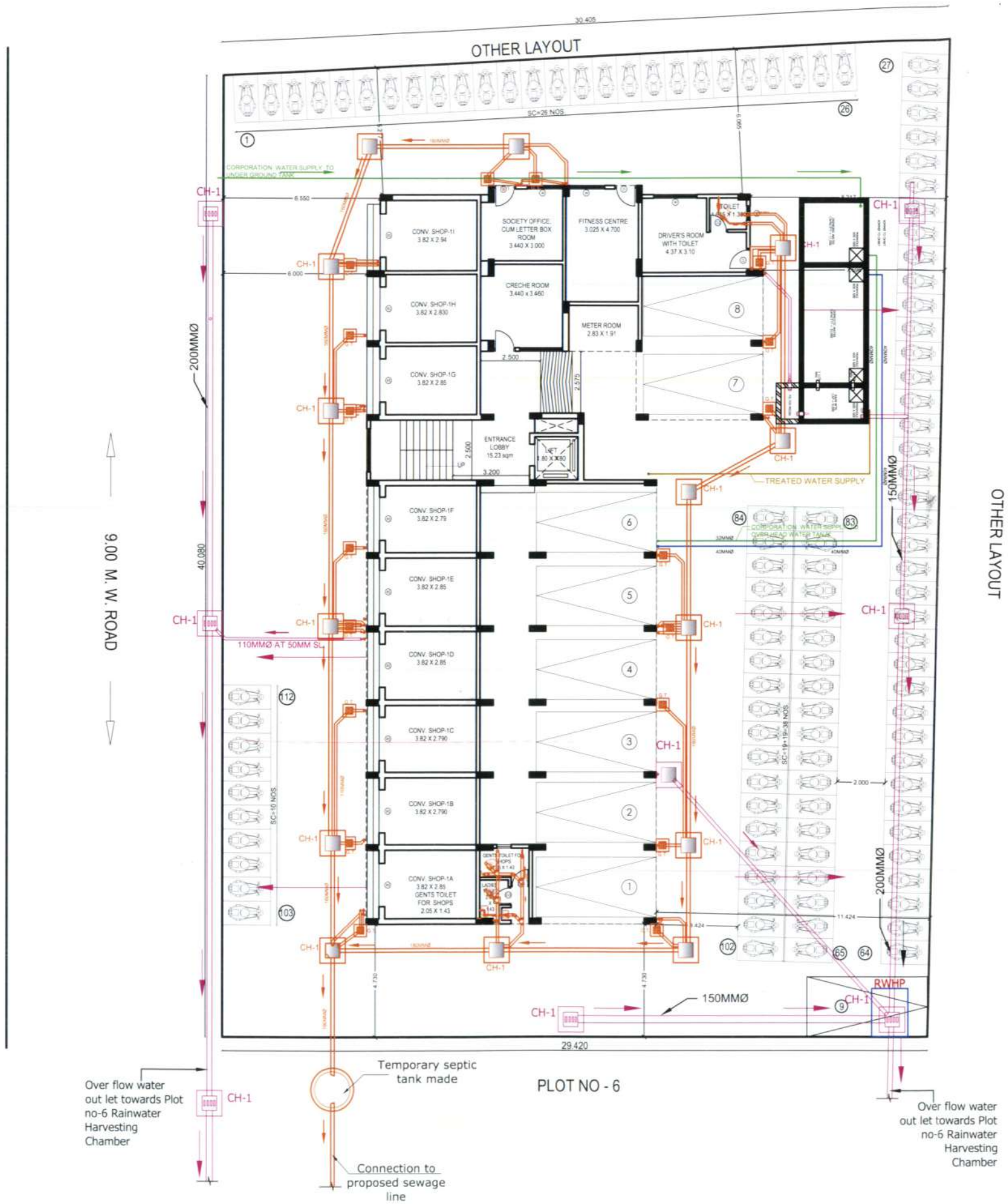
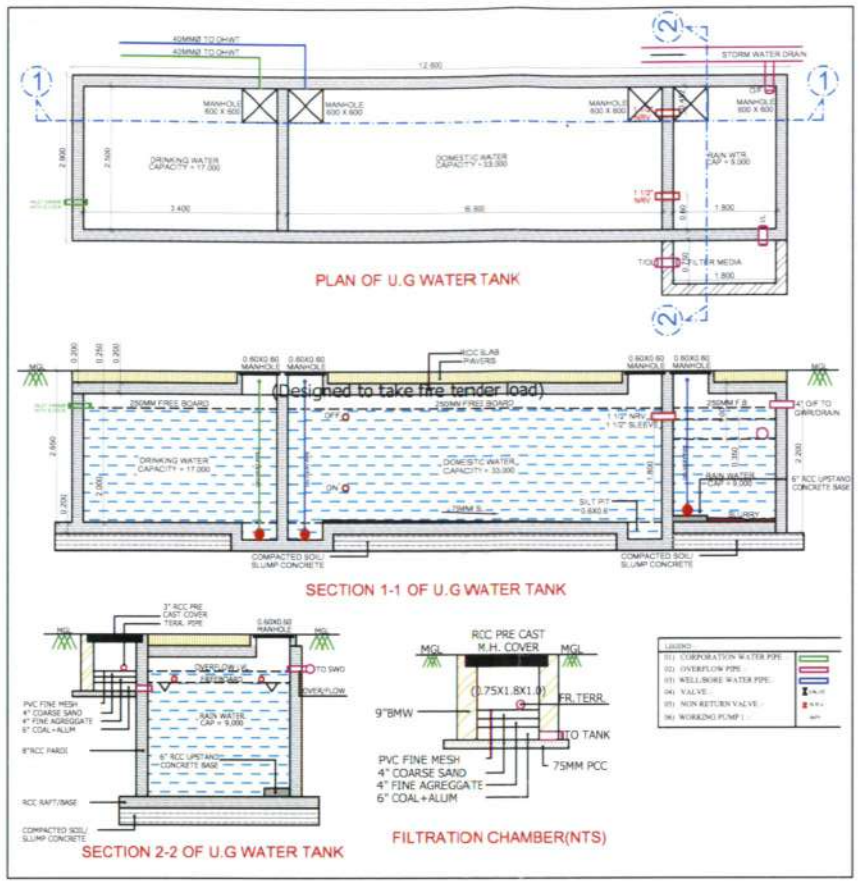
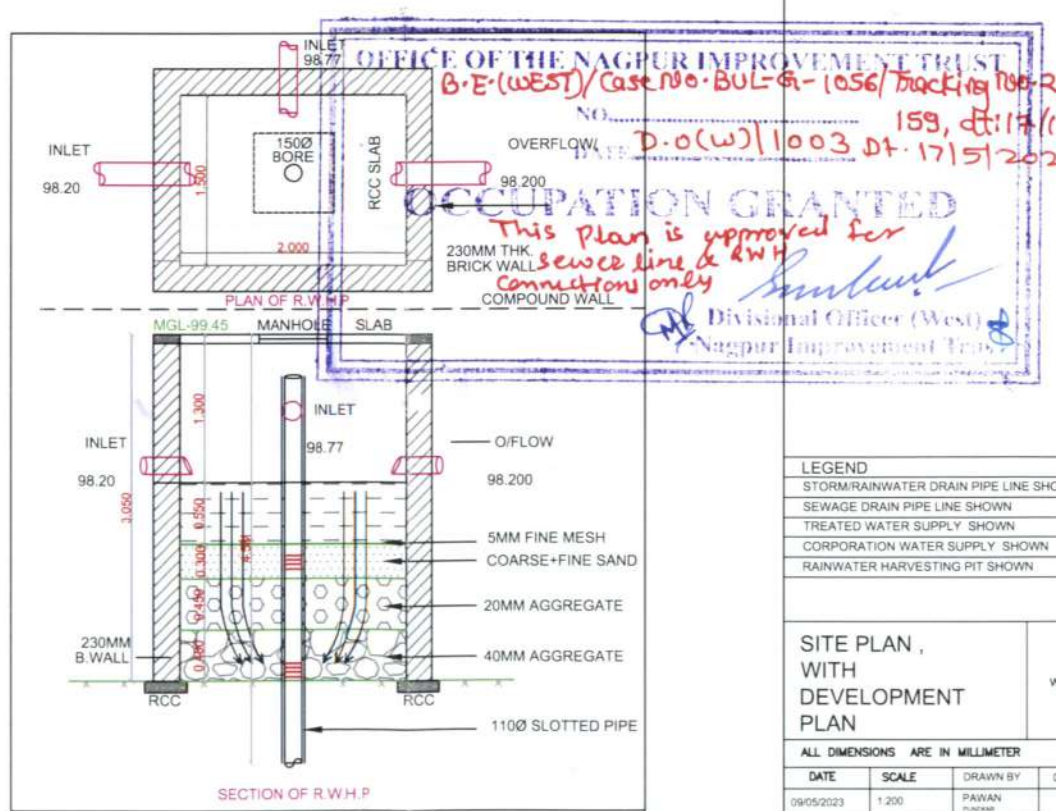


LAYOUT PLAN

OTHER LAYOUT





DETAIL OF RAIN WATER HARVESTING PIT-02

LEGEND :-

01) RAIN WATER LINE :-

02) LAYERED PARTITION :-

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
B·E·(WEST)/Case No·BUL-G-1056/Tracking No·R2021072653/159, dt:17/12/2021
NO. D·O(W)/1003 DT. 17/5/2023
OCCUPATION GRANTED
This plan is approved for sewage line & RWH connections only
Divisional Officer (West)
Nagpur Improvement Trust

SHEET NO.	01/03

PROPOSED PLAN SHOWING
STORM WATER DRAIN PIPE LINE / SEWAGE SYSTEM / .
CORPOTATION WATER SUPPLY LINE FOR 100% HOUSING OF EWS / LIG & CONV. SHOPPING ON PLOT NO.- 5, KH. NO.- 25/5, MOUZA- HAJARIPAHAD, MALIK MAKBHUJA TAH. DIST.- NAGPUR.

BELONGING TO:-
MRS. PRAVESH AGARWAL THROUGH POWER OF ATTORNEY SHRI GAURAV AGARWALA

AREA STATEMENT

A	F.S.I. CALCULATION AS PER PROFORMA-I OF UDCPR-2020. BUILT-UP AREA CALCULATION			
	PARTICULARS	PERMISSIBLE AREA	PROPOSED AREA	UNIT
a	NET PLOT AREA FOR F.S.I. CALCULATION (Clause No. 3.5 of UDCPR-2020) (4 no set- back) per As per R.I.	1,220.895	1,220.895	M²
b	Net P.Line Built up area (Clause No.6.6 of UDCPR-2020)		2922.510	M²
c	Dividing Factor 1 B/1.8 to arrive Basic FSI+Premium FSI+TDR - P.Line Area(11.E) (SETAL in B)	+2922.510/1.8 or 1.8	1818.056	M²
d	Permissible Ancillary FSI (Clause No. 8.3, Table No.5-C, Note-I) UDCPR-2020)	1104.454	1104.454	M²
e	Permissible Basic F.S.I.(B/Up area - (1.25 x a) (Clause No. 8.3, Table No.5-D of UDCPR)	1526.119	1526.119	M²
f	Permissible Additional FSI on premium - (0.50a) (Clause No. 7.11 of UDCPR-2020)	610.45	0	
g	TOTAL ENTITLEMENT OF FSI	3041.020	2630.573	M²
h	MAXIMUM BUILDING POTENTIAL ON LAND	3041.020	2630.573	M²
B	BUILT UP AREA STATEMENT			
1.	PROPOSED P.LINE RESIDENTIAL AREA		2,799.940	M²
2.	RESIDENTIAL BUILT UP AREA (P.line (1.5)		1749.96	M²
3.	PROPOSED P.LINE COMMERCIAL AREA		122.572	M²
4.	COMMERCIAL BUILT UP AREA (P.line (1.5)		68.096	M²
5.	TOTAL DIVING FACTOR (B.2+B.4)		1818.056	M²
6.	TOTAL P.LINE AREA (B.1+B.3)		2922.51	M²
8.	TOTAL ANCILLARY AREA		1104.454	M²

LEGEND

STORM/RAINWATER DRAIN PIPE LINE SHOWN	
SEWAGE DRAIN PIPE LINE SHOWN	
TREATED WATER SUPPLY SHOWN	
CORPORATION WATER SUPPLY SHOWN	
RAINWATER HARVESTING PIT SHOWN	

SITE PLAN , WITH DEVELOPMENT PLAN

ALL DIMENSIONS ARE IN MILLIMETER

DATE	SCALE	DRAWN BY	DWG CHK.BY
09/05/2023	1:200	PAWAN PUNEKAR	RAHUL

OWNER | ARCHITECT

OWNER / P.O.A. HOLDER

AR. RAHUL AGARWAL
COA/121849/2009
COA REGD NO. CA/2008/41849
N.I.T.L.S.NO. Z315
M.C. / R. 5241

SHEET NO. 01/03

Nagpur Imrpovement Trust

Divisional Office(West)

APPENDIX H

FORM FOR GRANTING FULL OCCUPANCY CERTIFICATE

Letter No. D.O./West/Occu. Permit No./ 1003 **Dated:** 17/5/ **2023**

To,

1) **Shri. Pravesh Ashok Kumar Agrawala through,**
   Power Of Attorney, Shri. Gaurav Ashok Agrawala,
   Central Evenue, Gandhibag,
   Nagpur-440002.
2) **Architect, Licensed Engineer,**
   Ar. Rahul Agrawala,
   3-C, Gulmohar, Temple Road,
   Civil Lines, Nagpur-440001.

Subject:- Issuance of Full occupancy permit for Building on plot no. 05 of Layout Kh. No. 25/5, Malik Makbuja, Mouza-Hajaripahad.

Reference:- Your application dated 23/03/2023.

The full development work of Building on plot no. 05 of layout bearing Kh. No. 25/5, Malik Makbuja, Mouza-Hajaripahad is completed under the supervision of Consulting Architect Shri. Rahul Agrawala, NIT LIC. No. 2310 may be allowed to be occupied on the following conditions:-

1) You are hereby permitted to occupy 63 flats completed on site as per sanctioned building permit No. ***B.E. (WEST)/Case No. BUL-G-1056/Tracking No. 2021072653/159, Date 17/12/2021*** *and compliance of terms and condition mentioned in the said building permit.*
2) On the basis of structural stability certificate of Shri. Prasanna Kulkarni, Consulting Structural Engineer L.S. No. STATE/R/2022/APL/04035, dated 14/10/2022
3) Subject to conditions mentioned by Chief Electrical Inspector regarding installation of lift dated 28/04/2023.
4) The owner/builder is responsible to provide sufficient water supply arrangement.
5) Occupancy certificate does not approve any deviation other than sanctioned building plan.
6) If any Unauthorized/ Illegal Construction done & noticed then the action for demolition shall be taken as per MRTP Act.
7) Compliance of conditions in the building permit shall be binding on developer/owner.
8) The owner/builder/society shall maintain the Sewer line, Rain water harvesting chamber, solar water heater system & Storm water drain as per norms.

Details is given below:- Building On Plot No. 05 (On Ground Floor 9 No. Commercial Shop, Society Office (1), Fitness Center (1), Crèche Room (1), Driver Room (1) & Total 63 flats on site from First Floor to 7th Floor only).

Enclosure:- A set of certified completion plan is returned herewith.

Yours Faithfully

Divisional Officer (West)
Nagpur Improvement Trust, Nagpur.

Copy submitted to:-

Building Engineer (West), Nagpur Improvement Trust, Nagpur for information please.

Nagpur Imrpovement Trust

Divisional Office(West)

APPENDIX H

FORM FOR GRANTING FULL OCCUPANCY CERTIFICATE

Letter No. D.O./West/Occu. Permit No./ 1610 **Dated:** 24 / 07 / 2024

To,

1) **Shri. Gaurav Ashokkumar Agarwal**
Through P.O.A. Shri. Gaurav Agarwala,
R/o. 74-B, Vidya Bhawan, Central Avenue,
Nagpur-440018.
2) **Ar. Rahul Ashok Agarwala,**
R/o. 3C, Gulmohar Temple Raod,
Civil Lines, Nagpur-440001.

Subject:- Issuance of Full occupancy permit for Building on Plot No. 6 of Layout at Kh. No. 25/5, Malik Makbuja, Mouza- Hajaripahad.

Reference:- Your application dated 22/04/2024.

The full development work of Building on **Plot No. 6 of Layout at Kh. No. 25/5, Malik Makbuja, Mouza- Hajaripahad** is completed under the supervision of Consulting Architect Shri. Rahul Ashok Agarwala, N.I.T. L.S. No. 2310 may be allowed to be occupied on the following conditions:-

1) You are hereby permitted to occupy **56 Flats & 10 Shops** completed on site as per sanctioned building permit No. ***B.E. (WEST)/Case No. BUL-G-1054/Tracking No. 2021072655/158, Date 17/12/2021*** and compliance of terms and condition mentioned in the said building permit.
2) On the basis of structural stability certificate dated 10/04/2024 issued by Structural Engineer Prasanna Kulkarni, Consulting Structural Engineer.
3) Subject to conditions mentioned by Electrical Inspector regarding installation of lift dated 29/05/2024.
4) Subject to conditions mentioned in fire compliance certificate issued by Chief fire officer, NMC, Dated 16/07/2024.
5) The owner/builder is responsible to provide sufficient drinking & domestic water supply arrangement.
6) Occupancy certificate does not approve any deviation other than sanctioned building plan.
7) If any Unauthorized/ Illegal Construction done & noticed then the action for demolition shall be taken as per MRTP Act.
8) Compliance of conditions in the building permit shall be binding on developer/owner.
9) The owner/builder/society shall maintain the Sewer line, Rain water harvesting chamber, solar water heater system & Strom water drain as per norms.

Details is given below:- Building On Plot No. 6 (Total **56 Flats & 10 Shops** as completed on site Ground Floor + 7 floors only).

Enclosure:- Sewer Line Network Plan.

Yours Faithfully

Divisional Officer (West)
Nagpur Improvement Trust, Nagpur.

Copy submitted to:-
Building Engineer (West), Nagpur Improvement Trust, Nagpur for information please.