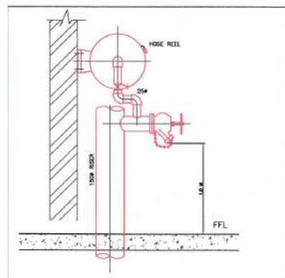
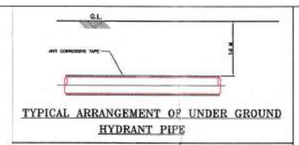
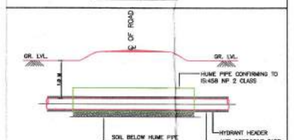


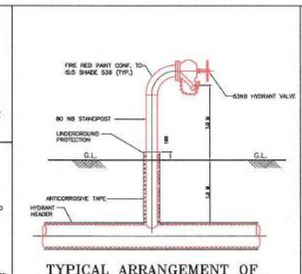
TYPICAL DETAIL OF HYDRANT & HOSE REEL



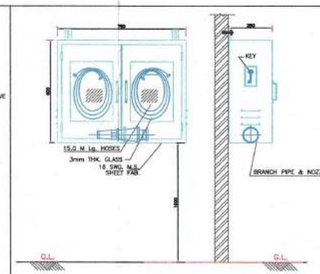
TYPICAL ARRANGEMENT OF UNDER GROUND HYDRANT PIPE



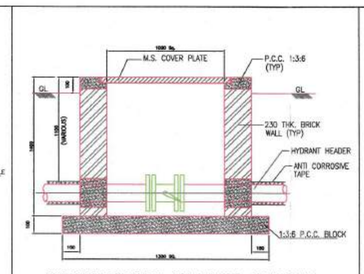
DETAIL OF ROAD CROSSING



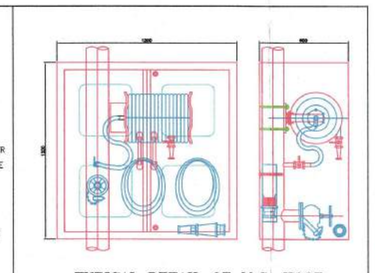
TYPICAL ARRANGEMENT OF SINGLE HEADED HYDRANT VALVE



TYPICAL DETAIL OF WALL MOUNTED M. S. HOSE CABINET



TYPICAL DETAIL OF VALVE CHAMBER SIZE – 1000 L x 1000 W



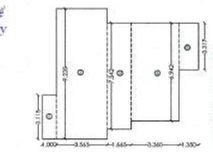
TYPICAL DETAIL OF M.S. HOSE CABINET (RISER)

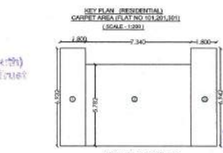
Tentatively Approved For Fire N.O.C. Only

Building Engineer (South) Nagpur Improvement Trust

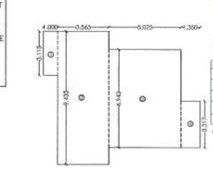
OFFICE OF THE CHIEF FIRE OFFICER OF THE CITY OF NAGPUR.
(FIRE SERVICE)
No Objection Certificate hereby Issued by Fire Service Deptt. for the proposed constructions.
The scope of this approval is Restricted to Fire Protection arrangements only.
Please See conditions mentioned in N.O.C. Certificate
No. G. A. 1586 /F.B.dated 21/10/2022
Dy. Chief Fire Officer
Fire Service N.M.C. Nagpur

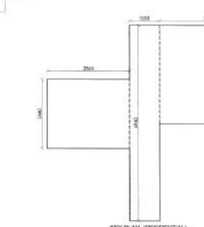
FIRE FIGHTING SYSTEM LEGEND
- ABC FIRE EXTINGUISERS
- FIRE PUMP
- FIRE SPRINKLER
- SMOKE DETECTOR
- FIRE CONTROL PANEL
- FIRE MANUAL CALL POINT
- FIRE HOOTER
- HB = HOSE BOX
- FIRE HYDRANT VALVE
- HP = HYDRANT PIPE
- HR = HOSE REEL
- FIRE SERVICE INLET
- BUTTERFLY VALVE
- NON RETURN VALVE
- FIRE HYDRANT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

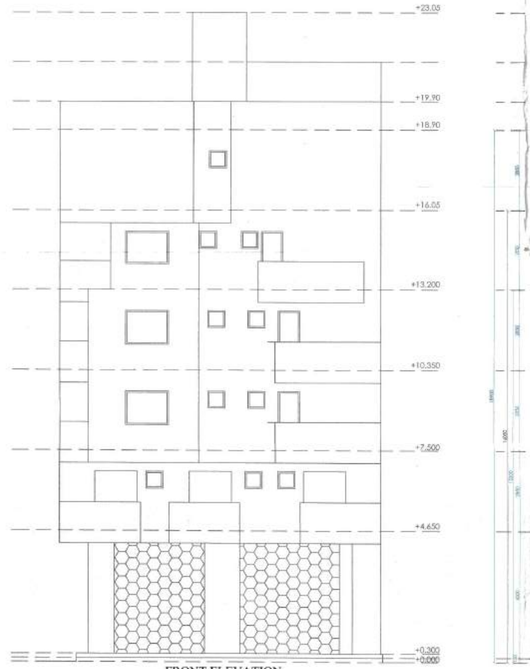




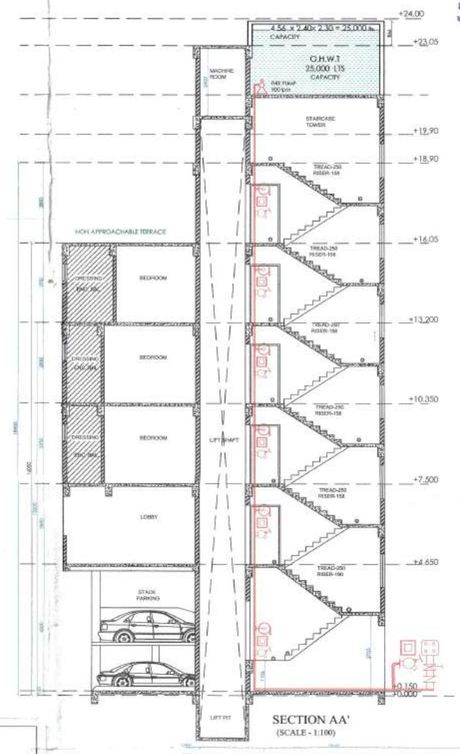
NIT
L.S. No. 2921
Serial No.
Valid upto 31/12/2026





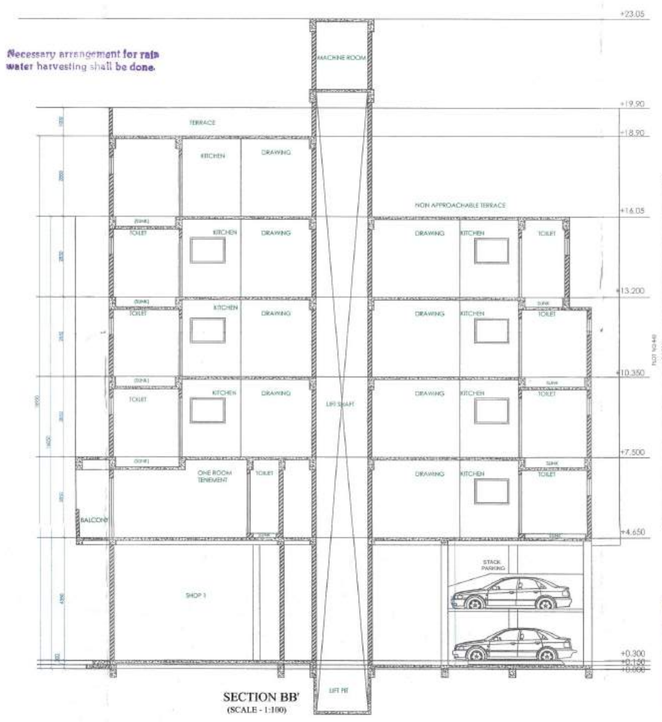


FRONT ELEVATION
(SCALE - 1:100)

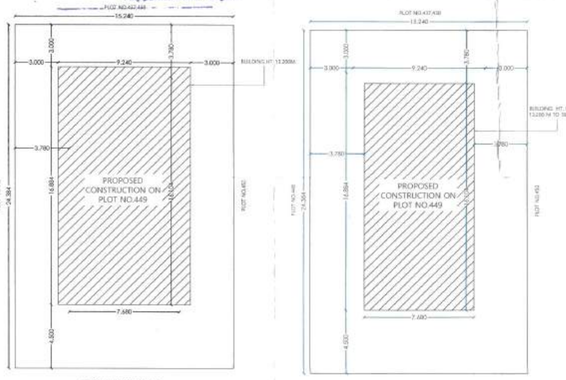


SECTION AA'
(SCALE - 1:100)

Necessary arrangement for rain water harvesting shall be done.



SECTION BB'
(SCALE - 1:100)



SITE PLAN
(SCALE - 1:200)

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. B.P.(SOUTH)/ESSE NO. BUI-G-1076/TP.NO.-2021072576/
Date. 21/12/2022 R.L.No. 787
SANCTIONED As. corrected only
Building Engineer (South)
Nagpur Improvement Trust

SITE PLAN
(SCALE - 1:200)

PROPOSED MULTIUNIT RESIDENTIAL BUILDING , ON PLOT NO.449, WARD.NO -14,KHASRA NO - 29 , MOUZA-BABULKHEDA,TAH. & DIST. NAGPUR.

BELONGS TO -
1) SMT.SHUBHADA VIJAY KUNTURKAR.
2)SHRI.RAGHVENDRA RAMKRUSHNA TELANG.
3)SHRI.GHANSHYAM RAMKRUSHNA TELANG.
4)SMT.MAGALA RAJU MARCHETTIWAR.
5)KUMARI PANKAJA RAMKRUSHNA TELANG.

Note - ALL DIMENSIONS ARE IN MM.

DEVINE ARCHITECTS
AR. VIVEK PATEL
ADDRESS - UG3 , "YOGIKRUPA APP. " AVG LAYOUT , LAKADGANJ , NAGPUR - 440008
CONTACT - 9766963495

	Built up area with reference to Basic F.S.I. as per front road width(Sr.No.5xbasic FSI 1.1)	408.773	SQ.M
(b)	Proposed FSI on payment of premium.	185.806	SQ.M

A - AREA STATEMENT :-

SR. NO	DETAIL	PLOT AREA	SQ.M
1	Area of plot (minimum area of a,b,c to be considered)	371.612	SQ.M
	(a) as per ownership document (aakiv patrika)	371.612	SQ.M
	(b) as per measurement sheet	371.612	SQ.M
	(c) as per site	371.612	SQ.M
2	Deductions for		
	(a) proposed D.P. /D.P. Road widening Area/Service Road /Highway widening	—	—
	(b) Any D.P. Reservation area	—	—
	(Total a+b)	—	—
3	Balance area of plot (1-2)	371.612	SQ.M
4	Amenity Space (if applicable)	—	—
	(a) Reaured	—	—
	(b) Adjustment of 2 (b), if any	—	—
	(c) Balance Proposed	—	—
5	Net Plot Area (3-4(c))	371.612	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 front road width(Sr.No.5xbasic FSI 1.1)	408.773	SQ.M
10	Addition of FSI on payment of premium 50%	185.806	SQ.M
	(a) Maximum permissible premium FSI - baseon road width / TOD Zone.		
(b)	Proposed FSI on payment of premium.	185.806	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	—	—
	(d) 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	594.579	SQ.M
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	355.570	SQ.M
	(c) Total entitlement (a + b)	950.149	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) x 1.6 or 1.8)		
15	Total Built - up Area in proposal, (excluding area at Sr.No.17 b)	948.022	SQ.M
	(a) Existing Built - up Area.		
	(b) Proposed Built-up Area (as per 'P- line')		
	(c) Total (a + b)	948.022	SQ.M
16	F.S.I Consumed (%) (should not be more than serial No.14 above)	948.022	SQ.M
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 22-2-2021and the dimensions of sides etc. 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.

AR. VIVEK PATEL NMC NO 792 NIT NO. 2821 (AR.VIVEK PATEL)

Owner's Declaration-
I/We undersigned 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 proper technical person so as to ensure the quality and safety at the work site.

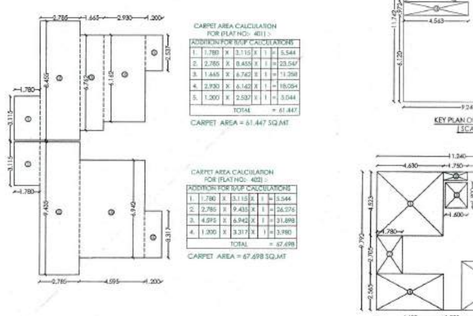
Signature

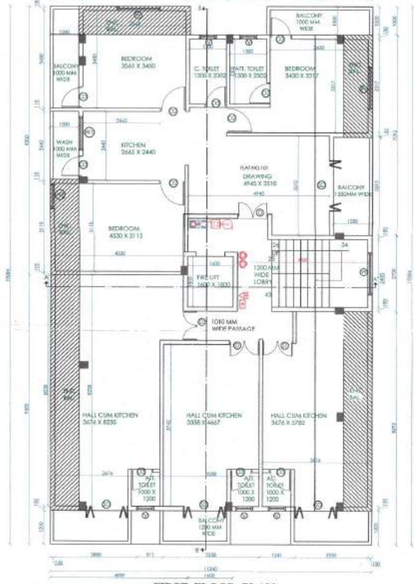
B- REFERENCE

LAND USE AS PER SANCTIONS DEVELOPMENT PLAN
LOCATION OF PLOT
ZONE
PROP. BUILD ISE 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.

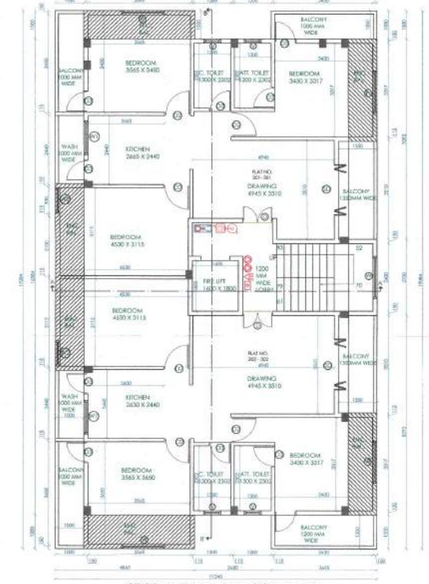
DEVINE ARCHITECTS
AR. VIVEK PATEL
ADDRESS - UG3 , "YOGIKRUPA APP. " AVG LAYOUT , LAKADGANJ , NAGPUR - 440008
CONTACT - 9766963495



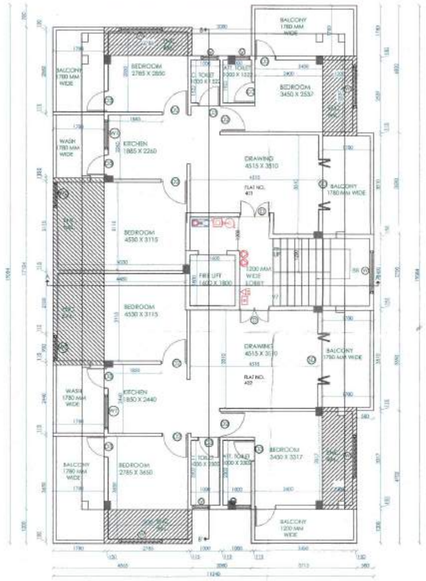


GROUND FLOOR PLAN
(SCALE - 1:100)

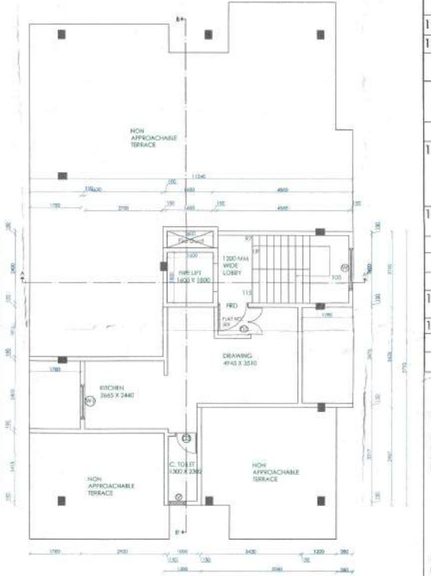
FIRST FLOOR PLAN
(SCALE - 1:100)



SECOND & THIRD FLOOR PLAN
(SCALE - 1:100)



FOURTH FLOOR PLAN
(SCALE - 1:100)



FIFTH FLOOR PLAN
(SCALE - 1:100)

Speed Engineering & Safety Services
L No. MFS - L/ARF-163
L No. MFS - L/ARD-158

Fire Protection Consultants
SPEED ENGINEERING & SAFETY SERVICES
NGP BR. :- PLOT NO. 129 , CHHATRAPATI NAGAR NAGPUR. - 440015. Mob : 9325870777, 9823323590
H.O. : FLAT NO. 401 , SAI RADHA COMPLEX , A- WING, LBS MARG , BHANDUP (W), MUMBAI. - 400078.
Speedengineering3@gmail.com

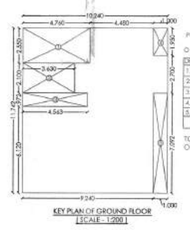
FIRST FLOOR PLAN
(SCALE - 1:100)

SECOND & THIRD FLOOR PLAN
(SCALE - 1:100)

FOURTH FLOOR PLAN
(SCALE - 1:100)

FIFTH FLOOR PLAN
(SCALE - 1:100)

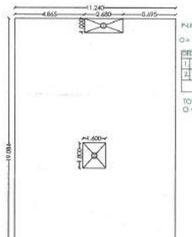
STATION OFFICER
FIRE & EMERGENCY SERVICE
HARENDRA NAGAR FIRE
N.M.C. NAGPUR



P-LINE AREA CALCULATION FOR GROUND FLOOR :-
O = 11.240 X 11.740 = 120.228 SQ.M

1	4.760	X	2.550	0	12.138
2	3.630	X	2.930	1	17.423
3	4.543	X	0.972	4	4.403
4	1.200	X	1.950	1	1.950
5	1.800	X	1.950	1	17.991
			TOTAL		= 33.336

TOTAL P-LINE AREA
O = 120.238 - 33.238 = 87.000 SQ.MT

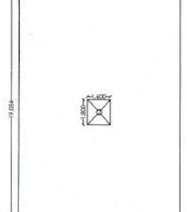


P-LINE AREA CALCULATION FOR 1ST FLOOR :-
O = 11.240 X 11.084 = 214.504 SQ.M

1	2.680	X	1.000	1	2.680
2	1.600	X	1.800	1	2.880
3	2.680	X	1.200	1	3.216
			TOTAL		= 8.776

TOTAL P-LINE AREA
O = 214.504 - 8.776 = 205.728 SQ.MT

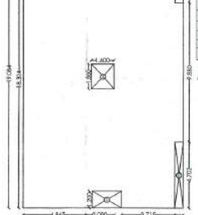
TOTAL P-LINE AREA FOR 2ND & 3RD FLOOR
= 205.728 X 2 = 411.456 SQ.M

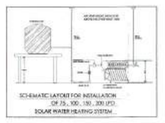


P-LINE AREA CALCULATION FOR FOURTH FLOOR :-
O = 11.240 X 11.084 = 214.504 SQ.M

1	4.865	X	0.790	1	3.794
2	2.080	X	1.790	1	3.732
3	0.580	X	4.500	1	2.61
4	1.600	X	1.800	1	2.880
5	2.080	X	1.200	1	2.496
6	0.580	X	4.900	1	2.727
			TOTAL		= 18.210

TOTAL P-LINE AREA
O = 214.504 - 18.210 = 196.294 SQ.MT





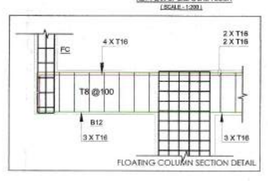
COMMERCIAL AREA (GROUND FLOOR)
= 86.895 / 1.8
= 48.275 SQ.MT
= 86.895 - 48.275 SQ.M
= 38.620 SQ.M (ANCILLARY)
i.e. = 594.579 - 48.275
= 546.304 X 1.6
= 874.086 SQ.M

PERMISSIBLE AREA = 874.086 + 86.895 SQ.M
= 960.981 SQ.M

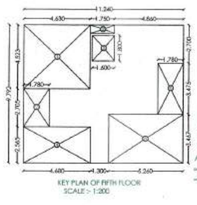
P-LINE AREA CALCULATION FOR GROUND FLOOR :-
O = 8.949 X 8.940 = 42.041 SQ.M

1	3.658	X	11.020	1	40.980
			TOTAL		= 0.080

TOTAL P-LINE AREA
O = 42.041 - 0.080 = 36.981 SQ.M



FLOATING COLUMN SECTION DETAIL



P-LINE AREA CALCULATION FOR PETH FLOOR :-
O = 11.240 X 9.770 = 110.062 SQ.M

1	4.680	X	4.035	1	21.169
2	1.700	X	0.600	1	1.041
3	1.600	X	1.800	1	2.880
4	4.680	X	2.565	1	12.004
5	5.260	X	3.467	1	18.238
6	1.780	X	2.475	1	4.155
7	1.780	X	2.705	1	4.814
			TOTAL		= 65.734

TOTAL P-LINE AREA
O = 110.062 - 65.734 = 44.328 SQ.MT

ALL FLOOR P-LINE AREA
= 87.00 + 208.944 + 411.456 + 196.294 + 44.328
= 948.022 SQ.MT

ACCORDING TO TABLE 8C Sr. No. 2
MULTIPLYING FACTOR = 0.90
SO THAT , REQ. PARKING
= 6 X 0.90 = 5.4 SAY = 5 CAR
= 29 X 0.90 = 26.1 SAY = 26 SC
TOTAL REQ. PARKING = 8CAR + 10 SC.
1)4CAR = 2.50 X 3.0 = 50.00 SQ.M
2)4CAR = 2.30 X 4.50 = 41.40 SQ.M
3)8 SC. = 1.00 X 2.00 = 16.00 SQ.M
= 107.40 SQ.M
REQ . 5% VP = 5.37 SQ.M

PARKING CALCULATION :-
THE COMPOSITE PARKING OF VEHICLES LIKE ONE CAR WITH TWO SCOOTERS ALSO SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING.
WE PROVIDED 3CARS INSTEAD OF 1# SC.

TYPE	CARPET AREA / FSI (M2)	SHOPS		CAR (NOS)		SCOOTER (NOS)	
				BY RULE	PRO.	BY RULE	PRO.
COMMERCIAL	For every 100 sq.m. carpet (area) or fraction thereof	02	02	2	2	3	3
		TENEMENT (NOS)					
RESIDENTIAL	FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL OR ABOVE 40.5 U.M BUT LESS THAN 80 SQ.M.	UNIT	PROP.				
		7	7	4	6	18	0
	For every two tenements with each tenement having carpet area less than 30 Sq.m.	4	4	0	0	8	5

CARPET DETAILS :-

FLOOR NAME	CARPET NAME	CARPET AREA (SQ.M.)
GROUND FLOOR	———	
FIRST FLOOR	FLAT NO.101	76.396 SQ.M
2ND FLOOR	FLAT NO.201	76.396 SQ.M
	FLAT NO.202	76.110 SQ.M
3RD FLOOR	FLAT NO.301	76.396 SQ.M
	FLAT NO.302	76.110 SQ.M
4TH FLOOR	FLAT NO.401	61.447 SQ.M
	FLAT NO.402	67.698 SQ.M
5TH FLOOR	FLAT NO.501	26.388 SQ.M

S.NO.	TYPE	SIZE	DESCRIPTION
01	RS	3.17 x 4.05	ROLLING SHUTTER
02	SD	1.48 x 2.10	SLIDING FOLDING DOOR
03	D	1.20 x 2.10	T.W. DOUBLE SHUTTER DOOR
04	D1	1.05 x 2.10	T.W. DOUBLE SHUTTER DOOR
05	D2	0.90 x 2.10	T.W. SINGLE SHUTTER DOOR
06	D3	0.75 x 2.10	FLUSH DOOR
07	W	1.50 X 1.20	AL. SLIDING WINDOW
08	W1	1.20 X 0.90	AL. SLIDING KITCHEN WINDOW
09	W2	0.90 X 1.20	AL. SLIDING WINDOW
10	V	0.60 X 0.60	VENTILATOR