PROPOSED BUILDING PLAN FOR CONSTRUCTION OF MULTY- FAMILY RESIDENTIAL DWELLING UNIT ON PLOT No.- 68-69 PART & 70-69 PART, KH.No.-137, MOUZA- CHINCHBHAWAN, IN LAY-OUT OF SMRUTI CO-OP. HOUSING SOCIETY, TAH.- NAGPUR, DIST.-NAGPUR.

BELONGING TO-M/s.NEW DIMENSIONS INFRATECH THROUGH PARTNER SHRI KRISHNAKANT BABULAL PRASAD.

NIT
L.S No. 022
Serial No.
Valid Up To 31/12/26

FRONT ELEVATION
SCALE-1:100

SECTION-A-A.
SCALE-1:100

SECTION-B-B.
SCALE-1:100

ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA

Subject to the Condition as per Airport Authority NOC Letter dt. 23/06/2008.

Subject to the condition as per Regularisation letter dt 03/09/2008, dt 21/06/2016 And Amalgamation letter dt. 04/06/2018.

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
In No. 30 ..... in N.O.C. Certificate
No. G.A. /NAGP.C.R.B.dated 15/12/22
Chief Fire Officer
Fire Service N.M.C. Nagpur

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BP(N)/DESIGN-BULG-54 56 97/TS/No-20210930225/504
Date 13/04/2022
SANCTIONED
Building Engineer (West)
Nagpur Improvement Trust

TYPICAL FLOOR PLAN FOR CARPET AREA CALCULATION
SCALE-1:200

CARPET AREA OF NORTH SIDE TENAMENT-

POLYGON	SIZE	AREA
A	9.210 X 8.223	48.192 Sqm.
B	10.210 X 2.985	30.270 Sqm.
	TOTAL =	78.394 Sqm.

CARPET AREA OF SOUTH SIDE TENAMENT-

POLYGON	SIZE	AREA
C	9.210 X 8.223	48.192 Sqm.
D	10.210 X 2.985	30.270 Sqm.
	TOTAL =	78.394 Sqm.

"P" LINE PLAN OF GROUND FLOOR
(SCALE- 1:200)

BUILT-UP AREA CALCULATION :-

POLYGON	SIZE	AREA
A	2.100 X 1.950	4.095 Sqm.
B	2.700 X 6.540	17.658 Sqm.
C	2.700 X 1.600	2.700 Sqm.
	TOTAL =	24.453 Sqm.

"P" LINE PLAN OF TYPICAL 1st, 2nd, 3rd, 4th & 5th FLOOR
(SCALE- 1:200)

BUILT-UP AREA CALCULATION :-

POLYGON	SIZE	AREA
A	21.420 X 8.460	181.655 Sqm.
B-LIFT DED.	1.600 X 1.600	3.240 Sqm.(-)
B-DUCT DED.	1.450 X 1.100	0.810 Sqm.(-)
	TOTAL =	177.805 Sqm.

TOTAL 'P' LINE AREA = 177.505 + 46.050 = 227.855 Sqm.

BALCONY AREA CALCULATION :-

POLYGON	SIZE	AREA
C	15.820 X 1.00	15.820 Sqm.
D & I	8.490 X 1.00 X 2	16.980 Sqm.
E & H	3.015 X 1.00 X 2	6.030 Sqm.
F & G	3.715 X 1.00 X 2	7.430 Sqm.
	TOTAL =	46.080 Sqm.

F.S.I. CALCULATION

TOTAL PLOT AREA = 397.307 Sqm.	PERMISSIBLE F.S.I.	PROPOSED F.S.I.
BASIC F.S.I. — 1.10	437.037 Sqm.	437.037 Sqm.
PAID PREM. F.S.I.—50% OF PLOT AREA.	198.653 Sqm.	198.383 Sqm.
TDR — 20% OF PLOT AREA.	79.461 Sqm.	79.461 Sqm.
ANCILLARY F.S.I.—50% OF ABOVE	428.917 Sqm.	428.917 Sqm.
TOTAL =	1144.068 Sqm.	1143.778 Sqm.

DETAILS OF CALCULATION:-
1. TOTAL PROPOSED 'P' LINE AREA = 1143.778 SQM.
2. BY DIVIDING FACTOR 1.6 = 1143.778/1.60 = 714.661 SQM.
3. ANCILLARY F.S.I. 60% = (1-2) = 428.917 SQM.
4. PROPOSED TDR = 79.461 SQM.
5. BASIC F.S.I. = 437.037 SQM.
6. PAID PREM.F.S.I. = (2-4-5) = 198.383 SQM.

"P" LINE AREA STATEMENT (FLOORWISE)

FLOOR	PROPOSED BUILT-UP AREA				PROPOSED TENAMENT	TOTAL BUILT-UP AREA ('P' LINE AREA)
	COMM.	RES.	INDL.	SPEC.		
GROUND FLOOR	.....	24.450	.....	.....	00	24.450 Sqm.
FIRST FLOOR	.....	223.865	.....	.....	02	223.865 Sqm.
SECOND FLOOR	.....	223.865	.....	.....	02	223.865 Sqm.
THIRD FLOOR	.....	223.865	.....	.....	02	223.865 Sqm.
FOURTH FLOOR	.....	223.865	.....	.....	02	223.865 Sqm.
FIFTH FLOOR	.....	223.865	.....	.....	02	223.865 Sqm.
				TOTAL =	10	1143.778 Sqm.

PARKING AREA REQUIREMENTS & PROVISION

OCCUPANCY	SIZE OF TENAMENT	REQUIRED (by Multiplying Factor = 0.90)			PROPOSED	
		CAR	SC	5% V.P.	CAR	SC
MULTI - FAMILY RESIDENTIAL UNITS.	FOR 2 TENAMENTS WITH EACH TENAMENT HAVING CARPET AREA BETWEEN 40 & 80 SQM.	01	05	5% OF C & SC.	----	----
	SO, FOR 10 TENAMENTS WITH EACH TENAMENT HAVING CARPET AREA BETWEEN 40 & 80 SQM.	05 30.99 = 4.50 Say, 4 Nos.	25 X 0.99 = 22.5 Say, 23 Nos.	0.20 CAR = 1.10 SC Say, 0 CAR + 1.0 SC	05	24
	TOTAL =	04	23	0 CAR + 1.0 SC	05	24

FOR RECHARGING OPEN WELLS

SCHEMATIC LAY OUT FOR INSTALLATION OF SOLAR WATER HEATING SYSTEM

GROUND FLOOR PLAN
SCALE-1:100

TYPICAL FIRST, SECOND,THIRD, FOURTH & FIFTH FLOOR PLAN
SCALE-1:100

SITE PLAN
SCALE-1:200

PLOT No.- 62,63,64.

PROPOSED CONSTRUCTION ON PLOT No.-68-69 PART & 70-69 PART

PLOT No.-71

PLOT No.-67

9.00 M. WIDE ROAD

TYPICAL MOUNTING DETAIL OF U.C.P.'s & SOUNDER

MOUNTING ARRANGEMENT OF DETECTOR ON CEILING

MOUNTING ARRANGEMENT OF DETECTOR ON / ALSE CEILING

HOSE BOX DETAIL (INTERNAL AND EXTERNAL WALL MOUNTED)

TYPICAL DETAILS OF FIRE ESCAPE HYDRANT AND HOSE REEL ARRANGEMENT

PIPE SUPPORTS FROM RCC SLAB

TYPICAL MOUNTING DETAILS FOR FIRE EXTINGUISHER

LEGEND

	PRESSURE SWITCH
	PRESSURE GAUGE
	ENGG.BRANCH PIPE WITH VALVE
	HOSE REEL
	FIRE EXTINGUISHER
	SPRINKLER
	BUTTERFLY VALVE
	GATE VALVE
	NON RETURN VALVE
	2C+1E (1.5 sq.mm ARMOURED COPPER CABLE)
	SPRINKLER BULB TYPE
	SPRINKLER FUSIBLE LINK TYPE
	MAIN PIPE NETWORK

NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS SPECIFIED.
2. DRAWINGS ARE NOT TO BE SCALED.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT SITE BEFORE COMMENCING ANY WORK.
4. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE COPIED OR USED WITHOUT WRITTEN PERMISSION.
5. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH RELEVANT BUILDING CODES AND REGULATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS BEFORE COMMENCING CONSTRUCTION.
7. ALL ELECTRICAL WORK SHALL BE CARRIED OUT BY A LICENSED ELECTRICIAN IN ACCORDANCE WITH LOCAL REGULATIONS.
8. ALL PLUMBING WORK SHALL BE CARRIED OUT BY A LICENSED PLUMBER IN ACCORDANCE WITH LOCAL REGULATIONS.
9. ALL FIRE SAFETY EQUIPMENT SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL REGULATIONS.
10. ALL WASTE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL REGULATIONS.
11. THE CONTRACTOR SHALL ENSURE THAT ALL WORK IS CARRIED OUT IN A SAFE AND WORKMANLIKE MANNER.
12. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY WORKS AND SUPPORTS.
13. THE CONTRACTOR SHALL ENSURE THAT ALL WORK IS COORDINATED WITH OTHER TRADES.
14. THE CONTRACTOR SHALL ENSURE THAT ALL WORK IS CARRIED OUT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
15. THE CONTRACTOR SHALL ENSURE THAT ALL WORK IS CARRIED OUT IN ACCORDANCE WITH THE SPECIFICATIONS.
16. THE CONTRACTOR SHALL ENSURE THAT ALL WORK IS CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS.
17. THE CONTRACTOR SHALL ENSURE THAT ALL WORK IS CARRIED OUT IN ACCORDANCE WITH THE SCHEDULE.
18. THE CONTRACTOR SHALL ENSURE THAT ALL WORK IS CARRIED OUT IN ACCORDANCE WITH THE BILL OF QUANTITIES.
19. THE CONTRACTOR SHALL ENSURE THAT ALL WORK IS CARRIED OUT IN ACCORDANCE WITH THE CONDITIONS OF CONTRACT.
20. THE CONTRACTOR SHALL ENSURE THAT ALL WORK IS CARRIED OUT IN ACCORDANCE WITH THE LAWS AND REGULATIONS OF THE LOCAL AUTHORITY.

FIRE FIGHTING CONSULTANT :

PREE ENGINEERING
Plot No.2, Laxmi Nivas, Ground Floor, Bajaj Ane Nagar, Nagpur 440017
Mo No 9922451318, E-Mail : preeengineering17@gmail.com
The initial Build

B.R.SHARMA & ASSOCIATES
ARCHITECTS & CONSULTING ENGINEERS
OFF CC. 6, OLD SUBHEDAR LAYOUT EXTEN-SION, SHARDA CHOWK,NAGPUR-24. PH.No.-0712-2753944, email - brsharma_engr@yahoo.com. Cell No.-9422119797.

STAMP OF APPROVAL :-
Tntatatively Approv For Fire N.O.C. Only
Building Engineer (West) Nagpur Improvement Trust

AREA STATEMENT

1. Area of Plot :- (Minimum Area of a, b, c to be considered.)			
a) As per ownership document (7/12, CTS extract)		397.307	Sqm.
b) As per measurement sheet		397.307	Sqm.
c) As per site		397.307	Sqm.
2. Deduction for :-			
a) Prop. C.P. / D.P. Road widening Area/Service Road / Highway widening			
b) Any E.P. Reservation area			
	(Total a +b)	397.307	Sqm.
3. Balance area of plot (1-2)			
4. Amenity Space (if applicable)			
a) Required			
b) Adjustment of 2 (b), if any-			
c) Balance Proposed-			
5. Net Plot Area (3-4[c])		397.307	Sqm.
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 front width (Sr. No. 5 X basic FSI)		437.037	Sq.m.
10. Addition of FSI on payment of premium			
a) Maximum permissible premium FSI-based on road width/TOD Zone.		198.653	Sqm.
b) Proposed FSI on payment of premium.		198.383	Sqm.
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 [2.0 or 1.80 X Sr.No.-4(b) and / or (c)]			
c) TDR area		79.461	Sqm.
d) Total in-situ / TDR loading proposed (11ss) + (c) + (d))		79.461	Sqm.
12. Additional FSI area under Chapter No.-7			
13. Total entitlement of FSI in the proposal.		714.661	Sqm.
a) (9 + 10(b) + 11(c)) or 12 whichever is applicable		425.917	Sqm.
b) Ancillary Area FSI upto 60% or 80% with payment of charges.			
c) Total eligible FSI (a + b)		1143.778	Sqm.
14. Maximum utilization limit of FSI (building potential) Permissible as per Road width (as per Regulation No.-6.1of6.2 or 6.3 or 6.4 as applicable)(X) (2 or 1.8)		1144.668	Sqm.
15. Total Built-up Area in proposal (excluding area at Sr. No.-17 b)		1143.778	Sqm.
a) Existing Built-up Area			
b) Proposed Built-up Area (as per 'P' line)		1143.778	Sqm.
c) Total (a + b)		1143.778	Sqm.
16. F.S.I. Consumed (15/13) (should not be more than Sr.No.-14 above)		1.799	
17. 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 01-06-21, and the dimensions of sides etc. of plot stated on plan, area 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.

ER. B. R. SHARMA,
Planning & Structural Consultant.
License No. - N.M.C.- L/59, M.I.T.- 022, N.M.R.D.A.-128, E.C.I.-PE / 00809 / 16.
Off:- Old Subhedar Lyt. Extn., Sharda Sq. Nagpur - 440024. Mob. No. -9422119797.
Signature
Name & Signature of Architect/ Licensed Engineer/Supervisor :-

Owner's Declaration :-
We undersigned hereby confirm that We/we would abide by laws approved by Authority/Collector. I/We would/ execute the 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.

Owner's Name :-
M/s.NEW DIMENSIONS INFRATECH THROUGH PARTNER SHRI KRISHNAKANT BABULAL PRASAD
Owner's Signature :-

NOTE:- ALL GIVEN DIMENSIONS ARE IN METRE.

SCHEDULE OF OPENINGS

S.No.	TYPE	SIZE	DESCRIPTION
1.	D	1.00 X 2.10	SINGLE SHUTTER DOOR
2.	D1	1.00 X 2.10	---------- DO ----------
3.	D2	0.75 X 2.10	---------- DO ----------
4.	O	1.00 X 2.10	SIMPLE OPENING
5.	W	1.50 X 1.20	GLAZED WINDOW
6.	W1	1.20 X 1.20	---------- DO ----------
7.	W2	1.20 X 0.90	---------- DO ----------
8.	V	0.50 X 0.60	GLAZED VENTILATOR

LEGEND :-
1. PLOT BOUNDRY SHOWN THUS-
2. PROPOSED CONSTRUCTION SHOWN THUS-
3. EXIST.NO CONSTRUCTION TO BE RETA-NED SHOWN THUS-
4. EXIST.CONSTRUCTION TO BE DEMOLISHED SHOWN THUS-

Name & Signature of Architect/ Licensed Engineer/Supervisor :-
ER. B. R. SHARMA.
Planning & Structural Consultant.
License No. - N.M.C.- L/59, M.I.T.- 022, N.M.R.D.A.-128, E.C.I.-PE / 00809 / 16.
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