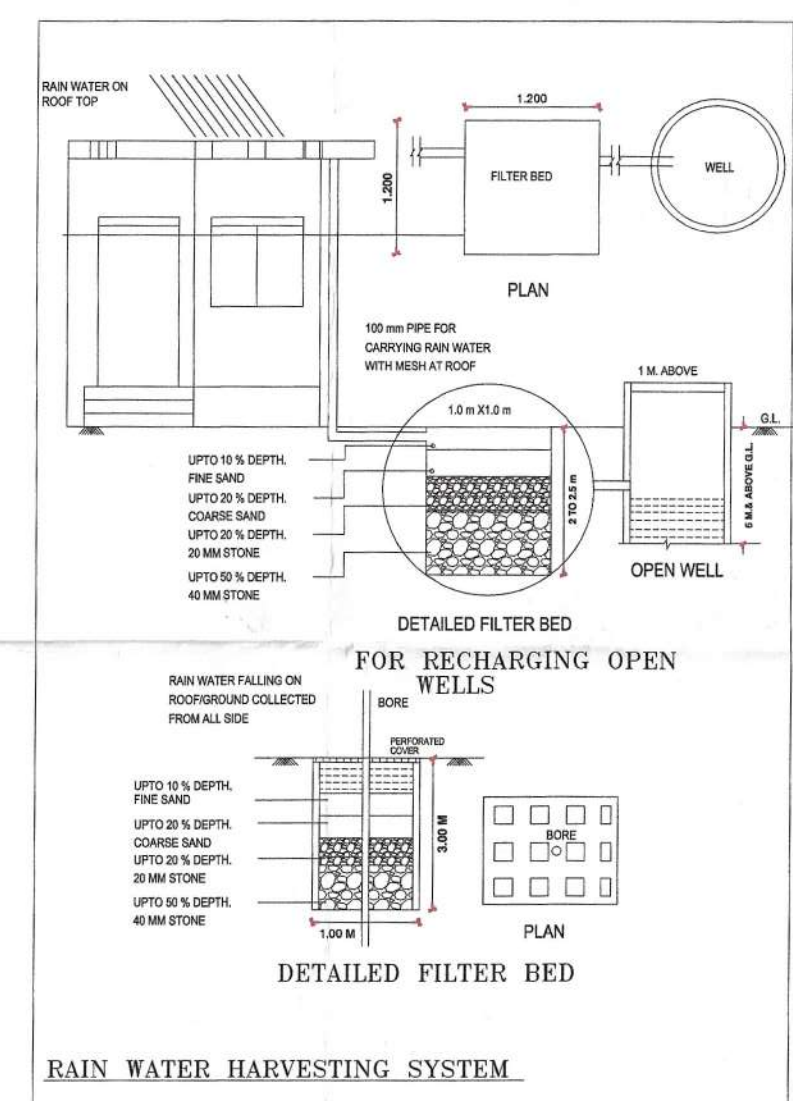
STATEMENT OF TOTAL BUILTUP AREA					
SR.NO	FLOORS	WING- A	WING- B	WING- C	TOTAL
1	GROUND FLOOR	72.743	64.382	64.382	201.507
2	FIRST FLOOR	577.017	583.919	586.648	1747.584
3	SECOND FLOOR	577.017	583.919	586.648	1747.584
4	THIRD FLOOR	577.017	583.919	404.015	1564.951
5	FOURTH FLOOR	577.017	583.919		1160.936
6	FIFTH FLOOR	577.017	583.919		1160.936
7	SIXTH FLOOR	577.017	583.919		1160.936
8	SEVENTH FLOOR	577.017	583.919		1160.936
	TOTAL	4111.862	4151.815	1641.693	9905.37

	PARTICULAR AREA SQ. M (A)
A) PLOT AREA	3900.000
B) BASIC F.S.I. - 1.1	4290.000
C) ADDITIONAL F.S.I. - 0.5	1950.000
D) TDR - 0.4	0.000
E) TOTAL PERM. F.S.I. (B+C+D)	6240.000
F) ANCILLARY AREA 0.6 X E	3744.000
G) TOTAL PERM. P-LINE AREA E+F	9,984

Proposed Building	FLOOR NO.	Total Built up Area of Floors, as per outer Construction Line.
1	2	3
WING - A	G+7 FLOOR	4111.862
WING - B	G+7 FLOOR	4151.815
WING - C	G+3 FLOOR	1641.693
P-LINE TOTAL AREA :		9905.370

PARKING CALCULATION :-							
TYPE	CARPET AREA (sq.m)	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS)	
		UNIT	PROP.	REQD.	REQD.	REQD.	REQD.
RESIDENTIAL	40-80	2	133	1	66.5	2	133
TOTAL			133		67		133
Add. 5% Visitor's Parking					3.325		6.65
TOTAL					70		140
REQUIRED PARKING		MULTIPLYING FACTOR = 0.90		63	140		
PROPOSED PARKING		PROPOSED FLAT 133 NOS		78	188		

PARKING DISTRIBUTION CHART							
	WING-A [56 FLATS]		WING-B [56 FLATS]		WING-C [21 FLATS]		TOTAL
	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	
TOTAL REQUIRED	26	59	26	59	11	22	63
GROUND	14	46	14	28	13	18	41
BASEMENT	16	27	12	49	9	20	37
TOTAL PROPOSED	30	73	26	77	22	38	78
E.V. PROPOSED [20%]	6	15	6	15	5	8	17



FIRE AND EMERGENCY SERVICE APPROVED
VIDE LETTER NO. CPO/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./N.I.T., Nagpur

This plants are approved for Fire Safety Point of view only, signed in token of Approved Subject to requirement ulno.
CFO/FES/NMRDA/11/3122/08/23

PLOT BOUNDARY SHOWN IN
PROPOSED CONSTRUCTION SHOWN IN

NOTE :-
ALL DIMENSIONS ARE IN METERS

Owners Name & Signature :-
M/S IKON REMEDIES PVT. LTD.
REPRESENTED THROUGH:-

1) MR. MAHESH S/O CHANDRABHAN KINGRANI
2) MR. RAJESH S/O CHANDRABHAN KINGRANI

Architect Name & Signature :-
SYED MOBIN ARCHITECTS
Regn. No.-CA/2002/29182
NIT Survey No. 1820
NMC Lc. No.- NMC/R-263

JOB No. 2010/20
DWG No. SD/01/R0
DRAWN: F.A.
CHECKED: SMA

ARCHITECT
SYED MOBIN ARCHITECTS
PLANNING, ARCHITECTURAL & INTERIOR CONSULTANTS
301/7/2, STYLE HOMES, BYRAMJI TOWN,
NAGPUR (M.S.) - 440013.
PHONE: (0712) 2588900, 2588901
WEBSITE: www.syedmobin.in,
EMAIL: sma@indiaivision.com

FIRE CONSULTANT & CONTRACTOR -
PREFIX ENTERPRISE
ADD- PLOT NO. 15, VAISHNA MATA NAGAR, HUDKESHWAR POLICE STATION, PIPLA ROAD, NAGPUR.
MOB. NO. 8149977886
Email :- prefix.enterprises@gmail.com
LICENCE NO - MFS - LA/RF-545
LICENCE NO - MFS - LA/RF-523
LICENCE NO - MFS - LA/RF-NIL

FIRE CONSULTANT SEAL & SIGN-
PREFIX ENTERPRISES
Plot No. 5, Vaishnav Mata Mandir, Pipla Road, Nagpur- 440034
LICENCE NO : MFS-LA/RF-545
MFS-LA/RF-523

AUTHORISED SIGNATORY
DESIGN BY - A.V.K
DATE - 03/07/2023
SCALE - 1:100

DRAWN BY - A.V.K
CHECKED BY - VAIBHAV G.
APPROVED BY - VAIBHAV G.

SHEET -
FF-REV-0
01 OF 09