SHEET NO 2/2

JOB TITLE

PROPOSED CONSTRUCTION OF RESIDENTIAL MUILTI FAMILY DWELING UNIT ON PLOT NO.5 & 6 KH.NO.-145 ,P.H. NO.- , MOUZA- NARA, LAYOUT (MALIK MAKBHUJA) DIST.- NAGPUR

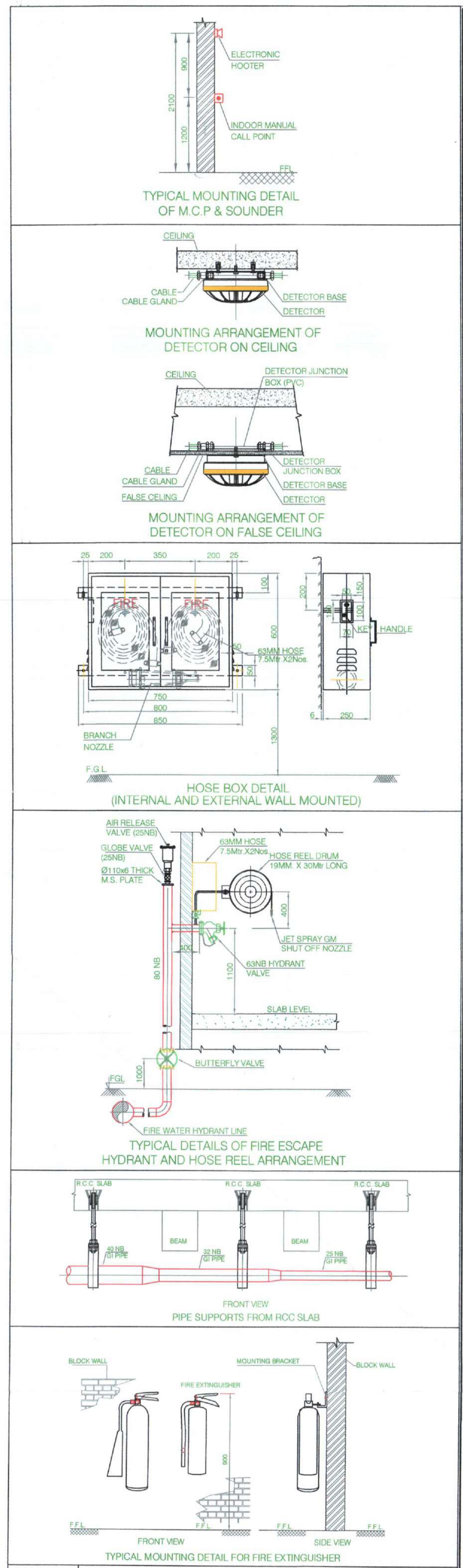
BELONGING TO,

BHAVYA INFRAVENTURES PVT. LTD
THROUGH DIRECTOR
SHRI MURLIDHAR GOVINDRAM WADHWANI

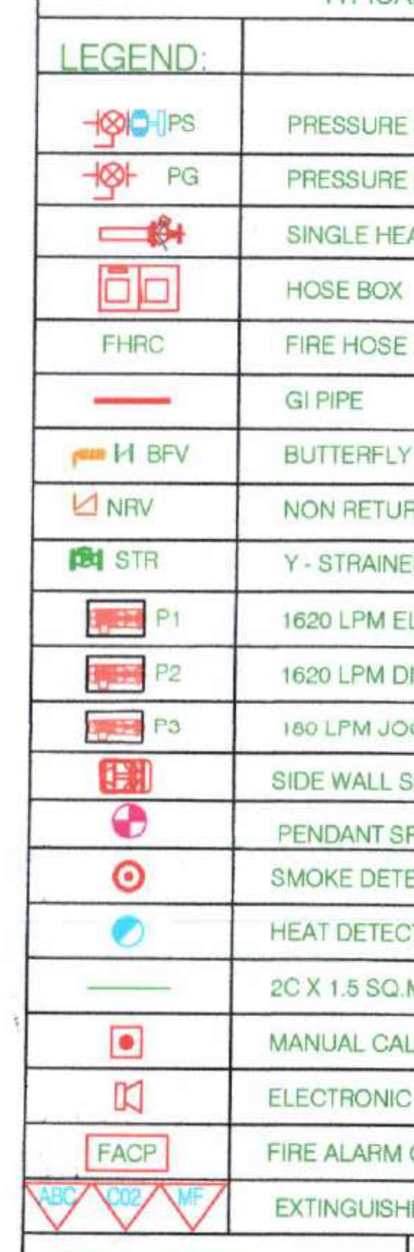
Proforma – I : Area Statement (At Right Hand top Corner of Plans) Stamps of Approval of Plans:		
NO.	AREA STATEMENT	Sq.Mt.
	AREA STATEMENT	
1	Area Of Plot	1343.166
	(Minimum area of a, b, c to be considered)	
	(a) As per ownership document (7/12, CTS extract)	1343.166
	(b) as per measurement sheet	1343.166
	(c) as per site	1343.166
2	Deductions For	
	(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	0.000
	(b) Area under Road Widening (9.00 m road)	0.000
	(b) Any D.P. Reservation area	0.000
	(Total a+b)	0.000
3	Balance area of plot (1-2)	1343.166
4	Amenity Space (if applicable)	0.000
	(a) Required -	0.000
	(b) Adjustment of 2(b), if any -	0.000
	(c) Balance Proposed -	0.000
5	Net Plot Area (3-4 (c))	1343.166
6	Recreational Open space (if applicable)	
	(a) Required -	0.000
	(b) Proposed -	0.000
7	Internal Road area	0.000
8	Plotable area (if applicable)	1343.166
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI) (1343.166 x 1.10)	1477.483
10	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone.	671.583
	(b) Propsed FSI on payment of premium 50% (1343.166*0.5)	671.583
11	In-situ FSI / TDR loading	
	(a)In-situ area against D.P. road [2.0 x Sr. No. 2(a)],if any 90%	0.000
	(b)In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)], 90%	0.000
	(c) Permissible TDR area 20%	268.633
	(d) proposed TDR (11C - 11A) (%)	
	(d) TDR USED (40.55 %)	236.653
12	Additional FSI area under Chapter No. 7	0.000
13	Total entitlement of FSI in the proposal	
	(a) [9 + 10(b)+11(a)+11(d)] or 12 whichever is applicable.	2385.719
14	(b)Proposed commercial Ancillary Area 80% Of proposed commercial b/up area i.e	0.000
15	(c) proposed used Residential Ancillary Area 60% on remaining proposed f.s.i	1431.431
	(d)Total entitlement (a+b)	3817.150
17	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]	1.800
18	Total Built-up Area in proposal-(excluding area at Sr.No.17 b)	
	(a) Existing Built-up Area.	0.000
	(b) Proposed Built-up Area (as per 'P-line')	
	Residential	3817.149
	Commercial	0.0000
	(c) Total (a+b)	3817.149
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	1.000

AREA STATEMENT:-

1) TOTAL B/UP P-LINE AREA = 3817.149 SQM
2) DIVIDING FACTOR (1.6) = 3817.149 / 1.6 =2385.718 SQM
3) PROPOSED ANCILLARY AREA = 3817.149 - 2385.718 =1431.431 SQM
4) PROPOSED BASIC FSI (1.1) = 1477.483 SQM
5) PROPOSED PAID FSI = 2385.718-1477.483 =908.235 SQM
6) PERMISSIBLE PAID FSI (0.5)=671.583 SQM
7) PROPOSED TDR = 908.235 - 671.583 =236.653 SQM
8) PERMISSIBLE TDR (0.2) = 268.633 SQM

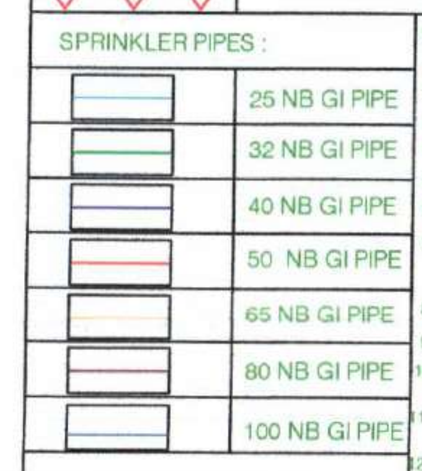


LEGEND:



Symbol	Description
PS	PRESSURE SWITCH
PG	PRESSURE GUAGE
	SINGLE HEADED HYDRANT VALVE
	HOSE BOX
FHRC	FIRE HOSE REEL CABINET
	GI PIPE
BFV	BUTTERFLY VALVE
NRV	NON RETURN VALVE
STR	Y - STRAINER
P1	1620 LPM ELECTRIC DRIVEN PUMP (HYDRANT, SPRINKLER)
P2	1620 LPM DIESEL PUMP (HYDRANT, SPRINKLER)
P3	180 LPM JOCKEY PUMP (HYDRANT,SPRINKLER)
	SIDE WALL SPRINKLER
	PENDANT SPRINKLER
	SMOKE DETECTOR
	HEAT DETECTOR
	2C X 1.5 SQ.MM. ARMOURED SIGNAL LOOP CABLE
	MANUAL CALL POINT
	ELECTRONIC HOOTER
FACP	FIRE ALARM CONTROL PANEL
	EXTINGUISHER

SPRINKLER PIPES :



	25 NB GI PIPE
	32 NB GI PIPE
	40 NB GI PIPE
	50 NB GI PIPE
	65 NB GI PIPE
	80 NB GI PIPE
	100 NB GI PIPE

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 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/NBC PA 2
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 INSTITUTIONAL BUILDINGS (C) (2).

STAMP :

FIRE FIGHTING CONSULTANT :



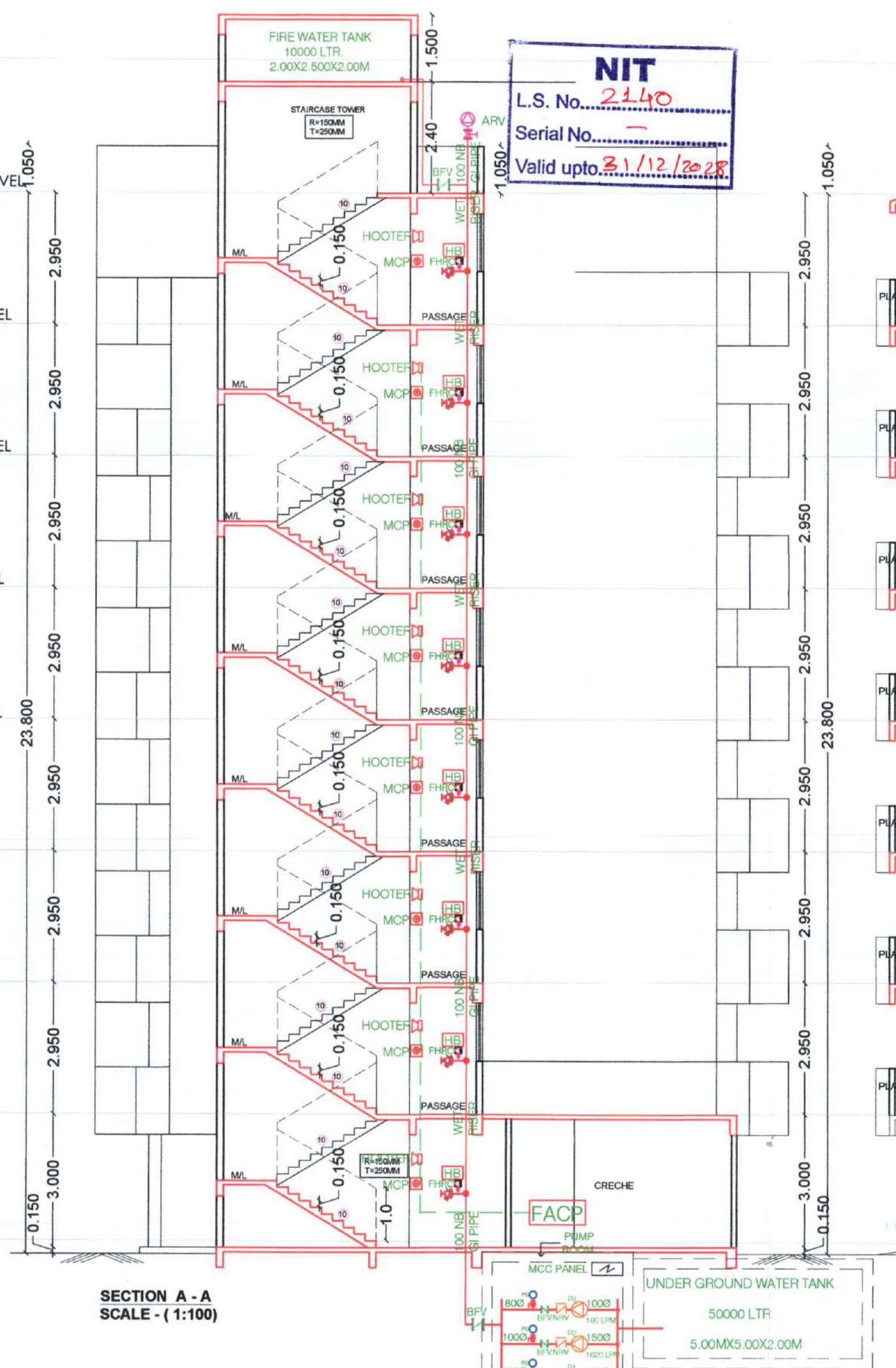
PS ENGINEERING SERVICES PVT. LTD.

"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-01 (Hydrant System)
LICENCE NO. MFS/LA/RD-01(Detection System)
LICENCE NO. MFS/LA/RP-01(Passive System)
GST No. 27AALCP9643A1Z9

Necessary arrangement for rain water harvesting shall be done

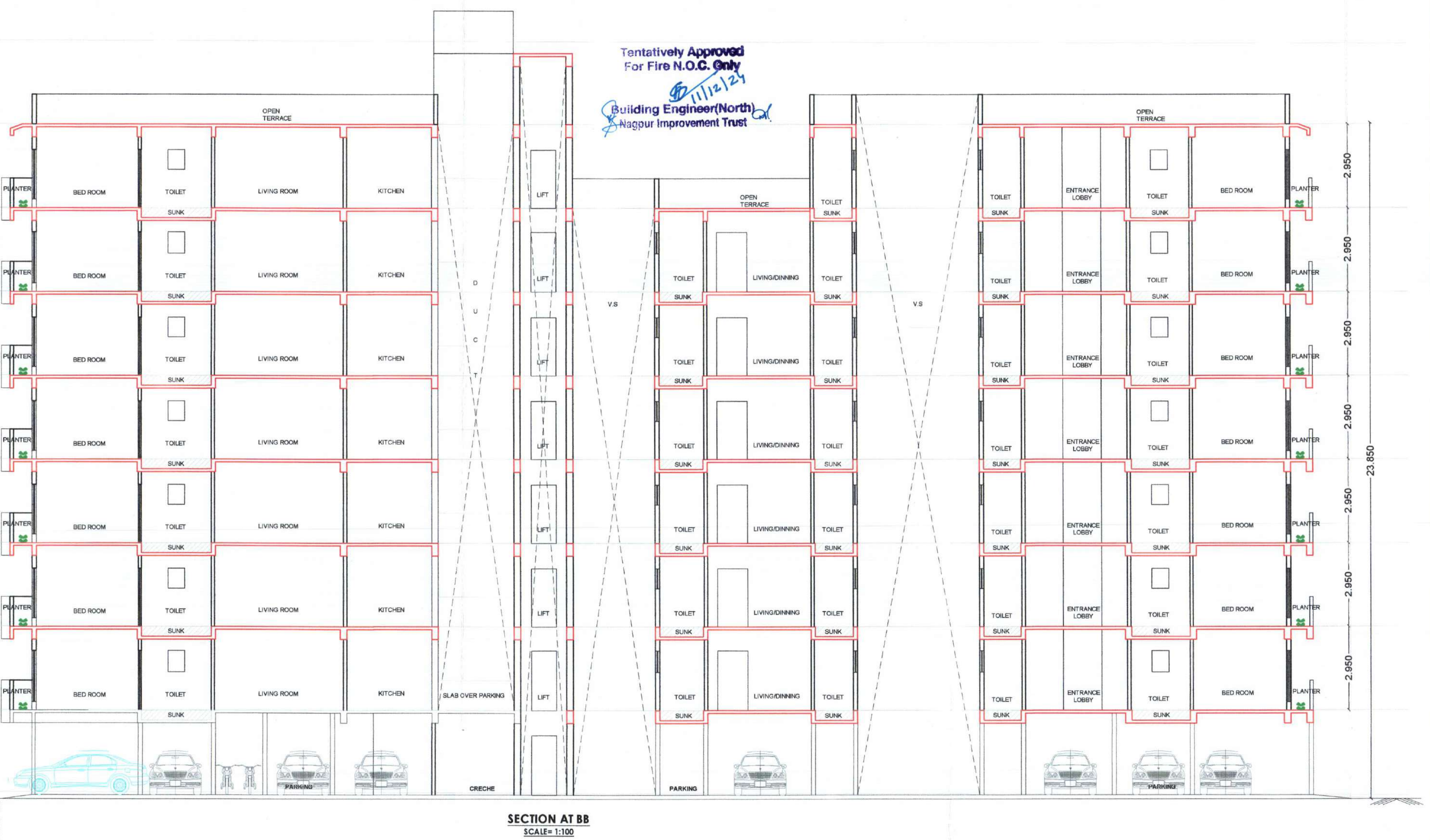


SECTION AT AA
SCALE= 1:100



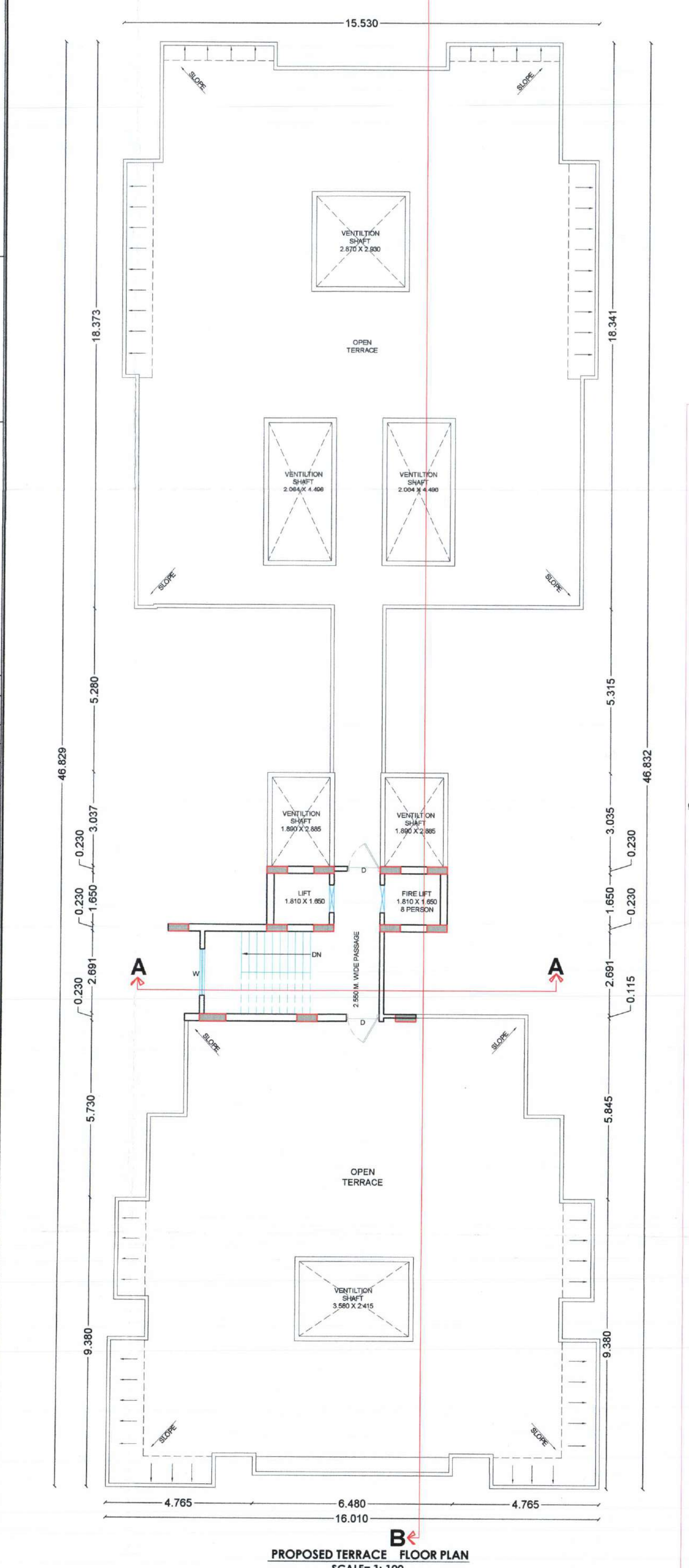
SECTION A - A
SCALE - (1:100)

NIT
L.S. No. 2140
Serial No. —
Valid upto 31/12/2028

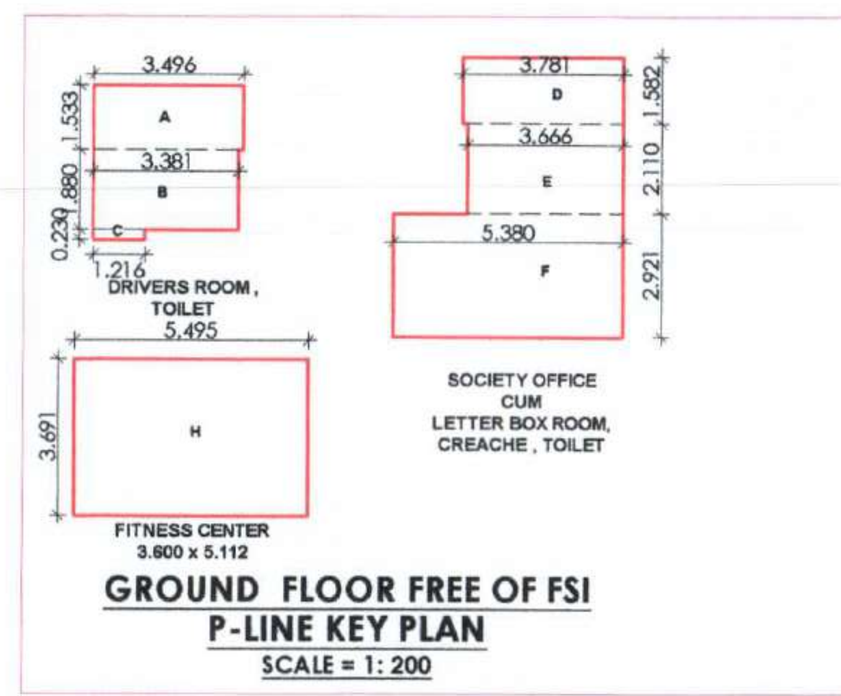


SECTION AT BB
SCALE= 1:100

Tentatively Approved For Fire N.O.C. Only
11/12/24
Building Engineer(North)
Nagpur Improvement Trust



PROPOSED TERRACE FLOOR PLAN
SCALE= 1: 100



GROUND FLOOR FREE OF FSI P-LINE KEY PLAN
SCALE = 1: 200

GROUND FLOOR AREA (P - LINE AREA)							
Sr.No.	Polygon		Dimensions				Area
1	Addition						
2	A	1	x	3.496	x	1.533	5.359
	B	1	x	3.381	x	1.880	6.356
	C	1	x	1.216	x	0.230	0.280
	D	1	x	3.781	x	1.582	5.982
	E	1	x	3.666	x	2.110	7.735
	F	1	x	5.380	x	2.921	15.715
	H	1	x	5.495	x	3.691	20.282
3	Total						61.709

FLOOR WISE FSI STATEMENT : - BUILDING 1				
FLOOR S	PROPOSED B/U AREA		PROPOSED TENEMENTS	TOTAL BUILT UP AREA
	COMM.	RESI.		
GROUND FLOOR	0.0000	61.7090	0	61.7090
1st FLOOR	0.0000	532.9400	6	532.9400
2nd FLOOR	0.0000	554.3830	6	554.3830
3rd FLOOR	0.0000	554.3830	6	554.3830
4th FLOOR	0.0000	554.3830	6	554.3830
5th FLOOR	0.0000	554.3830	6	554.3830
6th FLOOR	0.0000	554.3830	6	554.3830
7th FLOOR	0.0000	450.5850	4	450.5850
TOTAL	0.0000	3817.149	40	3817.149

NAGPUR MUNICIPAL CORPORATION NAGPUR
(FIRE AND EMERGENCY SERVICE)
Provisional Fire Saftey Approval Certificate hereby issued by Fire & Emergency Services Deptt. for the proposed constructions. The scope of this approval is Restructed to Fire Prevention and Life Safety Measures only
Please See conditions mentioned in 01 To 17
In Provisional Fire Saftey Approval Certificate No. FES / 760 / CFO Dated 26/12/2024
Chief Fire Officer
Fire & Emergency Service
N.M.C. Nagpur

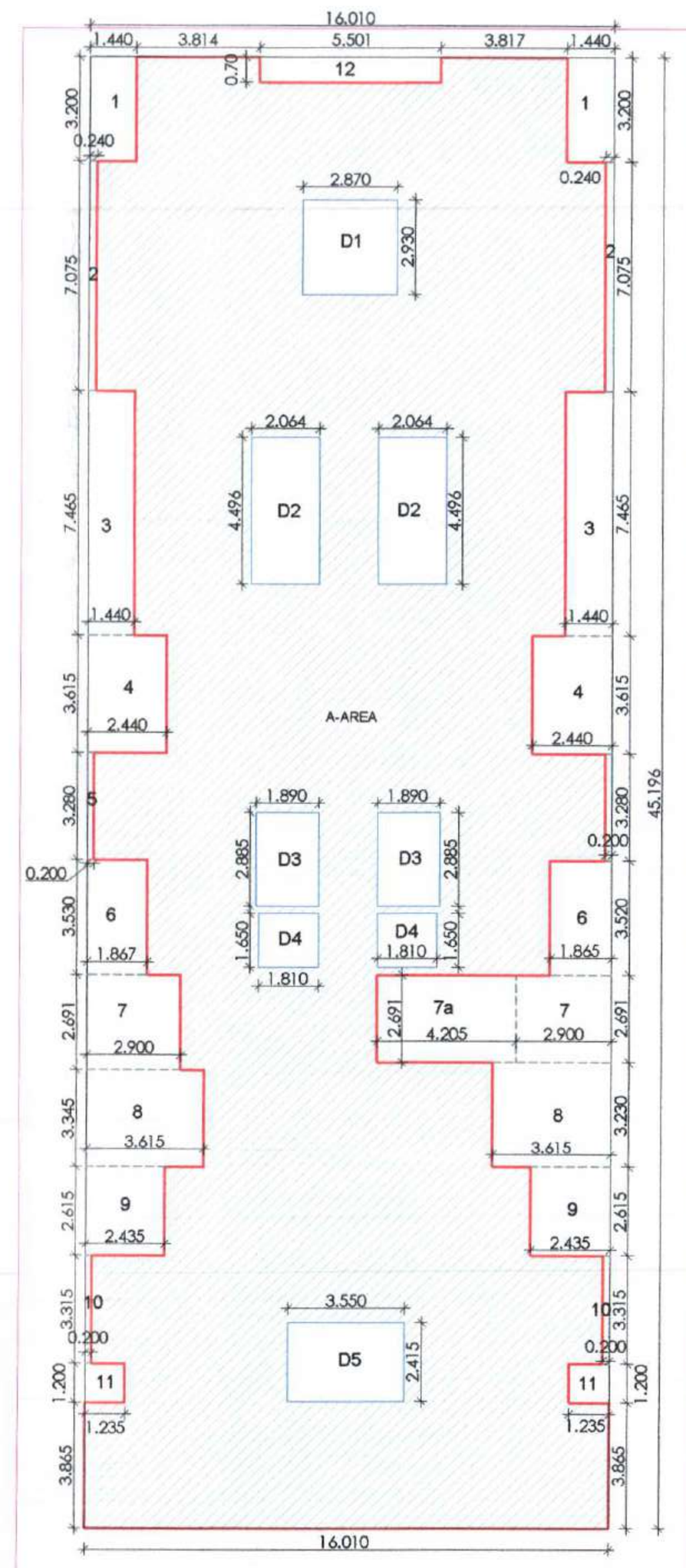
PARKING AREA STATEMENT FOR PROPOSED CONSTRUCTION
Table No. 8B(UDCPR)

NORMS FOR	CAR	SCOOTERS	
RESIDENTIAL	(NOS.)	(NOS.)	
For every tenement having carpet area equal to or above 80 sq. m but less than 150 sq.m	1	1	5% Vistors Parking
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	5% Vistors Parking

REQUIRED PARKING			
FOR RESIDENTIAL	TENEM.	CAR	SCOOTERS
REQUIRED FOR TENEMENTS OF CARPET AREA 80 TO 150 SQ.MT	14	14	14
For every two tenements with each tenement having carpet area equal to or above 40 Sq.m. but less than 80 Sq.m.	26	13	26
TOTAL	40	27	40
5% VISITOR'S PARKING		1.4	2.0
TOTAL PARKING		28.4	42.0
as per table no.8c Multiplying Factor = (0.9XA)		25.52	42.00
TOTAL PROPOSED PARKING		26	42

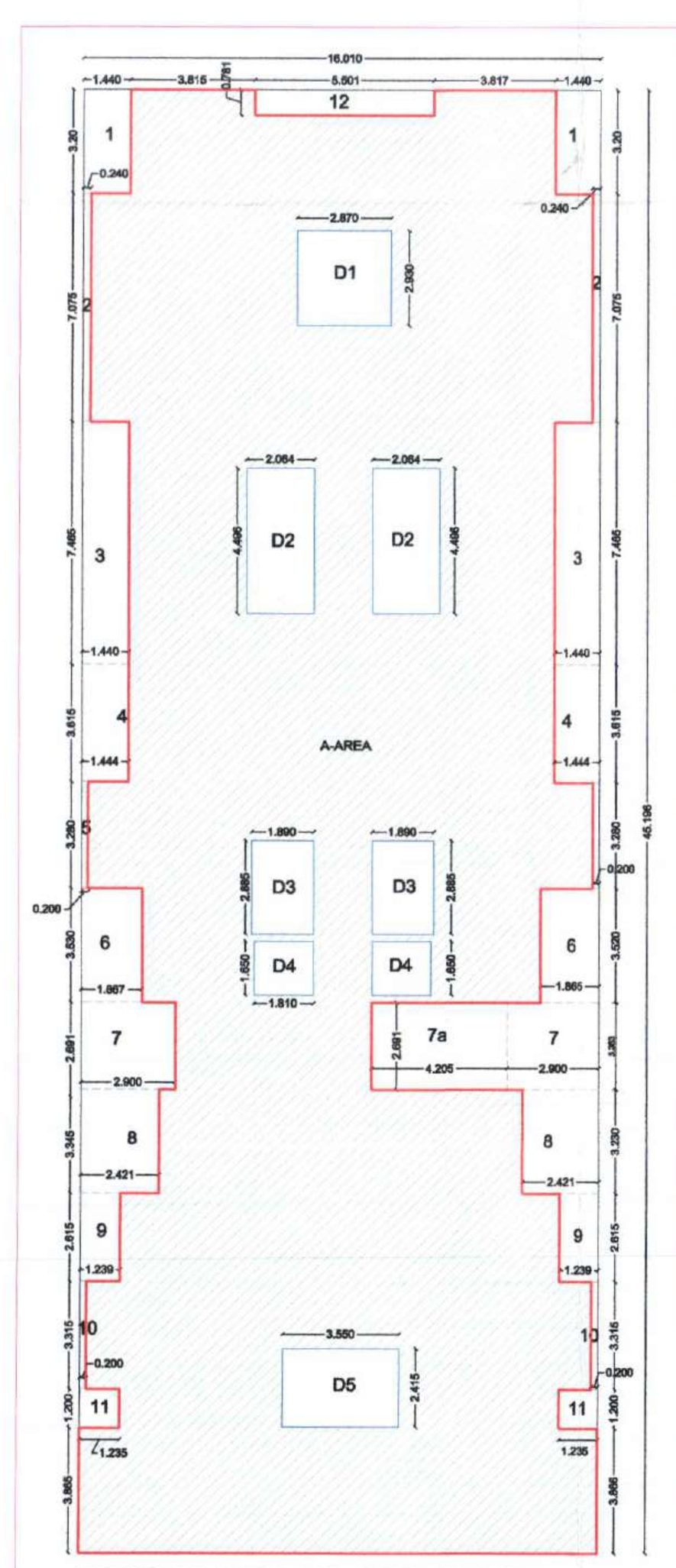
VEHICLE TYPE	VEHICLE AREA	NOS.
CAR BIG- 2.5 X 5m	12.500	13
CAR SMALL- 2.3 X 4.5m	10.350	13
SCOOTER - 1 X 2m	2.000	42
TOTAL STILT PARKING AREA PROVIDED		
ELECTRICAL VEHICLE 20 %	5	8

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



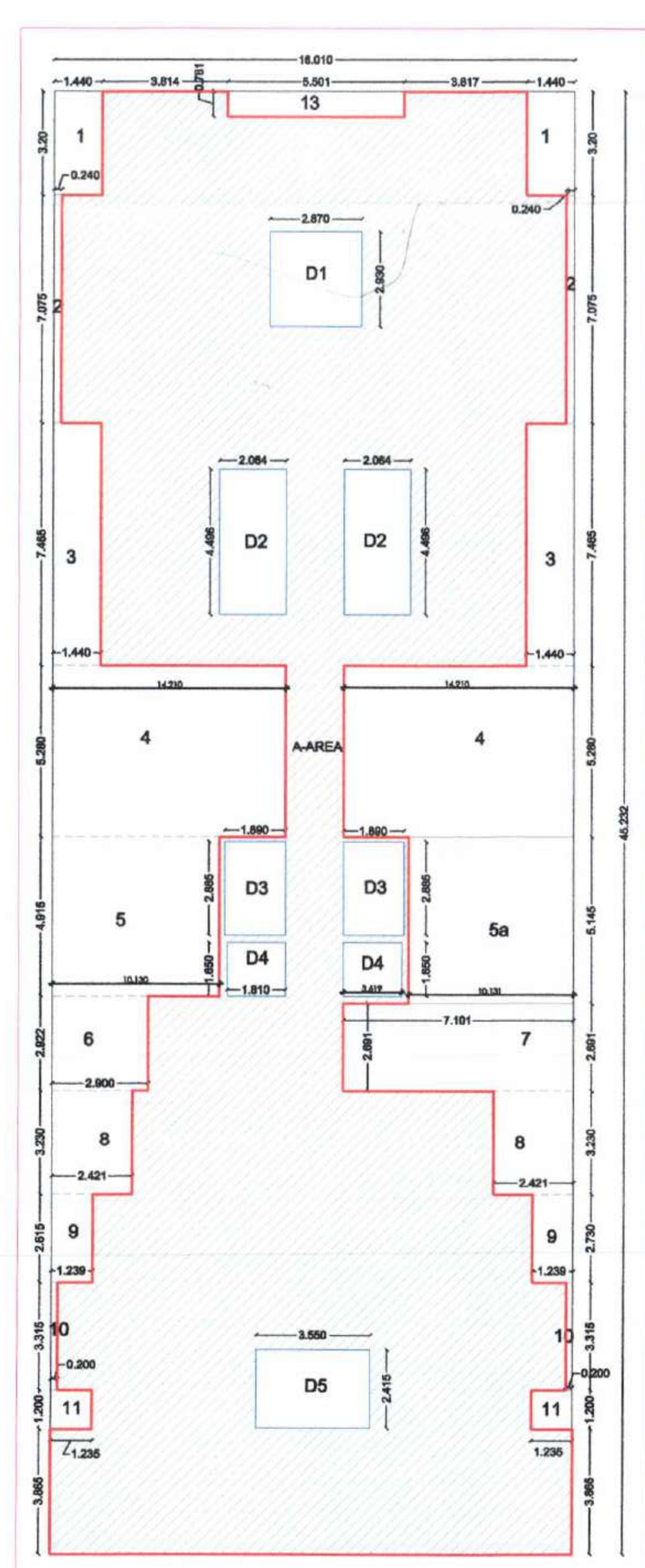
FIRST FLOOR P-LINE KEY PLAN
SCALE = 1: 200

FIRST FLOOR AREA (P - LINE AREA)							
Sr.No.	Polygon		Dimensions				Area
1	A-BLOCK no	x	16.010	x	45.196		723.588
2	Deduction						
3	1	2	x	1.440	x	3.200	9.216
	2	2	x	0.240	x	7.075	3.396
	3	2	x	1.440	x	7.465	21.499
	4	2	x	2.440	x	3.615	17.641
	5	2	x	0.200	x	3.280	1.312
	6	2	x	1.867	x	3.530	13.181
	7	2	x	2.900	x	2.691	15.608
	7a	1	x	4.205	x	2.691	11.316
	8	2	x	3.615	x	3.345	24.184
	9	2	x	2.435	x	2.615	12.735
	10	2	x	0.200	x	3.315	1.326
	11	2	x	1.235	x	1.200	2.964
	12	1	x	5.501	x	0.700	3.851
	D1	1	x	2.870	x	2.930	8.409
	D2	2	x	2.064	x	4.496	18.559
	D3	2	x	1.890	x	2.885	10.905
	D4	2	x	1.810	x	1.650	5.973
	D5	1	x	3.550	x	2.415	8.573
4	Total Deduction						190.65
5	Total (1-5)						532.94



TYPICAL 2 ND TO 6 TH FLOOR P-LINE KEY PLAN
SCALE = 1: 200

TYPICAL 2 ND TO 6 TH FLOOR AREA (P - LINE AREA)							
Sr.No.	Polygon		Dimensions				Area
1	A-BLOCK no	x	16.010	x	45.196		723.588
2	Deduction						
	1	2	x	1.440	x	3.200	9.216
	2	2	x	0.240	x	7.075	3.396
	3	2	x	1.440	x	7.465	21.499
	4	2	x	1.444	x	3.615	10.440
	5	2	x	0.200	x	3.280	1.312
	6	2	x	1.867	x	3.530	13.181
	7	2	x	2.900	x	2.691	15.608
	7a	1	x	4.205	x	2.691	11.316
	8	2	x	2.421	x	3.345	16.196
	9	2	x	1.239	x	2.615	6.480
	10	2	x	0.200	x	3.315	1.326
	11	2	x	1.235	x	1.200	2.964
	12	1	x	5.501	x	0.700	3.8507
	D1	1	x	2.870	x	2.930	8.409
	D2	2	x	2.064	x	4.496	18.559
	D3	2	x	1.890	x	2.885	10.905
	D4	2	x	1.810	x	1.650	5.973
	D5	1	x	3.550	x	2.415	8.573
3	Total Deduction						169.205
4	Total (1-3)						554.383

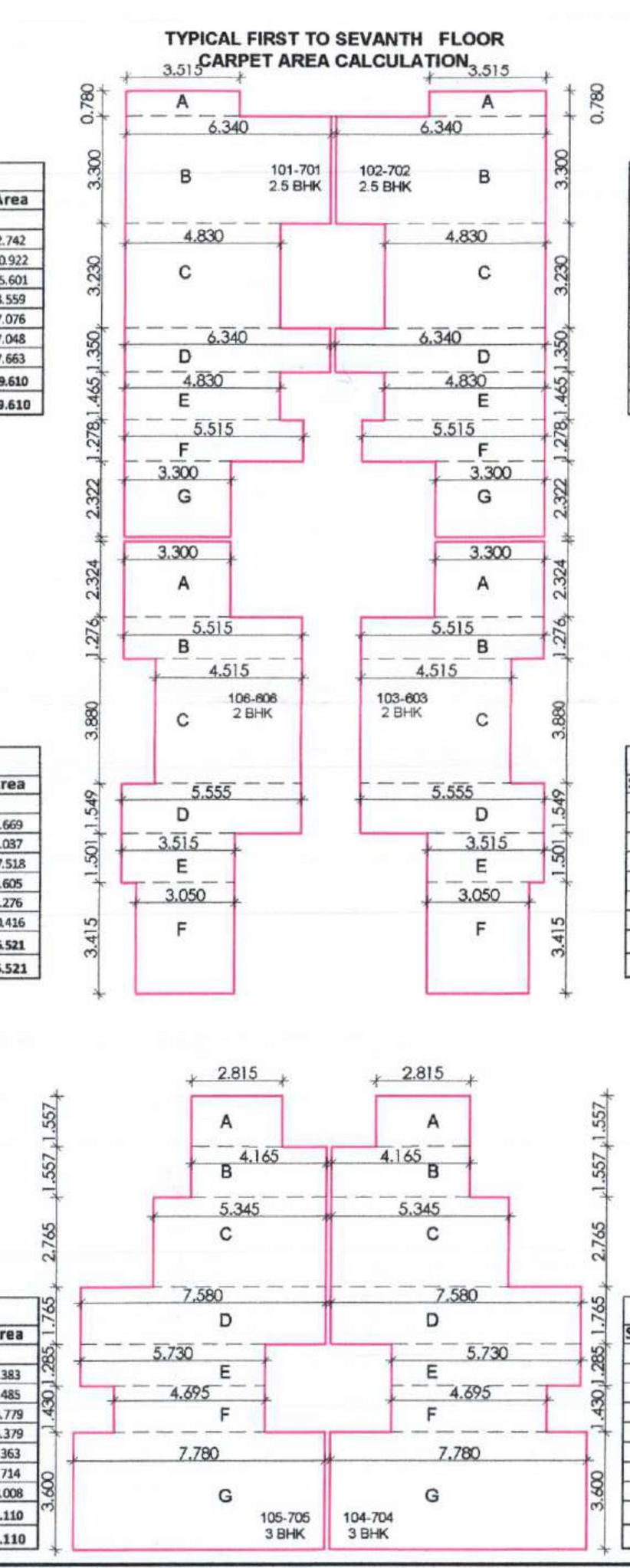


SEVENTH FLOOR P-LINE KEY PLAN
SCALE = 1: 200

SEVENTH FLOOR AREA (P - LINE AREA)							
Sr.No.	Polygon		Dimensions				Area
1	A-BLOCK no	x	16.010	x	45.196		723.588
2	Deduction						
3	1	2	x	1.440	x	3.200	9.216
	2	2	x	0.240	x	7.075	3.396
	3	2	x	1.440	x	7.465	21.499
	4	2	x	7.105	x	5.280	75.029
	5	1	x	5.065	x	4.915	24.894
	5a	1	x	5.065	x	5.145	26.059
	6	2	x	2.900	x	2.922	[illegible]
	7	1	x	7.101	x	2.961	21.026
	8	2	x	2.421	x	3.230	[illegible]
	9	2	x	1.239	x	2.730	6.765
	10	2	x	0.200	x	3.315	1.326
	11	2	x	1.235	x	1.200	2.964
	13	1	x	5.501	x	0.781	4.296
	D1	1	x	2.870	x	2.930	8.409
	D2	2	x	2.064	x	4.496	18.559
	D3	2	x	1.890	x	2.885	10.905
	D4	2	x	1.810	x	1.650	5.973
	D5	1	x	3.550	x	2.415	8.573
4	Total Deduction						273.003
5	Total (1-5)						450.585

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BE(N)/CASE No. 5 1109
Date/X No. 202410111
SANCTIONED
2086 28/12/2024
Building Engineer
Nagpur Improvement Trust

TYPICAL FIRST TO SEVANTH FLOOR CARPET AREA CALCULATION



FIRST TO SIXTH CARPET AREA CALCULATION							
Sr.No.	FLAT NO		Dimensions				Area
1	Addition						
2	101,201,301,401,501,601	A	3.515	x	0.780		2.742
3		B	6.340	x	3.300		20.922
4		C	4.830	x	3.230		15.601
5		D	6.340	x	1.350		8.559
6		E	4.830	x	1.465		7.076
7		F	5.515	x	1.278		7.048
8		G	3.300	x	2.322		7.663
9	Total Adition						69.610
	Total carpet area						69.610

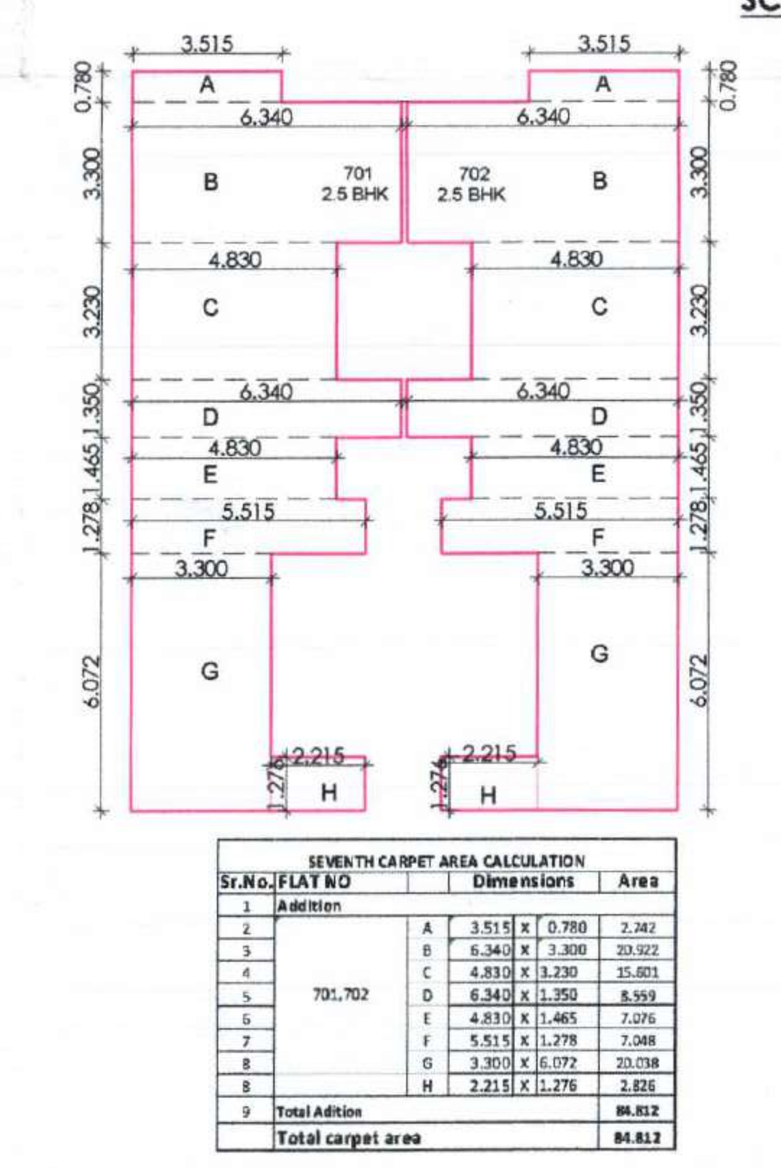
FIRST TO SIXTH CARPET AREA CALCULATION							
Sr.No.	FLAT NO		Dimensions				Area
1	Addition						
2	102,202,302,402,502,602	A	3.515	x	0.780		2.742
3		B	6.340	x	3.300		20.922
4		C	4.830	x	3.230		15.601
5		D	6.340	x	1.350		8.559
6		E	4.830	x	1.465		7.076
7		F	5.515	x	1.278		7.048
8		G	3.300	x	2.322		7.663
9	Total Adition						69.610
	Total carpet area						69.610

FIRST TO SIXTH CARPET AREA CALCULATION							
Sr.No.	FLAT NO		Dimensions				Area
1	Addition						
2	106,206,306,406,506,606	A	3.300	x	2.324		7.669
3		B	5.515	x	1.276		7.037
4		C	4.515	x	3.880		17.518
5		D	5.555	x	1.549		8.605
6		E	3.515	x	1.501		5.276
7		F	3.050	x	3.415		10.416
8	Total Adition						56.521
	Total carpet area						56.521

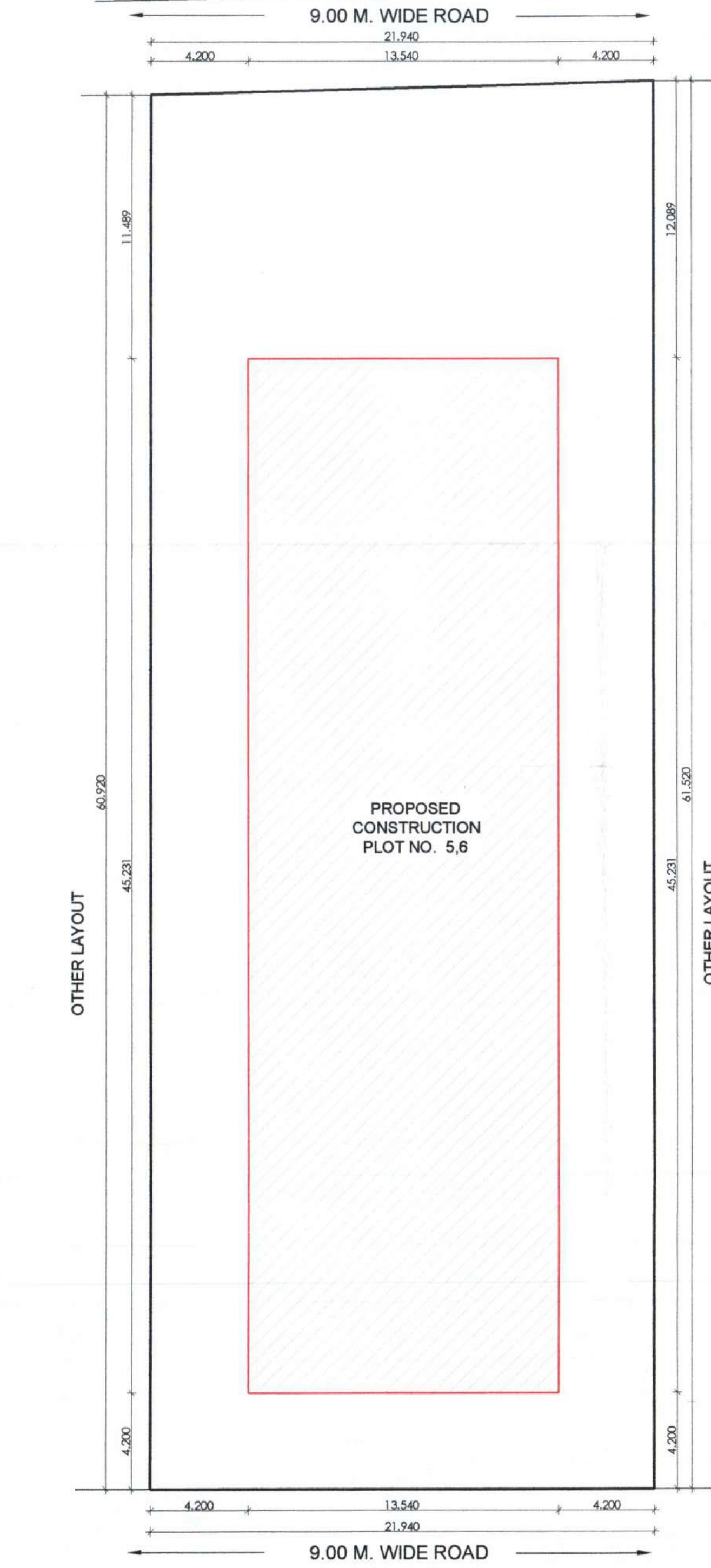
FIRST TO SIXTH CARPET AREA CALCULATION							
Sr.No.	FLAT NO		Dimensions				Area
1	Addition						
2	103,203,303,403,503,603	A	3.300	x	2.324		7.669
3		B	5.515	x	1.276		7.037
4		C	4.515	x	3.880		17.518
5		D	5.555	x	1.549		8.605
6		E	3.515	x	1.501		5.276
7		F	3.050	x	3.415		10.416
8	Total Adition						56.521
	Total carpet area						56.521

FIRST TO SEVENTH CARPET AREA CALCULATION							
Sr.No.	FLAT NO		Dimensions				Area
1	Addition						
2	105,205,305,405,505,605,705	A	2.815	x	1.557		4.383
3		B	4.165	x	1.557		6.485
4		C	5.345	x	2.765		14.779
5		D	7.580	x	1.765		13.379
6		E	5.730	x	1.285		7.363
7		F	4.695	x	1.430		6.714
8		G	7.780	x	3.600		28.008
9	Total Adition						81.110
	Total carpet area						81.110

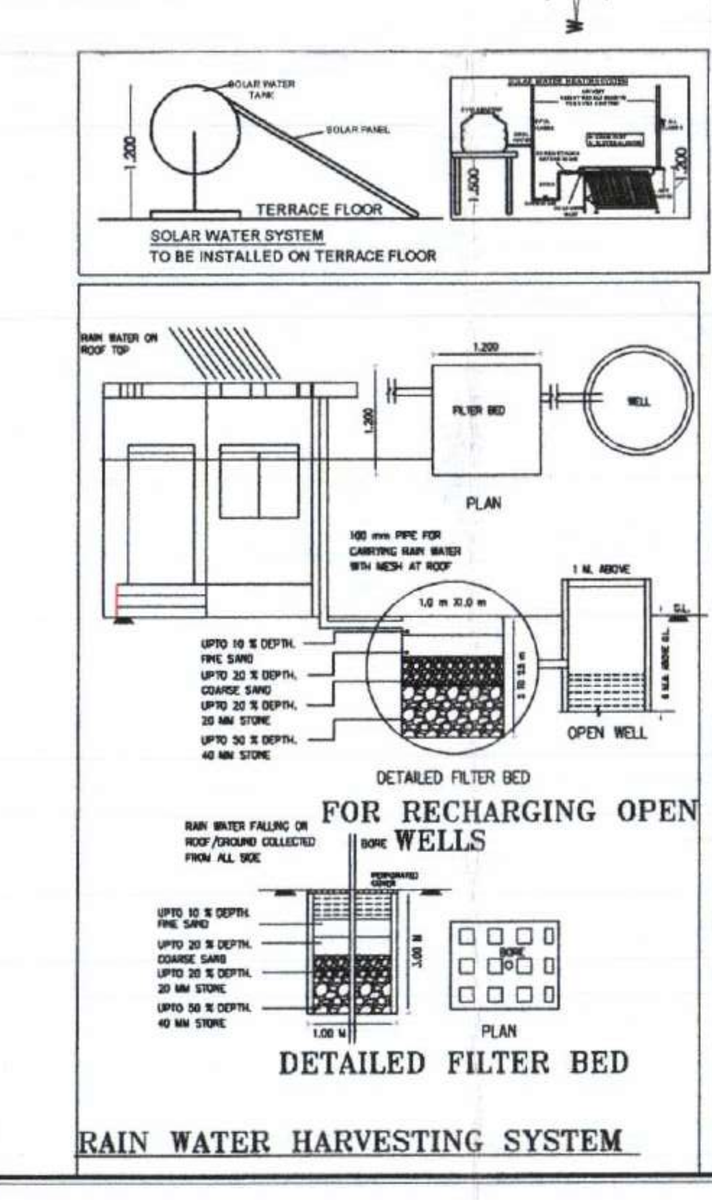
FIRST TO SEVENTH CARPET AREA CALCULATION							
Sr.No.	FLAT NO		Dimensions				Area
1	Addition						
2	104,204,304,404,504,604,704	A	2.815	x	1.557		4.383
3		B	4.165	x	1.557		6.485
4		C	5.345	x	2.765		14.779
5		D	7.580	x	1.765		13.379
6		E	5.730	x	1.285		7.363
7		F	4.695	x	1.430		6.714
8		G	7.780	x	3.600		28.008
9	Total Adition						81.110
	Total carpet area						81.110



SEVENTH CARPET AREA CALCULATION							
Sr.No.	FLAT NO		Dimensions				Area
1	Addition						
2	701, 702	A	3.515	x	0.780		2.742
3		B	6.340	x	3.300		20.922
4		C	4.830	x	3.230		15.601
5		D	6.340	x	1.350		8.559
6		E	4.830	x	1.465		7.076
7		F	5.515	x	1.278		7.048
8		G	3.300	x	2.322		7.663
9		H	2.215	x	1.276		2.826
	Total Adition						84.812
	Total carpet area						84.813



SITE PLAN
SCALE= 1: 200



DETAILED FILTER BED
RAIN WATER HARVESTING SYSTEM

SCHEDULE OF OPENINGS :

CODE	SIZE	SILL LVL.	LTL. LVL.	REMARKS
	1885 x 1500	600	2100	TW.GLAZED WINDOW
W1	1800 x 1500	600	2100	TW.GLAZED WINDOW
W2	1500 x 1500	600	2100	TW.GLAZED WINDOW
W3	1635 x 1500	600	2100	TW.GLAZED WINDOW
W4	1200 x 900	1050	2100	TW.GLAZED WINDOW
V	600 x 750	----	2100	TW.GLAZED WINDOW
D	1200 x 2100	----	2100	T.W. DOOR
D1	900 x 2100	----	2100	T.W. DOOR
D2	750 x 2100	----	2100	T.W. DOOR

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

BHAVYA INFRAVENTURES PVT. LTD
THROUGH DIRECTOR
SHRI MURLIDHAR GOVINDRAM WADHWANI

Certificate of Area:
Certified that the plot under reference was surveyed by me on 10.07.2023 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.

Ar. LOKESH KADU
CA/2007/39381
NMCR-402, NIT-2140

Signature
(Name of Architect/ Licensed Engineer/ Supervisor) AR LOKESH KADU

REFERENCE :

PLOT BOUNDRY SHOWN IN THUS
PROPOSED CONSTRUCTION SHOWN IN THUS

DRAWING TITLE
SUBMISSION DWG.

COA. REG. NO CA /2007/ 39381	N.I.T. REG. NO 2140	N.M.C. REG. NO R-402
SCALE 1 : 100 & 1 : 200		DEALT BY ANJALI
08/10/2024		CHECKED BY

Note - ALL DIMENSIONS ARE IN MM.

emanate DESIGN

Ar. LOKESH W. KADU
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