

KEY PLAN OF GROUND FLOOR PLAN (CARPET AREA)

SCALE =1:200

CARPET AREA OF SHOPS

SR.NO.	NAME	NO.	DIMENSION	AREA
1	S-1	1	3.545 5.200	18.434
2	S-2	1	4.450 5.200	23.140
3	S-3	1	4.100 7.450	30.545
4	S-4a	1	8.409 3.300	27.750
	4b	1	1/2 (1.061x3.30)	1.751
5	S-5a	1	9.518 3.300	31.409
	5b	1	1/2 (1.061x3.3)	1.751
6	S-6a	1	10.626 3.301	35.076
	6b	1	1/2 (1.061x3.301)	1.751
7	S-7	1	4.100 6.981	28.622
8	S-8	1	4.450 6.421	20.563
9	S-9	1	3.142 4.654	14.623
10	S-10	1	3.150 4.654	14.660
11	S-11	1	3.150 4.654	14.660
			TOTAL	264.735

NET AREA = 264.735 SQM

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

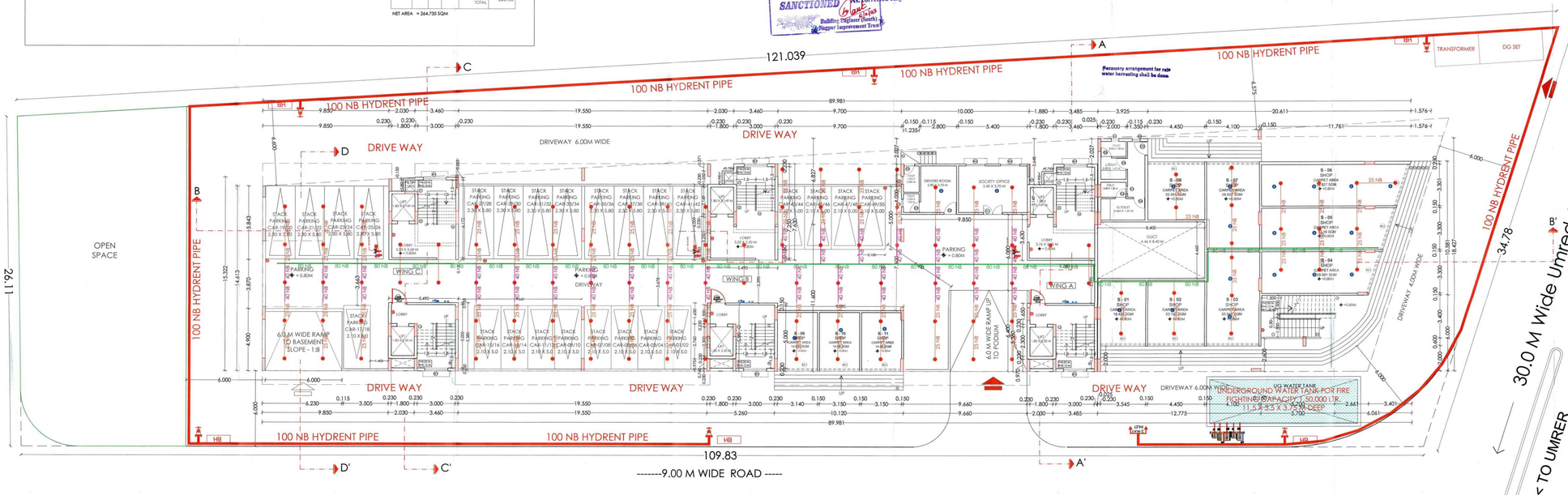
OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BL/GH/Com-Res/Ind/0088/17 dt. no. 20210902111
Date. 07/09/2021
SANCTIONED As corrected only
Building Engineer (South)
Nagpur Improvement Trust

NIT
L.S. No. 1124
Serial No.
Valid upto 30.12.2022

OFFICE OF THE CORPORATION OF THE CITY OF NAGPUR.
(FIRE SERVICE)
No Objection Certificate hereby issued by Fire Services Deptt. for the proposed constructions.
The scope of this approval is Restricted to Fire Protection arrangements only.
Please See condition mentioned in NOC Certificate
No. 13 A /1194 dt. 30/08/2022
Fire Officer
for Director N.M.C. Nagpur

Tentatively Approved
Dist. Fire Officer, Nagpur

Building Engineer (South)
Nagpur Improvement Trust



PROPOSED GROUND FLOOR PLAN

SCALE =1:100

PROJECT TITLE

PROPOSED CONSTRUCTION OF RESIDENTIAL CUM COMMERCIAL BUILDING ON LAND MAUJE MARELLA, SAMRUTI NAGAR, UMRED ROAD, DIGHORI, MOUZA - DIGHORI, KHASRA NO.-78/1, WARD NO. 29, 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/c. c to be considered)	
	(a) A1 per ownership document	3056.565
	(b) A1 as per measurement sheet	3056.565
2	Deductions for	
	(a) Proposed D.P. / D.P. Road widening Area	0.00
	(Service Road / Highway widening	
	(b) Any D.P. Reservation Area	0.00
	Total (a + b)	0.00
3	Balance Area of plot (1-2)	3056.565
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))	3056.565
6	Recreation Open space (if applicable)	
	(a) Required	0.00
	(b) Proposed	0.00
7	Internal Road Area	0.00
8	Pockable 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 (3056.565 x 1.1)	3360.221
10	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI based on road width/TOD zone.	0.50
	(b) Total FSI allowable 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) or(c) or(c))	0.00
	(c) TDR Area (0.75)	2125.595
	(d) Total in-situ /TDR loading proposed	2125.595
	(11 (a) + (b) + (c))	
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)	6964.098
	Maximum Potential FSI on 30.0 m Road=3	0.00
	(b) Ancillary Area FSI upto 40% on payment of charges	4190.456
	(c) Total entitlement of FSI (p/c)	11774.554
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 1.4 or 1.8	
	Total Build Up Area in proposal (Excluding area of Sr.No. 17 b)	
15	(a) Existing Built up Area	10451.307
	(b) Proposed Built- up Area (As per 7-line)	10451.307
	(c) Total (a+b)	
16	Area of Basement (15/13) should not be more than thereof No. 14 above	0.935
	Area of inclusive housing, if any	
17	(a) 20% of Sr. No. 5	
	(b) Proposed	

CERTIFICATE OF AREA :-

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

AR. RAVINDRA SONKUSARE
C.A. NO. - 111222/83

OWNER'S DECLARATION :-

I UNDERSIGNED HEREBY CONFIRM THAT I WOULD ABIDE BY THE PLANS APPROVED BY THE COMPETENT AUTHORITY. I WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS, AND 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

L.NO	TYPE	SIZE	DESCRIPTION
1.	D1	1.50 X 2.10	FLUSH DOOR
2.	D2	1.10 X 2.10	FLUSH DOOR
3.	D3	1.10 X 2.10	FLUSH DOOR
4.	D4	0.90 X 2.10	FLUSH DOOR
5.	D5	0.80 X 2.10	FLUSH DOOR
6.	D6	0.75 X 2.10	FLUSH DOOR
7.	SD	1.50 X 2.10	SLIDING DOOR
8.	W1	2.00 X 1.20	ALUMINIUM WINDOW
9.	W1	1.80 X 1.20	ALUMINIUM WINDOW
10.	W2	1.50 X 1.20	ALUMINIUM WINDOW
11.	W2	1.20 X 1.20	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	0.6	S.S.R.

INDEX

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

DRAWING TITLE : SUBMISSION DRAWING

SIGNATURE:
OWNERS — ARCHITECT

TECHOPS INFRASTRUCTURE PVT. LTD.
THROUGH PARTNERS:
1) SHRI. GULABRAO GHIME
2) SHRI. VILAS GULABRAO GHIME
3) SHRI. RAJU GULABRAO GHIME
4) SMT. ANITA GULABRAO GHIME
5) SMT. SUNITA GULABRAO GHIME
6) SHRI. PRAKASH GULABRAO GHIME

M/S SONKUSARE ARCHITECTS

DATE: AUG 2022 — scale: AS SPECIFIED — Sheet No.: 02/08

RAVI SONKUSARE ARCHITECTS

LEGENDS -

- FIRE DOOR
- ABC FIRE EXTINGUISHER
- CO2 FIRE EXTINGUISHER
- FIRE SPRINKLE - PENDENT TYPE - 68ºC
- 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
- FSI — FIRE SERVICE INLET
- BFV — BUTTERFLY VALVE
- NRV — 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 - 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-0-02 OF 08	
DATE - 19/08/2022	CHECKED BY - ARVIND SIR.		
SCALE - 1:100	APPROVED BY- ARVIND K.		