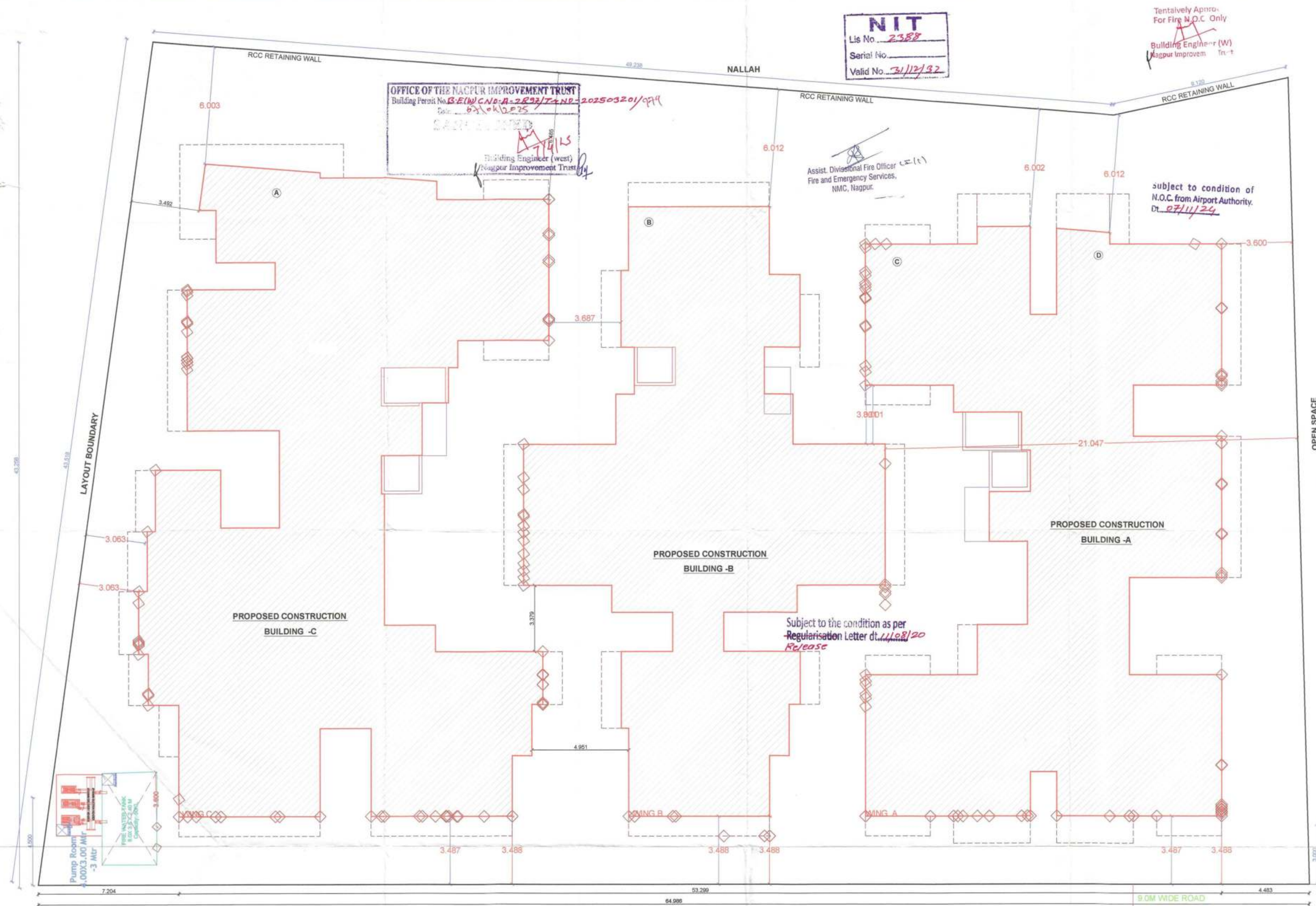


SITE PLAN
SCALE 1 : 100

PLOT NO. - 11

REFERENCE:

PLOT BOUNDARY SHOWN IN THIS	
PROPOSED CONSTRUCTION SHOWN IN THIS	
EXISTING CONSTRUCTION SHOWN IN THIS	

NAGPUR MUNICIPAL CORPORATION
NAGPUR
(FIRE AND EMERGENCY SERVICE)
Provisional Fire Safety Approval Certificate hereby issued by Fire & Emergency Services Dept. for the proposed construction. The scope of this approval is Restricted to Fire Prevention and Life Safety. Measure only.
Please See conditions mentioned to 21.10.17.
In Provisional Fire Safety Approval Certificate No. FES/ 944-1 / CPU Dated 27/02/2025
Chief Fire Officer
Fire & Emergency Services
N.M.C. Nagpur

9.0 M WIDE ROAD



Legend	Abbreviation
1. Plot Boundary	1. Plot Boundary
2. Proposed Construction	2. Proposed Construction
3. Existing Construction	3. Existing Construction
4. N.O.C. from Airport Authority	4. N.O.C. from Airport Authority
5. N.O.C. from Fire Department	5. N.O.C. from Fire Department
6. N.O.C. from Police Department	6. N.O.C. from Police Department
7. N.O.C. from Water Department	7. N.O.C. from Water Department
8. N.O.C. from Electricity Department	8. N.O.C. from Electricity Department
9. N.O.C. from Health Department	9. N.O.C. from Health Department
10. N.O.C. from Education Department	10. N.O.C. from Education Department
11. N.O.C. from Social Welfare Department	11. N.O.C. from Social Welfare Department
12. N.O.C. from Public Works Department	12. N.O.C. from Public Works Department
13. N.O.C. from Transport Department	13. N.O.C. from Transport Department
14. N.O.C. from Industries Department	14. N.O.C. from Industries Department
15. N.O.C. from Agriculture Department	15. N.O.C. from Agriculture Department
16. N.O.C. from Forest Department	16. N.O.C. from Forest Department
17. N.O.C. from Environment Department	17. N.O.C. from Environment Department
18. N.O.C. from Labour Department	18. N.O.C. from Labour Department
19. N.O.C. from Housing Department	19. N.O.C. from Housing Department
20. N.O.C. from Urban Planning Department	20. N.O.C. from Urban Planning Department

Proforma 1 : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	2516.28
(a) As per ownership document (7/12, CTS extract)	2516.28
(b) as per TIR or City Survey measurement sheet	2516.28
(c) as per Demarcated drawing area	2531.52
LESS	
2. Area not in possession	0.00
3. Entire area (1-2)	2516.28
4. Deductions for	
(a) Proposed D.P. / D.P. Road widening Area / Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
5. Balance area of plot (3-4)	2516.28
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt - Nil	
(Required - (a) Upto 20000 sqmt - Nil	
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	2516.28
8. Recreational Open Space	
(a) If area (5) is more than 4000 sqmt - 10 % of (5) is required	0.00
(b) If area is less than 4000 sqmt - Check -	
i) If it is full number like 1/2, 1/3, 1/4 etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	
ii) If it is subdivision like 1/2, 2/5, 1/251 419/1 etc then recreational open space is required	
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I. of 75 %	
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2024-10-01 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.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

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 (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

Name Of : Owner Sachin Ashok Khare

Postal Address : Plot No. Q-20 Flat No 202 Street Residency Jain Mandir Mang.Ranapratap Nagar,Nagpur,Maharashtra-440002

Phone No. 9823120337

DESCRIPTION OF PROJECT:
Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO. - 41892/628

SITE ADDRESS:
NAGPUR

Name of Architect : SANDEEP RAJENDRA PANDEY

ADDRESS OF OFFICE:
OFFICE -
Plot No. 31, Road No. 1, Near Jaitale Road, Nagpur.

OWNERS SIGN -

SANDEEP RAJENDRA PANDEY
ARCHITECT
N.I.T.L.S. NO. 2388
N.M.C./R-524

SCALE - 1:100

JOB NO - NIT-24-69016

CHECK BY -

SUBMISSION DRAWING

BUILT UP AREA CALCULATION FOR GROUND BUILDING - C

AREA NAME	LENGTH	WIDTH	Area (Sq.M)
BLOCK	6.00	6.90	38.86
LiftWell4	-	-	5.67
LiftWell3	-	-	3.24
TOTAL Deduction = 8.91 Sq.M			
Net Built Up Area = 29.95 Sq.M			

NIT
Lis No. 2388
Serial No.
Valid No. 3/1/22

BUILT UP AREA CALCULATION FOR GROUND BUILDING - B

AREA NAME	LENGTH	WIDTH	Area (Sq.M)
BLOCK	6.116	5.260	36.02
LiftWell2	-	-	3.24
TOTAL Deduction = 3.24 Sq.M			
Net Built Up Area = 32.78 Sq.M			

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

BUILT UP AREA CALCULATION FOR GROUND FLOOR BUILDING - A

AREA NAME	LENGTH	WIDTH	Area (Sq.M)
BLOCK	6.76	6.10	38.42
LiftWell4	-	-	3.24
LiftWell3	-	-	4.86
TOTAL Deduction = 8.10 Sq.M			
Net Built Up Area = 30.32 Sq.M			

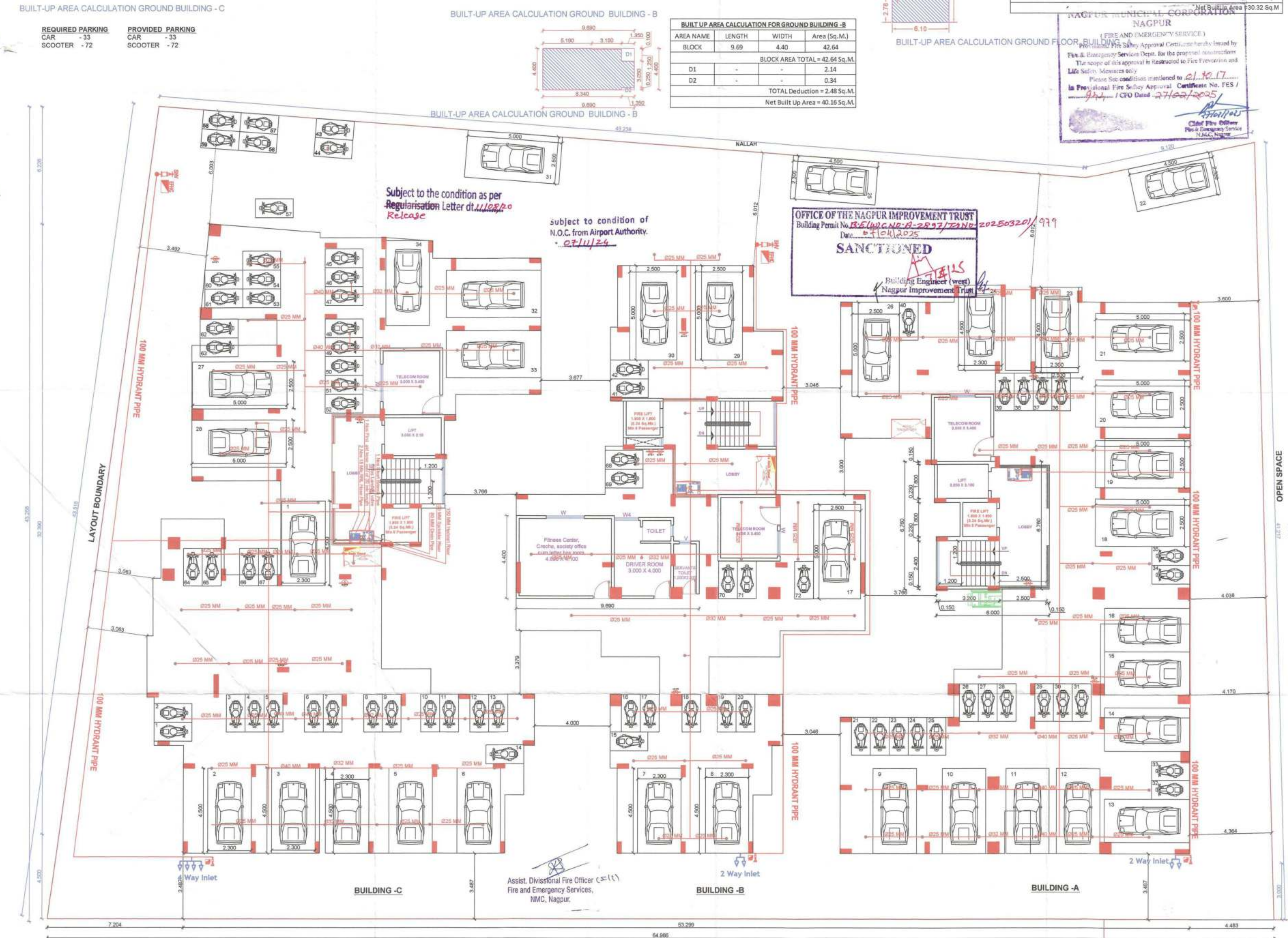
BUILT UP AREA CALCULATION FOR GROUND BUILDING - B

AREA NAME	LENGTH	WIDTH	Area (Sq.M)
BLOCK	9.69	4.40	42.64
D1	-	-	2.14
D2	-	-	0.34
TOTAL Deduction = 2.48 Sq.M			
Net Built Up Area = 40.16 Sq.M			

NAGPUR MUNICIPAL CORPORATION
(FIRE AND EMERGENCY SERVICE)
Provisional Fire Safety Approval Certificate hereby issued by
Fire & Emergency Service Dept. for the proposed construction.
The scope of this approval is restricted to Fire Prevention and
Life Safety Measures only.
Please see conditions mentioned to 21.10.17
in Provisional Fire Safety Approval Certificate No. FES /
921 / C/O Dated 27/09/2025
Chief Fire Officer
Fire & Emergency Service
N.M.C., Nagpur

LEGEND

1	Driveway
2	Driveway
3	Driveway
4	Driveway
5	Driveway
6	Driveway
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98	Driveway
99	Driveway
100	Driveway



Proforma 1: Area Statement

1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	2516.28
(a) As per ownership document (7/12, CTS extract)	2516.28
(b) as per TILR or City Survey measurement sheet	2516.28
(c) as per Demarcated drawing area	2531.52
LESS	
2. Area not in possession	0.00
3. Entire area (1-2)	2516.28
4. Deductions for	
(a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
5. Balance area of plot (3-4)	2516.28
6. Amenity Space	0.00
(a) Applicable if (1) > 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5% of Total area	0.00
7. Net Plot Area (5-6)	2516.28
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10% of (6) is required	0.00
Proposed	0.00
(b) If area is less than 4000 sqmt - Check -	-
i) If it is full number like 1, 2, 125, 418 etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2, 2/5, 125/1, 418/1 etc then recreational open space is required	-
(A) 10% Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I. of 75%	-
(C) Exemption to leave open space subject to payment of 10% land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2024-10-01 and the dimensions of sides etc. of plot stated herein 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.

Signature (Name of Architect/ Licensed Engineer/ Supervisor):
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 (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

Name of Owner: Sachin Ashok Khosla

Postal Address: Plot No. Q/20 Flat No. 202 Shree Residency Jain Mandir Marg, Ramnagar, Nagpur, Maharashtra-462002

Phone No: 9823120337

DESCRIPTION OF PROJECT:
Type of Proposal: Residential
BUILDING ON CTS NO./SURVEY NO.-41803/028

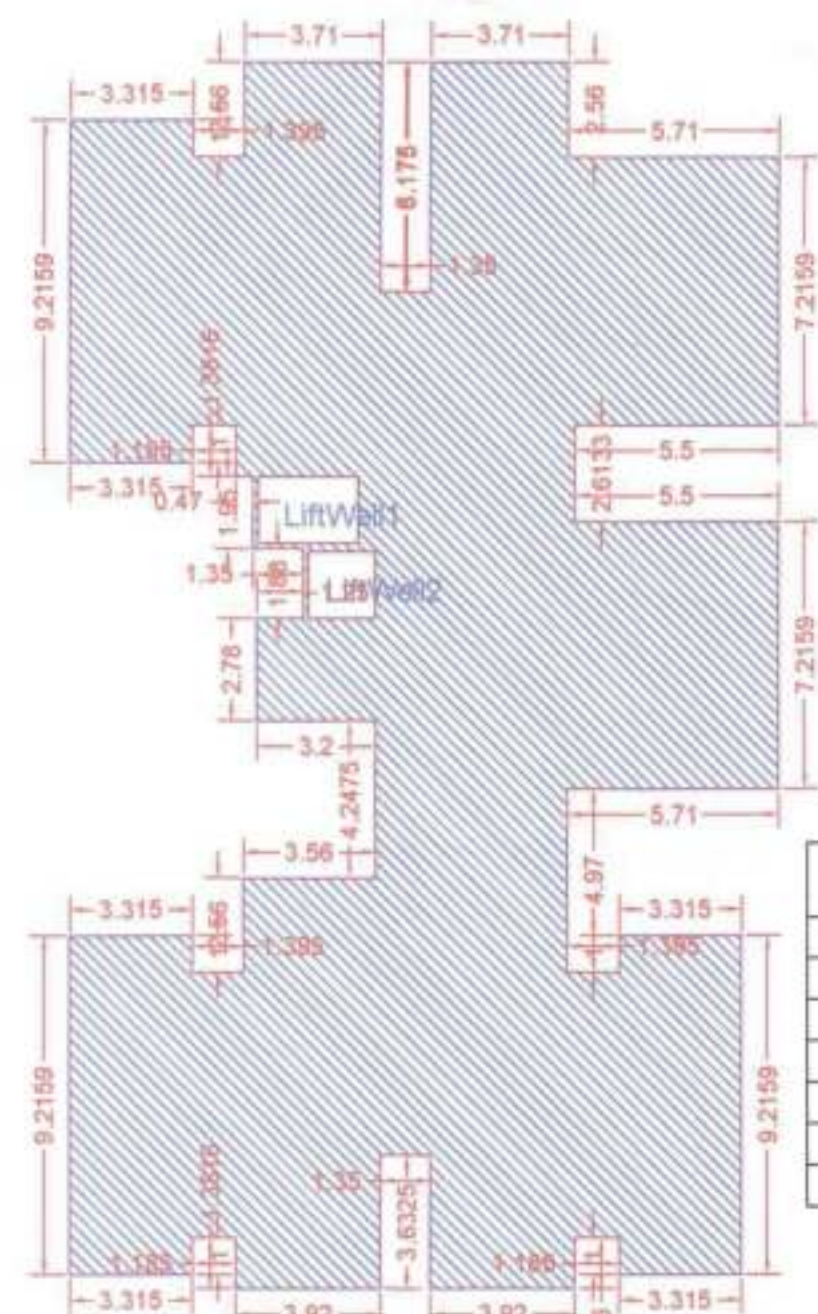
SITE ADDRESS:
NAGPUR

Name of Architect: SANDEEP RAJENDRA PANDIT
ADDRESS OF OFFICE:
Office - 31, Azad Nagar, Nagpur

OWNERS SIGN:
SANDEEP PANDIT
N.I.T.S. NO. 2388
N.M.C./R- 524

SCALE: 1:100
JOB NO: NIT-24-6618
CHECK BY:-

DATE: 14/10/24
SUBMISSION DRAWING



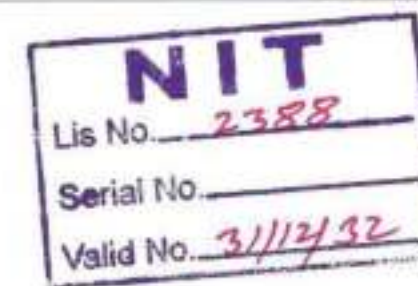
BUILT-UP AREA CALCULATION 1ST 2ND 3RD 4TH BUILDING - A



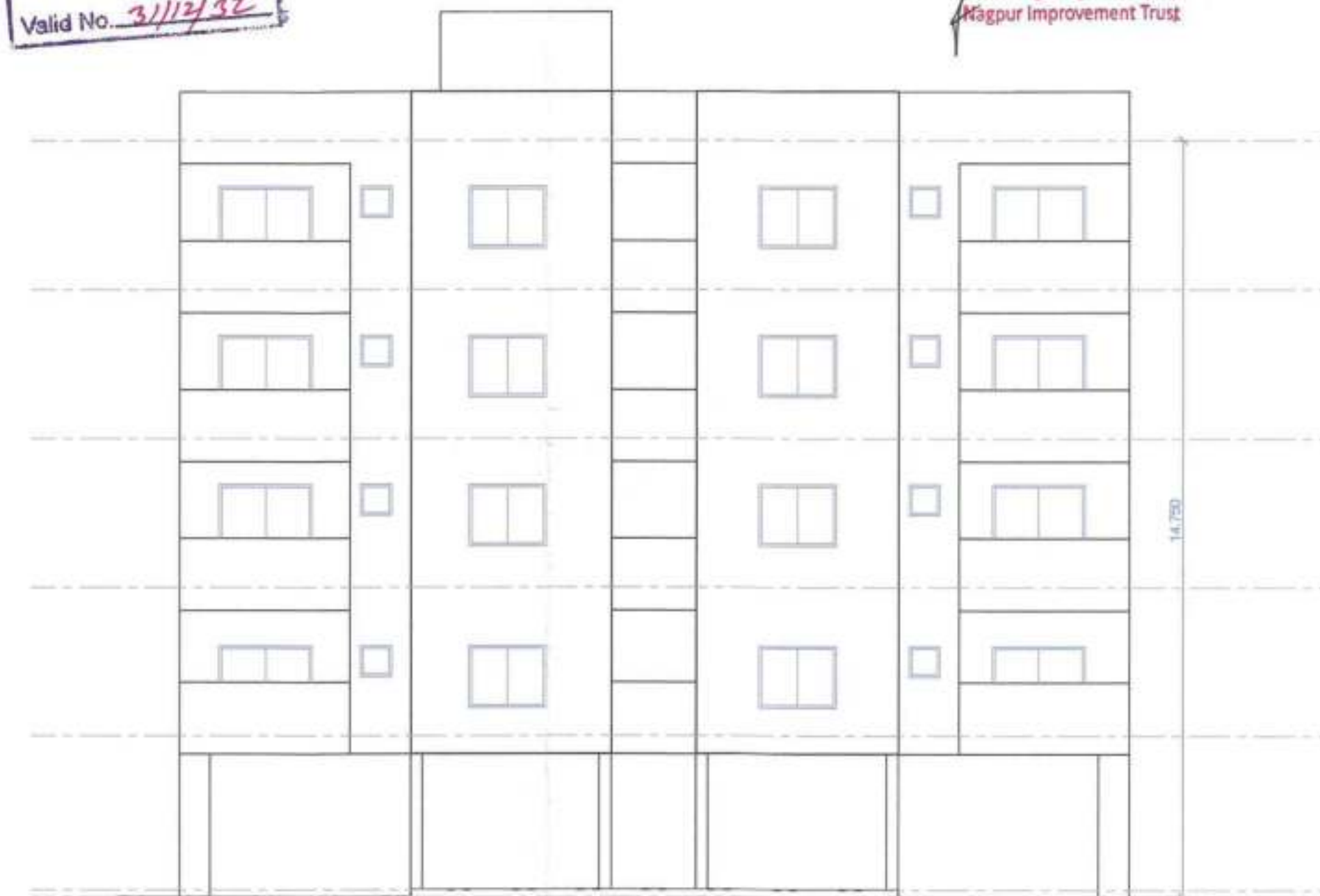
BUILT UP AREA CALCULATION FOR 1ST 2ND 3RD 4TH BUILDING A			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	33.17	19.19	463.70
BLOCK AREA TOTAL = 463.70 Sq.M			
LiftWell2	-	-	3.24
LiftWell1	-	-	4.80
TOTAL Deduction = 8.10 Sq.M			
Net BuiltUp Area = 455.60 Sq.M			

Subject to the condition as per
Regularisation Letter dt. 11/08/20
Release

LEGEND:-	
	2 Way Inlet
	4.5 KG CO2 FIRE EXTINGUISHER
	5 KG ABC FIRE EXTINGUISHER
	Hydrant/Sprinkler Pipe Line
	Hydrant Valve
	Manual Call Point and Hooter
	Hose Reel Drum
	Hose Box
	Fire Control Panel
	First Aid Hose Reel of 30 mtr Length
	100mm Dia Drain Pipes
	Emergency Landing Valve with 2No.HRL Hose of 15mtr length and short branch pipe
	150mm Dia Wet Rise From Under Ground Tank Of 200KL Connected through Pumps
	150mm Dia Sprinkler Riser From Under Ground Tank Of 200KL Connected through Pumps
	First Aid Hose Reel Drum

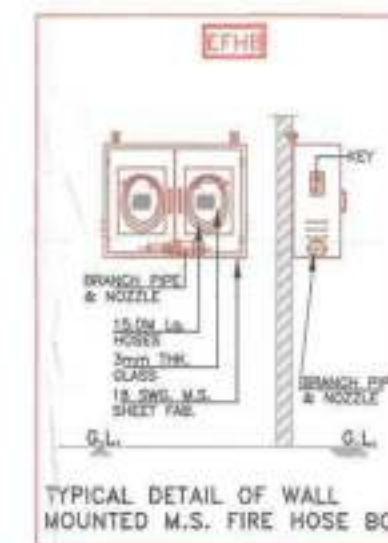
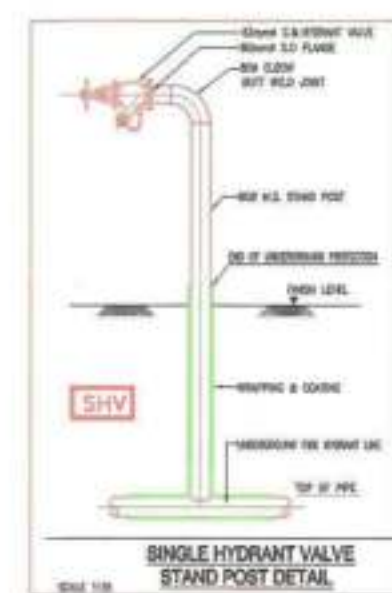
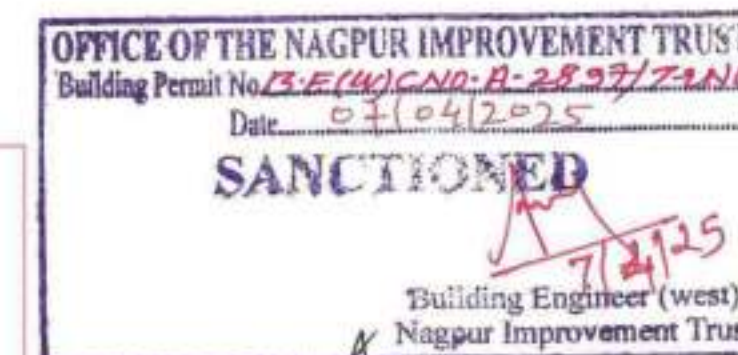


Tentatively A, revy.
For Fire N.O.C. Only
Building Engineer (W)
Nagpur Improvement Trust



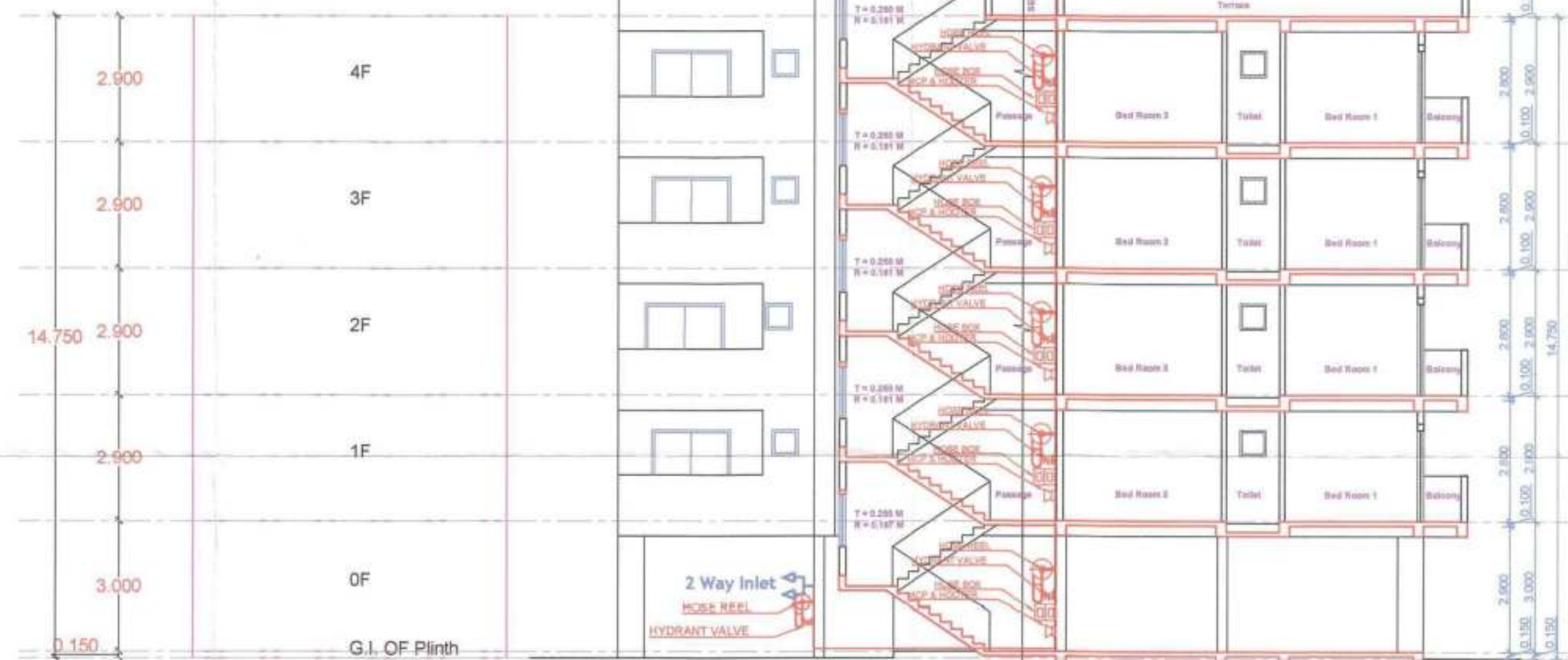
FRONT ELEVATION

SCALE 1 : 100



Booster Pump Capacity 900LPM

subject to condition of
N.O.C. from Airport Authority,
dt. 07/11/24



SECTION VIEW - BUILDING A

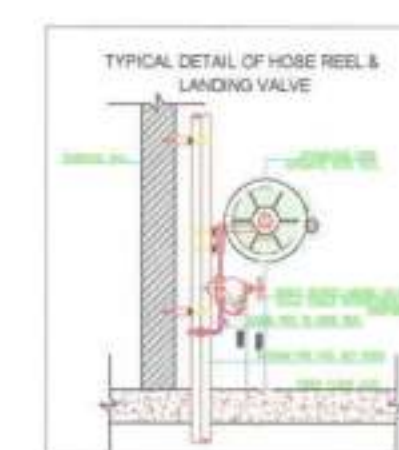
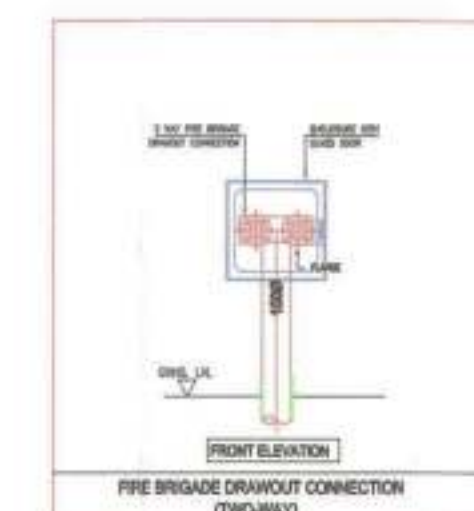
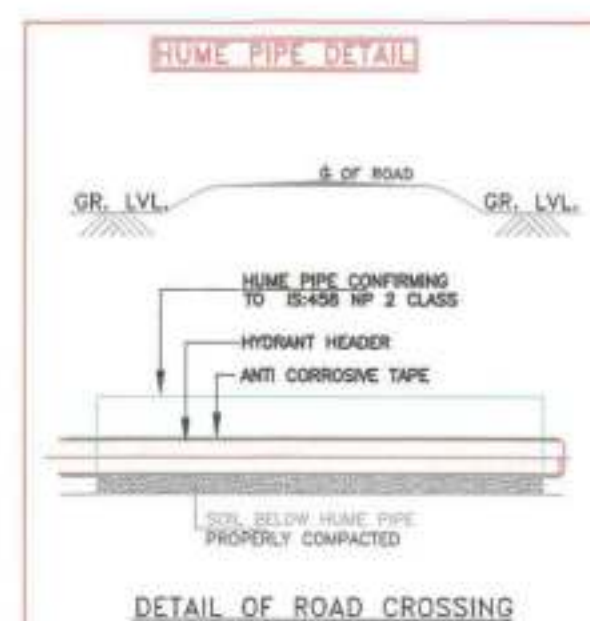
SECTION AT X-X

SCALE 1 : 100

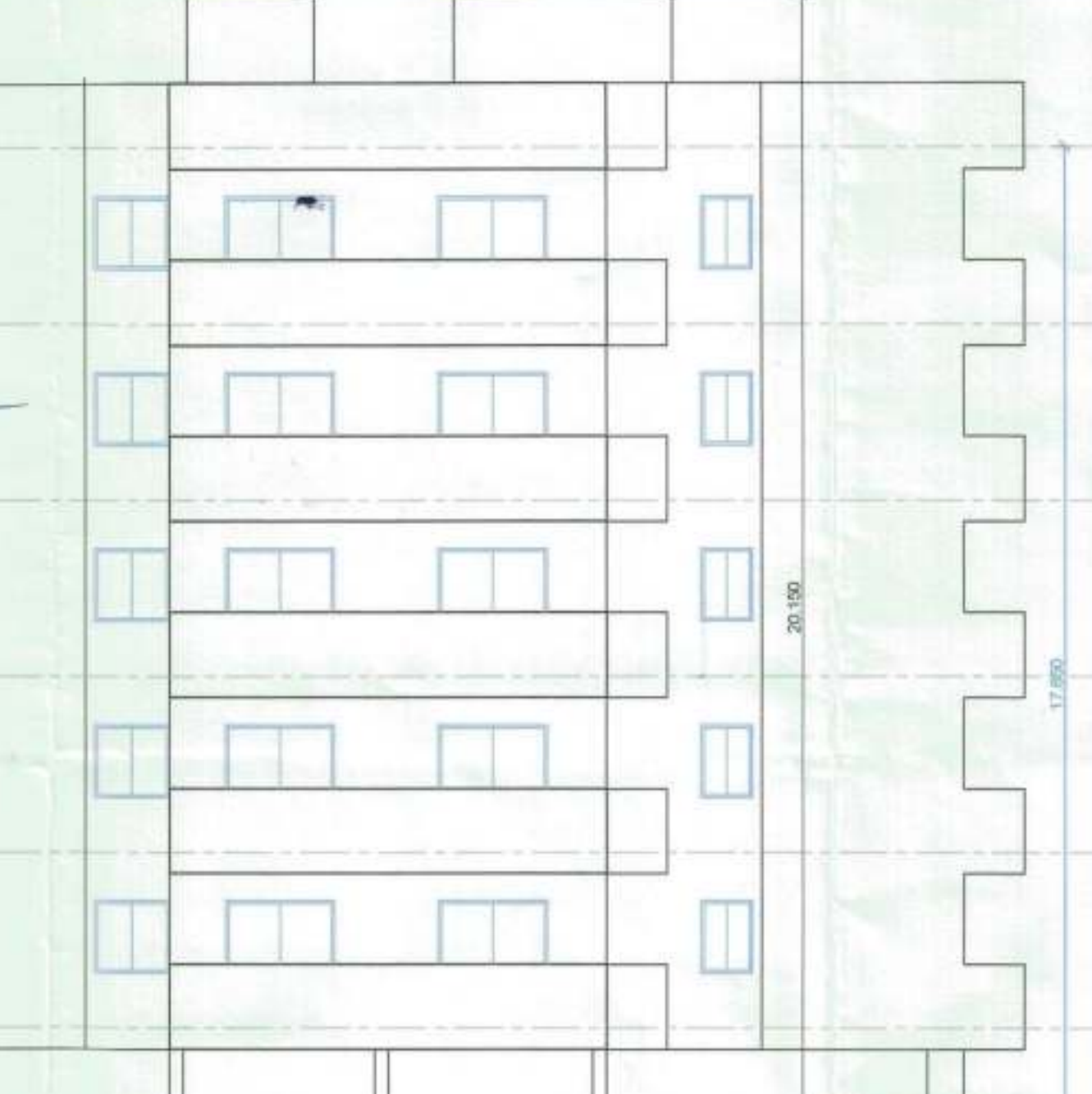
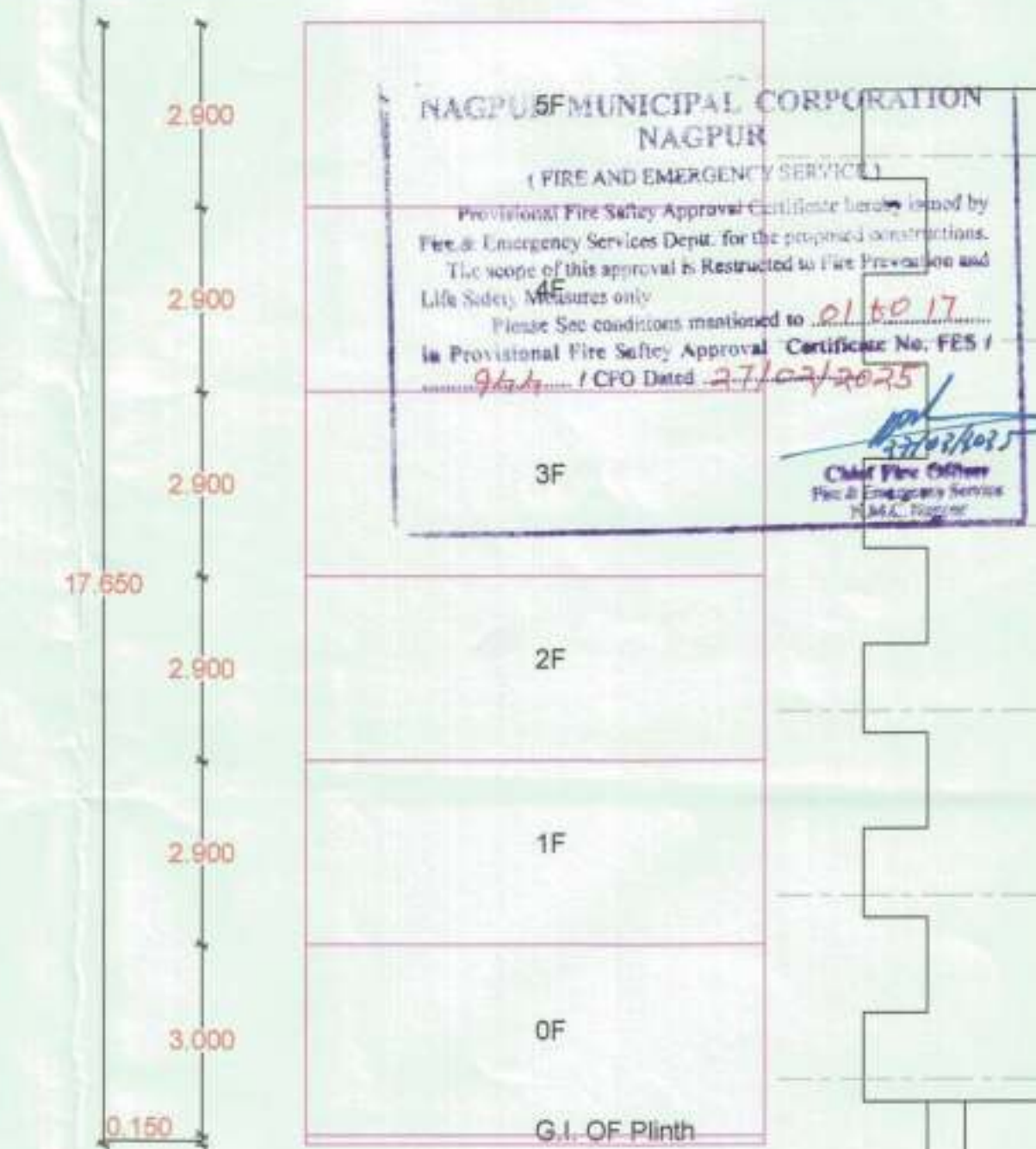
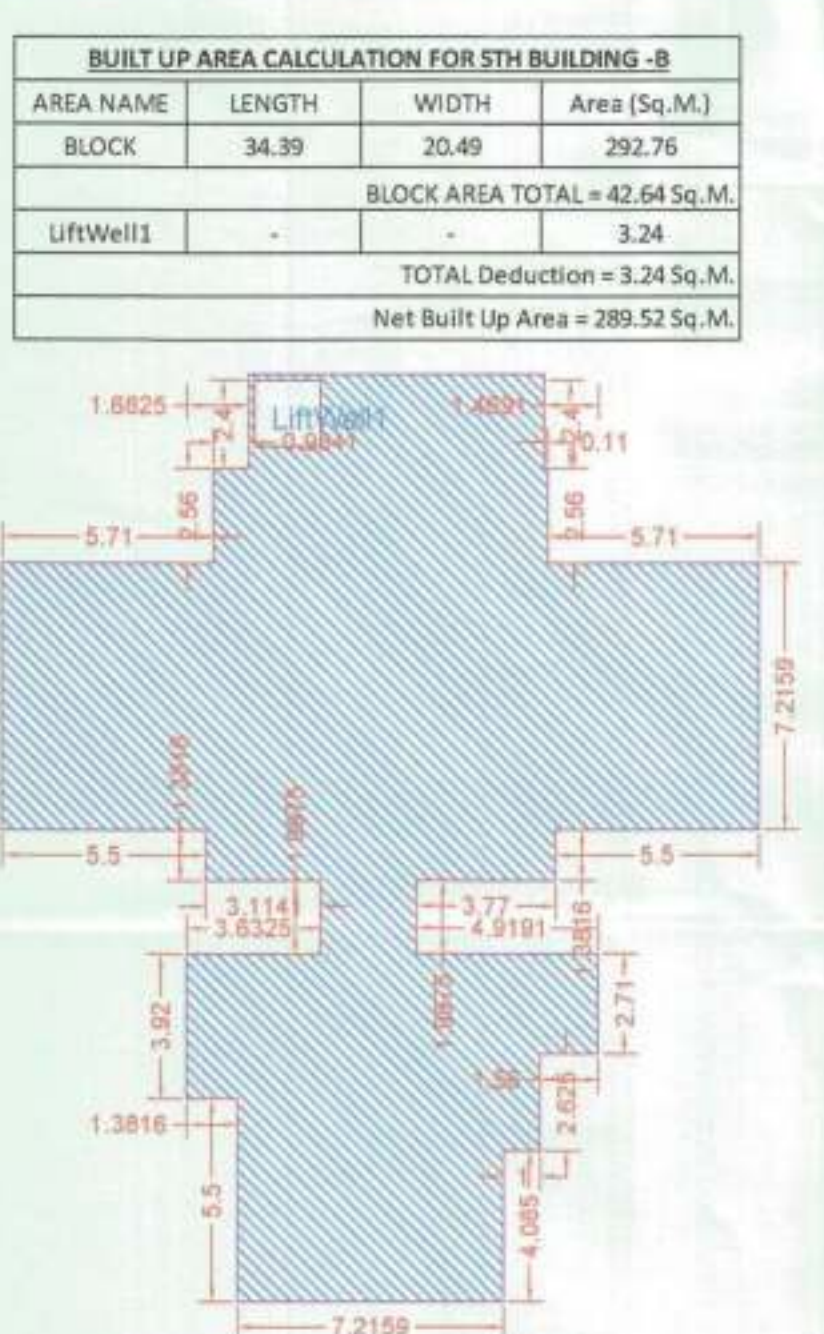
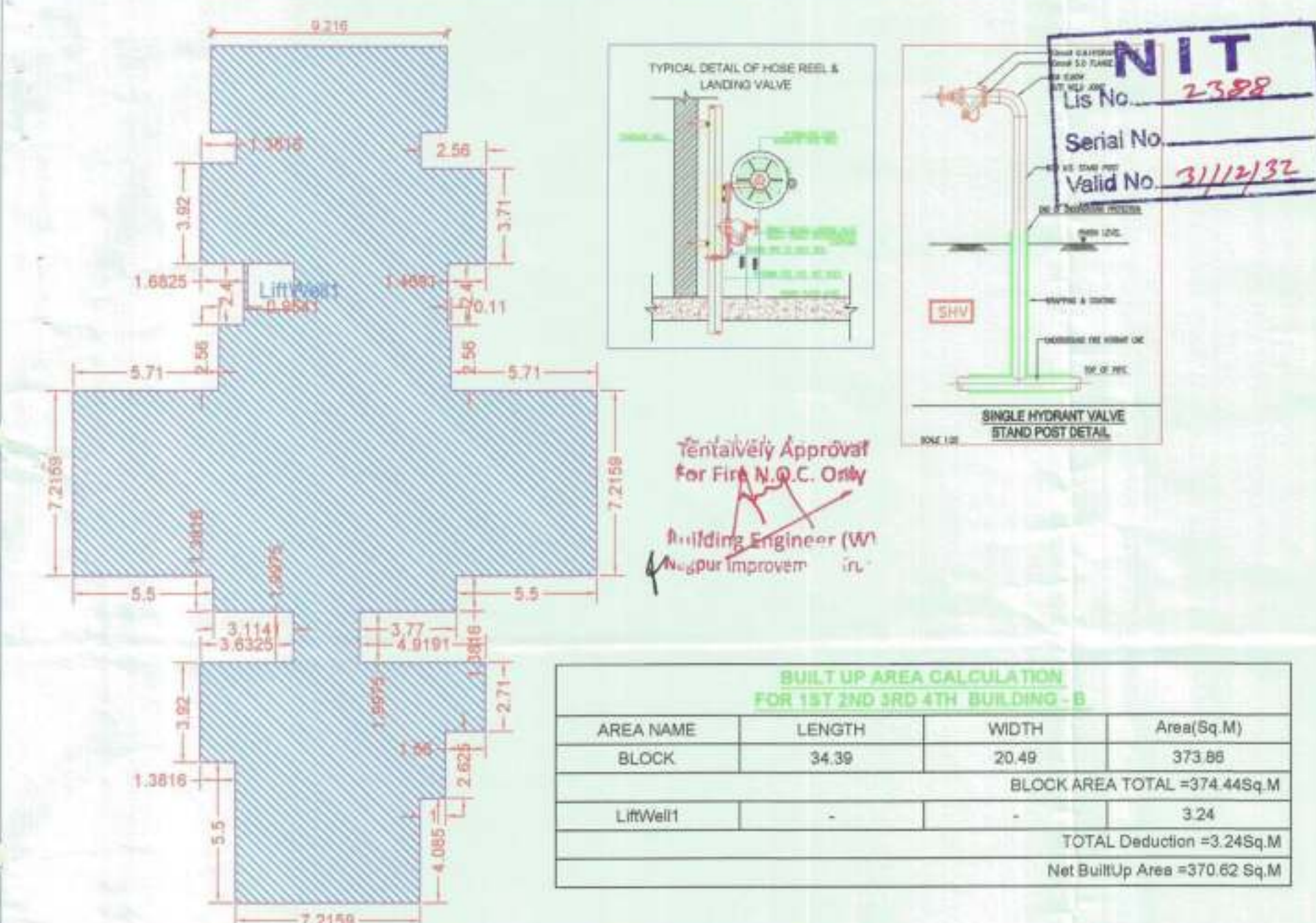
PROPOSED (BUILDING - A) TYPICAL 1ST - 4TH FLOOR PLAN

SCALE 1 : 100

Assist. Divisional Fire Officer (S.I.)
Fire and Emergency Services,
NMC, Nagpur.

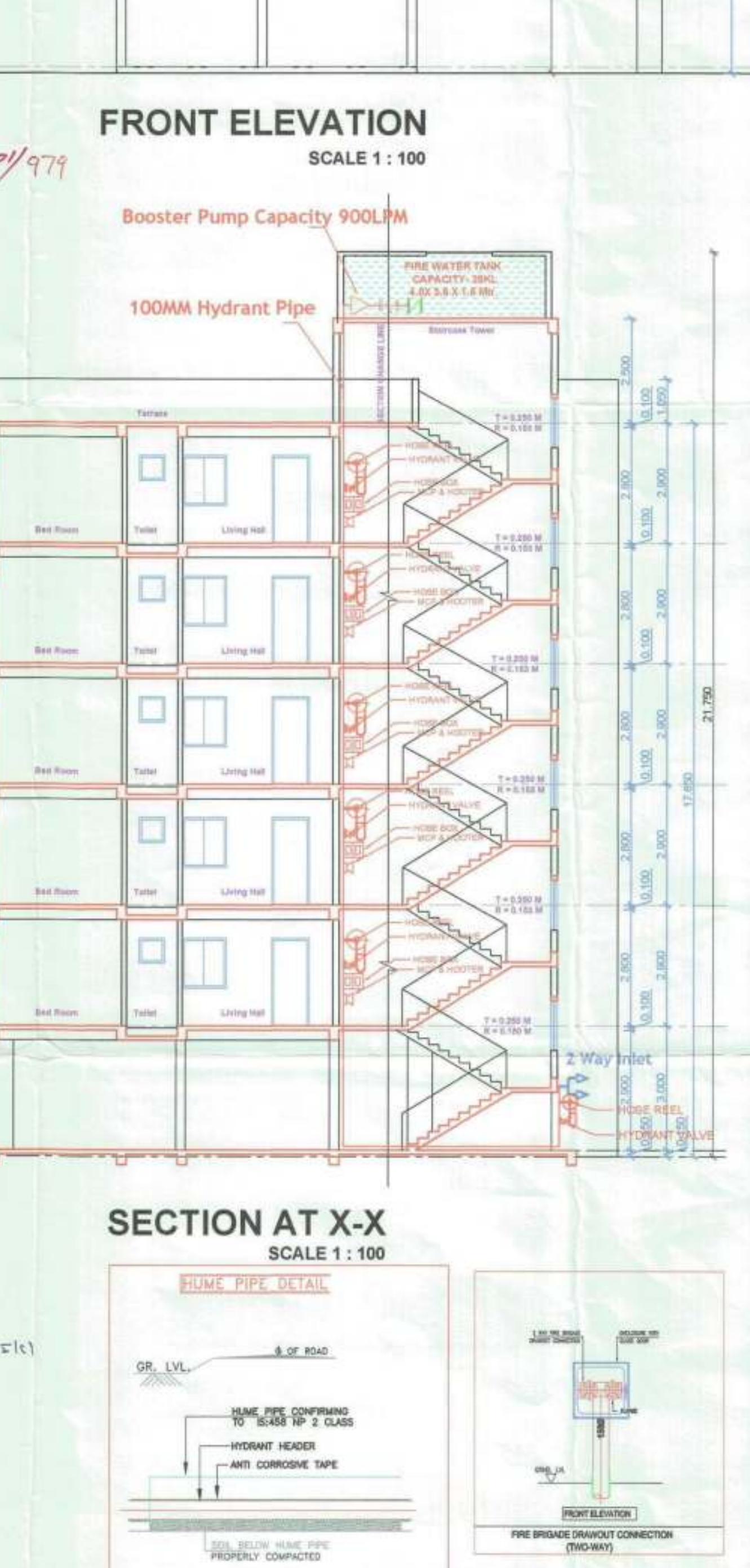
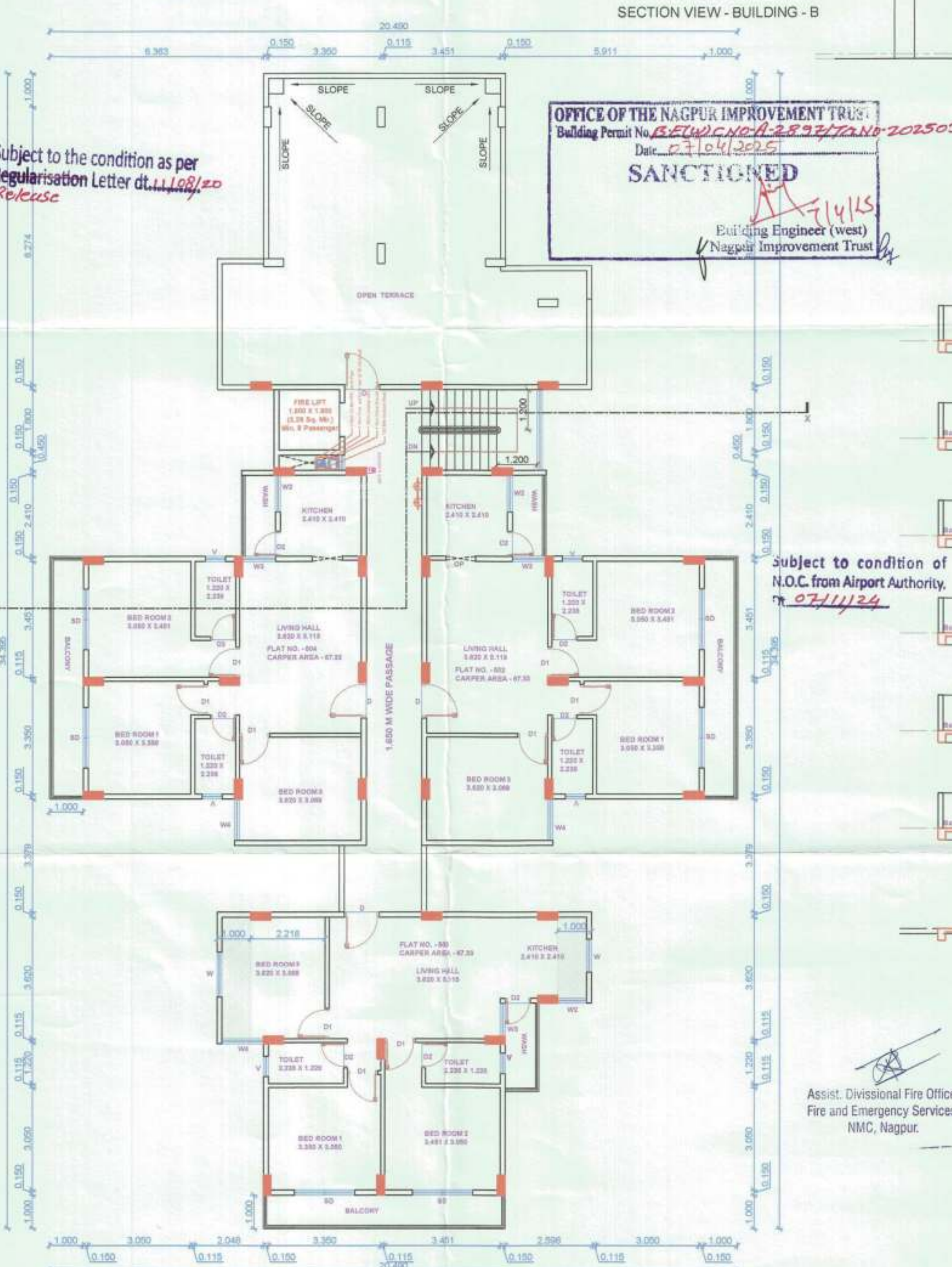
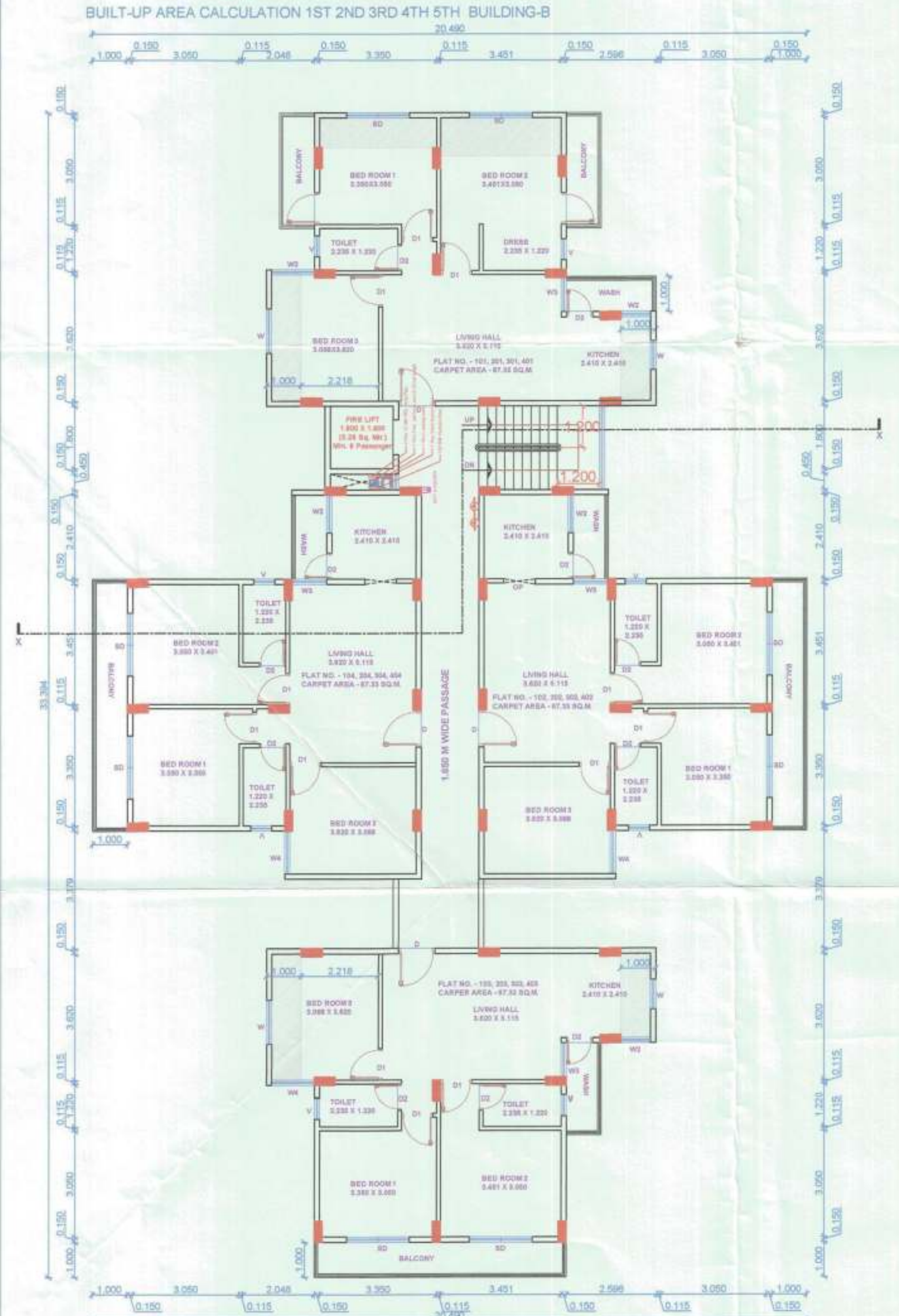


Proforma 1 : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	2516.28
(a) As per ownership document (7/12, CTS extract)	2516.28
(b) as per TILR or City Survey measurement sheet	2516.28
(c) as per Demarcated drawing area	2531.52
LESS	
2. Area not in possession	0.00
3. Entire area (1-2)	2516.28
4. Deductions for	
(a) Proposed D.P. / D.P. Road widening Area / Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
	0.00
5. Balance area of plot (3-4)	2516.28
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required - (a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	2516.28
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed	0.00
(b) If area is less than 4000 sqmt - Check -	-
i) If it is full number like 1/2, 2/5, 1/25, 1/4191 etc. then recreational open space is required	-
ii) If it is subdivision like 1/2, 2/5, 1/25, 1/4191 etc. then recreational open space is required	-
(A) 10 % - Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I. of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-
Certificate of Area:	
Certified that the plot under reference was surveyed by me on 2024-10-01 and the dimensions of sides etc. of plot stated herein 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.	
Signature (Name of Architect/ Licensed Engineer/ Supervisor.)	
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 (s) name and signature	
Architect/ Licensed Engineer/ Supervisor name and signature	
Job No.	
Name Of - Owner Sachin Ashok Khare	
Postal Address - Plot No. G/20 Flat No. 202 Shree Residency Jain Mandir Marg, Ramnagar Nagpur, Maharashtra-461002	
Phone No. 9823120337	
DESCRIPTION OF PROJECT :-	
Type of Proposal : Residential	
BUILDING ON CTS, NO./SURVEY NO.-41(503)428	
SITE ADDRESS : NAGPUR	
Name of Architect - SANDEEP RAJENDRA PANDIT	
ADDRESS OF OFFICE	
OFFICE - Plot No. 31, Azad Hind Nagar, Nagpur.	
OWNERS SIGN - SANDEEP RAJENDRA PANDIT	
N.I.T.L.S. NO. 2388	
N.M.C./R- 524	
SCALE - 1:100	
Date: 14/10/24	
JOB NO - NIT-24-66016	
CHECK BY -	
SUBMISSION DRAWING	



LEGEND

1	2 Way Valve
2	4.5 No. 100 PMS HYDRANT
3	3 No. 400 PMS HYDRANT
4	Hydrant Valve
5	Hydrant Valve
6	Hydrant Valve
7	Hydrant Valve
8	Hydrant Valve
9	Hydrant Valve
10	Hydrant Valve
11	Hydrant Valve
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95	Hydrant Valve
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97	Hydrant Valve
98	Hydrant Valve
99	Hydrant Valve
100	Hydrant Valve



Proforma : Area Statement

1. Area of plot (Minimum area of a, b, c to be considered) and area of subplot with sanctioned layout No. and subplot No.	2516.28
(a) As per ownership document (7/12, CTS extract)	2516.28
(b) As per TILR or City Survey measurement sheet	2516.28
(c) As per Demarcated drawing area	2531.52
2. Area not in possession	0.00
3. Entire area (1-2)	2516.28
4. 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
5. Balance area of plot (3-4)	2516.28
6. Amenity Space	0.00
(a) If it is subdivision like 1/2, 2/5, 1/251/4181 etc then recreational open space is required	0.00
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	2516.28
8. Recreational Open Space	0.00
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required	0.00
Proposed	0.00
(b) If area is less than 4000 sqmt - Check -	0.00
(i) If it is full number like 1, 2, 125, 4181 etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	0.00
(ii) If it is subdivision like 1/2, 2/5, 1/251/4181 etc then recreational open space is required	0.00
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I. of 75 %	0.00
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	0.00

Certificate of Area
Certified that the plot under reference was surveyed by me on 2024-10-01 and the dimensions of sides etc. of plot stated herein 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.

Signature (Name of Architect/ Licensed Engineer/ Supervisor)

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 (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

Name Of : Owner Sachin Ashok Khare

Postal Address : Plot No. Q/30 Flat No 202 Ghose Residency Jan Mandir Mang Ranapratap Nagar Nagpur, Maharashtra-440022

Phone No. 9823120307

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
BUILDING ON CTS. NO. SURVEY NO. - 4188/9/28

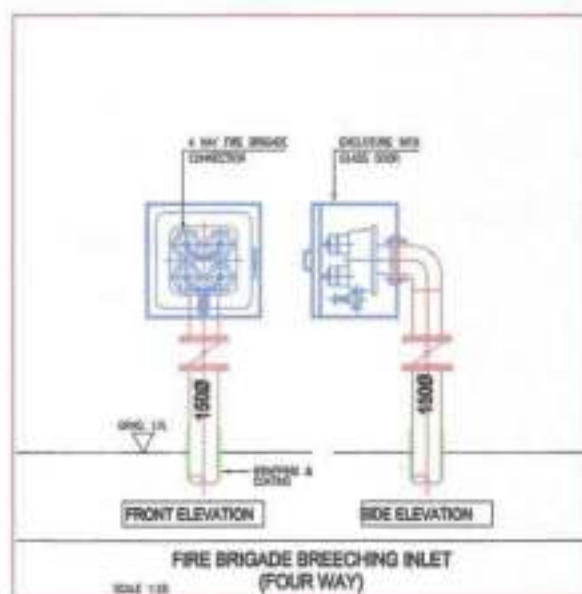
SITE ADDRESS :
NAGPUR

Name of Architect : **SANDEEP RAJENDRA PANDIT**

ADDRESS OF OFFICE :
Plot No. 31, Asad Hindu Colony, Bhand Nagar.

OWNERS SIGN : **SANDEEP PANDIT**
N.I.T.S. NO. 2388
N.M.C. No. 524

SCALE - 1:100
JOB NO - NIT-24-68016
CHECK BY -
SUBMISSION DRAWING

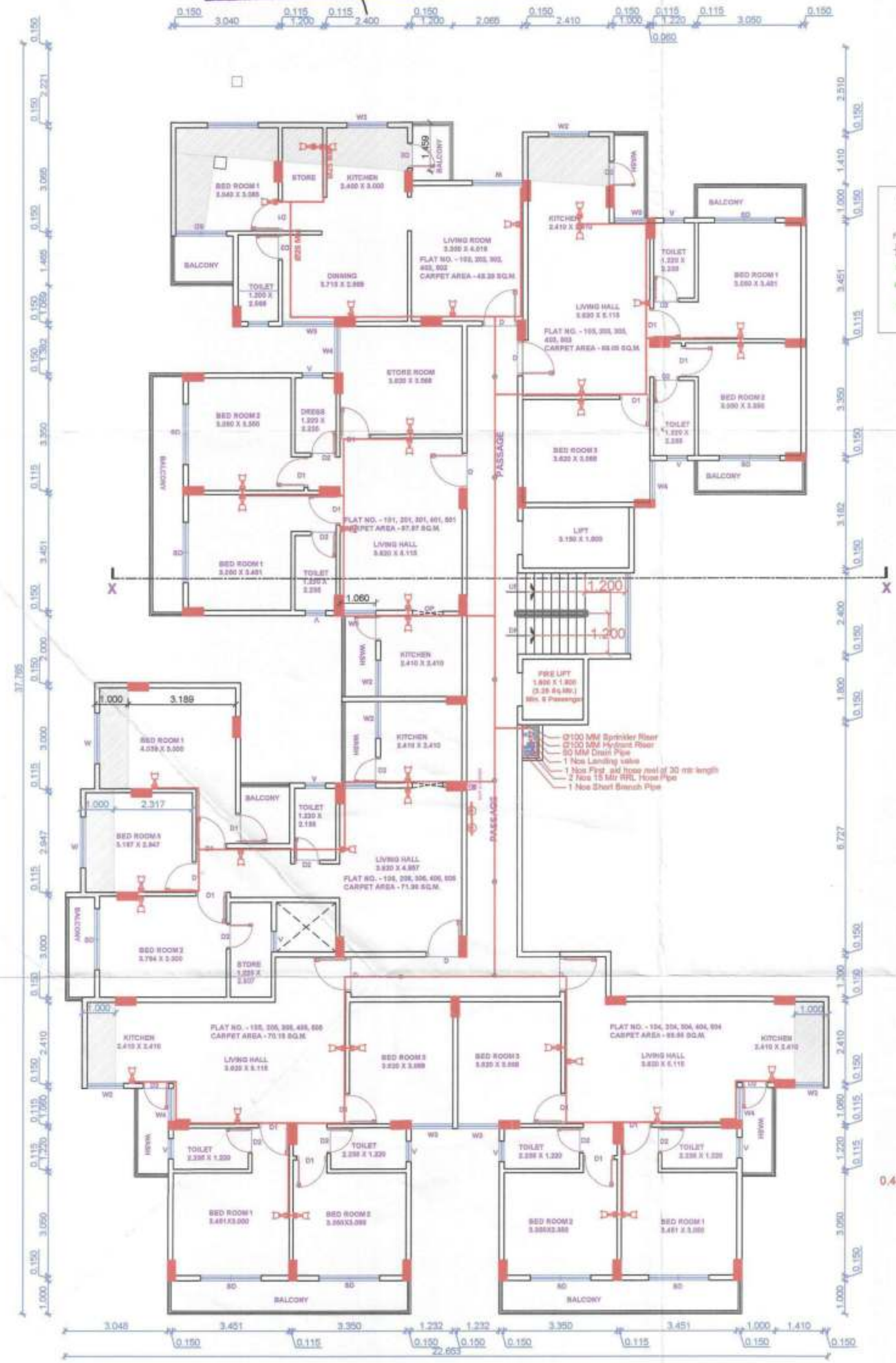


NAGPUR MUNICIPAL CORPORATION
(FIRE AND EMERGENCY SERVICE)
Provisional Fire Safety Approval Certificate issued by Fire & Emergency Services Dept. for the proposed construction. The scope of this approval is restricted to Fire Prevention and Life Safety Measures only.
Please see conditions mentioned to 01.49.17.
is Provisional Fire Safety Approval Certificate No. FES / FES/944 / CPO Dated 27/12/2025
Chief Fire Officer
Fire & Emergency Services
N.M.C., Nagpur.

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. B-5111/CNO-B-2897/72 NR-20250320/979
Date: 23.10.2025
SANCTIONED
Building Engineer (West)
Nagpur Improvement Trust

NIT
Lic No. 2388
Serial No. _____
Valid No. 31/12/32
Assist. Divisional Fire Officer (C-1)
Fire and Emergency Services,
N.M.C., Nagpur.

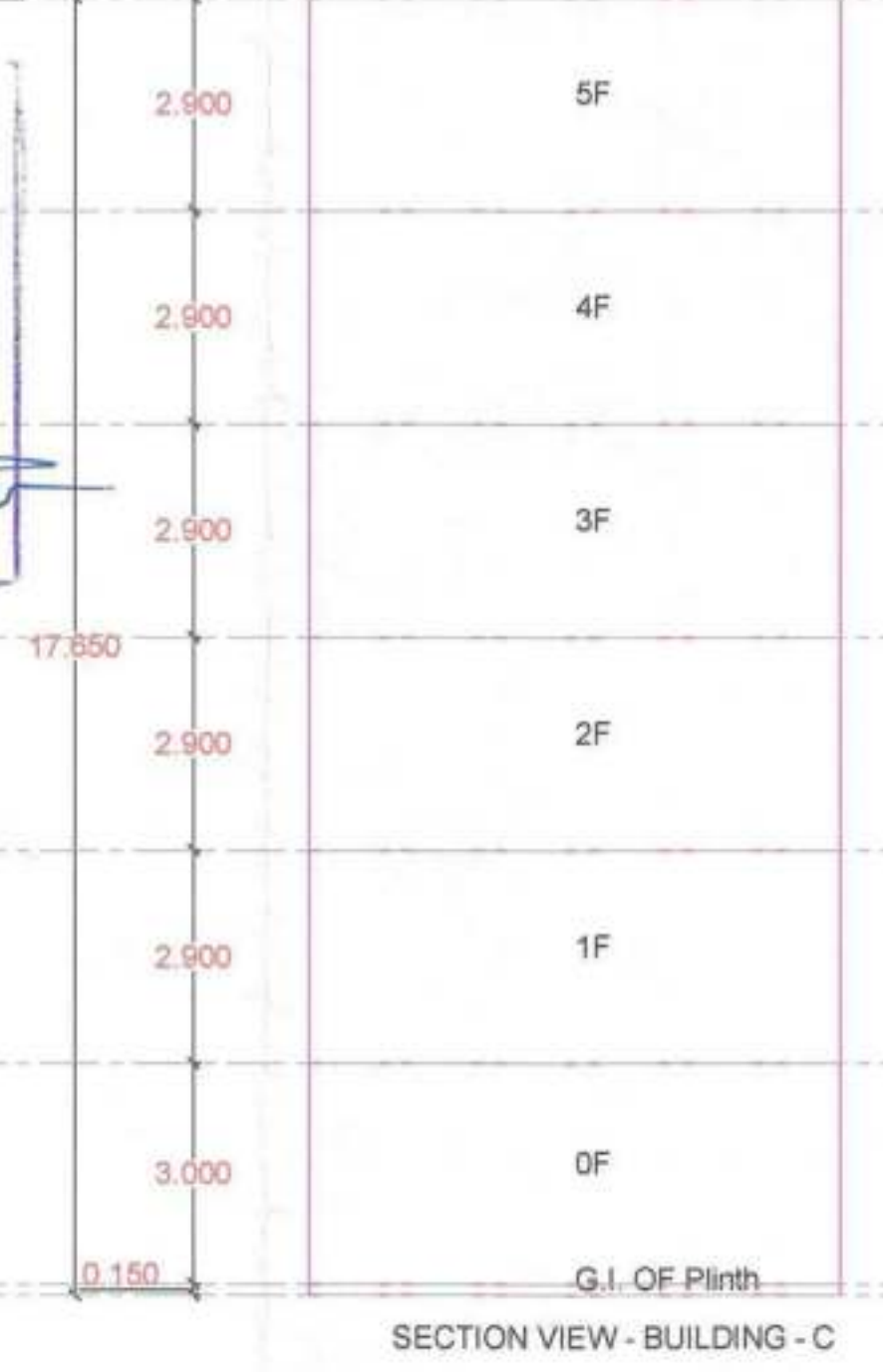
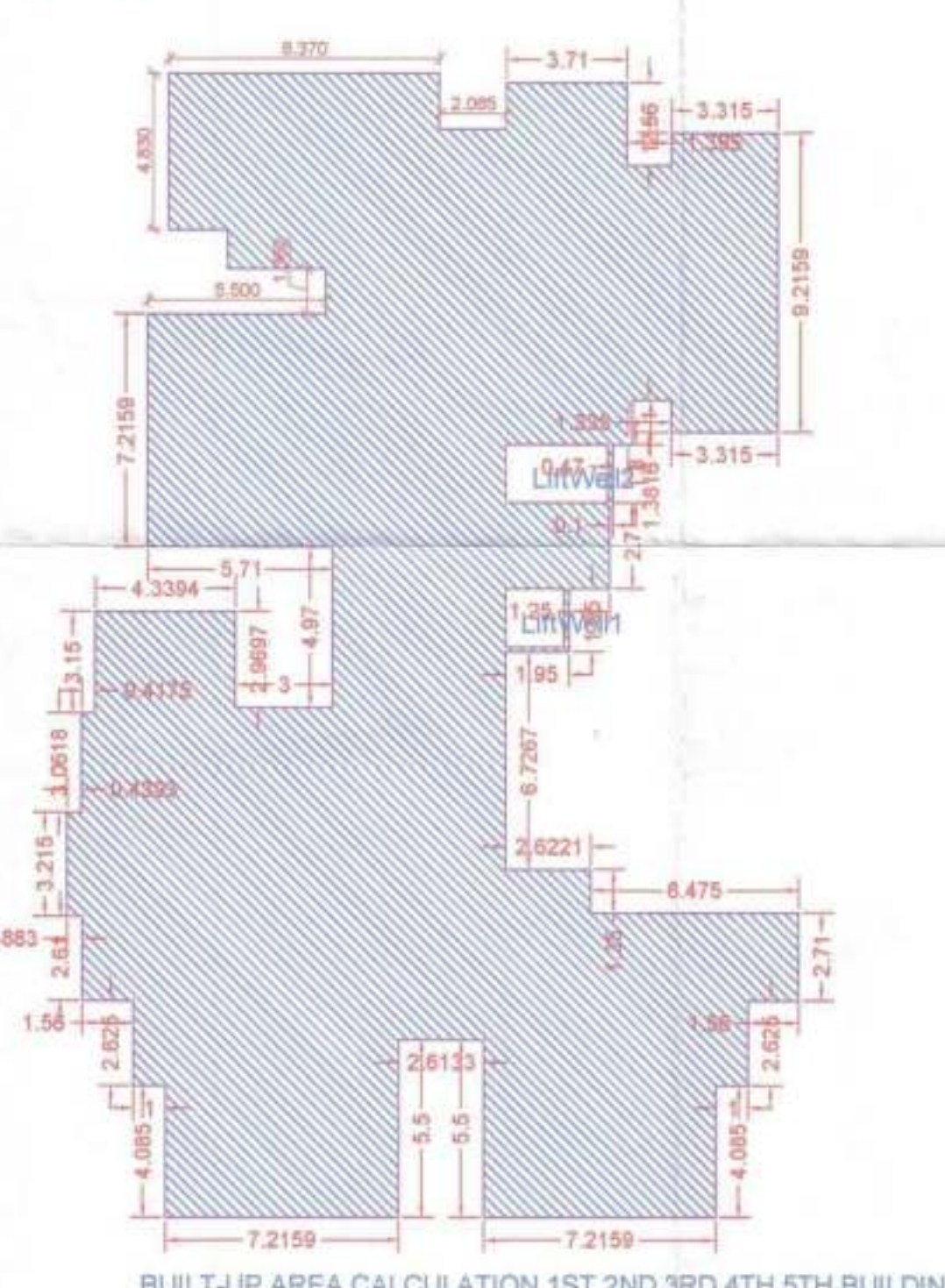
Tentatively Approval
For Fire N.O.C. Only
Building Engineer - (N.M.C.)
Date: _____



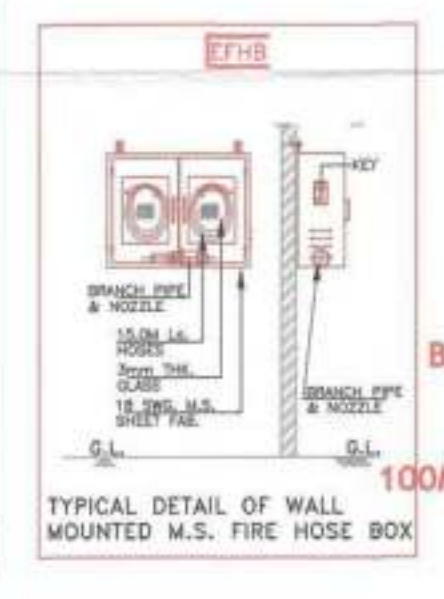
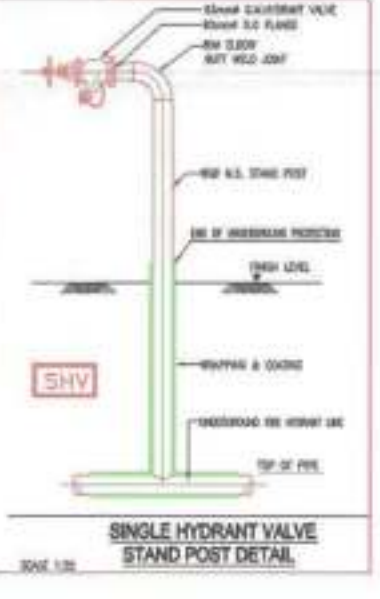
BUILT UP AREA CALCULATION FOR 1ST 2ND 3RD 4TH 5TH BUILDING - C

AREA NAME	LENGTH	WIDTH	Area (Sq. M)
BLOCK	37.76	22.65	538.69
Lift Well 2	-	-	5.67
Lift Well 1	-	-	3.24
TOTAL Deduction			8.91 Sq. M
Net Built Up Area			529.78 Sq. M

Subject to the condition as per
Regularisation Letter dt. 11/08/20
Release

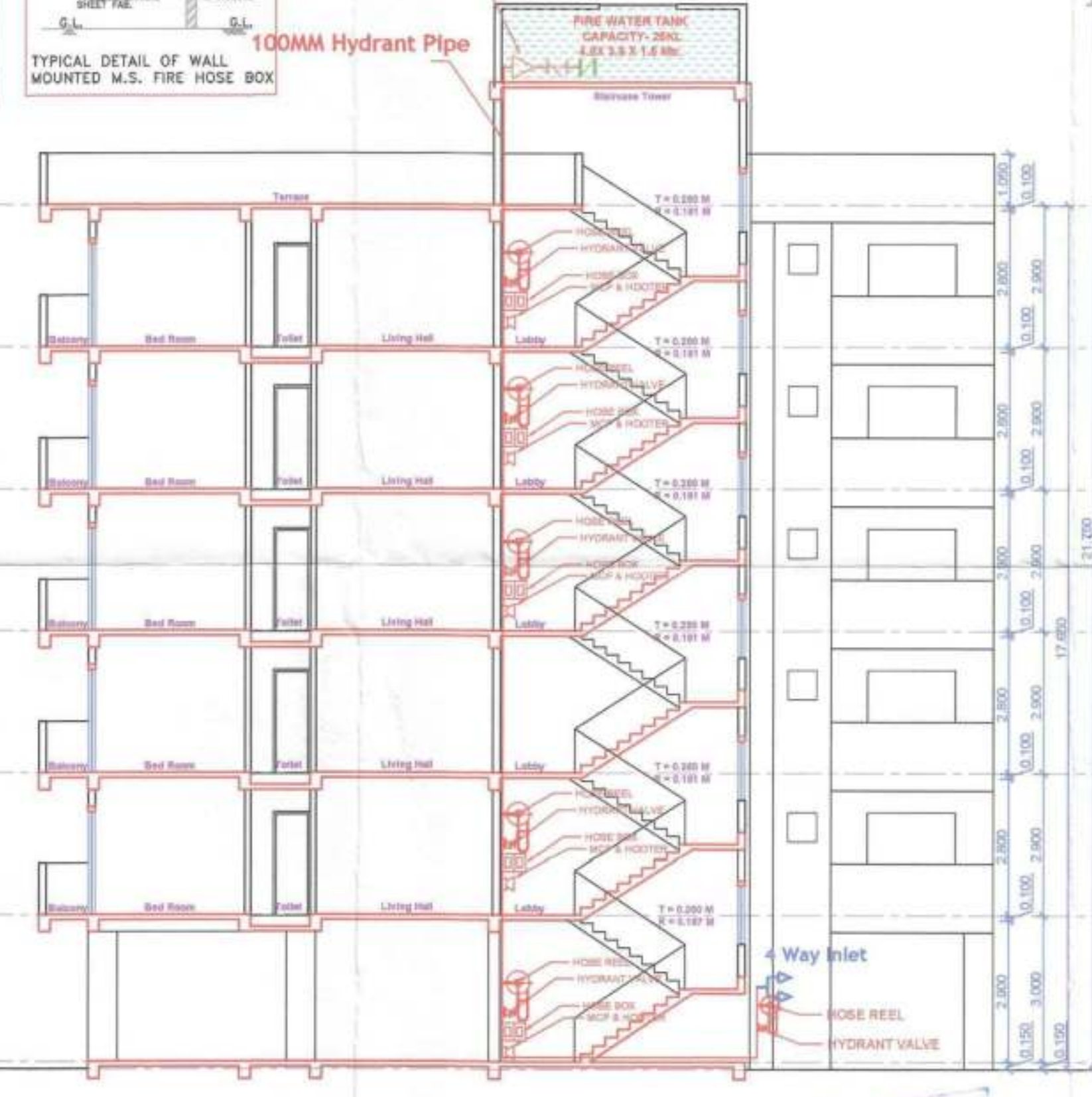


FRONT ELEVATION
SCALE 1 : 100



subject to condition of
N.O.C. from Airport Authority.
07/11/24

Booster Pump Capacity 900LPM



SECTION AT X-X
SCALE 1 : 100

LEGEND

1	SPRINKLER
2	HYDRANT
3	HYDRANT VALVE
4	HYDRANT REEL
5	HYDRANT HOSE
6	HYDRANT VALVE
7	HYDRANT REEL
8	HYDRANT HOSE
9	HYDRANT VALVE
10	HYDRANT REEL
11	HYDRANT HOSE
12	HYDRANT VALVE
13	HYDRANT REEL
14	HYDRANT HOSE
15	HYDRANT VALVE
16	HYDRANT REEL
17	HYDRANT HOSE
18	HYDRANT VALVE
19	HYDRANT REEL
20	HYDRANT HOSE
21	HYDRANT VALVE
22	HYDRANT REEL
23	HYDRANT HOSE
24	HYDRANT VALVE
25	HYDRANT REEL
26	HYDRANT HOSE
27	HYDRANT VALVE
28	HYDRANT REEL
29	HYDRANT HOSE
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41	HYDRANT HOSE
42	HYDRANT VALVE
43	HYDRANT REEL
44	HYDRANT HOSE
45	HYDRANT VALVE
46	HYDRANT REEL
47	HYDRANT HOSE
48	HYDRANT VALVE
49	HYDRANT REEL
50	HYDRANT HOSE

Proforma 1: Area Statement

1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	2516.28
(a) As per ownership document (7/12, CTS extract)	2516.28
(b) as per TILR or City Survey measurement sheet	2516.28
(c) as per Demarcated drawing area	2531.52
LESS	
2. Area not in possession	0.00
3. Entire area (1-2)	2516.28
4. Deductions for	
(a) Proposed D.P. / D.P. Road widening Area / Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
5. Balance area of plot (3-4)	2516.28
6. Amenity Space	0.00
(a) Applicable if (1) > 20000 sqmt	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	2516.28
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed	0.00
(b) If area is less than 4000 sqmt - Check -	-
If it is full number like 1/2, 2/5, 1/25 etc. As per 7.12 Abstract or City Survey Number - No Recreational open space is required	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I. of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2024-10-01 and the dimensions of sides etc. of plot stated herein 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.
Signature
(Name of Architect/Licensed Engineer/Supervisor)
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 (s) name and signature
Architect/Licensed Engineer/Supervisor name and signature
Job No.

Name Of: Owner Sachin Ashok Khare

Postal Address: Plot No. G/20 Flat No. 202 Shree Residency Jain Mandir Marg, Ranapratap Nagar, Nagpur, Maharashtra-462022

Phone No. 9823120337

DESCRIPTION OF PROJECT:
Type of Proposal: Residential
BUILDING ON CTS NO. 50/SURVEY NO. 41/503/625

SITE ADDRESS:
NAGPUR

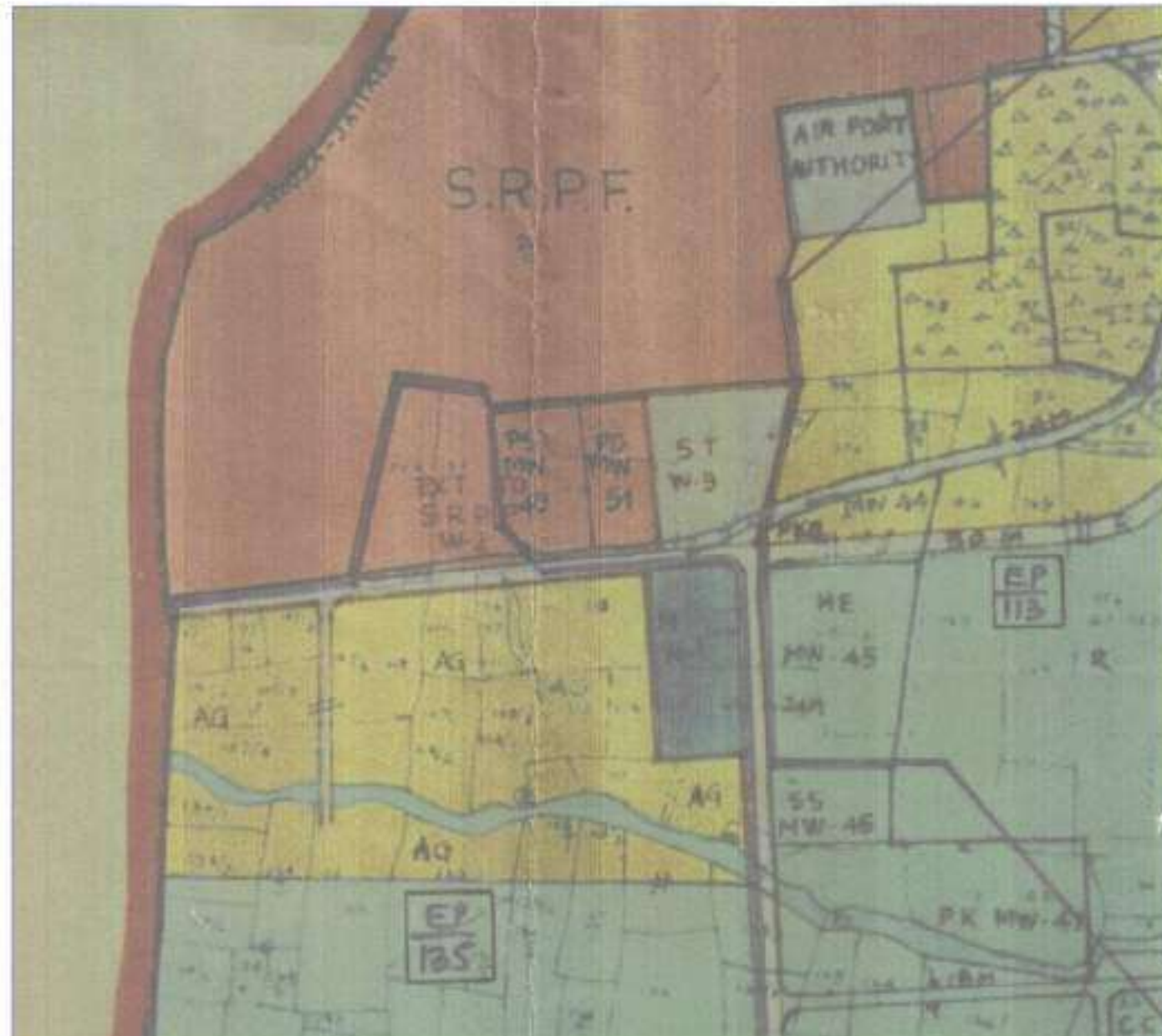
Name of Architect: SANDEEP RAJENDRA PANDIT
ADDRESS OF OFFICE:
OFFICE -
Plot No. 31, Azad Hind Nagar, Jabala Road, Nagpur.

OWNERS SIGN: _____
TECHNICAL SIGN: _____
SANDEEP PANDIT
ARCHITECT

SCALE: 1:100
JOB NO. - NIT-24-6016
CHECK BY: _____
N.M.C./R-524

SUBMISSION DRAWING

PROPOSED (BUILDING - C) TYPICAL 1ST - 5TH FLOOR PLAN
SCALE 1 : 100



NIT
Lis No. 2388
Serial No.
Valid No. 31/12/32

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

Project Details
Proposal code - NIT-24-99016
Zone Type - Residential Zone - (R1)
Location - Non-Congested
Name of service - Building Development
Sub service -
Cts No./Survey No. - 41(593)/628
Tahsil - West Nagpur
Mouza - Jaitala
Prorata Value - 0.00

Assist. Divisional Fire Officer (S1)
Fire and Emergency Services,
NMC, Nagpur.

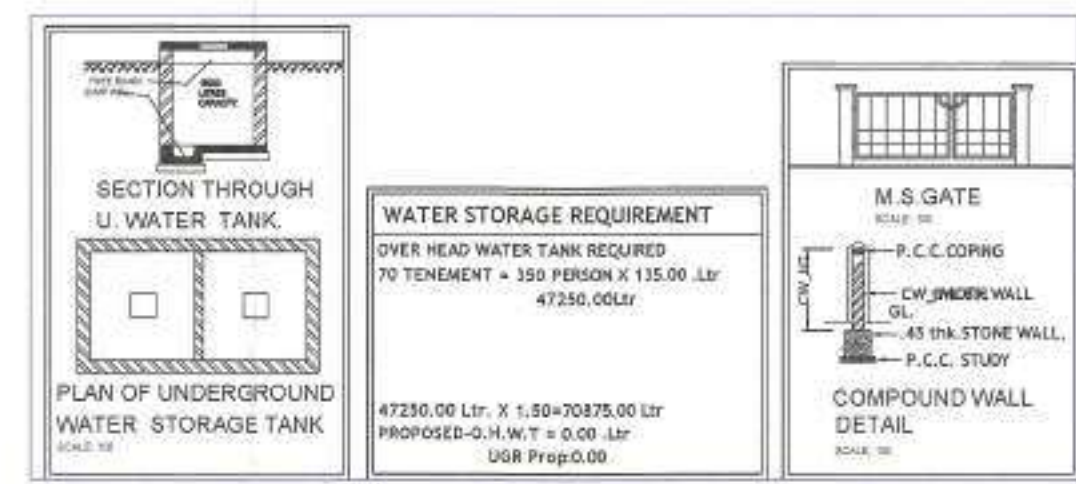
OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. 13/E/10/2025/A-2527/724 No. 20250320/999
Date: 03/10/2025
SANCTIONED
Building Engineer (west)
Nagpur Improvement Trust

BLD NAME	NAME	LENGTH	HEIGHT	Nos.
BUILDING - A	V	0.60	0.75	5
BUILDING - A	W1	0.85	0.90	1
BUILDING - A	W	0.98	1.20	1
BUILDING - C	V	0.60	0.75	5
BUILDING - C	W1	0.85	0.90	1
BUILDING - C	W	0.98	1.20	1
BUILDING - B	V	0.60	0.75	5
BUILDING - B	W1	0.85	0.90	1
BUILDING - B	W	0.98	1.20	1

BLD NAME	NAME	LENGTH	HEIGHT	Nos.
BUILDING - A	SD	1.80	2.10	1
BUILDING - A	D2	0.75	2.10	1
BUILDING - A	D1	0.90	2.10	1
BUILDING - A	D	1.05	2.10	1
BUILDING - C	SD	1.80	2.10	1
BUILDING - C	D2	0.75	2.10	1
BUILDING - C	D1	0.90	2.10	1
BUILDING - C	D	1.05	2.10	1
BUILDING - B	SD	1.80	2.10	1
BUILDING - B	D2	0.75	2.10	1
BUILDING - B	D1	0.90	2.10	1
BUILDING - B	D	1.05	2.10	1

Subject to the condition as per
Regularisation Letter dt. 11/08/20
Release

Subject to condition of
N.O.C. from Airport Authority
02/11/24



Building Name	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Car	Scooter	Transport Vehicle/Ambulance /Mini bus	Status
Total	34	72	0	34	72	0	OK

Building Name	USE	TENAMENT AREA	car	scooter	NO. OF Tena/Area/Units	car	scooter	Transport Vehicle/Ambulance /Mini Bus
BUILDING - B	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq. m. but less than 80 sq. m.	1	2	19	10.00	19.00	-
BUILDING - C	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq. m. but less than 80 sq. m.	1	2	30	15.00	30.00	-
BUILDING - A	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq. m. but less than 80 sq. m.	1	2	20	10.00	20.00	-
Total	-	-	-	-	-	35.00	69.00	-
Visitors parking(5%)	-	-	-	-	-	1.75	3.50	-
Total	-	-	-	-	-	36.75	72.50	0.00

9-Index	Basic FSI (on serial no 7)	Premium FSI (on serial no 3)	TDR/DR (on serial no 3)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 50% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.10	0.50	0.40	0.00	0.00	0.00	2.00	0.00	0.00
9.2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consumed	1.10	0.50	0.40	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible P Line Area	2787.90	1258.14	1006.51	0.00	2415.62	0.00	7448.17	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	2787.90	1234.49	0.00	0.00	2401.42	0.00	6403.81	0.00	6403.81
9.6 Index Consumed	1.10	49.06	0.00	0.00	0.00	0.00	1.60	0.00	0.00

BUILDING	FLOORS	COMM.	RESL.	IND.	EDU.	INS.	MEZZ.	BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
BUILDING - A	1ST 2ND 3RD 4TH	0.00	1854.80	0.00	0.00	0.00	0.00	232.80	0.00	41.12	32.40	0.00	0.00	0.00	1822.40
BUILDING - A	GROUND FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BUILDING - A	TOTAL	0.00	1854.80	0.00	0.00	0.00	0.00	232.80	0.00	41.12	32.40	0.00	0.00	0.00	1822.40

BUILDING	FLOORS	COMM.	RESL.	IND.	EDU.	INS.	MEZZ.	BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
BUILDING - B	5TH	0.00	292.76	0.00	0.00	0.00	0.00	43.10	0.00	4.09	3.24	0.00	0.00	0.00	289.52
BUILDING - B	1ST 2ND 3RD 4TH	0.00	1495.44	0.00	0.00	0.00	0.00	172.40	0.00	16.36	12.96	0.00	0.00	0.00	1482.48
BUILDING - B	GROUND	0.00	40.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.16
BUILDING - B	TOTAL	0.00	1828.36	0.00	0.00	0.00	0.00	215.50	0.00	20.45	16.20	0.00	0.00	0.00	1812.16

BUILDING	FLOORS	COMM.	RESL.	IND.	EDU.	INS.	MEZZ.	BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	OTHER	TOTAL
BUILDING - C	1ST 2ND 3RD 4TH 5TH	0.00	2693.45	0.00	0.00	0.00	0.00	325.20	0.00	51.60	44.55	0.00	0.00	0.00	2648.25
BUILDING - C	GROUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BUILDING - C	TOTAL	0.00	2693.45	0.00	0.00	0.00	0.00	325.20	0.00	51.60	44.55	0.00	0.00	0.00	2648.25

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
BUILDING - B	1ST 2ND 3RD 4TH 5TH	101,201,301,401	4	60.70	6.63	0.00	0.00	67.33
BUILDING - B	1ST 2ND 3RD 4TH 5TH	102,202,302,402,502	5	67.33	0.00	0.00	0.00	67.33
BUILDING - B	1ST 2ND 3RD 4TH 5TH	103,203,303,403,503	5	59.70	7.63	0.00	0.00	67.33
BUILDING - B	1ST 2ND 3RD 4TH 5TH	104,204,304,404,504	5	67.33	0.00	0.00	0.00	67.33

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
BUILDING - C	1ST 2ND 3RD 4TH 5TH	101,201,301,401,501	5	67.87	0.00	0.00	0.00	67.87
BUILDING - C	1ST 2ND 3RD 4TH 5TH	102,202,302,402,502	5	37.07	11.22	0.00	0.00	48.29
BUILDING - C	1ST 2ND 3RD 4TH 5TH	103,203,303,403,503	5	63.91	4.14	0.00	0.00	68.05
BUILDING - C	1ST 2ND 3RD 4TH 5TH	104,204,304,404,504	5	66.24	2.71	0.00	0.00	68.95
BUILDING - C	1ST 2ND 3RD 4TH 5TH	105,205,305,405,505	5	67.44	2.71	0.00	0.00	70.15
BUILDING - C	1ST 2ND 3RD 4TH 5TH	106,206,306,406,506	5	71.99	0.00	0.00	0.00	71.99

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Mezzanine Area	Total Carpet Area
BUILDING - A	1ST 2ND 3RD 4TH	101,201,301,401	4	64.62	2.71	2.56	0.00	67.33
BUILDING - A	1ST 2ND 3RD 4TH	102,202,302,402	4	62.06	5.27	7.21	0.00	67.33
BUILDING - A	1ST 2ND 3RD 4TH	103,203,303,403	4	67.33	0.00	7.21	0.00	67.33
BUILDING - A	1ST 2ND 3RD 4TH	104,204,304,404	4	61.92	5.41	0.00	0.00	67.33
BUILDING - A	1ST 2ND 3RD 4TH	105,205,305,405	4	61.92	5.41	2.56	0.00	67.33

FOR MUNICIPAL CORPORATION
NAGPUR
(FIRE AND EMERGENCY SERVICE)
Provisional Fire Safety Approval Certificate hereby issued by
Fire & Emergency Services Deptt. for the proposed construction.
The scope of this approval is Restricted to Fire Prevention and
Life Safety Measures only.
Please See conditions mentioned to 21.12.17
is Provisional Fire Safety Approval Certificate No. FES/144 / CFO Dated 27/12/2025
Chief Fire Officer
Fire & Emergency Service
N.M.C. Nagpur

Building	Req. Size	Prop. Size	Status
BUILDING - B	TelecomRoom	3.00X3.40	OK
BUILDING - C	TelecomRoom	3.00X3.40	OK
BUILDING - A	TelecomRoom	3.00X3.40	OK

1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and sublot No.	2516.28
(a) As per ownership document (7/12, CTS extract)	2516.28
(b) as per TLR or City Survey measurement sheet	2516.28
(c) as per Demarcated drawing area	2531.52
LESS	
2. Area not in possession	0.00
3. Entire area (1-2)	2516.28
4. Deductions for	
(a) Proposed D.P. / D.P. Road widening Area / Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
	0.00
5. Balance area of plot (3-4)	2516.28
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqm - Nil	-
(Required - (a) Upto 20000 sqm - Nil	-
(b) Above 20000 sqm - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	2516.28
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqm - 10 % of (6) is required.	0.00
Proposed	0.00
(b) If area is less than 4000 sqm - Check -	-
(c) If it is full number like 1/2, 2/5, 1/251 419/1 etc then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqm	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I. of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2024-10-01 and the dimensions of sides etc. of plot stated herein 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.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)
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 (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

Name Of : Owner Sachin Ashok Khare
Postal Address : Plot No. C/20 Flat No 202 Street Residency, Jain Mandir, Mang. Ranapratap Nagar Nagpur, Maharashtra-440022

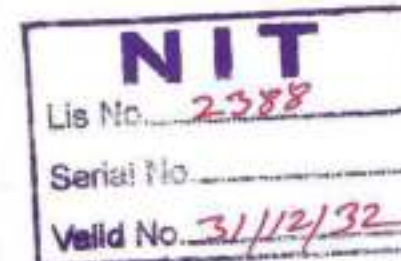
Phone No. 9823120337
DESCRIPTION OF PROJECT:
Type of Proposal : Residential
BUILDING ON GTS. NO./SURVEY NO. - 41(593)/628

SITE ADDRESS:
EWS PLOT NO. - A & B, KH. NO. - 1073-7 & 1074, MOUZA - JAITALA, CITY SURVEY NO. - 628 & 629, SHEET NO. - 41 (593), WARD NO. - 74, TAH. & DIST. - NAGPUR.

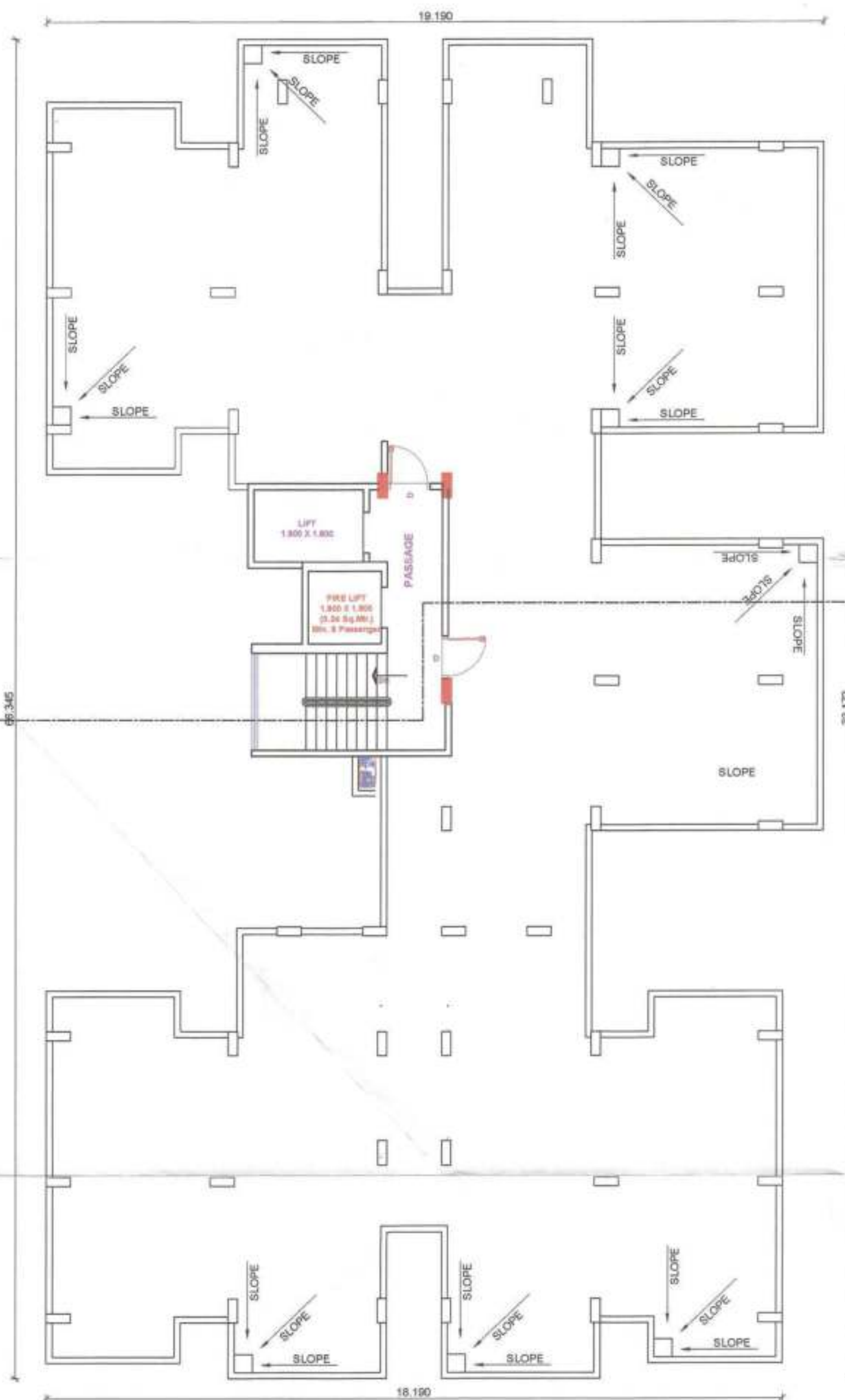
Name of Architect : SANDEEP PANDIT
ADDRESS OF OFFICE:
Office -
Plot No. 31, Cross Road Nagpur, Jaitala Road, Nagpur.

OWNERS SIGN:
TECHNICAL PERSON SIGN
SANDEEP PANDIT
ARCHITECT
N.I.T.S. NO. - 2388
N.M.C./R/2524

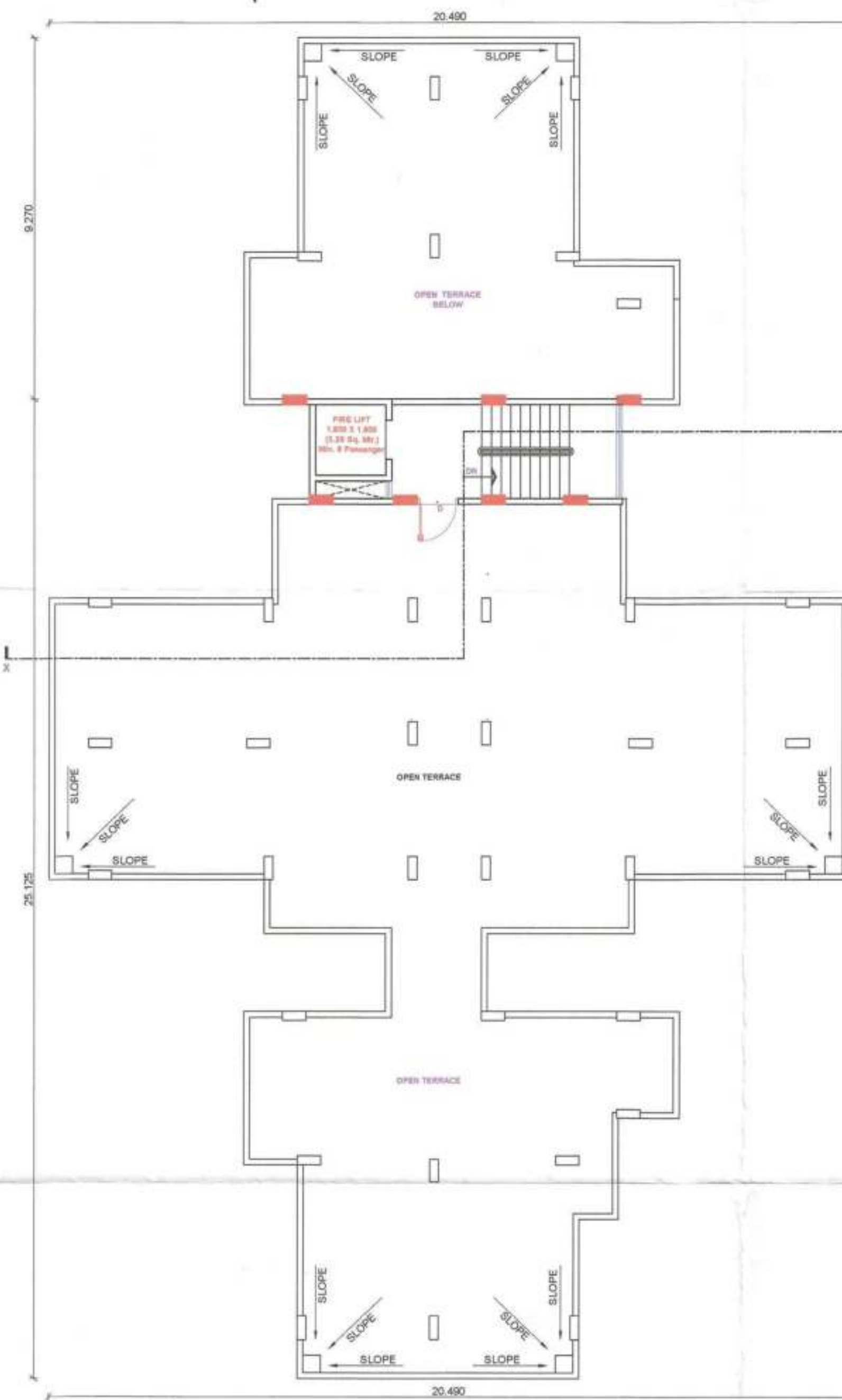
SCALE - 1:100
JOB NO - NIT-24-99016
CHECK BY -
SUBMISSION DRAWING



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



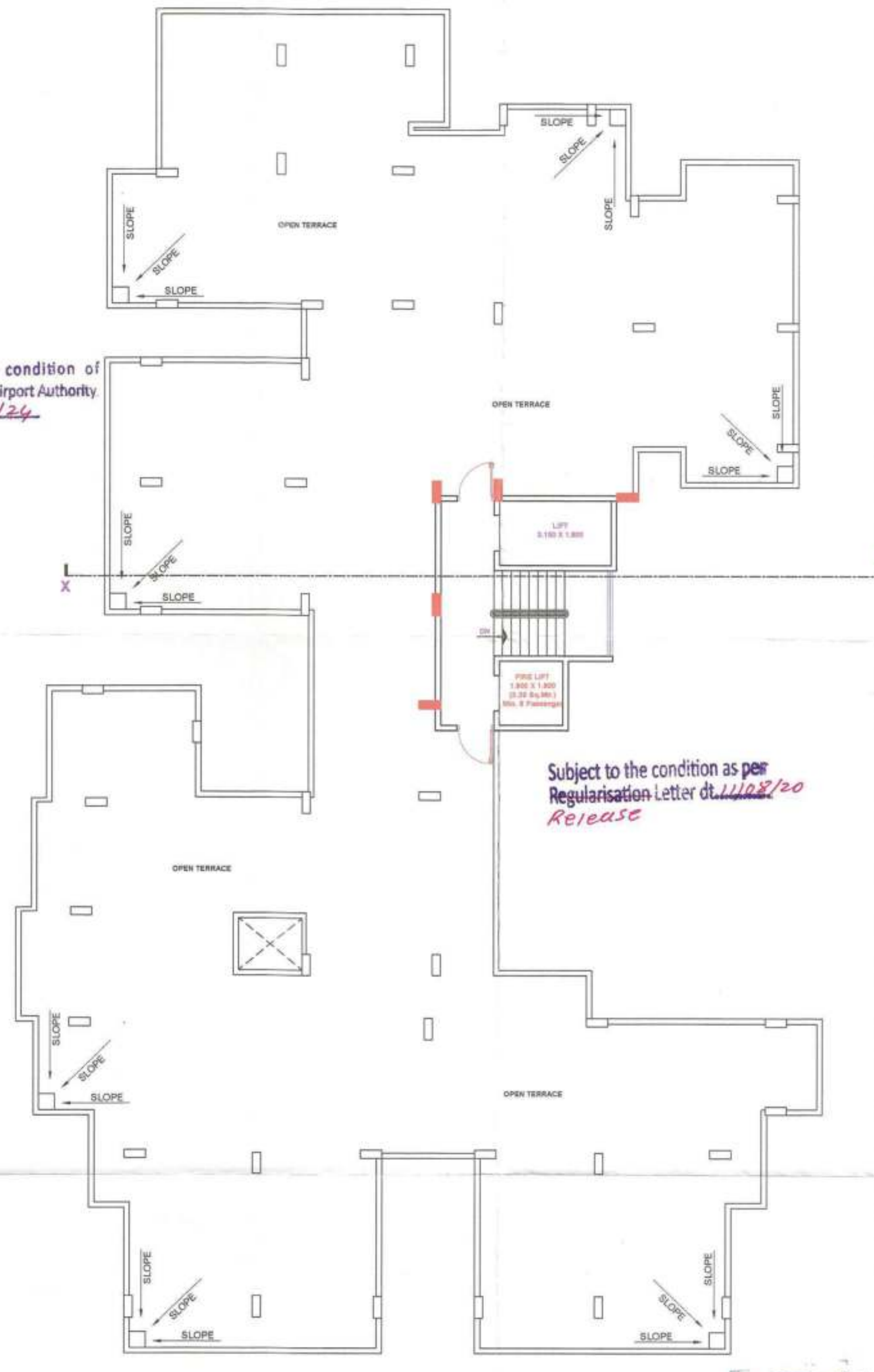
PROPOSED (BUILDING - A) TERRACE FLOOR PLAN
 SCALE 1 : 100



PROPOSED (BUILDING - B) TERRACE FLOOR PLAN
 SCALE 1 : 100

Subject to condition of
 N.O.C. from Airport Authority
 dt. 07/11/24

Assist. Divisional Fire Officer
 Fire and Emergency Services,
 NMC, Nagpur.



(BUILDING - C) TERRACE FLOOR PLAN
 SCALE 1 : 100

Subject to the condition as per
 Regularisation Letter dt. 11/02/20
 Release

Proforma : Area Statement

1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	2516.28
(a) As per ownership document (7/12, CTS extract)	2516.28
(b) as per TILR or City Survey measurement sheet	2516.28
(c) as per Demarcated drawing area	2531.52
2. Area not in possession	0.00
3. Entire area (1-2)	2516.28
4. Deductions for	-
(a) Proposed D.P. / D.P. Road widening Area / Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
	0.00
5. Balance area of plot (3-4)	2516.28
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required - (a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	2516.28
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed	0.00
(b) If area is less than 4000 sqmt - Check -	-
(c) If it is full number like 1/2, 2/3, 1/25, 4/15 etc. As per 7/12 abstract or City Survey Number - No Recreational open space is required	-
(d) If it is subdivision like 1/2, 2/3, 1/25, 4/15 etc. then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I. of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
 Certified that the plot under reference was surveyed by me on 2024-10-01 and the dimensions of sides etc. of plot stated herein 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.
 Signature _____
 (Name of Architect/ Licensed Engineer/ Supervisor)
 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 (s) name and signature
 Architect/ Licensed Engineer/ Supervisor name and signature
 Job No. _____

Name Of : Owner Sachin Ashok Khare

Plot Address : Plot No. G/20 Flat No 202 Shree Residency, Jan Mandir, Mang Ranapratap Nagar, Nagpur, Maharashtra-462022

Phone No. 9823120237

DESCRIPTION OF PROJECT :
 Type of Proposal : Residential
 BUILDING ON CTS. NO./SURVEY NO. - 41(503)628

SITE ADDRESS :
 SWS PLOT NO. - A & B, KH. NO. - 1079-7 & 1074, MOUZA - JANTALA, CITY SURVEY NO. - 629 & 628, SHEET NO. - 41 (503), WARD NO. - 7A, TAH. & DIST. - NAGPUR.

Name Of Architect : **SANDEEP RAJENDRA PANDIT**

LOGO ADDRESS OF OFFICE
 Office -
 Plot No. 31, Azad Hind Nagar, Jabalpur, Nagpur.

OWNERS SIGN _____

SANDEEP PANDIT
 ARCHITECT
 N.I.T.L.S. NO. 2388
 N.M.C./R-524

SCALE - 1:100

JOB NO - NIT-24-69018 CHECK BY -

SUBMISSION DRAWING