PLOT NO: R-3

PLOT NO: R-4

PLOT NO: R-4

PLOT NO: 11 & R-6

PLOT NO: R-2

PLOT NO: R-2

PLOT NO: 11 & R-6

6.00 MTR. WIDE R.C.C. UNDERGROUND

6.00 MTR. WIDE R.C.C. UNDERGROUND

4.50 MTR. WIDE FOR FIRE TENDER

SERVICE ROAD

SERVICE ROAD

SERVICE ROAD

OUT OUT FOR FLYER HOUSE

U.G. FIRE TANK ROOM 2200 CUM @ 30 MTR HEAD TOGETHER DUCTION TANKS CUM @ 30

THE NAGPUR IMPROVEMENT TRUST

Building Plans No. 2021/Nagpur/Sanc/R-1/2020/320

DATE 10/03/2021

SANCTIONED

Building Engineer (West)
Nagpur Improvement Trust

OFFICE OF THE CORPORATION OF THE CITY OF NAGPUR.
(FIRE SERVICES)

No Objection Certificate hereby issued by Fire Service Deptt. for the proposed construction.

The name of the applicant is mentioned in the Proforma arrangement is only Proper Measurements are noted.

I, [illegible] am duly authorised vide Order No. G.A. / 1255 / F.S. Dated 2/10/2020 to sign this certificate.

Fire Officer
Fire Service N.M.C. Nagpur.

<<<< 36.00 MTR. WIDE DIVERSION OF RING ROAD AS FLYOVER >>>>

ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA

Subject to the condition as per Regularization letter dt. 22/3/21 and enclosed here with.

GROUND FLOOR : PARKING PLAN (SCALE 1:100)

TYPICAL 1st/ 2nd/3rd/4th/5th/6th/7th/9th/10th/11th/12th/14th/15th FLOOR PLAN (SCALE 1:100)

TYPICAL 8th & 13th FLOOR PLAN (SCALE 1:100)

PARKING CALCULATION :

RESIDENTIAL (MULTI - FAMILY RESIDENTIAL) FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 60 SQ.M. BUT LESS THAN 160 SQ.M. :

the REQUIRED PARKING :
01 : 00
CAR : SCOOTERS

FOR : PROPOSED 30 Nos TENEMENT :
the REQUIRED PARKING :
30 : 00
CAR : SCOOTERS

FOR : PROPOSED 30 Nos TENEMENT :
the REQUIRED PARKING :
2 : 05 : 5% VISITORS PARKING
CAR : SCOOTERS

FOR : PROPOSED 30 Nos TENEMENT :
the FINAL REQUIRED PARKING :
32 : 05 INCLUDING
CAR : SCOOTERS VISITORS PARKING

FOR : PROPOSED 30 Nos TENEMENT :
the FINAL REQUIRED PARKING : AFTER 0.5 AS FACTOR FOR NAGPUR CITY
59 : 36 INCLUDING 5% VISITORS PARKING
CAR : SCOOTERS

the FINAL PROVIDED PARKING :
33 : 63 SCOOTERS CONSIDERING 50 SCOOTERS = 01 CAR
CAR : SCOOTERS
(CONSIDERING 01 CAR = 2 SCOOTERS)

COMPOSITE PARKING
64 CAR , 24 SCOOTERS

PROPOSED PARKING
33 CAR , 63 SCOOTERS

LEGENDS

SR. NO.	PART OF LAR	SYMBOL
01	LIFT	
02	HAND OPERATED FIRE ALARM	
03	HYDRANT VALVE	
04	HOSE REEL	
05	HOSE REEL	
06	BUTTERFLY VALVE	
07	MANUAL CALL POINT	
08	HOOTER	
09	PENDENT SPRINKLER	
10	WALL MOUNTED SPRINKLER	
11	SMOKE DETECTOR	
12	VIBRATION ALARMER	
13	ZOO BATING SHEER	
14	FIRE TENDER	
15	FIRE FIGHTING PUMP	

FIRE FIGHTING SYSTEM CONSULTANT

OYSTER

STAMP & SIGNATURE

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED	
PROJECT	FIRE PROTECTION & DETECTION SYSTEM
CLIENT	M/S. SHRI RANDAL INFRA
CONSULTANTS	OYSTER INFRASCON PVT. LTD.
DRAWN	PD
CHECKED	GS
APPROVED	RT
DATE	17/12/2021
DRAWING NO.	OPL/NGP/FP/0342 REV. 00
LICENSES NO.	: FFSI - MFS - LAVFE - 27 : B DOFS - MFS - LAVFD - 245

RAINWATER HARVESTING DETAIL

RAINWATER HARVESTING & SOLAR WATER HEATING SYSTEM

HOT WATER PIPE

COLD WATER PIPE

WATER TANK

INSULATED STORAGE TANK

ROCKWOOL INSULATION

(HOT WATER PIPE)

(COLD WATER PIPE)

BHEL

STAINLESS STEEL TANK FOR HOT WATER

HOT WATER OUTLET TO USER POINT

TOUGHENED GLASS COVER PROTECTS THE HEAT ABSORBER (COLLECTOR)

RUBBER TUBES (COPPER TUBES PIN SELECTIVELY COATED BLACKCHROME TO ABSORB SUN'S HEAT)

SOLAR WATER HEATING SYSTEM

NIT

L.S. No. 1621

Zone No. ____

Valid Up To 28/12/2046

GROUND LEVEL

STILT/AMENITY / LIFT MACH. FLR.

PASSAGE FLOOR

FIFTEENTH FLOOR

FOURTEENTH FLOOR

THIRTEENTH FLOOR

TWELVETH FLOOR

ELEVENTH FLOOR

TENTH FLOOR

NINETH FLOOR

EIGHT FLOOR

SEVENTH FLOOR

SIXTH FLOOR

FIFTH FLOOR

FOURTH FLOOR

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

GROUND / MECH. PARKING

4.20 (PASSAGE FT.)

45.420 (BUILDING HEIGHT CONSIDERED FOR MASON CALCULATIONS AS PER UNIFIED DCR)

42.720 (BUILDING HEIGHT CONSIDERED FOR FIRE NOC/NO OBJECTION CERTIFICATE)

FRONT ELEVATION

PLOT FOR SANCTION UNDER REFERENCE.

D.P. SHEET (SCALE N.T.S.)

PLOT NO: R-3

PLOT NO: R-4

PLOT NO: R-4

PLOT NO: 11 & R-6

PLOT NO: R-2

PLOT NO: R-2

PLOT NO: 11 & R-6

SERVICE ROAD

SERVICE ROAD

SITE PLAN (SCALE 1:200)

Proforma - I : Area Statement

DRAWING SHOWING PROPOSED MULTI-FAMILY RESIDENTIAL DWELLING UNITS ON RETAINABLE PLOT BEARING KH. NO- 58/6, 58/1K (PART), C.T.S. NO- 499, SHEET NO- 674/8, NMC HOUSE NO- 3463/1T08, MOUZA- SOMALWADA, WARD NO- 15, NARENDRA NAGAR, TAH. & DISTT.- NAGPUR.

	BELONGING TO :	
1	SMT. GEETA DINKARRAO BORKUTE	
2	SMT. TEJASWINI AJAY BODHARE	
3	MISS. TRUPTI DINKARRAO BORKUTE	
4	MISS. BHAKTI DINKARRAO BORKUTE	
5	SHRI. RISHI DINKARRAO BORKUTE	
	THROUGH : POWER OF ATTORNEY HOLDER	
	M/s. SHRI RANDAL INFRA	
	THROUGH ITS PROPRIETOR	
	SHRI. RAJESH ASHOK DAWDA	

Stamp of Approval of Plan

AREA STATEMENT

1	Area Of Plot (Minimum area of a,b,c to be considered)	1139.695
	(a) As Per Ownership document (7/12, CTS extract)	
	(b) As Per Measurement sheet	
	(c) As Per Site	
2	Deduction for	
	(a) Proposed D.P. / D.P. Road Widening Area / Service Road / Highway Widening	0.000
	(b) Any D.P. Reservation Area	0.000
	total (a+b)	0.000
3	Balance Area of Plot (1-2)	1158.695
4	Amenity Space (if applicable)	
	(a) Required -	0.000
	(b) Adjustment at Zonal Level	0.000
	(c) Balance Proposed -	0.000
5	Net Plot Area (3-4(c))	1158.695
6	Recreational Open Space (if applicable)	
	(a) Required	0.000
	(b) Proposed -	0.000
7	Internal Road Area	0.000
8	Plot wise Area (if open table)	0.000
9	Built up area with reference to Basic FSI (1.25) As The Plot Area is More than 1000 Sq.M	1448.319
10	Additional FSI on Payment of Premium	
	(a) Maximum permissible Premium FSI Based on Road Width / TOD Zone.	0.000
	(b) Proposed FSI on Payment of Premium.	575.328
11	Fungible FSI / TDR Loading	
	(a) In-situ area against D.P. Road (2.0 x Sr. No. 3 (a)), if any	0.000
	(b) In-situ Area against Amenity Space if handed over (2.00 or 1.55 as Sr. No. 4 (a) and / or (c))	0.000
	(c) TDR Area	0.000
	(d) Total In-situ / TDR Loading Proposed (11 (a) + (b) + (c))	1036.398
12	Additional FSI Area Under Consideration, if any	0.000
13	Total entitlement of FSI in this proposal	
	(a) [9 + 10 (b) +11 (d)] or 12 whichever is applicable	3332.844
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges	1673.227
	(c) Total entitlement (a+b)	4995.271
14	Maximum Utilization limit of F.S.I. (Building potential) Permissible as per Road width (as per Regulation Table No. 6)	3.000
15	Total Built-up Area in proposal (excluding area at Sr. No. 17 a)	
	(a) Existing Built-up Area	0.000
	(b) Proposed Built-up Area (as per 'P'-line)	4963.464
	(C) Total (a+b)	4963.464
16	F.S.I. Consumed (15/13) (should not be more than serial No. 14 Above)	2.864
17	Area for Inclusive Housing, if any	
	(a) Required (20% of Sr. No. 5)	
	(b) Proposed	

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 at site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme/ Records/ Lo

(AR. SATYENDRA GUPTA)

Owner's Declaration-

I/We undersigned do 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 propose technical person so as to ensure the safe

BELONGING TO :

1 SMT. GEETA DINKARRAO BORKUTE
2 SMT. TEJASWINI AJAY BODHARE
3 MISS. TRUPTI DINKARRAO BORKUTE
4 MISS. BHAKTI DINKARRAO BORKUTE
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THROUGH : POWER OF ATTORNEY HOLDER
M/s. SHRI RANDAL INFRA
THROUGH ITS PROPRIETOR
SHRI. RAJESH ASHOK DAWDA

AR. SATYENDRA GUPTA
C.O.A. No. 100/2001/20467
M.I.T. Lic. No. 11000
N.M.C. Lic. No. - NMC/E-1/6

Architect's Name and Signature

ARCHITECTURAL CONSULTANT :
Ar. SATYENDRA GUPTA
architects • interiors • engineers • landscape designers
PLOT NO.- 88, G.S.I. COLONY, OLD SHEEL NAGAR, BEHIND NAVSHAKTI PRESS BLDG., WARDHA ROAD, NEAR CHATRAPATI SQ., NAGPUR-15.
Phone : +91 - 8011016273 => +91 - 8011015838.
EMail: aseyagupta@gmail.com & aseechnizags@gmail.com

C.O.A. REG. NO.	I.I.T. REG. NO.	I.I.A. REG. NO.
COA/2001/20467	1921	A-166
SCALE 1 : 100 & 1 : 200		DRAWN BY BHAVNA ITWAG.
DATE 04.12.2021		CHECKED BY S.G.
JOB NO.	ARCH. DWG. NO.	REV.
SAN - NGP - □ - A - 01		1

Note - ALL DIMENSIONS ARE IN METRE