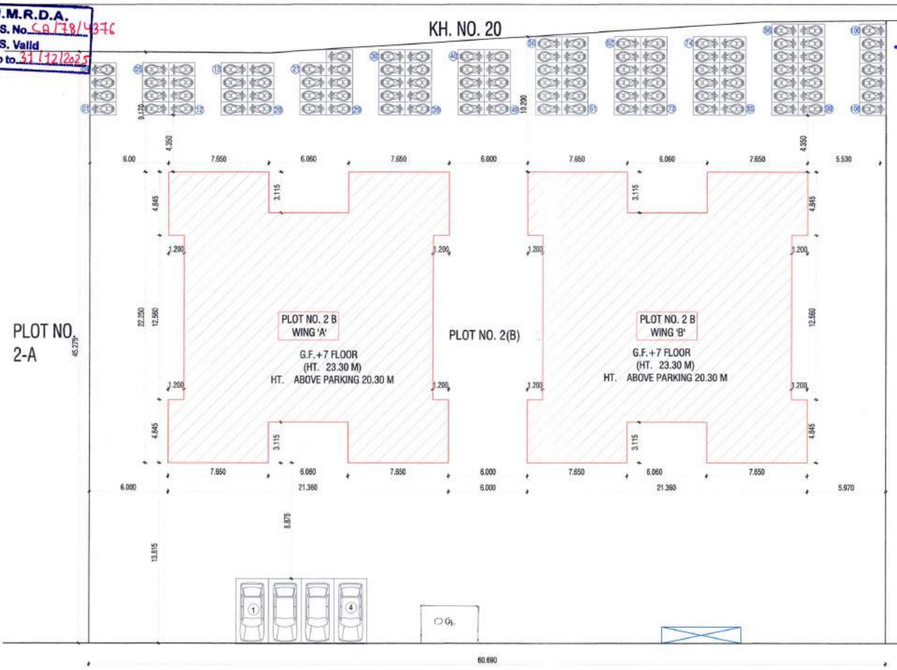
N.M.R.D.A.
L.S. No. 69/78/4376
L.S. Valid
Up to 31/12/2025

KH. NO. 20

Approved Tentatively for Fire NOC only
Assistant Engineer
N.M.R.D.A.



SITE PLAN
SCALE - 1 : 200

LEGEND:-

	SINGLE HEADED HYDRANT VALVE
	Side Wall Sprinkler
	SMOKE DETECTOR
	INDOOR MANUAL CALL POINT
	ELECTRONIC HOOTER
	2C X 1.5 SQ.MM. ARMOURED SIGNAL LOOP CABLE
	PENDANT SPRINKLER
	FIRE ALARM CONTROL PANEL
	FIRE SWITCH
	AUTOMATIC AIR RELIEF VALVE (ARV)
	4.5 KG. CO2 FIRE EXTINGUISHER
	9 KG. ABC FIRE EXTINGUISHER
	Hydrant / Sprinkler Pipe Line
	Side Wall Sprinkler
	Heat Detector
	Manual Call Point With Hooter
	Single Hydrant Post With Fire Hose Cabinet, WRL Hose and Short Branch Pipe

Fire Solution — Stamp/Sign
Add.:- 63,New Akash Nagar, 2nd Floor ,BehindAjanta Mehrgarh,Manewada, Nagpur-24
Mob.- 9423525643 / 8087776551

This sanction is subject to conditions of
N.A. order Dt. 30/12/2014
N.A.T.P.order Dt. ——

OFFICE OF THE
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
Building Permit No. B/E/NMRDA/Sanc./Nagar/No:1305/2022/20220519 57/2895/577
SANCTIONED
Assistant Engineer
Nagpur Metropolitan Region Development Authority

DOOR / WINDOW SCHEDULE				
TAG	SIZE			SPECIFICATION
DOOR				
D1	1.000	X	2.100	T.W. PANNELLED DOOR
D2	0.900	X	2.100	FLUSH DOOR
D3	0.750	X	2.100	FLUSH DOOR
SD	1.800	X	2.100	SLIDING DOOR
WINDOW				
W	1.800	X	1.200	FULLY GLAZED WINDOW
W1	1.500	X	1.200	FULLY GLAZED WINDOW
W2	0.900	X	0.900	FULLY GLAZED WINDOW
VENTILATOR				
V	0.600	X	0.600	VENTILATOR

OFFSTREET PARKING STATEMENT

SN	PERTICULAR	PARKING CAR	PARKING SCO.
1	PARKING SPACE REQUIRED FOR 2 TENEMENTS HAVING CARPET AREA EQUAL TO 40 SQ.M. BUT LESS THAN 80 SQ.M. IS	1	5
	THEREFORE PARKING SPACE REQUIRED FOR 30 TENEMENTS HAVING CARPET AREA 59.60 SQ.M. IS (PER BUILDING)	14	70
2	No. of BUILDING	2	
3	Therefore parking proposed 2 building	28	140
4	5% VISITOR'S PARKING.	1	7
5	TOTAL NO. OF PARKING.	29	147
6	AS PER COLUMN 8.2.2 (TABLE NO. 8C) PARKING REQUIRED (0.7 X FACTOR)	20	103
7	Parking proposed		
	WING 'A' (Stilt parking)	8	25
	WING 'B' (Stilt parking)	10	19
	TOTAL NO. OF STILT PARKING. PROPOSED	18	44
	TOTAL NO. OF OPEN PARKING. PROPOSED	2	59
8	TOTAL NO. OF STILT + OPEN PARKING. PROPOSED	20	103

20% E.V. CHARGING POINT PARKING IS REQUIRED :- 20% (20CAR = 103 SCO.) = 4 CARS + 21 SCO.

OUT OF 30% COMMON E.V. CHARGING POINT PARKING IS REQUIRED = 1 CARS + 6 SCO.

STATION OFFICER
FIRE & EMERGENCY SERVICE
TRIMURTI NAGAR,
N. M. C., NAGPUR.

This Sanction is Subject to Conditions Mentioned in Development Agreement Dt. 04/04/2016

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 14/11/2022 OF STRUCTURAL DESIGNER AND APPLICANT

abject to the Condition lai, down by Fire Brigade Deptt. Nagpur Mpl. Corporation Vide Letter No. ... dt. ...
MFS/NMC/FFES/022/2022 dt- 21/2022
MFS/NMC/FFES/023/2022

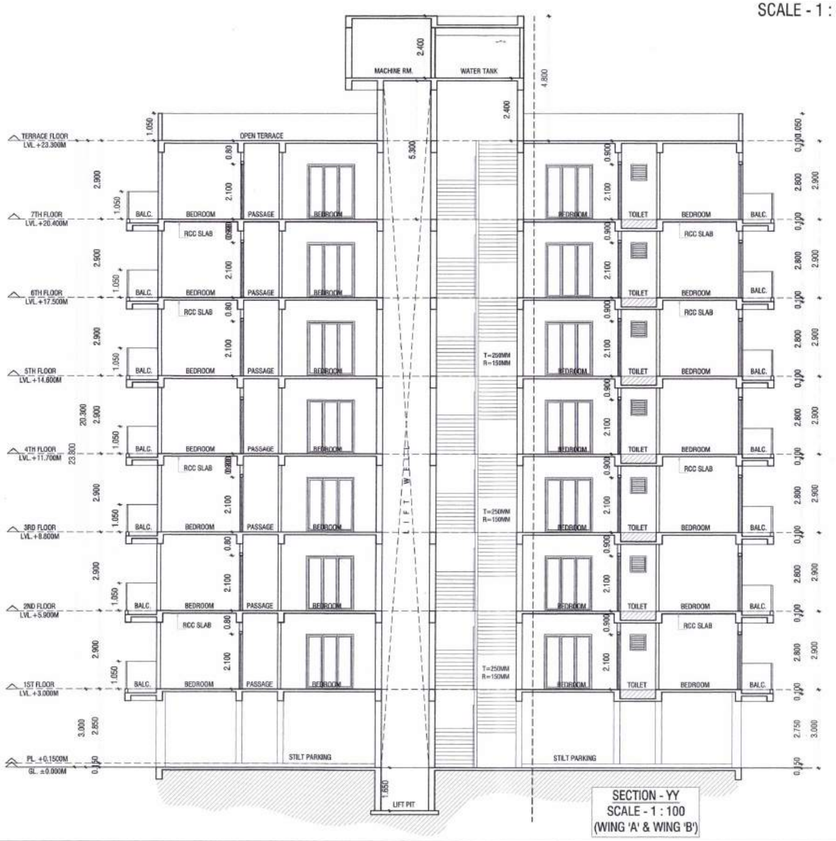
This Sanction is Subject To Conditions Mentioned in Release Letter Of N.M.R.D.A. Dt. 13/9/2017

Subject to the provisions of structural drawings submitted by applicant.

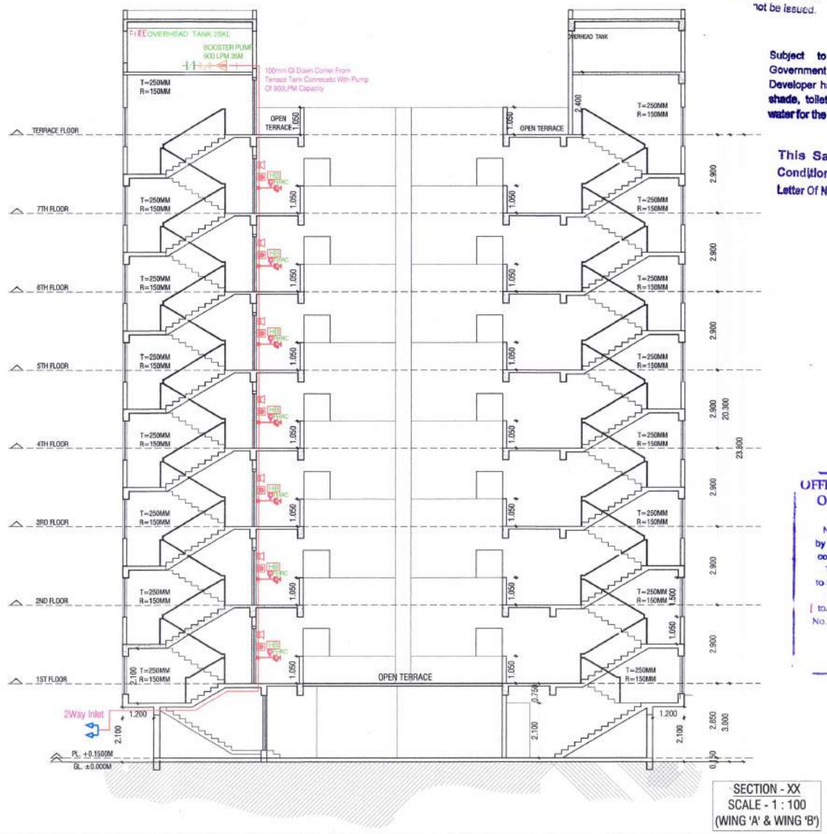
Subject to the condition that Developer/ Applicant shall construct sewage treatment plant (STP) as per the required norms of Maharashtra Pollution Control Board and shall submit the NOC from MPCB without compliance of same ... permission not be issued.

Subject to terms and condition of Government circular dated 30-01-2016 that Developer have to construct the temporary shade, toilet and arrangement o drinking water for the labours.

This Sanction Is Subject To Conditions Mentioned in Release Letter Of N.M.R.D.A. Dt. 7/3/2022 Sub-division



SECTION - YY
SCALE - 1 : 100
(WING 'A' & WING 'B')



SECTION - XX
SCALE - 1 : 100
(WING 'A' & WING 'B')

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 to G ... in N.O.C. Certificate
No. G. A. /1022/22 dated 02/09/2022
Fire Service N.M.C. Nagpur

FIRE SOLUTIONS

S U B M I S S I O N D W G

03/03

PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING,
A SINGAPORE LIFE CITY - THE UTOPIA 2,
ON PLOT NO 2-B, KH. NO. : 17,
MOUZA - GHOTAD PANJRI,
TH. DIST. NAGPUR (RURAL)

BELONGING TO:-
MR. SANJEEV ASHOK JAISWAL

SHEET TITLE (WING B')
2 BHK (G+7)
AREA STATEMENT

PERMISSIBLE AREA		
PLOT AREA	2810.560	SQ.M.
BASIC F S I (1.1)	3091.616	SQ.M.
ADDITIONAL PREMIUM AREA	843.168	SQ.M.
POTENTIAL AREA (ENTIRE)	3934.784	SQ.M.
PERMISSIBLE ANCILLARY AREA [60% (3934.778)]	2360.870	SQ.M.
PERMISSIBLE ENTITLEMENT AREA	6295.654	SQ.M.
PROPOSED P-LINE B/UP AREA		
BASIC F S I (1.1)	3091.616	SQ.M.
ADDITIONAL PREMIUM F S I	724.333	SQ.M.
POTENTIAL AREA	3091.616	SQ.M.
PROPOSED P LINE AREA	6176.819	SQ.M.
PROPOSED ANCILARY AREA (60 %)	2360.870	SQ.M.

WING A' BUILDING		
FLOOR	AREA	
GROUND FLOOR	105.882	SQ.M.
1ST FLOOR	427.511	SQ.M.
2ND FLOOR	427.511	SQ.M.
3rd FLOOR	427.511	SQ.M.
4th FLOOR	427.511	SQ.M.
5th FLOOR	427.511	SQ.M.
6th FLOOR	427.511	SQ.M.
7th FLOOR	427.511	SQ.M.
TOTAL	3098.459	SQ.M.

WING 'B' BUILDING		
FLOOR	AREA	
GROUND FLOOR	85.783	SQ.M.
1ST FLOOR	427.511	SQ.M.
2ND FLOOR	427.511	SQ.M.
3rd FLOOR	427.511	SQ.M.
4th FLOOR	427.511	SQ.M.
5th FLOOR	427.511	SQ.M.
6th FLOOR	427.511	SQ.M.
7th FLOOR	427.511	SQ.M.
TOTAL	3078.360	SQ.M.

TOTAL AREA FOR 2 UNITS (WING A + WING B)	6176.819	SQ.M.

	PROPOSED B/UP AREA CALCULATION	PERMISSIBLE		PROPOSED	
1)	PLOT AREA FOR F S I CALCULATION	2810.56	SQ.M.	2810.56	SQ.M.
2)	PROPOSED P-LINE B/UP AREA			6176.819	SQ.M.
3)	DIVIDING FACTOR (6176.819 / 1.60)	3860.511 SQ.M.			
4)	ANCILLARY F S I = (6176.819 - 3860.55)	2316.308	SQ.M.	2316.308	SQ.M.
5)	BASIC F S I = 1.10 X 2810.56	3091.616	SQ.M.	3091.616	SQ.M.
6)	ADDITIONAL F S I = ON PREMIUM= 0.30 X 2810.56	843.168	SQ.M.	768.895	SQ.M.
7)	TOTAL ENTITLEMENT F S I	6251.092	SQ.M.	6176.819	SQ.M.
8)	II	3934.784	SQ.M.	3860.511	SQ.M.

INDEX :-
* PLOT BOUNDARY IS SHOWN IN :-
* PROPOSED CONSTRUCTION IS SHOWN IN :-

SCALE	AS SPECIFIED
DATE	19 / 01 / 2021
DEALT BY	Meena

Architect Signature

SKA CONSORTIUM
CA/78/4376
CA/76/4205
CA/08/23483

Owner Signature

ARCHITECTS :
SKA CONSORTIUM
01, R.P.T.S. - ROAD, LAXMI NAGAR,
NAGPUR - 440 014, M.S.
Telefax: +91-712-224-5333, 222-1082.

SHEET NO. 03