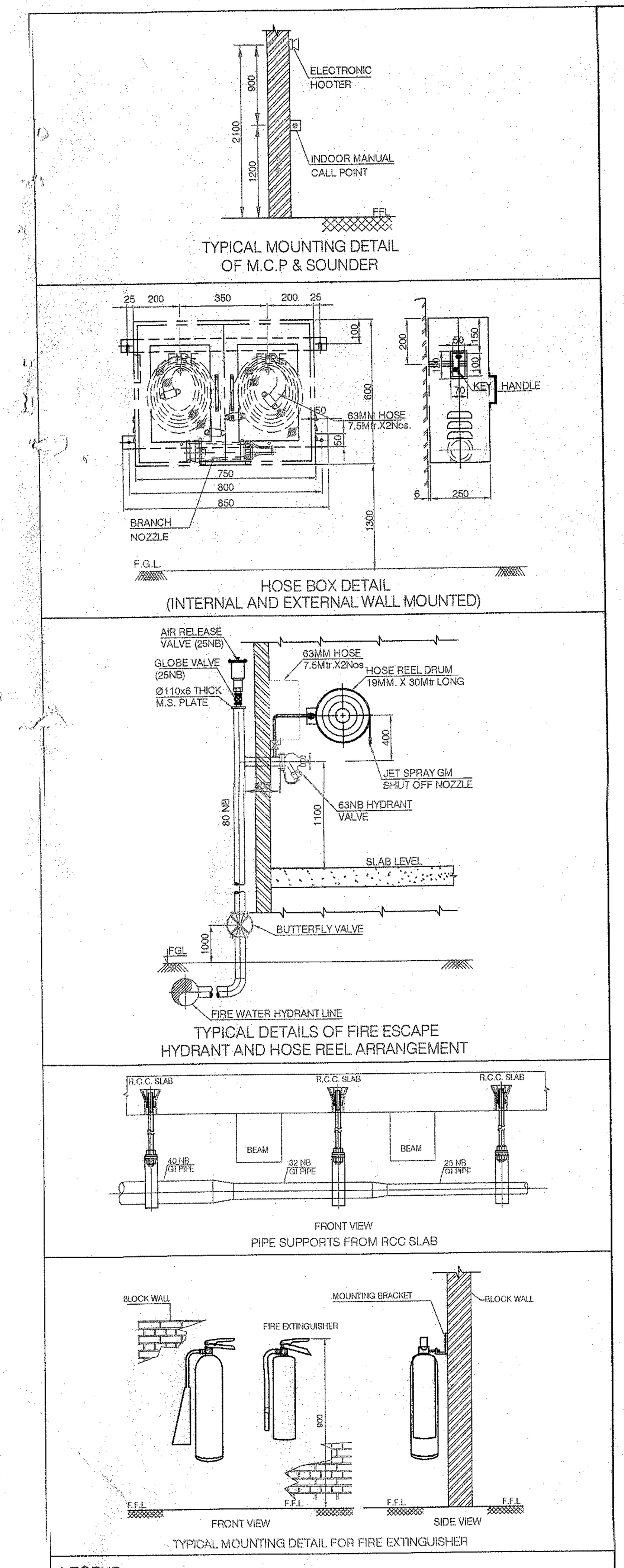
SHEET NO. - 01/02

PROPOSED MULTI- FAMILY RESIDENTIAL BUILDING PLAN ON PLOT NO.24,25,26,27, KH. NO. 87/1,87/2, P. H. NO. 44,IN. SHRAVASTI CO-OP. HSG. SOCIETY (BLOCK-B) MOUZA-BABULKHEDA,TAH & DIST.- NAGPUR.

BELONGING TO :
1) SHRI. SUHAS ASHOK DOMDE
2) SAU. URMILA PRAKASH MAHADULE
(AS PER AKHIV PATRIKA)



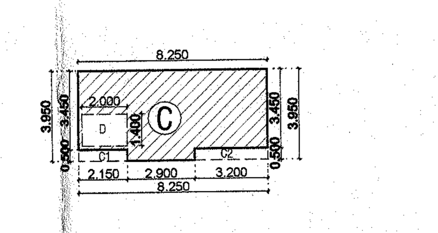
LEGEND:

Symbol	Description
PS	PRESSURE SWITCH
PG	PRESSURE GUAGE
	SINGLE HEADED HYDRANT VALVE
	HOSE BOX
FHRC	FIRE HOSE REEL CABINET
	MS PIPE
BFV	BUTTERFLY VALVE
NRV	NON RETURN VALVE
P1	900 LPM BOOSTER PUMP
	2C X 1.5 SQ.MM. ARMOURED SIGNAL LOOP CABLE
	MANUAL CALL POINT
	ELECTRONIC HOOTER
FACP	FIRE ALARM CONTROL PANEL
ABC	ABC TYPE EXTINGUISHER

NOTES:
1. ALL DIMENSION ARE IN MM UNLESS OTHERWISE SPECIFIED.
2. PIPES UPTO 150Ø ARE MS. `C' CLASS AS PER IS :1239 PART
3. FITTINGS SHALL BE WELDED TYPE.
4. PIPES SHALL BE PAINTED WITH ONE COAT OF PRIMER & TWO COATS OF ENAMEL PAINT.
5. PIPE SIZE SHALL BE DONE BY THE NOMINATED CONTRACTOR BASED ON FINAL APPROVED FROM CONSULTANT.
6. CABLE SIZE SHALL BE DONE BY THE NOMINATED CONTRACTOR BASED ON FINAL APPROVED FROM CONSULTANT.
7. THE LOCATION OF DETECTORS ARE SUBJECT TO MINOR CHANGES AS PER SITE CONDITIONS TO AVOID FOULING FOULING WITH LIGHT FITTINGS, BEAMS etc.
8. THE CABLE ROUTING IS INDICATIVE AND IS SUBJECT TO CHANGE AS PER SITE CONDITIONS.
9. FIRE ALARM AND DETECTION SYSTEM IS DESIGNED AS PER IS: 2189/NFPA 72.
10. AS PER SITE CONDITION CABLE SHOULD RUN THROUGH WALL/CEILING WHEREVER IS POSSIBLE ELSE IT WILL RUN THROUGH SUITABLE CABLE TRAY.
11. TENTATIVE LOCATIONS OF THE FIRE EXTINGUISHERS ARE SHOWN ON DRAWINGS. ACTUAL LOCATIONS CAN BE DECIDED AT SITE AS PER STANDARDS.
12. THIS BUILDING FIRE FIGHTING SYSTEM HAS DESIGNED AS PER NBC 2016 TABLE NO. 7 RESIDENTIAL BUILDINGS (B) (2).

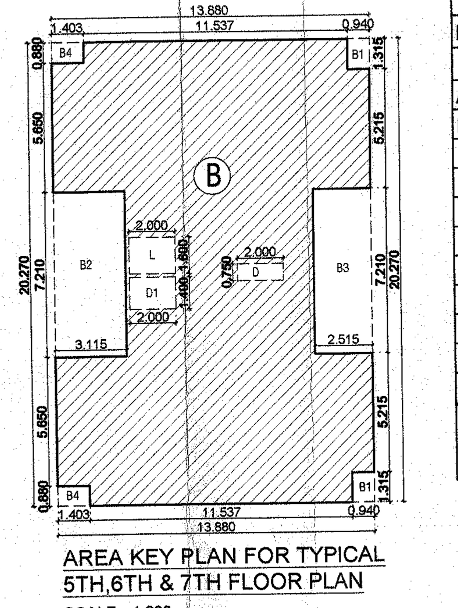
FIRE FIGHTING CONSULTANT :

PS ENGINEERING SERVICES PVT. LTD.
"RADHE ENCLAVE"
Plot No. 356, FLAT NO. 301, 3rd Floor, Gandhi Nagar, Nagpur - 440010.
Mo. No: 7767000216, E-Mail : psengg23@gmail.com
Web:- www.psengg.com
LICENCE NO. MFS/LA/RF-94 (Hydrant System)
LICENCE NO. MFS/LA/RD-88 (Detection System)
LICENCE NO. MFS/LA/RP-20 (Passive System)
GST No. 27AALCP9643A1Z9



AREA KEY PLAN FOR GROUND FLOOR PLAN
SCALE - 1:200

AREA STATEMENT						
PROPOSED B/UP AREA ON GROUND FLOOR						
ADDITION						
AREA C	8.250	X	3.950	=	32.588	Sq.m
DEDUCTION						
C1	2.150	X	0.500	1	1.075	Sq.m
C2	3.200	X	0.500	1	1.600	Sq.m
D	2.000	X	1.400	1	2.800	Sq.m
			TOTAL	1	5.475	Sq.m
GROUND FLOOR B/UP AREA				=	27.113	Sq.m



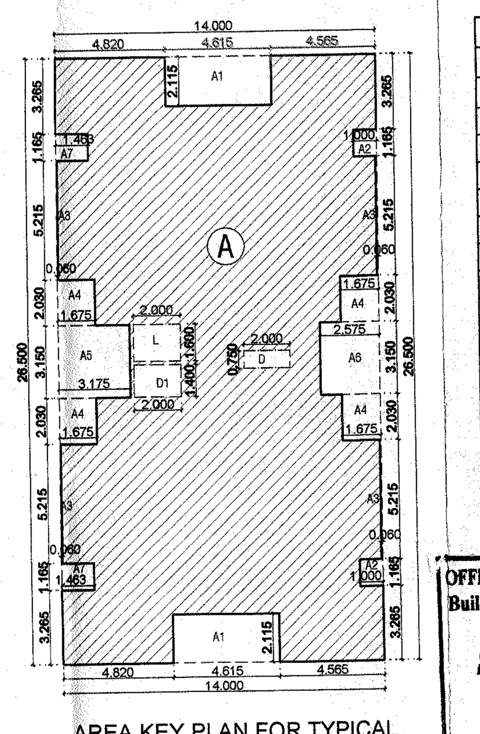
AREA KEY PLAN FOR TYPICAL 5TH,6TH & 7TH FLOOR PLAN
SCALE - 1:200

AREA STATMENT						
PROPOSED B/UP AREA ON 5TH FLOOR						
ADDITION						
AREA "B"	13.880	X	20.270	1	281.348	sq.m.
DEDUCTION						
B1	0.940	X	1.315	2	2.472	sq.m.
B2	3.115	X	7.210	1	22.459	sq.m.
B3	2.515	X	7.210	1	18.133	sq.m.
B4	1.403	X	0.880	2	2.469	sq.m.
D	2.000	X	0.750	1	1.500	sq.m.
D1	2.000	X	1.400	1	2.800	sq.m.
L	2.000	X	1.600	1	3.200	sq.m.
			TOTAL	=	53.033	
TOTAL BUILTUP AREA ON 5TH FLOOR					228.315	sq.m.
BUILTUP AREA FOR 6TH,7TH IS SAME AS 5TH FLOOR.					228.315	sq.m.

FORM OF STATEMENT 2
[Sr.No. 9 (a)]
PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAT BUILT-UP AREA OF FLOOR,AS PER OUTER CONSTRUCTION LINE.
	GROUND FLOOR	27.113
	FIRST FLOOR	305.275
	SECOND FLOOR	305.275
	THIRD FLOOR	305.275
	FOURTH FLOOR	305.275
	FIFTH FLOOR	228.315
	SIXTH FLOOR	228.315
	SEVENTH FLOOR	228.315
TOTAL		1933.158

Necessary arrangement for rain water harvesting shall be done .



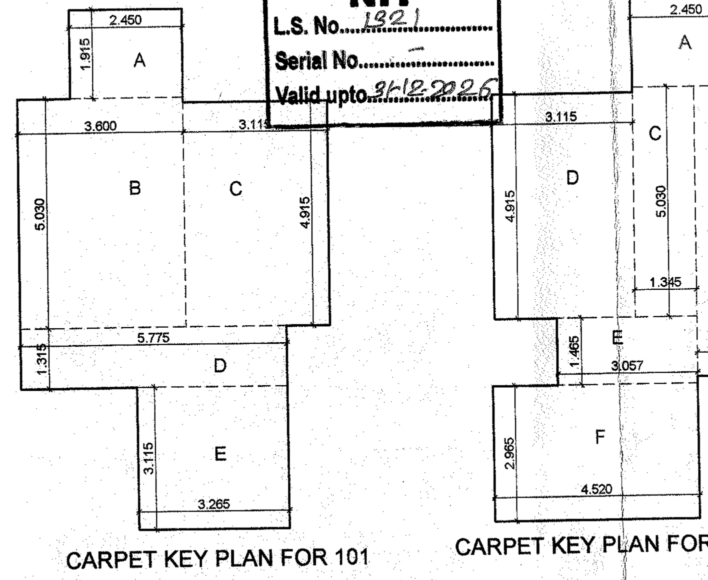
AREA KEY PLAN FOR TYPICAL 1ST,2ND,3RD,4TH FLOOR PLAN
SCALE - 1:200

AREA STATMENT						
PROPOSED B/UP AREA ON 1ST FLOOR						
ADDITION						
AREA "A"	14.000	X	26.500	1	371.000	sq.m.
DEDUCTION						
A1	4.615	X	2.115	2	19.521	sq.m.
A2	1.000	X	1.165	2	2.330	sq.m.
A3	0.060	X	5.215	4	1.252	sq.m.
A4	1.675	X	2.030	4	13.601	sq.m.
A5	3.175	X	3.150	1	10.001	sq.m.
A6	2.575	X	3.150	1	8.111	sq.m.
A7	1.463	X	1.165	2	3.409	sq.m.
D	2.000	X	0.750	1	1.500	sq.m.
D1	2.000	X	1.400	1	2.800	sq.m.
L	2.000	X	1.600	1	3.200	sq.m.
			TOTAL	=	65.725	
TOTAL BUILTUP AREA ON FIRST FLOOR					305.275	sq.m.
BUILTUP AREA FOR 2ND,3RD,4TH IS SAME AS 1ST FLOOR.					305.275	sq.m.

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. B.E.(S)/C-No. 258858 / PB-No. 2023071135 /
Date 25/01/2024 B.P. No. 2195
SANCTIONED As corrected only
Building Engineer (South)
Nagpur Improvement Trust

TOTAL BUILT UP AREA ON ALL FLOORS			
GROUND FLOOR	=	27.113	Sq.m.
FIRST FLOOR	=	305.275	Sq.m.
SECOND FLOOR	=	305.275	Sq.m.
THIRD FLOOR	=	305.275	Sq.m.
FOURTH FLOOR	=	305.275	Sq.m.
FIFTH FLOOR	=	228.315	Sq.m.
SIXTH FLOOR	=	228.315	Sq.m.
SEVENTH FLOOR	=	228.315	Sq.m.
TOTAL B/UP AREA	=	1933.158	Sq.m.

NIT
L.S. No. 1321
Serial No. –
Valid upto 31-12-2026

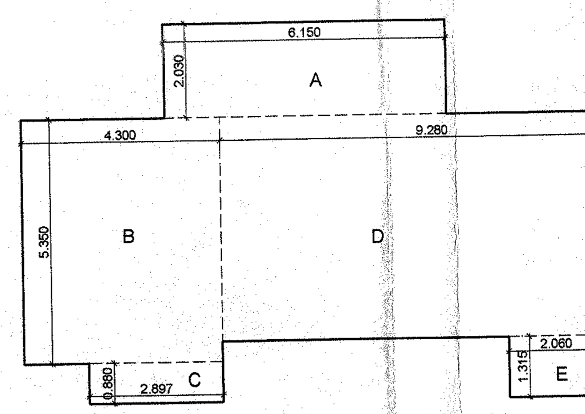


CARPET KEY PLAN FOR 101

CARPET KEY PLAN FOR 102

CARPET AREA STATEMENT FOR FLAT NO. 101						
A	2.450	X	1.915	1	4.692	Sq.m.
B	3.600	X	5.030	1	18.108	Sq.m.
C	3.115	X	4.915	1	15.310	Sq.m.
D	5.775	X	1.315	1	7.594	Sq.m.
E	3.265	X	3.115	1	10.170	Sq.m.
TOTAL				=	55.874	Sq.m.
CARPET AREA STATEMENT ON 104,201,204,301,304,401,404 IS SAME AS FLAT NO. 101				=	55.874	Sq.m.

CARPET AREA STATEMENT FOR FLAT NO. 102						
A	2.450	X	1.915	1	4.692	Sq.m.
B	2.255	X	6.345	1	14.308	Sq.m.
C	1.345	X	5.030	1	6.765	Sq.m.
D	3.115	X	4.915	1	15.310	Sq.m.
E	3.057	X	1.465	1	4.479	Sq.m.
F	4.520	X	2.965	1	13.402	Sq.m.
TOTAL				=	58.956	Sq.m.
CARPET AREA STATEMENT ON 103,202,203,302,303,402,403, IS SAME AS FLAT NO. 102				=	58.956	Sq.m.



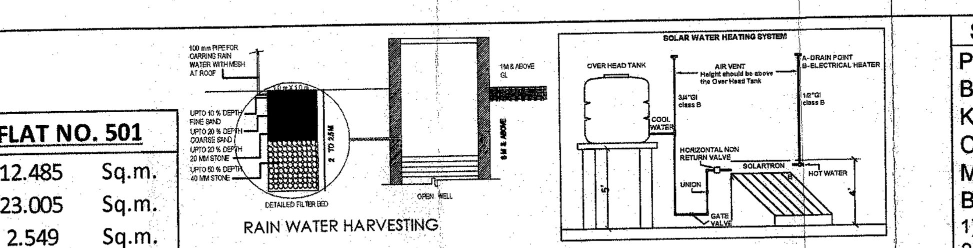
CARPET KEY PLAN FOR 501

CARPET AREA STATEMENT FOR FLAT NO. 501						
A	6.150	X	2.030	1	12.485	Sq.m.
B	4.300	X	5.350	1	23.005	Sq.m.
C	2.897	X	0.880	1	2.549	Sq.m.
D	9.280	X	4.915	1	45.611	Sq.m.
E	2.060	X	1.315	1	2.709	Sq.m.
TOTAL				=	86.359	Sq.m.
CARPET AREA STATEMENT ON 502,601,602,701,702, IS SAME AS FLAT NO. 501				=	86.359	Sq.m.

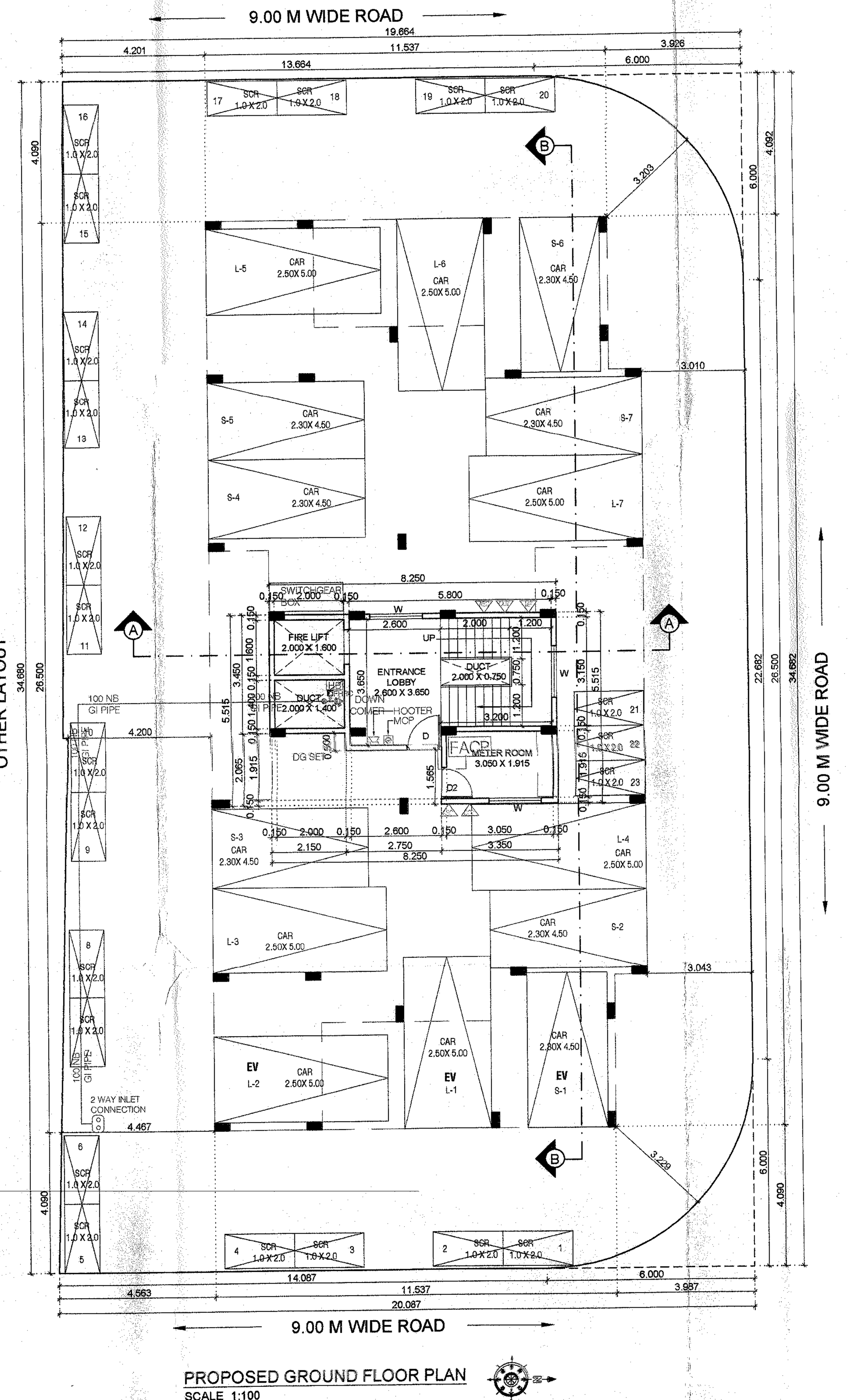
PARKING AREA STATEMENT

SR. NO.	BUILDING	UNIT\AREA	REQUIRED CAR	REQUIRED SCOOTER	PROPOSED UNIT\AREA	PROPOSED CAR LARGE	PROPOSED CAR SMALL	PROPOSED SCOOTER	
1		FOR EVERY 2 TENEMENTS WITH EACH HAVING CARPET AREA EQUAL TO OR ABOVE 40SQ.M. BUT LESS THAN 80SQ.M.	1	2	16/2 8		8	16	
2		FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.	1	1	6		6	6	
				TOTAL	=		14	22	
		5 % VISITORS PAKING					0.7	1.1	
							1	1	
				TOTAL	=		15	23	
	MULTIPLYING FACTOR FOR NAGPUR REGION			0.9	=		13.5		
	TOTAL REQUIRED PARKING				=		14	23	
	TOTAL PROPOSED PARKING				=	7	7	23	
					=	2.5X5X7	2.3X4.5X7	1X2X23	
				TOTAL PARKING AREA		87.500	72.450	46.000	205.950

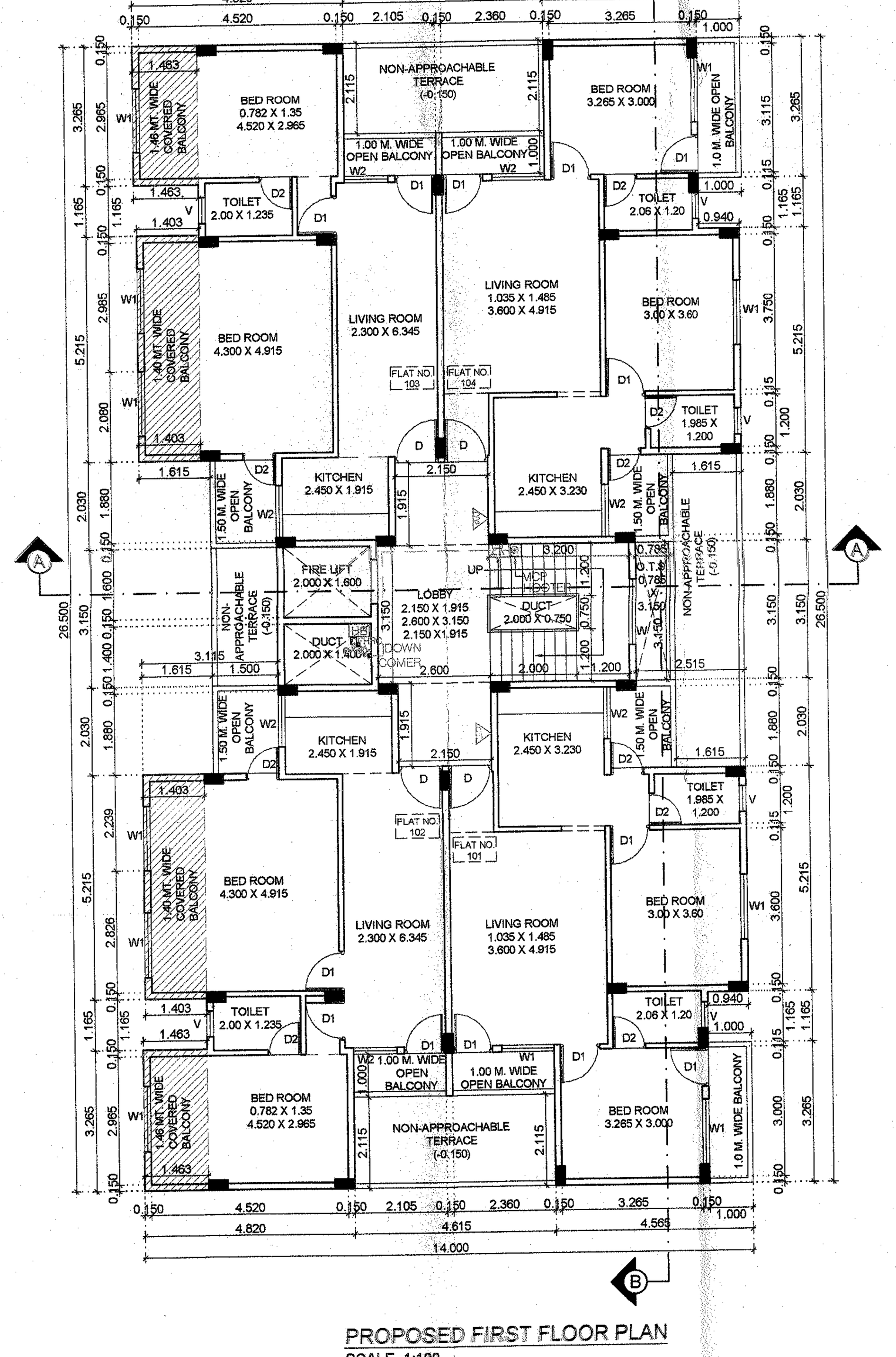
PARKING
20% ELECTRIC VEHICLE CHARGING POINT TOBE PROVIDED:- 20% (14 CARS) = 3 CARS



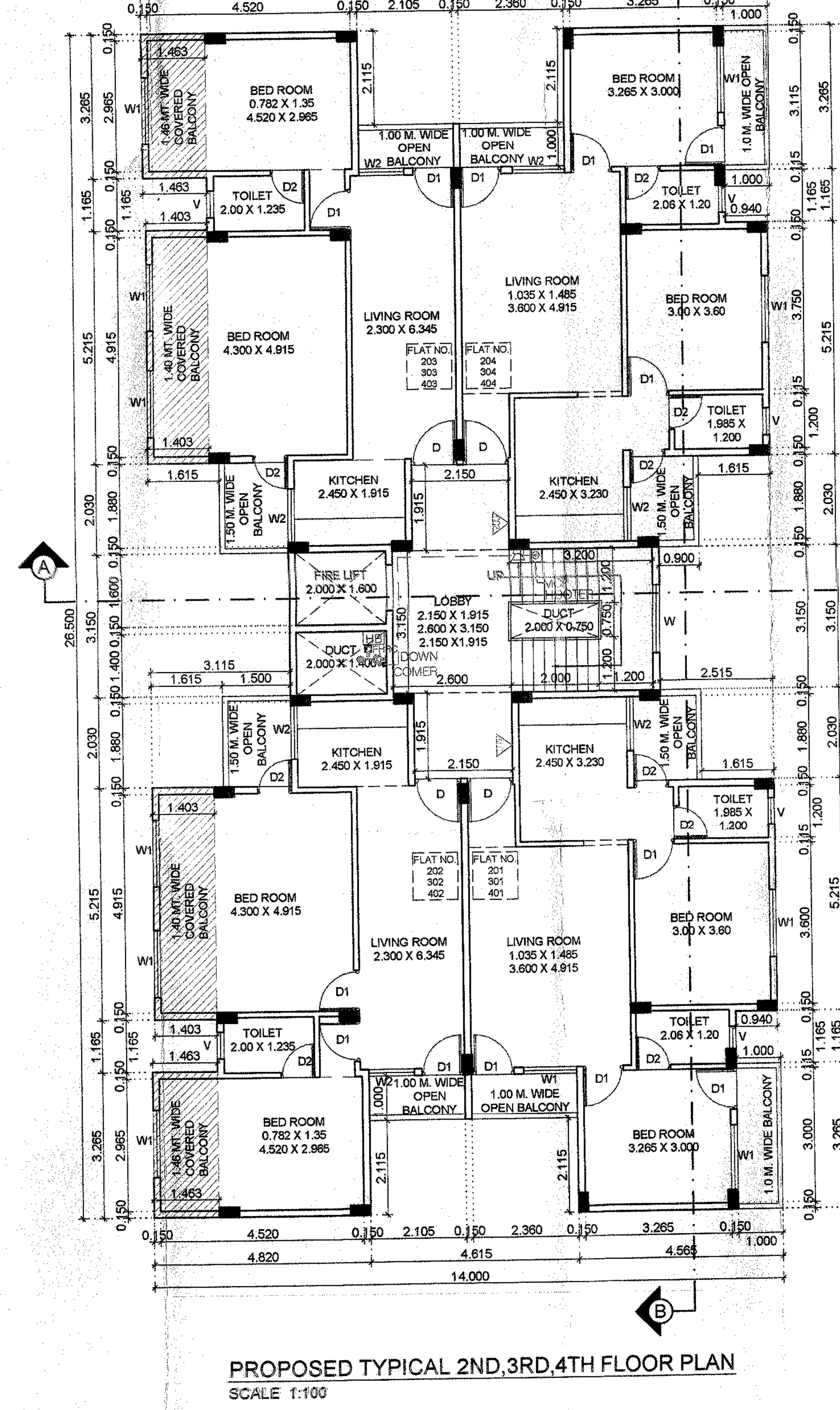
PLOT NO. 24,25,26,27 , Mouza :- BABULKHEDA		
F.S.I. Calculation As per Profarma - I of UDCPR - 2020 :- Built-up Area Calculation		
	Permissible (Ratio/Area in sq.m.)	Prop. (Ratio /Area in sq.mt.)
a) Net plot area for FSI Calculation (clause No.3.9 of UDCPR-2020):-	672.246	672.246
b) Net Proposed P- Line built up area :-	------	1933.158
c) Dividing Factor 1.6 to arrive Basic FSI+Premium FSI+ TDR:-Pline area/(1.6):- 1933.158/ 1.6 :-	1208.349	1208.349
d) Permissible ancillary FSI :- (clause No.6.3, Table No.6-G, Note-(i) of UDCPR):- (b- c) =	726.025	724.934
e) Permissible Basic F.S.I./B/u area :- (1.1xa)	739.471	739.471
f) Permissible Basic F.S.I. on premium (0.5x a) :-	336.123	336.123
g) 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 & as per previous sanctioned dated:- 00/00/0000 :-	------	------
(ii) TDR Area as per certificate no.	------	------
(iii) Total in-situ / TDR loading proposed (i+ii) :-	------	------
(iv) Permissible TDR :- =0.40 (IN GUNTHEWRI 50% **@ 0.40**)	134.449	132.631
h) Total entitlement of FSI :- (d+e+f+g) :-	1936.068	1933.158
I) Maximum Building Potential on load :-		1075.594
(Excluding Ancillary FSI) (1.6 X 672.246) =	1210.043 SQ. MT.	



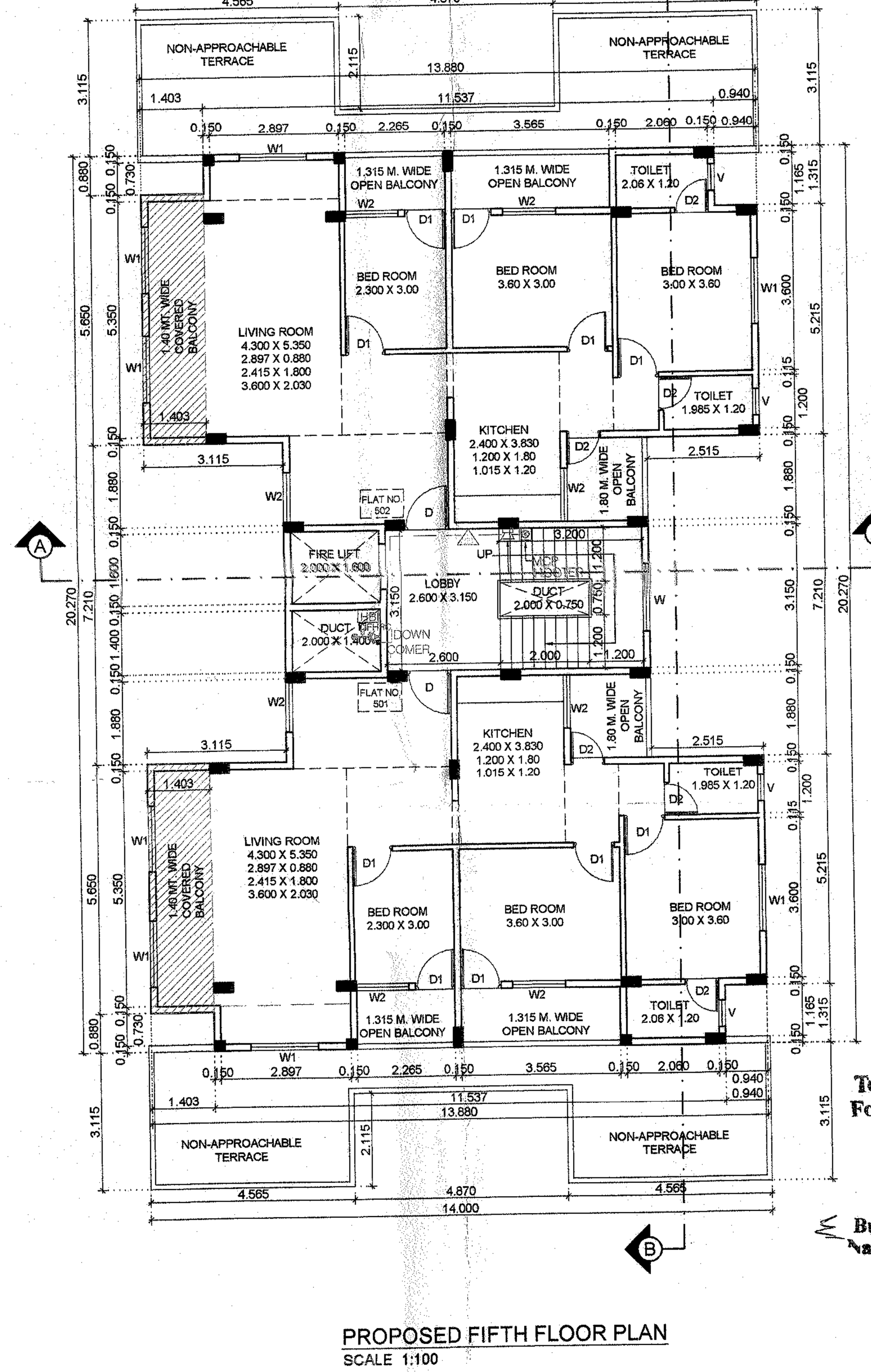
OTHER LAYOUT
9.00 M WIDE ROAD
PROPOSED GROUND FLOOR PLAN
SCALE 1:100



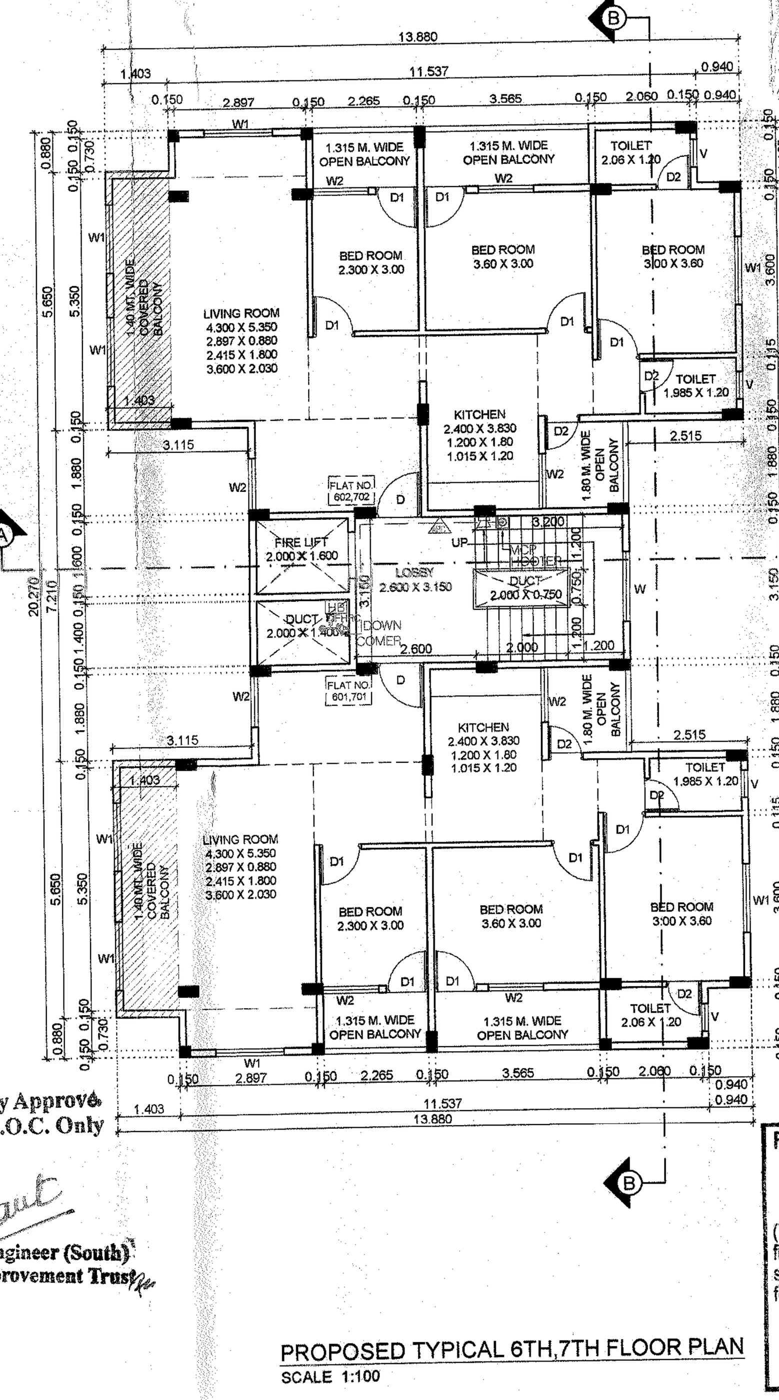
PROPOSED FIRST FLOOR PLAN
SCALE 1:100



PROPOSED TYPICAL 2ND,3RD,4TH FLOOR PLAN
SCALE 1:100



PROPOSED FIFTH FLOOR PLAN
SCALE 1:100

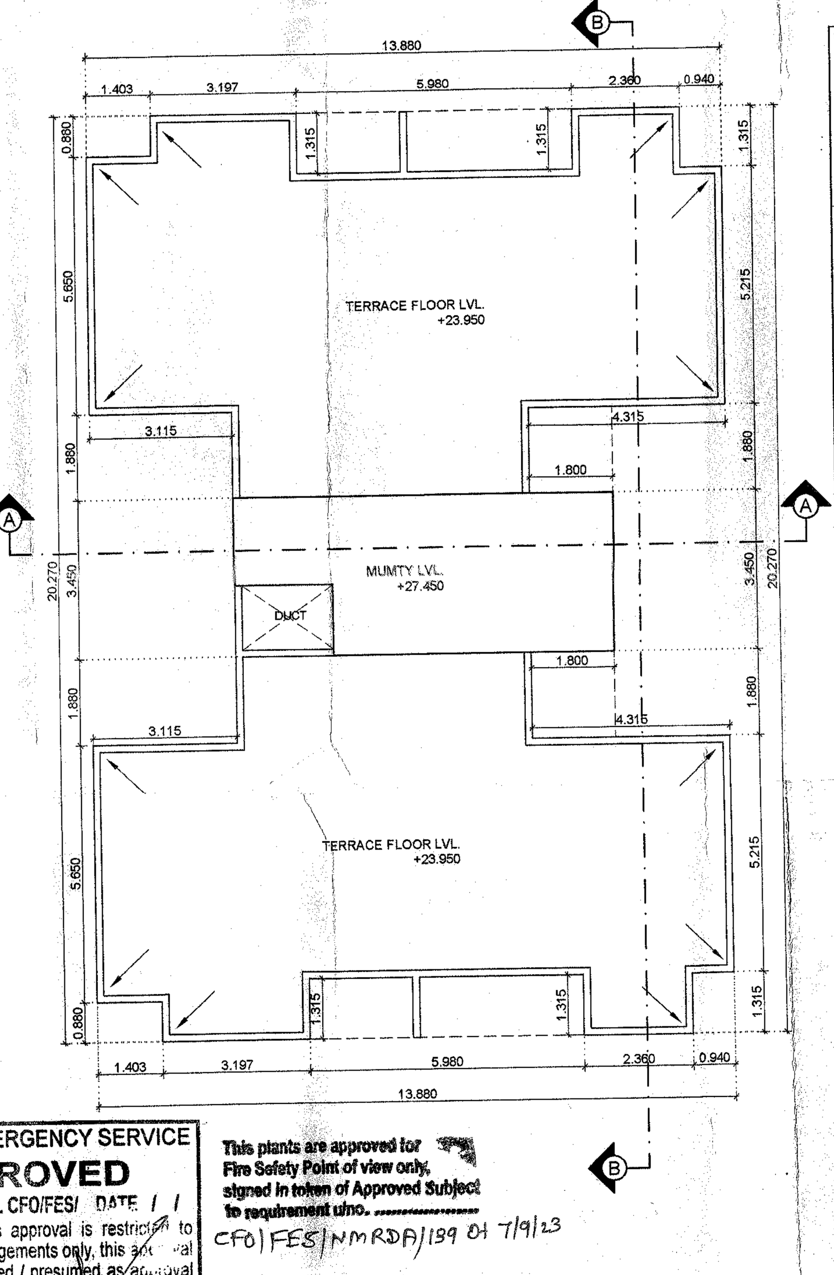


Tentatively Approved For Fire N.O.C. Only
Building Engineer (South) Nagpur Improvement Trust

PROPOSED TYPICAL 6TH,7TH FLOOR PLAN
SCALE 1:100

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 FireOfficer
N.M.R.D.A./N.I.T., Nagpur

This plants are approved for Fire Sefety Point of view only, signed in token of Approved Subject to requirement u/no. CFO/FES/NMRDA/189 Dt 7/9/23



PROPOSED TERRACE FLOOR PLAN
SCALE 1:100

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 documents of Ownership/T.P. Scheme Records/ Land Records Department/City Survey records.

Signature

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.

Signature

SCHEDULE OF OPENING

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	W	1.50 X 1.50	T.W. GLAZED WINDOW
05	W1	1.50 X 1.20	T.W. GLAZED WINDOW
06	W2	1.20 X 1.20	T.W. GLAZED WINDOW
07	W3	1.00 X 1.20	T.W. GLAZED WINDOW
08	W4	0.85 X 1.20	T.W. GLAZED WINDOW
09	V	0.60 X 0.60	M.S. LOUVERED VENTILATION

LEGEND:
PLOT BOUNDRY SHOWN IN
PROPOSED CONSTRUCTION SHOWN IN

SUBMISSION DRAWING

ARCHITECT	Date	13-07-23	North
	Dwg. by.	KARTIK	
	Dealt by	CHANDU SIR	
	Scale	1:100	

OWNER
BELONGING TO :-
1) SHRI. SUHAS ASHOK DOMDE
2) SAU. URMILA PRAKASH MAHADULE

ARCHITECT
C.D. Giripunje
C.A./2001/27832
N.I.T. No.1321
N.M.C. No R-198

VISTååR
ARCHITECT, INTERIOR DESIGNER, PLANNER, LANDSCAPE ARCHITECT, P.M.C.,
VISTAAR HEIGHTS, 4TH FLOOR ,PLOT NO. 146-151, OPP. GAJANAN MAHARAJ MANDIR, ZENDA CHOWK, DHARMPETH, NAGPUR - 440010.
MOB. NO. : 9422103220
EMAIL : chandu1865@gmail.com