

KEY PLAN OF FIRST FLOOR PLAN
SCALE =1:200

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. 84/Cell/Co-ordn/Comm/2021/TP No-202105021/1
Date: 03/12/2021 Sr. No. 334
SANCTIONED As corrected only
Building Engineer (South)
Nagpur Improvement Trust

OFFICE OF THE CORPORATION OF THE CITY OF NAGPUR. (PROPOSED)
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 condition mentioned overleaf.
1. No. C/FS/NOC/Certificate/
No. G. A. 1134 /B dated 03/12/2021
Fire Officer
Fire Service N.M.C. Nagpur.

TOTAL AREA OF RESIDENTIAL BLOCK					
SR.NO.	NAME	NO.	DIMENSION		AREA
1	A	1	65.445	19.681	1288.023
					1288.023

NET AREA = 1288.023 SQM

OFFSET DEDUCTION OF RESIDENTIAL BLOCK					
SR.NO.	NAME	NO.	DIMENSION		AREA
1	D1	1	65.445	2.181	142.736
2	D2	2	1.800	1.621	5.836
3	D3	3	0.750	1.770	3.983
4	D4	3	0.750	1.000	2.250
5	D5	3	1.800	0.970	5.238
6	D6	1	4.665	5.200	24.258
7	D7	2	4.825	3.120	30.108
8	D8	2	9.180	5.200	95.472
9	D9	1	3.500	3.120	10.920
10	D13	1	1.800	2.191	3.944
11	D14	2	5.030	1.100	11.066
12	D16	10	1.200	1.200	14.400
13	D17	1	5.285	1.100	5.814
14	L1	3	1.800	2.149	11.605
15	L2	3	1.800	2.300	12.420
				TOTAL	380.048

NET AREA(2)=NET AREA - DEDUCTIONS
= 1288.023 - 380.048
=907.975 SQM
P-LINE AREA OF RESIDENTIAL 1ST FLOOR = 907.975 SQM

TOTAL AREA OF COMMERCIAL BLOCK					
SR.NO.	NAME	NO.	DIMENSION		AREA
1	A	1	27.028	19.681	531.938
					531.938

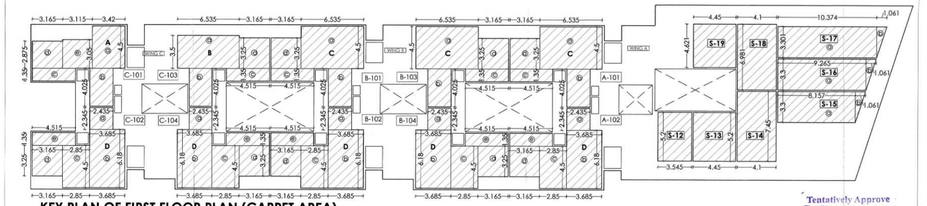
NET AREA = 531.938 SQM

OFFSET DEDUCTION OF COMMERCIAL					
SR.NO.	NAME	NO.	DIMENSION		AREA
1	D10	1	8.400	4.460	37.464
2	D11	1	3/5(9.972X18.581)		55.483
3	D12	1	4.277	0.300	1.283
4	D15	1	27.028	1.100	29.730
				TOTAL	123.960

NET AREA (1)=NET AREA - DEDUCTIONS
= 531.938 - 123.960
=407.978 SQM
P-LINE AREA OF COMMERCIAL 1ST FLOOR = 407.978 SQM

P-LINE AREA OF 1ST FLOOR =
P-LINE OF RESIDENTIAL + P-LINE AREA OF COMMERCIAL
= 907.975 + 407.978
=1315.953 SQM
P-LINE AREA OF FIRST FLOOR = 1315.953 SQM.

Necessary arrangement for rain water harvesting shall be done.



KEY PLAN OF FIRST FLOOR PLAN (CARPET AREA)
SCALE =1:200

CARPET AREA OF BLOCK - A					
SR.NO.	NAME	NO.	DIMENSION		AREA
1	a	1	3.420	4.500	15.390
2	b	1	2.435	4.025	9.801
3	C	1	4.515	1.350	6.095
4	d	1	3.165	2.875	9.099
5	e	1	3.115	3.050	9.501
				TOTAL	49.886

NET AREA = 49.886 SQM

CARPET AREA OF BLOCK - B					
SR.NO.	NAME	NO.	DIMENSION		AREA
1	a	1	6.535	3.500	22.873
2	b	1	2.435	4.025	9.801
3	C	1	4.515	1.350	6.095
4	d	1	3.165	3.250	10.286
				TOTAL	49.055

NET AREA = 49.055 SQM

CARPET AREA OF BLOCK - C					
SR.NO.	NAME	NO.	DIMENSION		AREA
1	a	1	6.535	4.500	29.408
2	b	1	2.435	4.025	9.801
3	c	1	4.515	1.350	6.095
4	d	1	3.165	3.250	10.286
				TOTAL	55.590

NET AREA = 55.590 SQM

CARPET AREA OF BLOCK - D					
SR.NO.	NAME	NO.	DIMENSION		AREA
1	a	1	2.435	2.345	5.710
2	b	1	3.685	6.180	22.773
3	c	1	2.850	4.500	12.825
4	d	1	3.165	3.250	10.286
5	e	1	4.515	1.350	6.095
				TOTAL	57.690

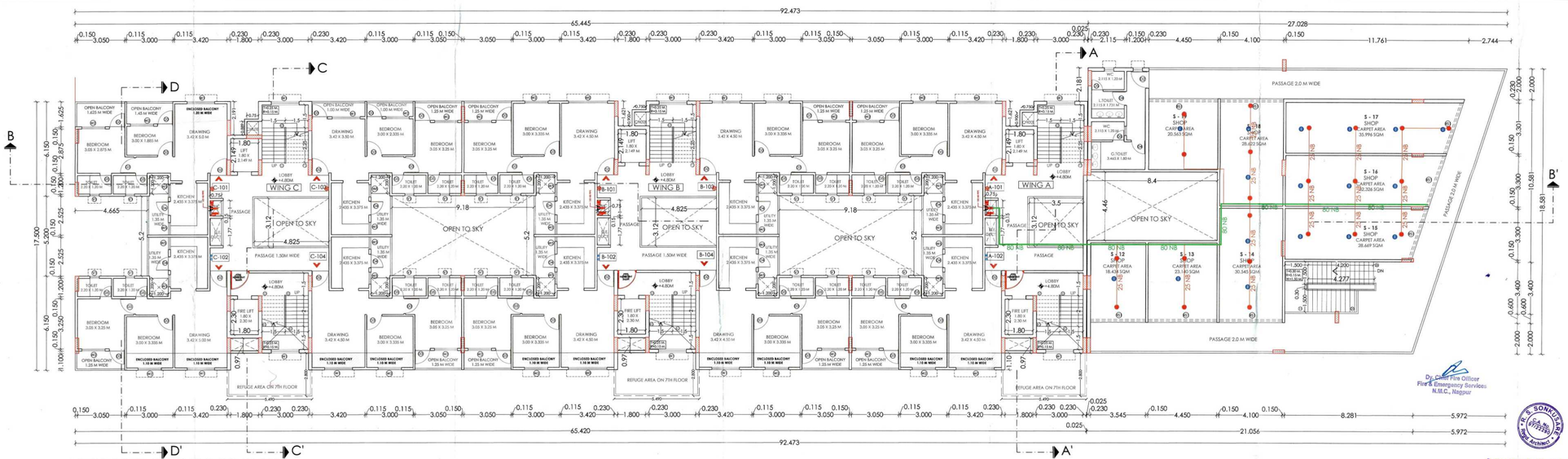
NET AREA = 57.690 SQM

CARPET AREA OF SHOPS					
SR.NO.	NAME	NO.	DIMENSION		AREA
1	S-12	1	3.545	5.200	18.434
2	S-13	1	4.450	5.200	23.140
3	S-14	1	4.100	7.450	30.545
5	S-15a	1	8.157	3.300	26.918
	S-15b	1	1/2 (1.061x3.30)		1.751
6	S-16a	1	9.265	3.300	30.575
	S-16b	1	1/2 (1.061x3.3)		1.751
7	S-17a	1	10.374	3.301	34.245
	S-17b	1	1/2 (1.061x3.301)		1.751
8	S-18	1	4.100	6.981	28.622
9	S-19	1	4.450	4.621	20.563
				TOTAL	218.295

NET AREA = 218.295 SQM

Tentatively Approve For Fire N.O.C. Only
Building Engineer (South)
Nagpur Improvement Trust

NIT
L.S. No.....1124
Serial No.....
Valid upto 31-12-2022



PROPOSED FIRST FLOOR PLAN
SCALE =1:100

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

R. V. SONKUSARE
ARCHITECT
REGD. NO. CA/1997/27111

RAVI SONKUSARE ARCHITECTS
ARCHITECTURE URBAN DESIGN LANDSCAPE INTERIOR
23 RADHEKRISHNA APARTMENT 1ST COLONY, WORDHA ROAD
M. NO. 9373-785-5551, 9175 1474 21

PROJECT TITLE

PROPOSED CONSTRUCTION OF RESIDENTIAL CUM COMMERCIAL BUILDING ON LAND MAUK MARBUJA, SMRUTI NAGAR, UMRED ROAD, DIGHORI, MOUZA- DIGHORI, KHASRA NO -78/1, WARD NO, 20, C.T.S. NO- 224, CORPORATION HOUSE NO - 2303, 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 G.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	Plotable Area (if applicable)	0.00	
9	Build up area wrt Basic F.S.I. as per front road width (In no. 5 x basic FSI [3036.565 x 1.1)	3340.221	
10	Addition of FSI on payment of premium		
	(a) Maximum premissible premium FSI -based on road width(TOD 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 (11 (a) + (b) + (c))	2125.595	
12	Addifional 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	4984.098	
	Maximum Potential FSI on 30.0 m Road=3	0.00	
	(b) Ancillary Area FSI upto 20% 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. 6.3 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 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 sr/el 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 11/01/2022 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 DEPARTMENT/ 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

SNO	NAME	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		0.85 X 2.10	FLUSH DOOR
6.	FBD		1.20 X 2.10	FLUSH DOOR
7.	SD		1.50 X 2.10	SLIDING DOOR
8.	WD		0.07 T 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 1.30	ALUMINIUM WINDOW
15.	V1		0.6 X 0.60	ALUMINIUM FRAMED VENTILATOR
16.	RS		4.2 X 4	M.S Rolling Shutter

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

DRAWING TITLE : SUBMISSION DRAWING

SIGNATURE:
OWNERS:
TECHOPS INFRASTRUCTURE PVT. LTD.
TROUGH PARTNERS
ARCHITECT:

DATE: AUG-2022 | scale: AS SPECIFIED | dwgt by : Sheetal

SHEET NO. 04/08

ARCHITECTS:
RAVI SONKUSARE ARCHITECTS
C.A.NO.97/22290 (NAGPUR)
PH.NO. (0712) 2551301 9822578031
E-MAIL:sonkusareconsultant@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
- 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

FIRE CONSULTANT -

AMEYA AGENCIES
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 -
DATE - 19/08/2022	CHECKED BY - ARVIND SIR.	FF-REV-0-04 OF 08
SCALE - 1:100	APPROVED BY- ARVIND K.	