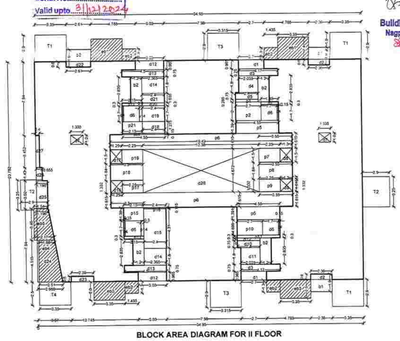
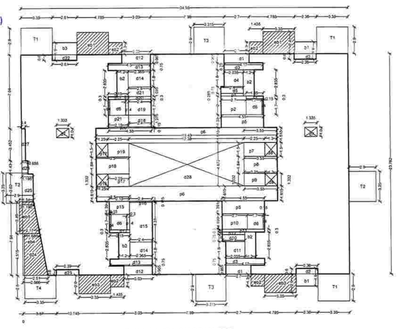
NIT
L. S. No. 606
Serial No.
valid upto 31/12/2024

"Approved Tentatively for Fire NOC only"

Building Engineer (West)
Nagpur Improvement Trust
Nagpur



BLOCK AREA DIAGRAM FOR II FLOOR



BLOCK AREA DIAGRAM FOR
TYPICAL II, IV, VI AND VIII FLOOR

AREA STATEMENT

PLOT AREA 53.412 + 46.62 x 45.72 / 2 = 1872.198 SQ.MT. (1)

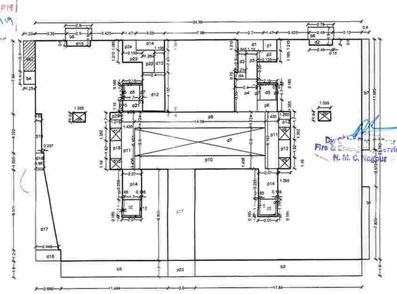
(As per release letter)
FSI 1.25 X (1) = 2340.247 SQ.MT (2)

ADDITIONAL FSI 30 % X (1) = 561.659 SQ.MT. – (3)

PERMISSIBLE TDR 1.15% X (1) = 2153.027 SQ.MT. – (4)

NET PERMISSIBLE B U/P AREA
(2) + (3) + (4) = 5054.933 SQ. MT. – (5)

PERMISSIBLE PREMIUM 30% X (5) = 1516.479 SQ.MT.



BLOCK AREA DIAGRAM FOR FIRST FLOOR

B/UP AREA CALCULATION FOR II FLOOR

PROPOSED B/UP AREA

34.96 x 23.782	= 831.18 Sqm.
Deduct	
d1 - 2.7 x 0.965 x 2	= 5.211
d2 - 2.36 x 0.60 x 2	= 2.832
d3 - 4.17 x 0.75 x 2	= 6.255
d4 - 2.035 x 1.8	= 3.663
d5 - 2.4 x0.75	= 2.15
d6 - 1.7 x 1.7 x 4	= 11.56
d7 - 1.335 x 1.0 x 2	= 2.67
d8 - 1.30 x 1.50	= 1.95
d9 - 1.3 x 1.332	= 1.731
d10 - 2.40 x 0.75	= 1.80
d11 - 2.035 x 1.8	= 3.663
d12 - 3.03 x 0.965 x 2	= 5.847
d13 - 4.60 x 0.75 x 2	= 6.75
d14 - 2.365 x 1.8 x 2	= 8.514
d15 - 2.4 x 4.31	= 10.344
d16 - 1.25 x 1.332	= 1.665
d17 - 1.25 x 1.50	= 1.875
d18 - 2.40 x 1.275	= 3.06
d19 - 2.4 x 1.70	= 4.08
d20 - 2.4 x 0.30	= 0.72
d21 - 2.4 x 1.035	= 2.484
d22 - 2.61 x 0.60	= 1.566
d23 - 2.39 x 0.60	= 1.434
d24 - (1.196+2.666) x 7.94 / 2	= 15.332
d25 - 1.195 x 3.02	= 3.609
d26 - 0.655 x 1.43	= 0.936
d27 - 3.452 x 0.40	= 1.38
d28 - 12.38 x 4.672	= 57.839
p1 - 2.4 x 0.285	= 0.684
p2 - 2.7 x 2.0	= 5.40
p3 - 1.85 x 0.30	= 0.555
p4 - 0.15 x 1.70 x 4	= 1.02
p5 - 4.55 x 1.39 x 2	= 12.649
p6 - 19.43 x 1.615 x 2	= 62.758
p7 - 2.25 x 1.50	= 3.375
p8 - 3.55 x 1.84	= 6.532
p9 - 2.25 x 1.332	= 2.997
p10 - 2.70 x 1.70	= 4.59
p11 - 4.55 x 0.30	= 1.365
p12 - 2.40 x 0.285	= 0.684
p13 - 2.15 x 0.30 x 2	= 1.29
p14 - 0.3 x 1.7 x 2	= 1.02
p15 - 2.15 x 1.39	= 2.988
p16 - 2.40 x 0.115	= 0.276
p17 - 2.25 x 1.332	= 2.997
p18 - 3.50 x 1.84	= 6.44
p19 - 2.25 x 1.50	= 3.375
p20 - 4.55 x 0.115	= 0.523
p21 - 2.15 x 1.275	= 2.741
b2 - 1.20 x 2.835 x 4	= 13.608
Total	= 308.787

Net area of BLOCK =
831.18 - 308.787 = 522.393 Sqm.

BALCONY AREA STATEMENT FOR II, FLOOR PERMISSIBLE 15% 522.393 X 0.15 = 78.358 SQ.MT.

BLOCK A

b1 - 2.36 X 1.9 X 1	= 4.484
b2 - 1.2 X 2.835 X 2	= 6.804
b3 - 2.61 X 1.9 X 1	= 4.959
Total	= 16.247 Sqm.

TOTAL OPEN BALCONY AREA ON II FLOOR = 16.247 Sqm.

ENCLOSED BALCONY AREA

eb1 - 3.35 x 2.4 x 2	= 16.08
eb2 - 1.435 x 1.3 x 4	= 7.462
eb3 - 3.35 x 2.0 x 2	= 13.40
eb4 - 2.51+1.68 / 2 X 4.515 / 2	= 9.458
eb5 = 2.17+1.64 / 2 X 3.46 / 2	= 6.418
TOTAL ENCL BAL. AREA	= 52.818

TOTAL ENCLOSED BALCONY AREA ON II FLOOR
= 52.818 SQM.

TOTAL BALCONY AREA :- (16.247 + 52.818) = 69.065 SQM.

OFFICE OF THE CORPORATION OF THE CITY OF NAGPUR.
(PRE-INSPECTION)
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 in N.O.C.
No.G. A. / 28 / F.S. dated 15/03/2019
Fire Service N.M.C. Nagpur

PREMIUM AREA STATEMENT FOR II FLOOR

ADD

p1 - 2.4 x 0.285	= 0.684
p2 - 2.7 x 2.0	= 5.40
p3 - 1.85 x 0.30	= 0.555
p4 - 0.15 x 1.70 x 4	= 1.02
p5 - 4.55 x 1.39 x 2	= 12.649
p6 - 19.43 x 1.615 x 2	= 62.758
p7 - 2.25 x 1.50	= 3.375
p8 - 3.55 x 1.84	= 6.532
p9 - 2.25 x 1.332	= 2.997
p10 - 2.70 x 1.70	= 4.59
p11 - 4.55 x 0.30	= 1.365
p12 - 2.40 x 0.285	= 0.684
p13 - 2.15 x 0.30 x 2	= 1.29
p14 - 0.3 x 1.7 x 2	= 1.02
p15 - 2.15 x 1.39	= 2.988
p16 - 2.40 x 0.115	= 0.276
p17 - 2.25 x 1.332	= 2.997
p18 - 3.50 x 1.84	= 6.44
p19 - 2.25 x 1.50	= 3.375
p20 - 4.55 x 0.115	= 0.523
p21 - 2.15 x 1.275	= 2.741
Total	= 124.259

B/UP AREA CALCULATION FOR FIRST FLOOR

PROPOSED B/UP AREA

34.95 x 23.782	= 831.18 Sqm.
Deduct	
d1 - 2.7 x 1.215	= 3.28
d2 - 2.48 x 0.60	= 1.35
d3 - 0.845 x 2.30	= 1.943
d4 - 1.21 x 0.75	= 0.907
d5 - 1.7 x 1.7 x 4	= 11.56
d6 - 1.335 x 1.0 x 2	= 2.67
d7 - 14.08 x 3.0	= 30.64
d8 - 1.265 x 1.352	= 1.71
d9 - 1.265 x 1.19	= 1.505
d10 - 1.215 x 1.19	= 1.445
d11 - 1.215 x 1.352	= 1.642
d12 - 2.40 x 4.185	= 10.044
d13 - 1.105 x 2.43	= 2.685
d14 - 3.03 x 1.085	= 3.287
d15 - 2.5 x 0.60	= 1.50
d16 - 2.666 x 1.20	= 3.199
d17 - 2.445+0.885 / 2 x 8.605 / 2	= 14.346
d18 - 0.887 x 1.835	= 1.627
d19 - 0.65 x 4.202	= 2.731
p1 - 1.47 x 1.215	= 1.786
p2 - 2.135 x 1.185	= 2.529
p3 - 1.19 x 3.05	= 3.629
p4 - 2.40 x 3.55	= 8.52
p5 - 2.15 x 0.185 x 2	= 0.795
p6 - 0.15 x 1.7 x 2	= 0.51
p7 - 0.3 x 1.70 x 2	= 1.02
p8 - 2.15 x 1.265	= 2.719
p9 - 14.08 x 1.724	= 24.273
p10 - 14.08 x 1.438	= 20.247
p11 - 1.435 x 6.162 x 2	= 17.684
p12 - 1.265 x 1.70	= 2.15
p13 - 1.265 x 1.92	= 2.428
p14 - 2.07 x 3.255 x 2	= 13.475
p15 - 0.185 x 1.7 x 4	= 1.258
p16 - 2.07 x 0.185 x 2	= 0.765
p17 - 3.0 x 9.805	= 29.415
p18 - 1.215 x 1.92	= 2.332
p19 - 1.215 x 1.7	= 2.065
p20 - 4.55 x 0.115	= 0.523
p21 - 2.15 x 1.15	= 2.472
p22 - 1.26 x 2.43	= 3.061
p23 - 2.135 x 1.315	= 2.807
p24 - 1.47 x 1.085	= 1.594
p25 - 3.0 x 1.80	= 5.40
Total	= 257.73

Net area of BLOCK =
831.18 - 257.73 = 573.45 Sqm.

BALCONY AREA STATEMENT FOR TYPICAL IV VI AND VIII FLOOR PERMISSIBLE 15% 522.391 X 0.15 = 78.358 SQ.MT.

BLOCK A

b1 - 2.36 X 1.9 X 2	= 8.968
b2 - 1.2 X 2.835 X 4	= 13.608
b3 - 2.61 X 1.9 X 1	= 4.959
Total	= 27.535 Sqm.

TOTAL OPEN BALCONY AREA ON TYPICAL IV, VI AND VIII FLOOR = 27.535 Sqm.

ENCLOSED BALCONY AREA

eb1 - 3.35 x 2.4 x 2	= 16.08
eb2 - 1.435 x 1.3 x 4	= 7.462
eb3 - 3.35 x 2.0 x 2	= 13.40
eb4 - 2.51+1.68 / 2 X 4.515 / 2	= 9.458
eb5 = 2.17+1.64 / 2 X 3.46 / 2	= 6.418
TOTAL ENCL BAL. AREA	= 52.818

TOTAL ENCLOSED BALCONY AREA ON TYPICAL IV VI AND VIII FLOOR = 52.818 SQM.

TOTAL BALCONY AREA :- (27.535+ 52.818) = 80.353 SQM.

EXCESS BALCONY AREA :- 80.353 - 78.358 = 1.995 SQM.

PREMIUM AREA STATEMENT FOR TYPICAL IV, VI AND VIII FLOOR

ADD

p1 - 2.4 x 0.285	= 0.684
p2 - 2.7 x 2.0	= 5.40
p3 - 1.85 x 0.30	= 0.555
p4 - 0.15 x 1.70 x 4	= 1.02
p5 - 4.55 x 1.39 x 2	= 12.649
p6 - 19.43 x 1.615 x 2	= 62.758
p7 - 2.25 x 1.50	= 3.375
p8 - 3.55 x 1.84	= 6.532
p9 - 2.25 x 1.332	= 2.997
p10 - 2.70 x 1.70	= 4.59
p11 - 4.55 x 0.30	= 1.365
p12 - 2.40 x 0.285	= 0.684
p13 - 2.15 x 0.30 x 2	= 1.29
p14 - 0.3 x 1.7 x 2	= 1.02
p15 - 2.15 x 1.39	= 2.988
p16 - 2.40 x 0.115	= 0.276
p17 - 2.25 x 1.332	= 2.997
p18 - 3.50 x 1.84	= 6.44
p19 - 2.25 x 1.50	= 3.375
p20 - 4.55 x 0.115	= 0.523
p21 - 2.15 x 1.275	= 2.741
Total	= 124.259

BALCONY AREA STATEMENT FOR FIRST FLOOR PERMISSIBLE 15% 573.45 X 0.15 = 86.017 SQ.MT.

BLOCK A

b1 - 1.0 X 7.825	= 7.825
b2 - 17.84 X 1.8	= 32.112
b3 - 11.444 x 1.80	= 20.599
b4 - 1.25 x 1.4	= 1.75
b5 - 2.80 x 1.9	= 5.32
b6 - 2.55 x 1.90	= 4.845
b7 - 1.00 x 11.985	= 11.985
	84.436
deduction 0.15 x 0.60 x 4	= 0.36
Total	= 84.076 Sqm.

TOTAL OPEN BALCONY AREA ON FIRST FLOOR = 84.076 Sqm.

ENCLOSED BALCONY AREA

eb1 - 1.25 x 3.3	= 4.125
TOTAL ENCL BAL. AREA	= 4.125

TOTAL ENCLOSED BALCONY AREA ON FIRST FLOOR = 4.125 SQM.

TOTAL BALCONY AREA :- (84.076+ 4.125) =88.201 SQM.
EXCESS BALCONY AREA :- 88.201 - 86.017 = 2.184 SQM.

PREMIUM AREA STATEMENT FOR FIRST FLOOR

p1 - 1.47 x 1.215	= 1.786
p2 - 2.135 x 1.185	= 2.529
p3 - 1.19 x 3.05	= 3.629
p4 - 2.40 x 3.55	= 8.52
p5 - 2.15 x 0.185 x 2	= 0.795
p6 - 0.15 x 1.7 x 2	= 0.51
p7 - 0.3 x 1.70 x 2	= 1.02
p8 - 2.15 x 1.265	= 2.719
p9 - 14.08 x 1.724	= 24.273
P10 - 14.08 x 1.438	= 20.247
p11 - 1.435 x 6.162 x 2	= 17.684
p12 - 1.265 x 1.70	= 2.15
p13 - 1.265 x 1.92	= 2.428
p14 - 2.07 x 3.255 x 2	= 13.475
p15 - 0.185 x 1.7 x 4	= 1.258
p16 - 2.07 x 0.185 x 2	= 0.766
p17 - 3.0 x 9.805	= 29.415
p18 - 1.215 x 1.92	= 2.332
p19 - 1.215 x 1.7	= 2.065
p20 - 4.55 x 0.115	= 0.523
p21 - 2.15 x 1.15	= 2.472
p22 - 1.26 x 2.43	= 3.061
p23 - 2.135 x 1.315	= 2.807
p24 - 1.47 x 1.085	= 1.594
p25 - 3.0 x 1.80	= 5.40
Total	= 163.057

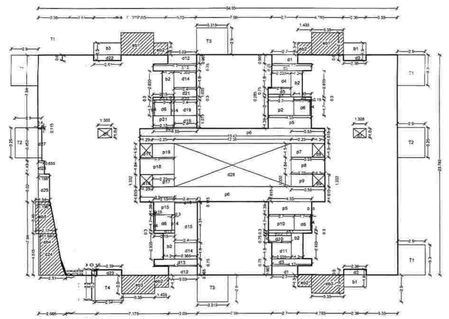
Permission for use for sale other than residential will be done.

Subject to the Condition Late dues By Pre Purchaser Nagpur Impl. Compensation Vide Letter No Fes/Mis/1313/2019 EPC

TERRACE AREA STATEMENT FOR TYPICAL IV, VI AND VIII FLOOR PERMISSIBLE TERRACE AREA 15% OF 522.391 x 15% = 78.358

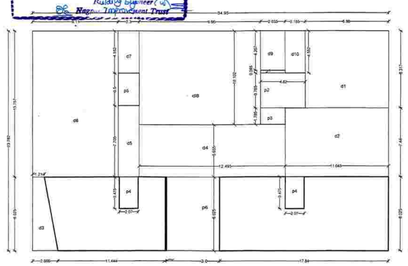
T1 - 3 X 3.35 X 2.9	= 29.145
T2 - 2 X 2.9 X 3.25	= 18.85
DEDUCTION 1.54 X 0.10	= 0.152
	= 18.698
T3 - 2 X 3.315 X 2.9	= 19.227
T4 - 1 X 2.5 X 3.35	= 8.375
NET AREA TOTAL	= 75.445

TOTALTERRACE AREA OF TYPICAL II,IV AND VI FLOOR = 75.445 SQM.



BLOCK AREA DIAGRAM FOR
TYPICAL III, V, AND VII FLOOR

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No CE/NO.1/Case No 1201803273/19 / Dt. ID-20190328 9/23/4/902
Date 19/03/19
SANCTIONED
Building Engineer (W)
Nagpur Improvement Trust



BLOCK AREA DIAGRAM FOR GROUND FLOOR

B/UP AREA CALCULATION FOR GROUND FLOOR

PROPOSED B/UP AREA

34.95 x 23.782	= 831.18 Sqm.
Deduct	
d1 - 8.86 x 8.317	= 73.688
d2 - 11.045 x 7.44	= 82.174
d3 - 2.666x1.21 x 8.025 / 2	= 15.552
d4 - 12.495 x 5.665	= 70.659
d5 - 2.30 x 7.705	= 17.72
d6 - 8.11 x 15.787	= 143.546
d7 - 2.30 x 4.552	= 10.469
d8 - 9.86 x 10.102	= 99.605
d9 - 2.635 x 4.267	= 11.243
d10 - 2.185 x 4.552	= 9.946
p1 - 2.635 x 0.285	= 0.75
p2 - 4.82 x 3.765	= 18.147
p3 - 2.635x 1.785	= 4.703
p4 - 2.07 x 3.475 x 2	= 14.386
p5 - 2.3 x 3.50	= 8.05
p6 - 9.0 x 8.025	= 24.075
Total	= 604.713

Net area of BLOCK =
831.18 - 604.71 = 226.467 Sqm.

PREMIUM AREA STATEMENT FOR GROUND FLOOR

p1 - 2.635 x 0.285	= 0.75
p2 - 4.82 x 3.765	= 18.147
p3 - 2.635x 1.785	= 4.703
p4 - 2.07 x 3.475 x 2	= 14.386
p5 - 2.3 x 3.50	= 8.05
p6 - 9.0 x 8.025	= 24.075
Total	= 70.115

B/UP AREA CALCULATION FOR TYPICAL III, V, AND VII FLOOR

PROPOSED B/UP AREA

34.95 x 23.782	= 831.18 Sqm.
Deduct	
d1 - 2.7 x 0.965 x 2	= 5.211
d2 - 2.36 x 0.60 x 2	= 2.832
d3 - 4.17 x 0.75 x 2	= 6.255
d4 - 2.035 x 1.8	= 3.663
d5 - 2.4 x0.75	= 2.15
d6 - 1.7 x 1.7 x 4	= 11.56
d7 - 1.335 x 1.0 x 2	= 2.67
d8 - 1.30 x 1.50	= 1.95
d9 - 1.3 x 1.332	= 1.731
d10 - 2.40 x 0.75	= 1.80
d11 - 2.035 x 1.8	= 3.663
d12 - 3.03 x 0.965 x 2	= 5.847
d13 - 4.60 x 0.75 x 2	= 6.75
d14 - 2.365 x 1.8 x 2	= 8.514
d15 - 2.4 x 4.31	= 10.344
d16 - 1.25 x 1.332	= 1.665
d17 - 1.25 x 1.50	= 1.875
d18 - 2.40 x 1.275	= 3.06
d19 - 2.4 x 1.70	= 4.08
d20 - 2.4 x 0.30	= 0.72
d21 - 2.4 x 1.035	= 2.484
d22 - 2.61 x 0.60	= 1.566
d23 - 2.39 x 0.60	= 1.434
d24 - (1.196+2.666) x 7.94 / 2	= 15.332
d25 - 1.195 x 3.02	= 3.609
d26 - 0.655 x 1.43	= 0.936
d27 - 3.452 x 0.40	= 1.38
d28 - 12.38 x 4.672	= 57.839
p1 - 2.4 x 0.285	= 0.684
p2 - 2.7 x 2.0	= 5.40
p3 - 1.85 x 0.30	= 0.555
p4 - 0.15 x 1.70 x 4	= 1.02
p5 - 4.55 x 1.39 x 2	= 12.649
p6 - 19.43 x 1.615 x 2	= 62.758
p7 - 2.25 x 1.50	= 3.375
p8 - 3.55 x 1.84	= 6.532
p9 - 2.25 x 1.332	= 2.997
p10 - 2.70 x 1.70	= 4.59
p11 - 4.55 x 0.30	= 1.365
p12 - 2.40 x 0.285	= 0.684
p13 - 2.15 x 0.30 x 2	= 1.29
p14 - 0.3 x 1.7 x 2	= 1.02
p15 - 2.15 x 1.39	= 2.988
p16 - 2.40 x 0.115	= 0.276
p17 - 2.25 x 1.332	= 2.997
p18 - 3.50 x 1.84	= 6.44
p19 - 2.25 x 1.50	= 3.375
p20 - 4.55 x 0.115	= 0.523
p21 - 2.15 x 1.275	= 2.741
b2 - 1.20 x 2.835 x 4	= 13.608
Total	= 308.787

Net area of BLOCK =
831.18 - 308.787 = 522.393 Sqm.

BALCONY AREA STATEMENT FOR TYPICAL III, V AND VII FLOOR PERMISSIBLE 15% 522.393 X 0.15 = 78.358 SQ.MT.

BLOCK A

b1 - 2.36 X 1.9 X 2	= 8.968
b2 - 1.2 X 2.835 X 4	= 13.608
b3 - 2.61 X 1.9 X 1	= 4.959
Total	= 27.535 Sqm.

TOTAL OPEN BALCONY AREA ON TYPICAL III, V AND VII FLOOR = 27.535 Sqm.

ENCLOSED BALCONY AREA

eb1 - 3.35 x 2.4 x 2	= 16.08
eb2 - 1.435 x 1.3 x 4	= 7.462
eb3 - 3.35 x 2.0 x 2	= 13.40
eb4 - 2.51+1.68 / 2 X 4.515 / 2	= 9.458
eb5 = 2.17+1.64 / 2 X 3.46 / 2	= 6.418
TOTAL ENCL BAL. AREA	= 52.818

TOTAL ENCLOSED BALCONY AREA ON TYPICAL III, V AND VII FLOOR = 52.818 SQM.

TOTAL BALCONY AREA :- (27.535+ 52.818) = 80.353 SQM.

EXCESS BALCONY AREA :- 80.353 - 78.358 = 1.995 SQM.

PREMIUM AREA STATEMENT FOR TYPICAL III, V AND VII FLOOR

p1 - 2.4 x 0.285	= 0.684
p2 - 2.7 x 2.0	= 5.40
p3 - 1.85 x 0.30	= 0.555
p4 - 0.15 x 1.70 x 4	= 1.02
p5 - 4.55 x 1.39 x 2	= 12.649
p6 - 19.43 x 1.615 x 2	= 62.758
p7 - 2.25 x 1.50	= 3.375
p8 - 3.55 x 1.84	= 6.532
p9 - 2.25 x 1.332	= 2.997
p10 - 2.70 x 1.70	= 4.59
p11 - 4.55 x 0.30	= 1.365
p12 - 2.40 x 0.285	= 0.684
p13 - 2.15 x 0.30 x 2	= 1.29
p14 - 0.3 x 1.7 x 2	= 1.02
p15 - 2.15 x 1.39	= 2.988
p16 - 2.40 x 0.115	= 0.276
p17 - 2.25 x 1.332	= 2.997
p18 - 3.50 x 1.84	= 6.44
p19 - 2.25 x 1.50	= 3.375
p20 - 4.55 x 0.115	= 0.523
p21 - 2.15 x 1.275	= 2.741
Total	= 124.259

TERRACE AREA STATEMENT FOR TYPICAL III, V AND VII FLOOR PERMISSIBLE TERRACE AREA 15% OF 522.393 x 15% = 78.358

T1 - 3 X 3.30 X 2.9	= 28.71
T2 - 2 X 2.9 X 3.25	= 18.85
DEDUCTION 0.40 X 0.115	= 0.046
TOTAL	= 18.804
T3 - 2 X 3.315 X 2.9	= 19.227
T4 - 1 X 2.54 X 3.3	= 8.382
DEDUCTION 0.60 X 0.15	= 0.09
TOTAL	= 8.292
NET AREA TOTAL	= 75.033

TOTAL TERRACE AREA OF TYPICAL III,V AND VII FLOOR = 75.033 SQM.

PLAN SHOWING PROPOSED CONSTRUCTION
ON,PLOT NO 6, KH. NO159/3, 159/11B, CITY SURVEY
NO 594, ABHINAV CO-OP HSG. SOCIETY LTD.
MOUZA - SOMALWADA, NAGPUR.

BELONGING TO :- Raghukul Constructions Pvt. Ltd
THROUGH DIRECTOR
DILIP BHARADE

CONTENTS:-
BLOCK PLAN OF
ALL FLOORS

SCALE:-1:200

S. B. Shirpurkar
N. L. I. S. Sc. Civil
N. M. C. L. S. No. 4792
1182, Central Avenue, Opp. Bhaiyaji Chawk
Gandhibagh, Nagpur-02
ARCHITECT :

SHEET NO. 7/7

DATE : - 05-11-2018

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KEY PLANS