

NIT
L.S No. 2551
Benat No.
Valid Up To 31/12/22

FIRE FIGHTING SYSTEM LEGEND
ABC TYPE EXTINGUISHERS
FIRE PUMP
FIRE SPRINKLER
SMOKE DETECTOR
FIRE CONTROL PANEL
FIRE MANUAL CALL POINT
FIRE HOOTER
HB-H. HOSE BOX
FIRE HYDRANT VALVE
HP-H. HYDRANT PIPE
HR-H. HOSE REEL
FIRE SERVICE INLET
BUTTERFLY VALVE
NON RETURN VALVE
FIRE HYDRANT STAND POST

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

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. E/W/BP/-00120/255/Amd-3/2022/8210
Date 23/09/2022
SANCTIONED
Building Engineer (West) Nagpur Improvement Trust

PLOT NO. 09 — BUILDING PROJECTION — PROPOSED CONSTRUCTION ON PLOT NO.08 — 12.00 M WIDE ROAD — PLOT WIDTH
SITE PLAN
SCALE :- 1:200

PROPOSED REVISED MULTI UNIT RESIDENTIAL BUILDING ON PLOT NO.08, KHASRA NO - 9,24,26,27,28 , 29,30 MOUZA -KACHIMET IN MAHADEO G.N.CO.-OP. HOUSING SOCIETY (BLOCK -O). TAH. & DIST. NAGPUR.

BELONGS TO :-
M/S S S INFRASTRUCTURES THROUGH PARNTERS
1)SAJI.SHIKHA .A.AGRAWAL.
2)SHRI.SUBHASH MANMODE.

P-LINE AREA CALCULATION :-

FLOOR	P-LINE AREA RESI.	PROPOSED TENEMENTS	TOTAL BUILT UP AREA
G.F.	—	—	
1ST	176.713	2	
2ND	176.713	2	
3RD	176.713	2	
4TH	176.713	2	
5TH	176.713	2	
6TH	176.713	2	
7TH	176.713	2	
TOTAL	1,236.991	14	1,236.991

FRONT ELEVATION
SCALE :- 1:100

SECTION B-B'
SCALE :- 1:100

SECTION A-A'
SCALE :- 1:100

OFFICE OF THE MAHARASHTRA OF THE CITY OF NAGPUR (FIRE SERVICE)
No Objection Certificate hereby issued by Fire Services Deptt. for the proposed construction.
Purpose of this approval is Restricted to Fire Protection arrangements only.
Please See conditions mentioned
in N.O.C. Certificate No. G. A. /1158 dt. 22/11/22
Fire Service N.M.C. Nagpur

SCHEMATIC LAYOUT FOR INSTALLATION OF 2Y, 1Y, 1.5Y, 2Y, 2.5Y LPD SOLAR WATER HEATING SYSTEM

SECTIONAL DETAIL FOR RECHARGING OPEN WELLS

TERRACE FLOOR PLAN
(SCALE :- 1:100)

ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA

Subject to the condition as per Regularisation letter dt. 30/10/15

GROUND FLOOR PLAN
(SCALE :- 1:100)

FIRST FLOOR PLAN
(SCALE :- 1:100)

TYPICAL SECOND TO SEVENTH FLOOR PLAN
(SCALE :- 1:100)

A - AREA STATEMENT :-

SR. NO.	DETAIL	PLOT AREA	SQ.M
1	Area of plot (minimum area of a.b.c.- to be considered)	401.687	SQ.M
	(a) as per ownership document (Sale Deed)	445.920	SQ.M
	(b) as per measurement sheet	401.687	SQ.M
	(c) as per site	401.687	SQ.M
2	Deductions for -		
	(a)proposed D.P. /LESS TANGENT Area/Service Road /Highway widening	7.720/-	SQ.M
	(b) Any D.P. Reservation area.	—	—
	(Total a+b)	—	—
3	Balance area of plot (1-2)	401.687	SQ.M
4	Amenity Space (if applicable)	—	—
	(a) Required	—	—
	(b) Adjustment of 2 (b), if any	—	—
	(c) Balance Proposed	—	—
5	Net Plot Area (3-4(c))	401.687	SQ.M
6	Recreational Open space (if applicable)	—	—
	(a) Required -	—	—
	(b) Proposed -	—	—
7	Internal Road Area	—	—
8	Plotable area (if applicable)	—	—
9	Built up area with reference to Basic F.S.I. as per Nmrd road width(Sr.No.5a)basic FSI 1.0	441.855/-	SQ.M
10	Addition of FSI on payment of premium 50%	200.843	SQ.M
	(a) Maximum permissible premium FSI - basen road width / TOD Zone.		
(b)	Proposed FSI on payment of premium.	200.843	SQ.M
11	In-situ FSI/TDR loading		
	(a) In-situ area against D.P.road (2.0 x Sr.No. 2(a)) if any		
	(b) 'IN- situ area against amenity space if handed over. [2.00 or 1.85 x Sr. No.4(b) and /or (c)]		
	(c) TDR area.(32.5%)	130.546	SQ.M
	(a) Total in situ / TDR loading proposed [11(a) +(b)+ (c)]		
12	Additional FSI area under chapter No.7		
13	Total entitlement of FSI in the proposal		
	(a) [9 + 10(b)+11(d)] or 12 which ever is applicable	773.246	SQ.M
	(b)Ancillary Area FSI upto 60% or 80% with payment of charges.	463.947	SQ.M
	(c) Total entitlement [a + b]	1,237.193	SQ.M
14	Maximum Utilization limit of F.S.I (building potential) (Permissible as per Road width (as per Regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable) + 1.6 or 1.8)	2	
15	Total Built - up Area in proposal. (excluding area at Sr.No.17 b)	1,236.991	SQ.M
	(a) Existing Built - up Area.		
	(b) Proposed Built-up Area (as per 'P-line')		
	(c) Total [a + b]	1,236.991	SQ.M
16	F.S.I Consumed (@)should not be more than serial No.14 above)	1.92	
17	Area for inclusive Housing, if any		
	(a) Required (20% of Sr.No.5)		
	(b) Proposed		

Certificate of area :-
I certified that the plot under reference was surveyed by me on 23-01-2021 and the dimensions of sides are. Of plot stated on plan area as measured on site and area so worked out tallies with the area stated in document of Ownership / T.P. Scheme Records / Land Records Department/City Survey records.

Owner's Declaration-
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector, I/We would execute this 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 of the work site.

SCHEDULE OF OPENINGS

LNO.	TYPE	SIZE	DESCRIPTION
S1	D	1.05 x 2.10	T.W. DOUBLE SHUTTER DOOR
S2	D1	0.90 x 2.10	T.W. SINGLE SHUTTER DOOR
S3	D2	0.75 x 2.10	FLUSH DOOR
S4	W	1.50 x 1.20	AL. SLIDING WINDOW
S5	W1	1.20 X 0.90	AL. SLIDING KITCHEN WINDOW
S6	V	0.60 X 0.60	VENTILATOR

S. REFERENCE
LAND USE AS PER SANCTIONS DEVELOPMENT PLAN
LOCATION OF PLOT
ZONE
PROP. BUILD ING SUBMITTED AS PER PLAN
PLOT BOUNDARY SHOWN IN THUS
PROPOSED CONSTRUCTION SHOWN IN THUS
EXISTING CONST. TO BE RETAINED IN THUS
EXISTING CONSTRUCTION DEMOLISHED SHOWN IN THUS

Note - ALL DIMENSIONS ARE IN MM.

AR. VIVEK PATEL
DEVINE ARCHITECTS
ADDRESS - UG3 , 'YOGIKRUPA APP. ' AVG LAYOUT , LAKADGANJ , NAGPUR - 440008
CONTACT - 8788983495

Speed Engineering & Safety Services
L. No. MFS . LA / R.F.- 163
L. No. MFS . LA / R.F.- 155
Fire Protection Consultants
SPEED ENGINEERING & SAFETY SERVICES
NOP SR.:- PLOT NO.. 123 , CHHATRAPATI NAGAR NAGPUR. - 440015. MOB.: 9226870777, 9923059990
H.O :- FLAT NO. 401 , SAI KRUPA COMPLEX ; A - WING, LBS MARG , BHANDUP (W), MUMBAI. - 400078.
speedengineering@gmail.com

PARKING AREA STATEMENT
TABLE NO.08 (UDCPR)

HOUSING FOR RESIDENTIAL	CAR (NO.'S)	SCOOTERS (NO.'S)	
FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40SQ.M. BUT LESS THAN 80 SQ.M.	1	3	25 VISITORS PARKING

REQUIRED PARKING

REQUIRED FOR 14TENEMENTS BETWEEN 40 TO 80SQ.M.	14	1	35	
TOTAL PARKING (A)		P	35	
5 % (OR)		O	2	
TOTAL REQUIRED (OTHER)		P	37	
EXTRA 10SQ.M/ECS (MAXIMUM UPTO MAXIMUM FACTOR = 2.0 ECS)			33.3	
TOTAL REQUIRED PARKING		A	70	
TOTAL PROPOSED PARKING		B	71	

VEHICLE	VEHICLE AREA	NOS.	AREA SQ.M
TYPE			
CAR BIG-ESKS >=	12.5	4	50
CAR SMALL -2.3X4.5 m	10.35	4	41.40
SCOOTER - 1X2 m	2	21	42.00
TOTAL STILT PARKING AREA PROVIDED			133.40

NOTE :- AS PER UDCPR CLAUSE 8.1.3 VI THE COMPOSITE PARKING OF VEHICLE LIKE SIX SCOOTERS' PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING.

P-LINE AREA CALCULATION FOR TYPICAL 1st to 7th FLOOR PLAN :-
O = 19.184 X 11.090 = 212.750 SQ.M.

DEDUCTION FOR B/UP CALCULATIONS

1.	1.650	X	1.650	X	1	= 2.7225
2.	1.198	X	2.200	X	1	= 2.635
3.	1.605	X	3.665	X	1	= 5.882
4.	0.949	X	1.110	X	1	= 1.053
5.	1.000	X	5.561	X	1	= 5.561
6.	2.641	X	1.000	X	1	= 2.641
7.	1.200	X	3.498	X	1	= 4.197
8.	0.900	X	2.195	X	1	= 1.975
9.	1.000	X	8.609	X	1	= 8.609
10.	0.200	X	3.814	X	1	= 0.762
				TOTAL		= 36.037

TOTAL P-LINE AREA
O = 212.750 - 36.037 = 176.713 SQ.M

KEY PLAN OF TYPICAL FIRST TO SEVENTH FLOOR (SCALE :- 1:500)

P-LINE AREA CALCULATION :-

FLOOR	P-LINE AREA. RESI.	PROPOSED TENEMENTS	TOTAL BUILT UP AREA
G.F.	—	—	
1ST	176.713	2	
2ND	176.713	2	
3RD	176.713	2	
4TH	176.713	2	
5TH	176.713	2	
6TH	176.713	2	
7TH	176.713	2	
TOTAL	1,236.991	14	1,236.991

KEY PLAN (RESIDENTIAL)
CARPET AREA (FLAT NO 101 & 102)
(SCALE :- 1:200)

CARPET AREA CALCULATION FOR (FLAT NO:- 101) :-
ADDITION FOR CARPET CALCULATIONS

1.	0.230	X	0.840	X	1	= 0.885
2.	3.098	X	2.395	X	1	= 29.330
3.	3.737	X	6.595	X	1	= 23.482
4.	0.650	X	9.598	X	1	= 6.233
5.	1.785	X	6.715	X	1	= 6.022
7.	1.315	X	5.546	X	1	= 4.662
8.	1.890	X	1.650	X	1	= 2.970
				TOTAL		= 77.048

CARPET AREA = 77.048 SQ.MT

CARPET AREA CALCULATION FOR (FLAT NO:- 102) :-
ADDITION FOR CARPET CALCULATIONS

1.	1.367	X	0.546	X	1	= 4.847
2.	1.348	X	7.391	X	1	= 9.963
3.	3.748	X	7.890	X	1	= 29.582
4.	2.363	X	10.898	X	1	= 27.142
5.	0.340	X	6.930	X	1	= 2.045
6.	0.604	X	2.260	X	1	= 1.365
7.	0.960	X	3.330	X	1	= 3.087
				TOTAL		= 83.817

CARPET AREA = 83.817 SQ.MT

FLOOR NAME	CARPET NAME	CARPET AREA (SQ.M.)
FIRST FLOOR	FLAT NO.101	77.10 SQ.M
	FLAT NO.102	83.81 SQ.M
2ND FLOOR	FLAT NO.201	72.62 SQ.M
	FLAT NO.202	55.07 SQ.M
3RD FLOOR	FLAT NO.301	72.62 SQ.M
	FLAT NO.302	55.07 SQ.M
4TH FLOOR	FLAT NO.401	72.62 SQ.M
	FLAT NO.402	55.07 SQ.M
5TH FLOOR	FLAT NO.501	72.62 SQ.M
	FLAT NO.502	55.07 SQ.M
6TH FLOOR	FLAT NO.601	72.62 SQ.M
	FLAT NO.602	55.07 SQ.M
7TH FLOOR	FLAT NO.701	72.62 SQ.M
	FLAT NO.702	55.07 SQ.M