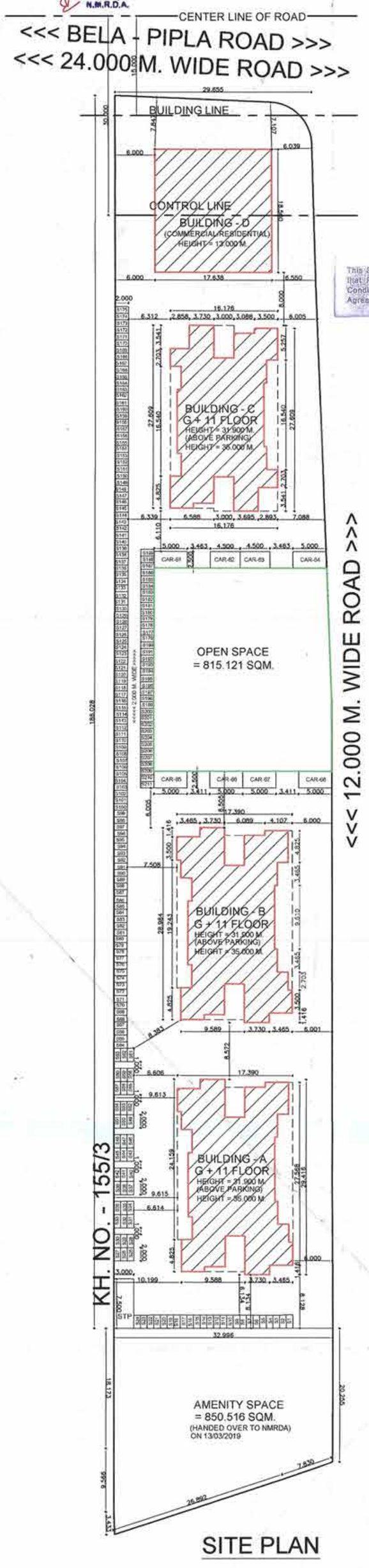
"Approved Tentatively for Fire NOC only"

Assistant Engineer
N.M.R.D.A.

N.M.R.D.A.
L.S. No. 832
L.S. Valid
Up to 31-12-2025



SITE PLAN

This Sanction is Subject to Condition that Plans shall be released as per Condition No. 28a-c) of the Development Agreement Dt. 26/2/19

AREA STATEMENT		SQ. MT.
1 PERMISSIBLE B/UP AREA		12466.796
2 MAX. PERMISSIBLE B/UP AREA		12466.796
3 PROPOSED B/UP AREA		
1) FOR RESIDENTIAL BUILDING NO. – A		
GROUND FLOOR		50.292
FIRST FLOOR	(345.830 + 2.845)	348.675
SECOND FLOOR	(345.830 + 2.845)	348.675
THIRD FLOOR	(345.830 + 2.845)	348.675
FOURTH FLOOR	(345.830 + 2.845)	348.675
FIFTH FLOOR	(345.830 + 2.845)	348.675
SIXTH FLOOR	(345.830 + 2.845)	348.675
SEVENTH FLOOR	(345.830 + 2.845)	348.675
EIGHTH FLOOR	(345.830 + 2.845)	348.675
NINTH FLOOR	(345.830 + 0.000)	345.830
TENTH FLOOR	(345.830 + 2.845)	348.675
ELEVENTH FLOOR	(345.830 + 2.845)	348.675
TOTAL B/UP AREA FOR BUILDING NO.–A		3882.872
2) FOR RESIDENTIAL BUILDING NO. – B		
GROUND FLOOR		37.470
FIRST FLOOR	(345.830 + 2.845)	348.675
SECOND FLOOR	(345.830 + 2.845)	348.675
THIRD FLOOR	(345.830 + 2.845)	348.675
FOURTH FLOOR	(345.830 + 2.845)	348.675
FIFTH FLOOR	(345.830 + 2.845)	348.675
SIXTH FLOOR	(345.830 + 2.845)	348.675
SEVENTH FLOOR	(345.830 + 2.845)	348.675
EIGHTH FLOOR	(345.830 + 2.845)	348.675
NINTH FLOOR	(345.830 + 0.000)	345.830
TENTH FLOOR	(345.830 + 2.845)	348.675
ELEVENTH FLOOR	(345.830 + 2.845)	348.675
TOTAL B/UP AREA FOR BUILDING NO.–B		3870.050
3) FOR RESIDENTIAL BUILDING NO. – C		
GROUND FLOOR		32.762
FIRST FLOOR	(310.834 + 6.388)	317.222
SECOND FLOOR	(310.834 + 6.388)	317.222
THIRD FLOOR	(310.834 + 6.388)	317.222
FOURTH FLOOR	(310.834 + 6.388)	317.222
FIFTH FLOOR	(310.834 + 6.388)	317.222
SIXTH FLOOR	(310.834 + 6.388)	317.222
SEVENTH FLOOR	(310.834 + 6.388)	317.222
EIGHTH FLOOR	(310.834 + 6.388)	317.222
NINTH FLOOR	(310.834 + 2.888)	313.722
TENTH FLOOR	(310.834 + 6.388)	317.222
ELEVENTH FLOOR	(310.834 + 6.388)	317.222
TOTAL B/UP AREA FOR BUILDING NO.–C		3518.704
4) FOR COMMERCIAL BUILDING NO. – D		
GROUND FLOOR		280.927
FIRST FLOOR		297.187
SECOND FLOOR		297.187
THIRD FLOOR		297.187
TOTAL B/UP AREA FOR BUILDING NO.–D		1172.488
NET B/UP AREA FOR BUILDING NO.–A,B,C & D		12444.114

PARKING AREA STATEMENT

PARKING AREA REQUIRED	CARS	SCOOTERS	CYCLES
1)FOR 20 TENEMENTS CARPET AREA– ABOVE 80 SQ.MT. FOR EVERY 2 TENEMENTS (2: 2: 2)	20 No.	20 No.	20 No.
2)FOR 116 TENEMENTS CARPET AREA– BETWEEN 40 – 80 SQ.MT. FOR EVERY 3 TENEMENTS (1: 4: 4)	39 No.	156 No.	156 No.
3)FOR COMMERCIAL CARPET AREA– 479.256 SQ.MT. FOR CARPET AREA MORE THAN 80.000 SQM. (1: 4: 4)	6 No.	25 No.	25 No.
VISITOR'S PARKING (5%) REQUIRED	3 No.	10 No.	10 No.
PARKING AREA REQUIRED	68 No.	211 No.	211 No.
PARKING AREA PROVIDED	68 No.	211 No.	211 No.

SCHEDULE OF OPENINGS

TYPE	SIZE	LINTEL LVL	
1) W	= 2.100M. X 1.650M.	2.100 M.	(FULLY GLAZED ALUMINIUM WINDOW)
2) W1	= 1.200M. X 0.900M.	2.100 M.	(FULLY GLAZED ALUMINIUM WINDOW)
3) CW	= 1.200M. X 1.650M.	2.100 M.	(FULLY GLAZED ALUMINIUM WINDOW)
4) W2	= 0.750M. X 1.200M.	2.100 M.	(FULLY GLAZED ALUMINIUM WINDOW)
5) W3	= 0.635M. X 1.650M.	2.100 M.	(FULLY GLAZED ALUMINIUM WINDOW)
6) V	= 0.600M. X 0.900M.	2.100 M.	(FULLY GLAZED VENTILATOR)
7) S.F.D.	= 2.100M. X 2.300M.	2.300 M.	(FULLY GLAZED SLIDING FOLDING DOOR
8) D	= 1.050M. X 2.100M.	2.100 M.	(T.W. FRAME DOOR)
9) D1	= 0.900M. X 2.100M.	2.100 M.	(T.W. FRAME DOOR)
10) D2	= 0.800M. X 2.100M.	2.100 M.	(Cement Concrete FRAME DOOR)
11) R.S.	–		ROLLING SHUTTER

Fire protection Consultants
R.A.J. ENTERPRISES
(Licence No.MFS-LA-0282)
Opp.Head Postal Mail, Kamal Bagh,NAGPUR,440022
M : 9325870777

FIRE FIGHTING SYSTEM LEGEND

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

Dy. Chief Fire Officer
Fire & Emergency Service,
N. M. C. Nagpur

OFFICE OF THE CORPORATION
OF THE CITY OF NAGPUR.
(FIRE SERVICE)
No Objection Certificate hereby issued by Fire Service Deptt. for the proposed constructions.
The scope of this approval is Restricted to Fire Protection arrangements only.
Please See conditions mentioned
to 33 in N.O.C. Certificate
No. G. A. / 15 F.B. dated 08/05/2019
8/5/19
Chief Fire Officer
Fire Service N.M.C. Nagpur.

Subject to the Condition laid down by Fire Brigade Deptt. Nagpur Mpl. Corporation Vide Letter No. FES/15 dt. 8/5/19
CFO

OFFICE OF THE
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
Building Permit No. BE(NMRDA)/South West(R)/m8745/2019022122/1710/170
Dt. 21/5/2019
SANCTIONED
Assistant Engineer
Nagpur Metropolitan Region Development Authority

This sanction is subject to conditions of
N.A. order Dt. 27/9/2018
N.A.T.P. order Dt. —

This Sanction is Subject to Conditions Mentioned in Development agreement Dt. 26/02/19

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 20/5/2019 OF STRUCTURAL DESIGNER AND APPLICANT.

Necessary arrangement for rain water harvesting shall be done.

Subject to the provisions of structural drawings submitted by applicant.

Subject to terms and condition of Government circular dated 30-01-2016 that Developer have to construct the temporary shade, toilet and arrangement of drinking water for the labours.

Subject to the condition that Developer/ Applicant shall construct sewage treatment plant (STP) as per the required norms of Maharashtra Pollution Control Board and shall submit the NOC from MPCB without compliance of same occupation permission shall not be issued.

Subject to Condition of N.O.C. from Airport Authority Dt. 18/04/2019

PROFORMA - I	DRAWING SHEET No. 1/11

PROJECT -
PROPOSED GROUP HOUSING DEVELOPMENT AT Kh. No. 155/1, PH. No. 38, MOUZA - PIPLA, TAH.-NAGPUR (GRAMIN) DIST. - NAGPUR

STAMP OF APPROVAL OF PLANS :

BELONGING TO
SHRI KISHOR HANSRAJ JHAM

A	AREA STATEMENTS		
	1	Area of plot (minimum area of a, b, c to be considered)	8444.400
		a) As per ownership document (7/12, CTS extract)	8500.000
		b) as per measurement sheet	8500.000
		c) as per site	8444.400
	2	Deductions for	
		(a) Proposed D.P./ D.P. Road widening Area	298.504
		(b) Any D.P.Reservation area	
		(c) Natural Water course area	
		Total (a+b+c)	298.504
	3	Gross Area of Plot (1-2)	8145.896
	4	Recreational Open Space	
		(a) Required	814.590
		(b) Proposed	815.121
	5	Amenity Space	
		(a) Required	814.590
		(b) Proposed	850.516
	6	Service road and Highway widening	
	7	Internal Road area	1373.997
	8	Net Area of Plot = [3 - 5(b)] {For basic F.S.I. = 1.00}	7295.380
	9	Built up area with reference to Basic F.S.I. as per front road width (sr. no. 8 X 1.10)	8024.918
	10	Addition of area for F.S.I.	
		(a) In-situ area against D.P. road handed over to NMRDA [1.850 x sr. no. 2 (a)], if any	552.232
		(b) In-situ area against Amenity Space handed over to NMRDA [2.00 x sr. no. 5 (b)] on 13/03/2019	1701.032
		(c) Premium FSI area (subject to maximum of 0.3 of sr. no. 8)	2188.614
		(d) TDR area	
		(e) Additional FSI area under chapter VIII	
	11	Total area available (9+10)	12466.796
	12	Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 26.3)	
	13	Total Built-up Area in proposal. (excluding area at Sr.No.15.b)	
		(a) Existing Built-up Area.	
		(b) Proposed Built-up Area	12320.446
		(c) Excess Balcony area counted in F.S.I.	123.668
		(d) Excess Double Height terraces area counted in F.S.I.	
		Total (a+b+c+d)	12444.114
	14	F.S.I. Consumed (13/8) (should not be more than serial no.12 above)	1.706
	15	Area for Inclusive Housing, if any	
		a) Required (20% of sr.no.9)	
		b) Proposed	

CERTIFICATE OF AREA:

Certified that the plot under reference was surveyed by me on 19/02/2018 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
Ar. Rajesh Jaiswal

OWNER'S DECLARATION:

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by NMRDA. I/We would execute the structure as per sanctioned 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 NAME & SIGNATURE:

Ar. RAJESH JAISWAL,
MEGHDOOT,
587, COTTON MARKET, GHAT ROAD,
NAGPUR - 440018

Sankalp Creations'
Rajesh Jaiswal
ARCHITECT
587, Cotton Market,
Ghat Road, Nagpur-440 018.
CA/95/18807, NMC/R-72, NIT-932

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Do not scale the drawing.

Job No.		Date	NORTH
Drawing No.	1/10	MARCH 2019	
Scale	1:200	Title	
Drawn by	Sunil	Site plan	
Checked by	Sunil		
Registration no. of Architect	CA/95/18807		