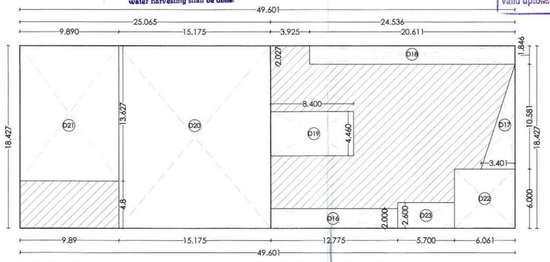


KEY PLAN OF GROUND FLOOR PLAN(PARKING BLOCK)

SCALE =1:200

Necessary arrangement for rain water harvesting shall be done.



KEY PLAN OF GROUND FLOOR PLAN(COMMERCIAL BLOCK)

SCALE =1:200

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 N.O.C. Certificate No. G. A. /197 /F. B.dated 29/12/22.

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

Dy. Chief Fire Officer Fire & Emergency Service N.M.C., Nag...

NIT
L.S. No.....1124
Serial No.....
Valid upto 31-12-2024

TOTAL AREA OF PARKING BLOCK				
SR.NO.	NAME	NO.	DIMENSION	AREA
1	A	1	65.445 18.427	1205.955
				1205.955

NET AREA = 1205.955 SQM

OFFSET DEDUCTION OF PARKING BLOCK				
SR.NO.	NAME	NO.	DIMENSION	AREA
1	D1	1	9.850 18.427	181.506
2	D2	1	2.030 4.218	8.563
3	D3	1	3.460 3.105	10.743
4	D4	2	5.490 6.220	68.296
5	D5	3	2.030 0.970	5.907
6	D6	1	3.460 2.027	7.013
7	D7	1	19.550 18.427	360.248
8	D8	1	9.700 6.827	66.222
9	D9	1	10.000 2.027	20.270
10	D10	1	19.550 11.600	226.780
11	D11	1	5.260 6.220	32.717
12	D12	1	1.880 3.648	6.858
13	D13	1	3.485 2.027	7.064
14	D14	1	9.850 0.800	7.880
15	D15	1	2.030 3.648	7.405
			TOTAL	1017.473

NET AREA(2)=NET AREA - DEDUCTIONS
= 1205.955 - 1017.473
=188.482 SQM
P-LINE AREA OF GROUND FLOOR(PARKING) = 188.482 SQM

TOTAL AREA OF COMMERCIAL BLOCK				
SR.NO.	NAME	NO.	DIMENSION	AREA
1	A	1	49.601 18.427	913.998
				913.998

NET AREA = 913.998 SQM

OFFSET DEDUCTION OF COMMERCIAL BLOCK				
SR.NO.	NAME	NO.	DIMENSION	AREA
1	D16	1	12.775 2.000	25.550
2	D18	1	20.611 1.846	38.048
3	D19	1	8.400 4.460	37.464
4	D20	1	15.175 18.427	279.630
5	D21	1	9.890 13.627	134.771
6	D22	1	6.061 6.000	36.366
7	D23	1	5.700 2.600	14.820
8	D17	1	3(3.401X10.581)	17.993
			TOTAL	584.642

NET AREA(1)=NET AREA - DEDUCTIONS
= 913.998 - 584.642
=329.356 SQM
P-LINE AREA OF COMMERCIAL GROUND FLOOR = 329.356 SQM

P-LINE AREA OF GROUND FLOOR =
P-LINE AREA OF PARKING + P-LINE AREA OF COMMERCIAL
= 188.482 + 329.356
=517.838 SQM
P-LINE AREA OF GROUND FLOOR = 517.838 SQM.

Tentatively Approve - For Fire N.O.C. Only

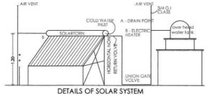
Building Engineer (South) Nagpur Improvement Trust

Dy. Chief Fire Officer Fire & Emergency Services N.M.C., Nagpur

FLOOR WISE P-LINE AREA STATEMENT			
FLOOR	PROPOSED P-LINE AREA	PROPOSED TENAMENTS	TOTAL P-LINE AREA
			0
GROUND (COMMERCIAL)	329.356	0	329.356
GROUND FLOOR (PARKING)	188.482	0	188.482
1ST (COMMERCIAL)	407.978	0	407.978
1ST (RESIDENTIAL)	907.975	10	907.975
2ND (RESIDENTIAL)	1122.290	12	1122.290
3RD (RESIDENTIAL)	1122.290	12	1122.290
4TH (RESIDENTIAL)	1122.290	12	1122.290
5TH (RESIDENTIAL)	1122.290	12	1122.290
6TH (RESIDENTIAL)	1122.290	12	1122.290
7TH (RESIDENTIAL)	1122.290	12	1122.290
8TH (RESIDENTIAL)	1122.290	12	1122.290
9TH (RESIDENTIAL)	761.686	6	761.686
TOTAL	10451.507	100	10451.507

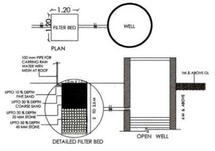
PARKING CALCULATION								
TYPE	CARPET AREA/FSI (M2)	TENAMENTS (NOS)		CARS (NOS)		SCOOTER (NOS)	
		UNIT	PROP.	BY RULE	REQUIRED	BY RULE	REQUIRED
RESIDENTIAL	40-80 SQM	2	99	1	50	5	248
RESIDENTIAL	80-150 SQM	1	1	1	1	3	3
VISITOR 5%		---	0	-	3	-	13
COMMERCIAL	FOR EVERY 100 SQM CARPET	1	5.00	2	10	6	30
TOTAL	REQUIRED	---	---	---	64	---	294
	FOR NMC Table BC Multiplying Factor 0.9	---	---	---	58	---	265
	PROPOSED				58		267

CARPET DETAILS			
BUILDING NAME	FLOOR NAME	CARPET NAME	CARPET AREA (SQM)
	BASEMENT	PARKING	0
	GROUND FLOOR	COMMERCIAL	264.735
		S-1	18.434
		S-2	23.14
		S-3	30.545
		S-4	29.301
		S-5	33.16
		S-6	34.827
		S-7	28.622
		S-8	30.563
		S-9	14.623
		S-10	14.660
		S-11	14.660
	1ST FLOOR	COMMERCIAL	218.295
		S-12	18.434
		S-13	23.140
		S-14	30.545
		S-15	28.669
		S-16	32.326
		S-17	35.996
		S-18	28.622
		S-19	20.563
	1ST FLOOR	RESIDENTIAL	----------
		A-101	55.59
		A-102	57.690
		B-101	55.59
		B-102	57.69
		B-103	55.59
		B-104	57.69
		C-101	49.886
		C-102	57.69
		C-103	49.055
		C-104	57.69
	TYPICAL 2ND TO 8TH FLOOR	RESIDENTIAL	----------
		A-201 / A-801	55.59
		A-202 / A-802	57.690
		A-203 / A-803	79.935
		A-204 / A-804	79.933
		B-201 / B-801	55.59
		B-202 / B-802	57.69
		B-203 / B-803	55.59
		B-204 / B-804	57.69
		C-201 / C-801	49.886
		C-202 / C-802	57.69
		C-203 / C-803	49.055
		C-204 / C-804	57.69
	9TH FLOOR	RESIDENTIAL	----------
		A - 901	68.595
		A - 902	105.317
		B - 901	68.595
		B - 902	68.595
		C - 901	63.213
		C - 902	62.360



DETAILS OF SOLAR SYSTEM

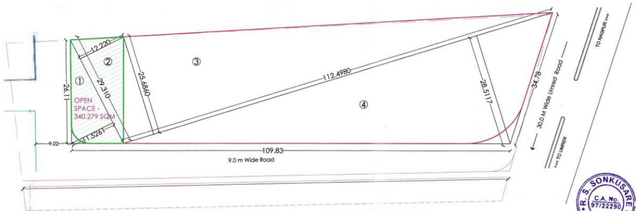
RAINWATER WATER HARVESTING DETAILS





D.P.NO. sheet 26

PROPOSED SITE



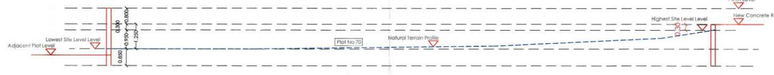
SANCTIONED LAYOUT PLAN (AS PER CORRECTED R.L.)

SCALE : 1:500

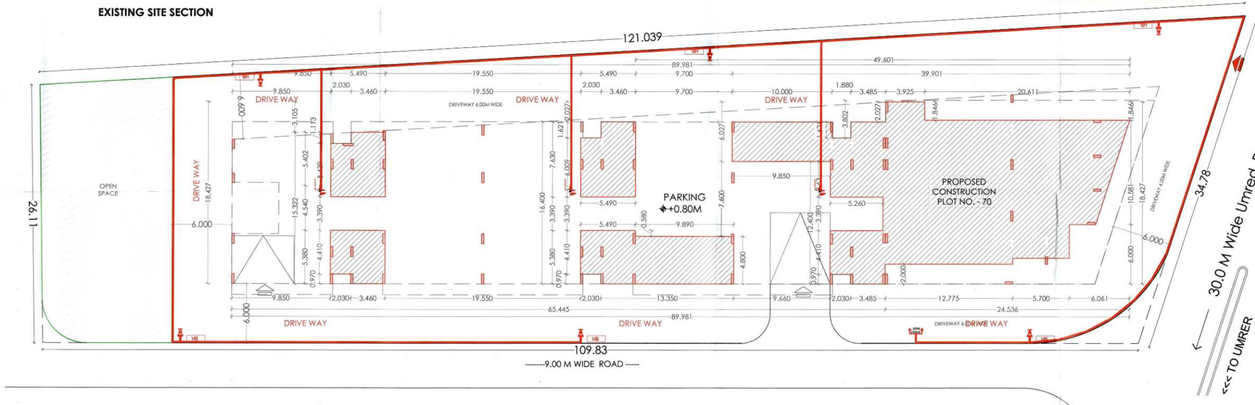
RAVI SONKUSARE ARCHITECTS
ARCHITECTURE URBAN DESIGN LANDSCAPE INTERIORS
C/3 BADAMTEKDI APARTMENT, 187,GORAS PETH NAGPUR-440013
REG.NO.: B/7121/2005/2011 B/7121/2008/2018

R. S. SONKUSARE C.A. NO. 97/22290 Ar. R.S.SONKUSARE

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BA/Cello/New/Resi/ 29987/TBNo-2021090211/
Date. 08/03/2022 Area 337
SANCTIONED As corrected only
Building Engineer (South)
Nagpur Improvement Trust



EXISTING SITE SECTION



SITE PLAN

SCALE =1:200

PROJECT TITLE

PROPOSED CONSTRUCTION OF RESIDENTIAL CUM COMMERCIAL BUILDING ON LAND MALIK MARKELIA, SMRUTI NAGAR, UMRED ROAD, DIGHORI, MOUZA- DIGHORI, KHASRA NO -78/1, WARD NO, 20, C.T.S. NO- 224, CORPORATION HOUSE NO - 3303, TAHSIL+ DIST. NAGPUR,
BELONGING TO
TECHOPS INFRASTRUCTURE PVT. LTD

TROUGH PARTNERS:
JEEVAN GULABRAO GHIME
& 5 OTHERS

AREA STATEMENT			
1	Area Of Plot (minimum area of a,b, c to be considered)		
	(a) As per ownership document		3036.565
	(b) As per measurement sheet		3036.565
2	Deductions for		
	(a) Proposed D.P. / D.P. Road widening Area / Service Road / Highway widening		0.00
	(b) Any D.P. Reservation Area		0.00
	Total a + b		0.00
3	Balance Area of plot (1-2)		3036.565
4	Amenity Space (if applicable)		
	(a) Required		0.00
	(b) Adjustment of 2(b) , if any -		0.00
	(c) Balance proposed -		0.00
5	Net Plot Area (3-4 (c))		3036.565
6	Recreation Open space (if applicable)		
	(a) Required		0.00
	(b) Proposed		0.00
7	Internal Road Area		0.00
8	Portable Area (if applicable)		0.00
9	Build up area wrt Basic F.S.I. as per front road width (Sr.no. 5 x basic FSI [3036.565 x 1.1])		3340.221
10	Addition of FSI on payment of premium		
	(a) Maximum permissible premium FSI -based on road width/100 zone		0.50
	(b) Proposed FSI on payment of premium		1518.282
11	In-situ FSI/TDR loading		
	(a) In-situ area against D.P. road (2 x Sr.No. 2(a)), if any		0.00
	(b) In-situ area against Amenity space if handed over (2 or 1.85 x sr. no. 4 (b) and / or(c))		0.00
	(c) TDR Area (0.75)		2125.595
	(d) Total in-situ /TDR loading proposed ((1 (a) + (b) + (c))		2125.595
12	Additional FSI area under chapter No. 7		0.00
13	Total entitlement of FSI in the proposal		
	(a) (9+ 10(b) + 11(d)) or 12 whichever is applicable		6984.098
	Maximum Potential FSI on 30.0 m Road(3		0.00
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges		4190.458
	(c) Total entitlement of FSI (a+b)		11174.556
14	Maximum utilization limit of FSI (Building Potential) permissible as per Roadwidth (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8		6.935
	Total Build Up Area in proposal (Excluding area at Sr.No. 17 b)		
15	(a) Existing Built up Area		
	(b) Proposed Built- up Area (As per 'P-line)		10451.507
	(c) Total (a+b)		10451.507
	FSI consumed (15/13) should not be more than serial No. 14 above		0.935
16	Area of Inclusive housing, if any		
	(a) 20% of Sr. No. 5		
17	(b) Proposed		

CERTIFICATE OF AREA -
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 17/01/2022 AND THE SIDES TO, OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ LAND RECORDS DEPARTMENTS/ CITY SURVEY RECORDS.

AR. RAVINDRA SONKUSARE
C.A.NO. : 97/22290

OWNER'S DECLARATION -
I UNDERSIGNED HEREBY CONFIRM THAT I WOULD ABIDE BY PLANS APPROVED BY AUTHORITY/ COLLECTOR, I WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

BELONGING TO -
TECHOPS INFRASTRUCTURE PVT.LTD.
THROUGH PARTNERS

JEEVAN GULABRAO GHIME
& 5 OTHERS

SCHEDULE OF OPENINGS

S.NO	TYPE	SIZE	DESCRIPTION
1.	D2	1.50 X 2.10	FLUSH DOOR
2.	D3	1.10 X 2.10	FLUSH DOOR
3.	D4	0.90 X 2.10	FLUSH DOOR
4.	D5	0.85 X 2.10	FLUSH DOOR
5.	FRD	1.20 X 2.10	FLUSH DOOR
7.	SD	1.50 X 2.10	SLIDING DOOR
8.	W1	2.50 X 1.20	ALUMINIUM WINDOW
9.	W1	1.80 X 1.20	ALUMINIUM WINDOW
10.	W2	1.50 X 1.20	ALUMINIUM WINDOW
11.	W2A	1.50 X 0.75	ALUMINIUM WINDOW
12.	W3	1.20 X 1.20	ALUMINIUM WINDOW
13.	W4	0.90 X 1.20	ALUMINIUM WINDOW
14.	W5	0.90 X 1.20	ALUMINIUM WINDOW
15.	V1	0.6 X 0.60	ALUMINIUM FRAMED VENTILATOR
16.	RS	AS P.A.	MS Rolling Shutter

INDEX
PLOT BOUNDARY SHOWN IN — BLACK
PROPOSED CONSTRUCTION SHOWN IN — RED

DRAWING TITLE : SUBMISSION DRAWING

SIGNATURE:	ARCHITECT:
OWNERS: TECHOPS INFRASTRUCTURE PVT. LTD THROUGH PARTNERS	Ar. R.S.Sonkusare
1) SHRI. JEEVAN GULABRAO GHIME	
2) SHRI. ANIL MADHAVRAO KALE	
3) SHRI. VILAS GULABRAO HARDE	
4) SHRI. BHAVESH RAMESH BAJAJ	
5) SHRI. RAMESH VISHVESHWARRAO MAGAR	

DATE: AUG-2022	scale: AS SPECIFIED	detail by : Sheetal	
SHEET NO. 01/08	ARCHITECT: RAVI SONKUSARE ARCHITECTS C/3,RADHAKRISHNA APPT.,187,GORAS PETH NAGPUR. PHONO. 07103 2351321 98220 78331 E-MAIL:sonkusare.consultant@gmail.com		

LEGENDS -

- FIRE DOOR
- ABC FIRE EXTINGUISHER
- CO2 FIRE EXTINGUISHER
- FIRE SPRINKLE - PENDENT TYPE - 68°C
- FIRE ALARM CONTROL PANEL
- FIRE MANUAL CALL POINT
- FIRE HOOTER WITH PA TALK BACK
- FIRE HYDRANT VALVE
- HR-HOSE REEL
- HB-HOSE BOX
- SD-SMOKE DETECTOR
- AIR RELEASE VALVE
- BFV — BUTTERFLY VALVE
- BALL VALVE
- MV-MECHNICAL VENTILATION (EXAUST BLOWER/FAN)
- FIRE HYDRANT STAND POST
- FIRE SERVICE INLET
- BUTTERFLY VALVE
- NON RETURN VALVE
- 100 NB PIPE LINE - HYDRANT
- 100 NB PIPE LINE - SPRINKLER
- 80 NB PIPE LINE
- 65 NB PIPE LINE
- 50 NB PIPE LINE
- 40 NB PIPE LINE
- 32 NB PIPE LINE
- 25 NB PIPE LINE

UNDERGROUND WATER TANK FOR FIRE FIGHTING CAPACITY 1,50,000 LTR. 11.5 X 3.5 X 3.75 M DEEP

1) MAIN PUMP 2280 LPM. -02 NO.
2) DIESEL PUMP 2280 LPM. -01 NO.
3) JOCKEY PUMP 180 LPM. -02 NO.

FIRE CONSULTANT -

M/S AMEYA AGENCIES
ADD-215, CHHATRAPATI NAGAR, NEAR MSEB POWER STATION, OPP. CHHATRAPATI HALL, RING ROAD, NAGPUR
MB : 9372072043.
EMAIL : ameya.fire@yahoo.com

LICENCE NO - MFS - LA/RF-173
LICENCE NO - MFS - LA/RD-323
LICENCE NO - MFS - LA/RP-26

FIRE CONSULTANT SEAL & SIGN-

AUTHORISED SIGNATORY

DRAWN BY - SHUBHAM R.	DESIGNED BY - SHUBHAM R.	SHEET - FF-REV-0-01 OF 08
DATE - 19/08/2022	CHECKED BY - ARVIND SIR.	
SCALE - 1:100	APPROVED BY- ARVIND K.	