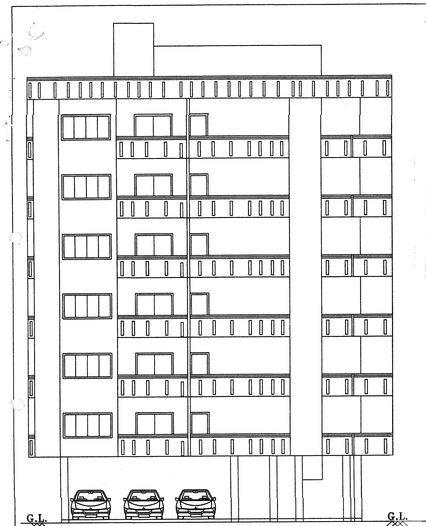
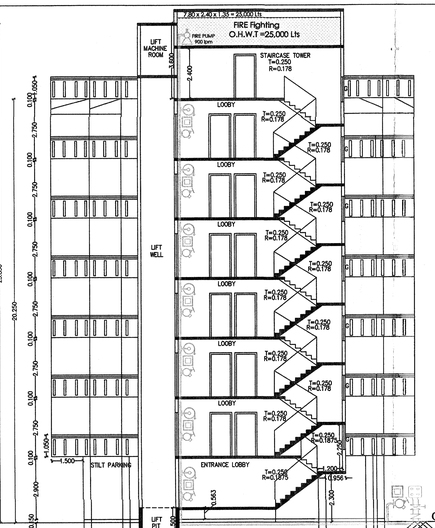
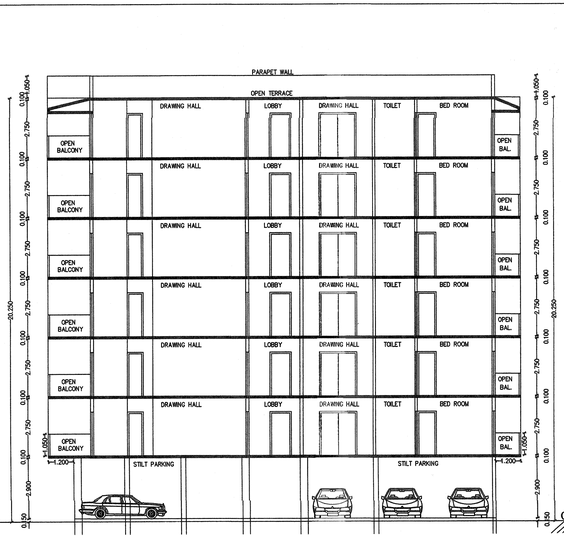


FRONT ELEVATION
SCALE 1:100



SECTION A-A
SCALE 1:100



SECTION B-B
SCALE 1:100

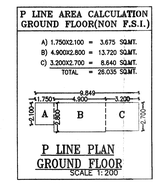
ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA

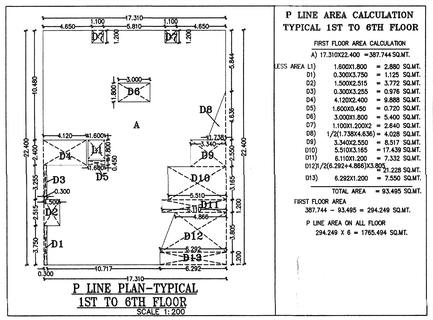
NIT
Lis No. 2065
Serial No.
Valid No. 21/12/2025

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

Executive Engineer
FIRE & EMERGENCY SERVICE
VARENDRA NAGAR FIRE STATION
N.M.C. NAGPUR

F.S.I /Built-Up Area Calculation :-(For Residential Housing Tenement)			
a	Net Plot area for F.S.I.Calculation (As per Clause No. 3.9 Of UDCPR-2020) As Per 7/12		539.000 sq.mt.
b	Plot Size = 16.000 m x 28.000 m =448.000 sq.mt.		
b	Net P Line Built up area (As per Clause No. 6.6 Of UDCPR-2020)		1766.970 sq.mt.
c	For Residential Use Dividing Factor 1.6 to arrive (Basic F.S.I+Premium FSI+ TDR=P Line Area/1.6)		1766.970/1.6=1104.35 sq.mt.
d	For non Residential Use Dividing Factor 1.8 to arrive (Basic F.S.I+ Premium FSI+TDR=P Line Area/1.8)		not applicable
e	Permissible Ancillary F.S.I(As per Clause No. 6.3 table No. 6-G,Note-(i) Of UDCPR-2020-B-C-D)		662.062 sq.mt.
		permissible	Proposed
f	Permissible Basic F.S.I. / Built-up Area :-(1.10no)	Basic F.S.I. = 1.10 592.9	Basic F.S.I. = 1.10 592.9
g	Permissible Additional FSI ON Premium:- (0.50no)(As Per Clause No.6.3 Table No. 6-G UDCPR-2020)	Premium F.S.I. = 0.50 269.5 sq.mt.	Premium F.S.I. = 0.496 268.9 sq.mt.
h	Permissible TDR (asPermissible TDR) (Clause No. 6.3 table no. 6-G of UDCPR)	TDR F.S.I. = 0.450 242.500 sq.mt.	TDR F.S.I. = 0.450 242.500 sq.mt.
i	Permissible TDR for road widening with compliance of Clause No.7.2& Performa -I OF udcpr-2020(2.00m---a.mt.)	Not Applicable	Not Applicable
j	total Entailment of FSI (d+e+f)	1767.011 sq.mt.	1766.97 sq.mt.
k	Maximum Building potential On Plot (Excluding Ancillary FSI)	Total F.S.I. = 1.60 1104.350 sq.mt.	Total F.S.I. = 1.60 1104.35 sq.mt.
l	Permissible Ancillary FSI (As per Clause No. 6.3 table No. 6-G,Note-(i) Of UDCPR	F.S.I. = 0.60 662.062 sq.mt.	F.S.I. = 0.60 662.062 sq.mt.





P LINE AREA CALCULATION
TYPICAL 1ST TO 6TH FLOOR

FIRST FLOOR AREA CALCULATION

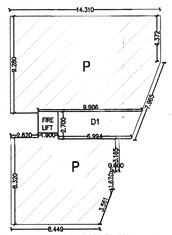
A) 17.310X22.400 = 387.744 SQMT.

LESS AREA (-)

D1)	1.800X1.800	= 2.880 SQ.MT.
D2)	0.300X3.750	= 1.125 SQ.MT.
D3)	1.500X2.515	= 3.772 SQ.MT.
D3)	0.300X3.255	= 0.976 SQ.MT.
D4)	4.120X2.400	= 9.888 SQ.MT.
D5)	1.800X0.450	= 0.720 SQ.MT.
D6)	3.000X1.800	= 5.400 SQ.MT.
D7)	1.100X1.200X2	= 2.640 SQ.MT.
D8)	(1/2(1.730X4.636)	= 4.028 SQ.MT.
D9)	3.340X2.550	= 8.517 SQ.MT.
D10)	5.810X3.165	= 17.438 SQ.MT.
D11)	6.110X1.200	= 7.332 SQ.MT.
D12)	(1/2(5.292+4.856)X3.925)	= 21.228 SQ.MT.
D13)	6.292X1.200	= 7.550 SQ.MT.
TOTAL AREA		= 93.495 SQ.MT.

FIRST FLOOR AREA
387.744 – 93.495 = 294.249 SQ.MT.

P LINE AREA ON ALL FLOOR
294.249 X 6 = 1765.494 SQ.MT.



COVERED PARKING AREA for CALCULATION of DEMAND for FIRE PROTECTION FUND :

P. LINE PARKING AREA = 229.995 SQ.M.

DEDUCTION :

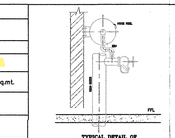
D1),P LINE DEDUCTION = - 20.25 SQ.M.

NET PARKING AREA [229.995 - 20.25] = 209.745 SQ.M.

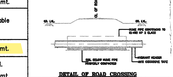
NET GR. FL. PARKING AREA P = 209.745 sq.m.

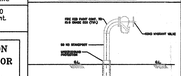
OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BP-NO-2024122-6371/984
Date 09/01/2025
SANCTIONED
Building Engineer (west)
Nagpur Improvement Trust

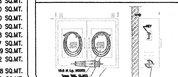
Subject to the condition as per Regularisation Letter dt. 9/12/2024













FIRE FIGHTING SYSTEM LEGEND

ABC FIRE EXTINGUISHERS	FIRE HYDRANT VALVE
FIRE PUMP	HP = HYDRANT PIPE
FIRE SPRINKLER	HR = HOSE REEL
SMOKE DETECTOR	FIRE SERVICE INLET
FIRE CONTROL PANEL	BUTTERFLY VALVE
FIRE MANUAL CALL POINT	NON RETURN VALVE
FIRE HOOTER	FIRE HYDRANT STAND POST
HB= HOSE BOX	
FIRE DUCT	

PROPOSED CONSTRUCTION FOR MULTI FAMILY RESIDENTAIL DWELLING BUILDING PLAN ON PLOT NO.12 KH.NO.159/2,159/9 MOUZA -SOMALWADA IN PAYAL G.N.S.S. NAGPUR.

BELONGING TO :

SAS INFRAVENTURE
THROUGH IT'S PARTNERS
[1] SHRI.SATISH MOHANLAL HIRANI
[2] SHRI.AMIT VIJAY KUMAR DIXIT
[3] SHRI.SACHIN MADHUKAR DUMBHARE

Proforma – I: Area Statement
(As Right Hand top Corner of Plans)

AREA STATEMENT	
1. Area of plot *(Minimum area of a, b, c to be considered)*	
(a) As per ownership document (7/12, CTS extract)	539.000 SQ.MT.
(b) as per measurement sheet	539.000 SQ.MT.
(c) as per site	539.000 SQ.MT.
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/Service Road /	Not Applicable
(b) Any D.P. Reservation area	Not Applicable
(Total a+b)	0
3. Balance area of plot (1-2)	539.000 SQ.MT.
4. Amenity Space (if applicable)	
(a) Required -	Not Applicable
(b) Adjustment of 2(b), if any -	Not Applicable
(c) Balance Proposed -	Not Applicable
5. NetPlot Area (3-4 (c))	539.000 SQ.MT.
6. Recreational Open space (if applicable)	
a) (a) Required -	Not Applicable
b) (b) Proposed -	Not Applicable
7. Internal Road area	Not Applicable
8. Pintable area (if applicable)	Not Applicable
9. Built up area with reference to Basic F.S.I. as per front road *(In No. Schedc FSI) 539.000X1.100*	592.900 SQ.MT.
10. Addition of FSI on payment of premium	269.500 SQ.MT.
(b) Proposed FSI on payment of premium.	268.900 SQ.MT.
11. In-situ FSI / TDR loading	----------
(a)In-situ area against D.P. road *(2.0 o Sr. No. 2 (a))*,if any	Not Applicable
(b)In-situ area against Amenity Space if handed over *(7.00 or1.85 x Sr. No. 4 (b)and /or(c)).*	Not Applicable
(c)TDR area	242.55
(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	242.55
12.Additional FSI area under Chapter No. 7	
13. Total entitlement of FSI in the proposal	Not Applicable
(a) (9 + 10(b)+11(d)) or 13 whichever is applicable.	1104.350
(b) Common area FSI upto 50% or 80%with payment of	662.62
(c) Total entitlement (a+b)	1766.970 SQ.MT.
14. Maximum utilization limit of F.S.I. (building potential) width *((as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as*	2.05/1.6=3.28
15. Total Built-up Area in proposal(enclosing area at Sr.No.17	
(a) Existing Built-up Area.	0.0
(b) Proposed Built-up Area (as per 'F-Rev')	1766.970 SQ.MT.
(c) Total (a+b)	1766.970 SQ.MT.
16. F.S.I. Consumed (15/15) *(should not be more than serial*	3.278
17. Area for Inclusive Housing, if any	Not Applicable
(a) Required *(20% of Sr.No.5)*	Not Applicable
(b) Proposed	Not Applicable

Schedule Of Opening

Type	Size		Specifications
D	1.000	2.100	T. W. Panelled Door
D1	0.900	2.100	T. W. Panelled Door
D2	0.750	2.100	T. W. Panelled Door
W	1.500	1.200	Aluminum Fully Glazed Window
W1	1.200	1.200	Aluminum Fully Glazed Window
SDW	2.000	2.100	Aluminum Fully Glazed Window
V	0.600	0.600	Aluminum Ventilator

Idex

1	Plot Boundary Shown By
2	Proposed Construction Shown By
3	Existing Construction Shown By
4	Existing /Old Construction To Be Demolish Shown

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

Signature

MAHESH PADOLE
ARCHITECT / ENGINEER
(Name of Architect/ Licensed Engineer/ Supervisor) LICENCE NO.
NIS LIC-2009 NAGPUR LIC-930
STATE/B/2022/APL/01848
Valid upto 31/12/2025

Owner's Declaration –

I/We undersigned hereby confirm that I/We am/are liable to pay penalty to the 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.

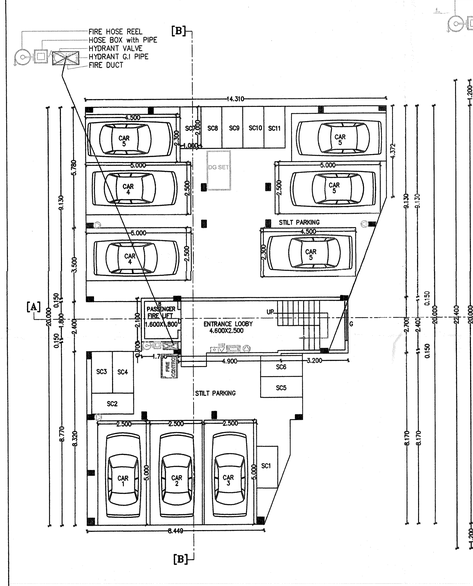
Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

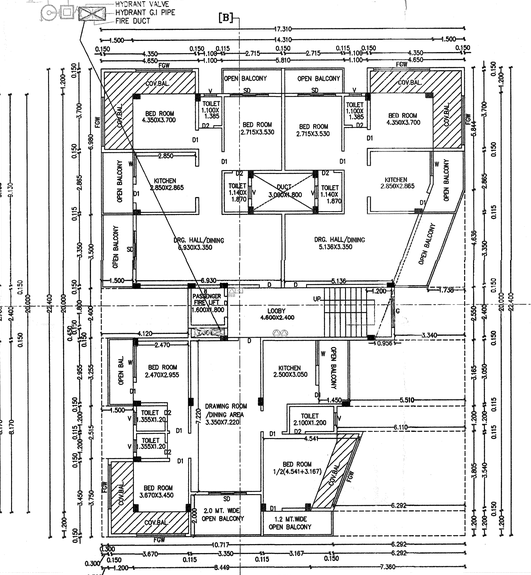
Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect/Licensed Engineer/Supervisor
					NIS LIC-2009 NAGPUR LIC-930 STATE/B/2022/APL/01545 MAHEWADA-9923259718

SPEED ENGINEERING & SAFETY SERVICES
L NO MFS/LAFD 291
L NO MFS/LAFD 276

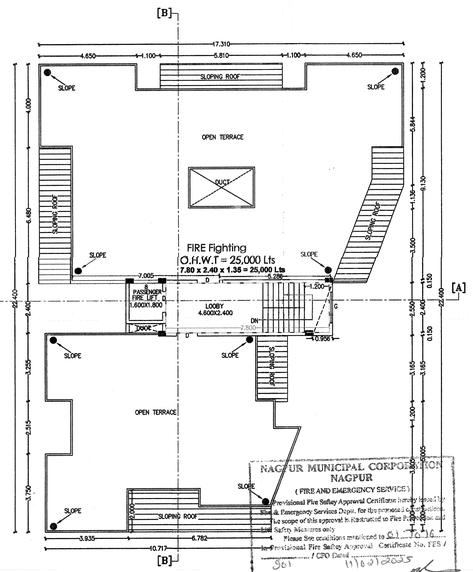
PARKING	
As Per Clause No. 8.2 Table No. 8B Of UDCPR-2020	Required
Residential (Multi Family Presidential	
For every Two Tenement With Each Tenement having Carpet Area equal to or above 40 sq.mt. but less than 80 sq.mt.	=1 Car+2 Scooter 5% Visitor Parking
For 18 Tenement Carpet Area equal to or above 40 sq.mt.but less than 80 sq.mt.	=9 Car+18 Scooter
Total	=9 Car+18 Scooter
Add 5% Visitor Parking	=0.450 Car+0.9 Scooter
Total Residential Parking	=9.450 Car+18.9 Scooter
Required Parking For Nagpur City With Multiply Factor =0.9 For Car	=8.505 Car+18.9Scooter
Total Parking Required	=9 Car+19 Scooter
Proposed Parking	=9 Car+19 Scooter
Mercantile/Residential EV Parking Required@20%	=1.8 Car+3.8 Scooter
Total EV Parking Required	=1.8 Car+3.8 Scooter
Proposed EV Parking Proposed	=2 Car+4 Scooter



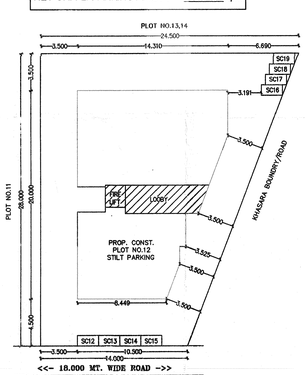
PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED TYPICAL 1ST TO 6TH FLOOR PLAN
SCALE 1:100



PROPOSED TERRACE FLOOR PLAN
SCALE 1:100



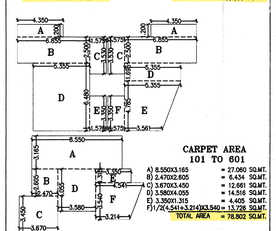
SITE PLAN
SCALE 1:200

CARPET AREA
102 TO 602

A)	4.350X1.200	= 5.220 SQ.MT.
B)	6.850X2.500	= 17.137 SQ.MT.
C)	1.575X3.530	= 5.559 SQ.MT.
D)	5.355X8.480	= 34.700 SQ.MT.
E)	1.575X3.350	= 5.276 SQ.MT.
TOTAL AREA		= 67.892 SQ.MT.

CARPET AREA
103 TO 603

A)	4.350X1.200	= 5.220 SQ.MT.
B)	6.850X2.500	= 17.137 SQ.MT.
C)	1.575X3.530	= 5.559 SQ.MT.
D)	5.355X1.885	= 9.976 SQ.MT.
E)	1/2(5.355+1.561)X4.785	= 21.331 SQ.MT.
F)	1.575X3.350	= 5.276 SQ.MT.
	TOTAL	= 63.599 SQ.MT.



CARPET AREA
101 TO 601

A)	8.550X3.165	= 27.060 SQ.MT.
B)	2.470X2.605	= 6.434 SQ.MT.
C)	3.670X3.450	= 12.661 SQ.MT.
D)	3.580X4.055	= 14.516 SQ.MT.
E)	3.350X1.315	= 4.405 SQ.MT.
F)	1/2(4.541+3.214)X3.540	= 13.705 SQ.MT.
TOTAL AREA		= 78.802 SQ.MT.

Fire Protection Consultants
SPEED ENGINEERING & SAFETY SERVICES
NGP BR. :- PLOT NO. 101, HANUMAN NAGAR
NAGPUR.-440009. Mbl: 9325870777, 9823323590
H.O : FLAT NO. 401 , SAI RADHA COMPLEX , A- WING,
LBS MARG , BHANDUP (W), MUMBAI. - 400078.
Speedengineering5@gmail.com