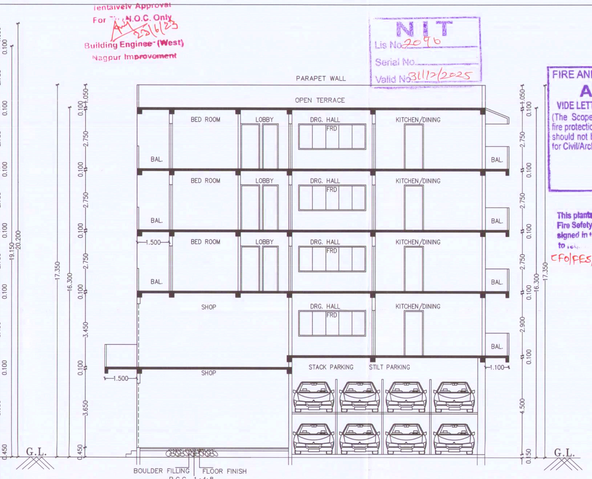
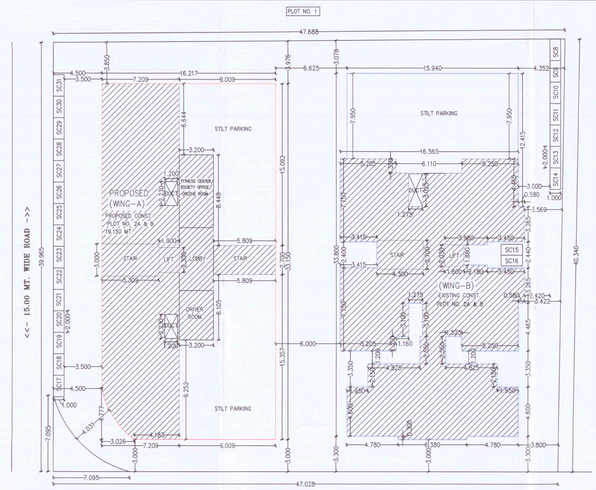


SECTION ON D-D
SCALE 1:100

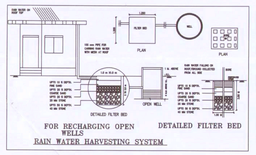


SECTION ON E-E (BUILDING A)
SCALE 1:100

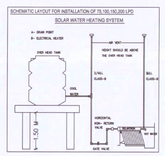


SITE PLAN
SCALE 1:200

No.Of Tenements (Proposed +Existing)	Commercial Cum Residentail Building
	20 shop +26 tehement (proposed)+22 tenement (existing)20shop +48 tenement
PARKING :- As Per Clause No. 8.1 & Table No. 8-b, Sr. No. 1 Of UDCPR 2020>Required (As Per Amendment Vide Gazetted date 04/01/2023 for residentail	
for every two tenement having carpet area having equal to above 40 sq.mt. but less than 80 sq.mt.,	1 car+2 sc +5%v.p.
for 48 tenement 40-80 sq.mt.carpet area	24 car + 48 sc
5% VISITORE PARKING	1.20 Car+2.40 Sc
TOTAL REQUIRED PARKING	25.20 Car+50.40 Sc
For Commercial	
For Every 100 sq.mt. carpet area or fraction thereof	2 car+6 sc
For 469.394 sq.mt. carpet area	5 car +28 sc
TOTAL REQUIRED PARKING (residentail+Commercial)	30.20 Car+78.40 Sc
Multiplying Factor As Per Table No. 8-C Sr. No. 02 Of UDCPR-2020	0.9X30.20 CAR
TOTAL REQUIRED PARKING	27 Car+78 Sc
As Per The provision of the clause No. 8.1.1(V) Composite Parking -6 Scooter Parking Converted into 1 Car Parking Hence 60 Scooters Parking Coverted into 10 Cars Parking	
PROPOSED PARKING	37 Cars +31 Sc
Electric Car = 37 Car x 20% = 7 Cars	

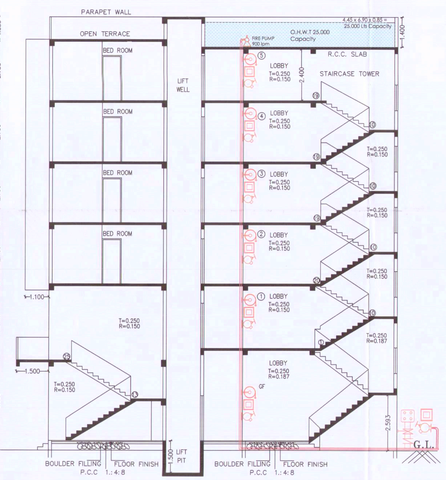


RAIN WATER HARVESTING SYSTEM

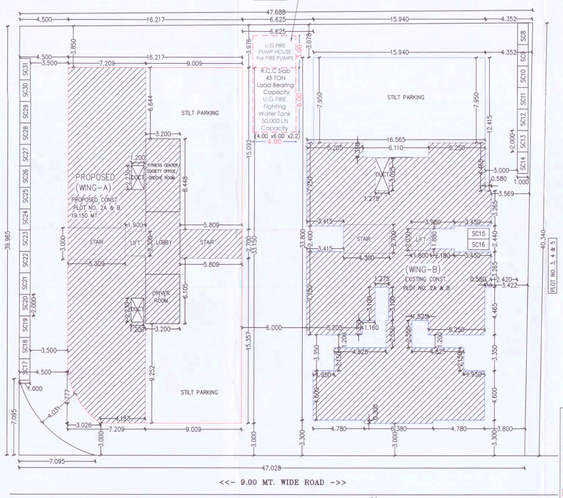




FRONT ELEVATION
SCALE 1:100



SECTION ON C-C
SCALE 1:100



SITE PLAN
SCALE 1:200

STILT PARKING AREA CALCULATION

OUTER AREA =532.428 SQ.MT.
LESS AREA A)GROUND FLOOR = 299.388 SQ.MT.
TOTAL AREA =233.040 SQ.MT.

GROUND FLOOR STILT PARKING AREA = 475.336 SQ.MT.
TOTAL P - LINE GROUND FLOOR AREA = 299.388 SQ.MT.
TOTAL P - LINE FIRST FLOOR AREA = 607.167 SQ.MT.
TOTAL P - LINE SECOND FLOOR AREA = 1492.963 SQ.MT.
TOTAL P - LINE THIRD FLOOR AREA = 577.595 SQ.MT.
TOTAL P - LINE FOURTH FLOOR AREA = 577.595 SQ.MT.
TOTAL P - LINE FIFTH FLOOR AREA = 373.227 SQ.MT.

TOTAL AREA FOR FIRE CALCULATIONS = 3012.567 SQ.MT.

AREA CALCULATION FOR THE PURPOSE OF ASSESSMENT OF FEES AS PER MAHARASHTRA FIRE PREVENTION &LIFT SAFETY MEASURES ACT ,2006

FIRE FIGHTING SYSTEM LEGEND

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

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, L85 MARG , BHANDUP (W), MUMBAI. - 400078.
speedengineering@gmail.com

SPEED ENGINEERING & SAFETY SERVICES
L NO MFS/LA/RF 218
L NO MFS/LA/RD 204

Tentative Approval For T.P.N.O.C. Only
Building Engineer (West) Nagpur Improvement

NIT
Lic No.2916
Serial No.
Valid Upto 31/12/2025

FIRE AND EMERGENCY SERVICE
APPROVED
VIDE LETTER NO. CFO/FES/ D/ / /
(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.A.N.I.T., Nagpur

This plants are approved for Fire Safety Point of view only, signed in token of Approved Subject to ... vide no.
CFO(FES)/NMRDA/198/2023/1123

ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BE(O) cpg-No-2514562/TPNO-2022120748/586
Date 23/08/2024
SANCTIONED
678144
Building Engineer (West)
Nagpur Improvement Trust

Subject to the condition as per Regularisation Letter dt. 30/04/2024 Release.

subject to condition of N.O.C. from Airport Authority Dt. 04/03/2022

SHEET NO. 04/04

EXISTING & PROPOSED COMMERCIAL & RESIDENTIAL MULTY FAMILY BUILDING PLAN ON PLOT NO. 2-A & B, KH. NO. 107/4, 107/3-7, MOUZA JAITALA TAH. & DIST. NAGPUR.

BELONGING TO:
NAKSHATRA INFRAVENTURE ACTING THROUGH IT'S PARTNER
1) MISS. SHIWANI VIJAY RAUT
(AS PER MUTATION)

P LINE BUILT UP AREA STATEMENT			
FLOOR	EXISTING WING B	PROPOSED (WING A)	
		COMMERCIAL	RESIDENTAIL
GROUND FLOOR	363.819 SQ.MT.	228.491 SQ.MT.	70.897 SQ.MT.
FIRST FLOOR	506.250 SQ.MT.	275.163 SQ.MT.	332.004 SQ.MT.
SECOND FLOOR	506.250 SQ.MT.	915.367	577.595 SQ.MT.
THIRD FLOOR	0.000	0.000	577.595 SQ.MT.
FOURTH FLOOR	0.000	0.000	577.595 SQ.MT.
FIFTH FLOOR	0.000	0.000	373.227 SQ.MT.
TOTAL	1376.319 SQ.MT.	503.654 SQ.MT.	2508.913 SQ.MT.
TOTAL(A+B)	4388.886 SQ.MT.		

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

AREA STATEMENT	
1. Area of plot *(Minimum area of a, b, c to be considered)*	1845.912
(a) As per ownership document (7/12, CTS extract)	1845.912 SQ.MT.
(b) as per measurement sheet	1845.912 SQ.MT.
(c) as per site	1845.912 SQ.MT.
2. Deductions for	------
(a) Proposed D.P. / D.P. Road widening Area/Service Road /	------
(b) Any D.P. Reservation area	Not Applicable
(Total a+b)	0
3. Balance area of plot (1-2)	1845.912 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))	1845.912 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. Plotable area (if applicable)	Not Applicable
9. Built up area with reference to Basic F.S.I. as per front road *(Sr. No. 5above) FSI BALANCE POTENTIAL FSI*	2307.39 932.186
10. Addition of FSI on payment of premium	922.956
(b) Proposed FSI on payment of premium.	915.367
11. In-situ FSI / TDR loading	
(a)In-situ area against D.P. road *(2.0 x Sr. No. 2 (a)),if any*	Not Applicable
(b)In-situ area against Amenity Space if handed over *(2.00 or1.85 x Sr. No. 4 (b)and /or(c)),*	Not Applicable
(c)TDR area	0
(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	0
12.Additional FSI area under Chapter No. 7	Not Applicable
13. Total entitlement of FSI in the proposal	
(a) (9 + 10(b)+11(d)) or 12 whichever is applicable.	1855.142
(b) Common area FSI upto 80% with payment of charges.	223.846
(c) Common area FSI upto 60% with payment of charges.	940.842
(d) Total entitlement (a+b+c)	3019.833
14. Maximum utilization limit of F.S.I. (building potential) width *(as per Regulation No. 6.1 or 6.2 or 6.4 as*	2.0
15. Total Built-up Area in proposal.*(excluding area at Sr.No.17*	------
a) Existing Built-up Area (PRIVIOUS SANCTION)	1376.319
(b) Proposed Built-up Area (as per P-line)	3012.567
(c) Total (a+b)	4388.886
16. F.S.I. Consumed (15/13) *(should not be more than serial*	1.74
17. Area for Inclusive Housing, if any	0
a) Required *(20% of Sr.No.5)*	N.A.
(b) Proposed	N.A.

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

M. D. PADOLE
ARCHITECT / ENGINEER
N.I.T.L.S. NO. 2090
M.M.C.L.S. NO. L-447

(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

M. D. PADOLE
ARCHITECT / ENGINEER

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect/ License no. of Licensed Engineer/ Supervisor