

KEY PLAN OF 9TH FLOOR PLAN
SCALE =1:200

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BP/SC/NP-801/6-2938/TS NO. 2021030211/
Date. 25/04/2022 BP.N. 337
SANCTIONED As corrected only
Building Engineer (South)
Nagpur Improvement Trust

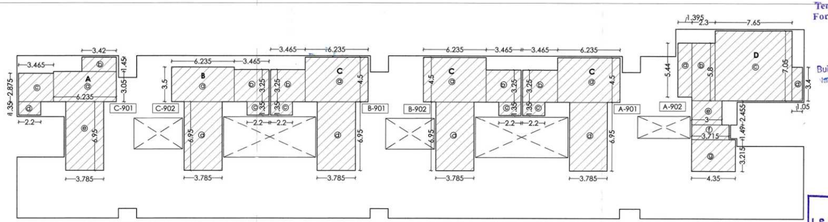
TOTAL AREA OF BLOCK				
SR.NO.	NAME	NO.	DIMENSION	AREA
1	A	1	78.220 19.160	1498.695
				1498.695

NET AREA = 1498.695 SQM

OFFSET DEDUCTION				
SR.NO.	NAME	NO.	DIMENSION	AREA
1	D1	1	65.445 2.760	180.628
2	D2	5	1.100 0.580	3.190
3	D3	2	1.800 1.621	5.836
4	D4	3	0.750 1.770	3.983
5	D5	3	0.750 1.000	2.250
6	D6	5	5.185 4.650	120.551
7	D7	1	6.150 4.650	28.598
8	D8	3	2.030 0.970	5.907
9	D9	1	4.665 10.250	47.816
10	D10	2	4.825 3.120	30.108
11	D11	2	9.180 10.250	188.190
12	D12	1	5.225 2.240	11.704
13	D13	1	0.635 1.375	0.873
14	D14	1	6.450 11.810	78.537
15	D15	1	1.500 0.580	0.870
16	D16	1	1.800 2.191	3.944
17	L1	3	1.800 2.149	11.605
18	L2	3	1.800 2.300	12.420
			TOTAL	737.009

NET AREA(1)+NET AREA - DEDUCTIONS
= 1498.695 - 737.009
= 761.686 SQM
P-LINE AREA OF 9TH FLOOR PLAN = 761.686 SQM

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



KEY PLAN OF 9TH FLOOR PLAN (CARPET AREA)
SCALE =1:200

CARPET AREA OF BLOCK - A				
SR.NO.	NAME	NO.	DIMENSION	AREA
1	a	1	6.235 3.050	19.017
2	b	1	3.420 1.450	4.959
3	c	1	3.465 2.875	9.962
4	d	1	2.200 1.350	2.970
5	e	1	3.785 6.950	26.306
			TOTAL	63.213

NET AREA = 63.213 SQM

CARPET AREA OF BLOCK - B				
SR.NO.	NAME	NO.	DIMENSION	AREA
1	a	1	6.235 3.500	21.823
2	b	1	3.465 3.250	11.261
3	c	1	2.200 1.350	2.970
4	d	1	3.785 6.950	26.306
			TOTAL	62.360

NET AREA = 62.360 SQM

CARPET AREA OF BLOCK - C				
SR.NO.	NAME	NO.	DIMENSION	AREA
1	a	1	6.235 4.500	28.058
2	b	1	3.465 3.250	11.261
3	c	1	2.200 1.350	2.970
4	d	1	3.785 6.950	26.306
			TOTAL	68.595

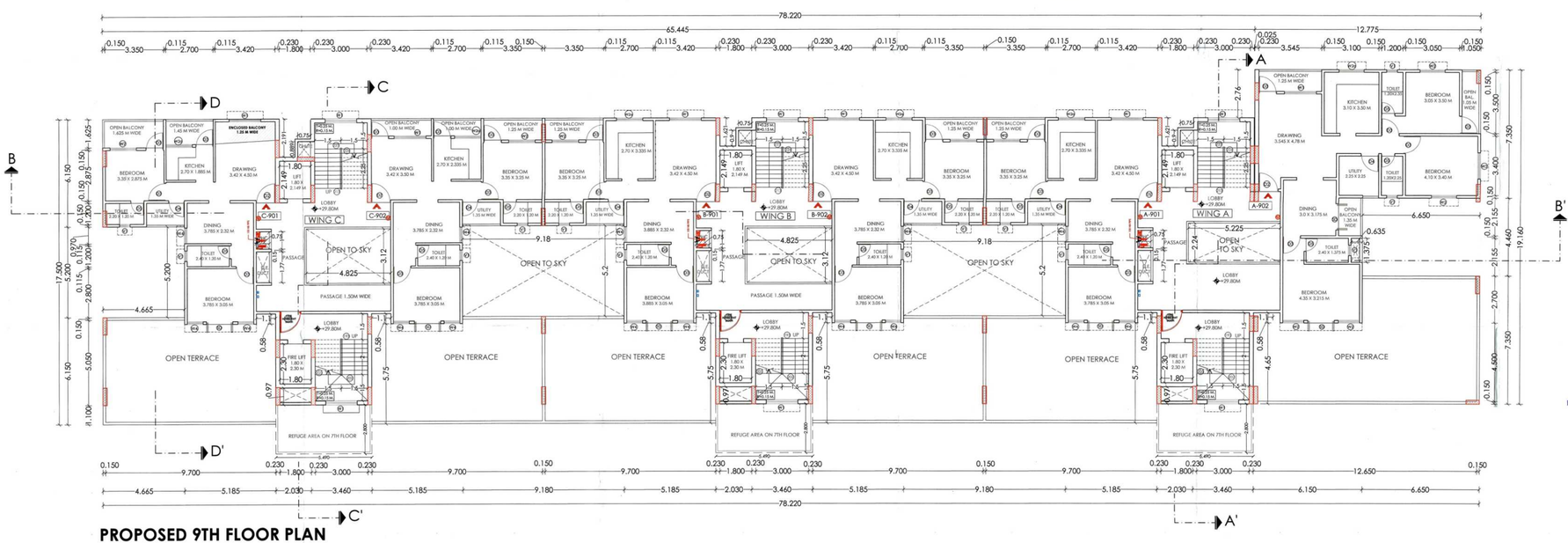
NET AREA = 68.595 SQM

CARPET AREA OF BLOCK - D				
SR.NO.	NAME	NO.	DIMENSION	AREA
1	a	1	1.395 5.440	7.589
2	b	1	2.300 5.800	13.340
3	c	1	7.650 7.050	53.933
4	d	1	1.050 3.400	3.570
5	e	1	3.000 2.455	7.365
6	f	1	3.715 1.490	5.535
7	g	1	4.350 3.215	13.985
			TOTAL	105.317

NET AREA = 105.317 SQM

NIT
L.S. No. 1124
Serial No.
Valid upto 2.12.2023

Necessary arrangement for RWH water harvesting shall be done.



PROPOSED 9TH FLOOR PLAN

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. / 134 /F.B dated 2/12/2022
Dy. Chief Fire Officer
Fire Service N.M.C. Nagpur

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

RAVI SONKUSARE ARCHITECTS
ARCHITECTURE URBAN DESIGN LANDSCAPE INTERIORS
Ex.ASSISTANT PROFESSOR, SCHOOL OF ARCHITECTURE, NAGPUR

PROJECT TITLE
PROPOSED CONSTRUCTION OF RESIDENTIAL CUM COMMERCIAL BUILDING ON LAND MAUK MAKBUJA, 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 6.25 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	Plotable Area (if applicable)		0.00
9	Build up area wrt Basic F.S.I. as per front road width (S.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/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	Additional FSI area under chapter No. 7		0.00
13	Total entitlement of FSI in the proposal		
	(a) 1.9+ 1(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 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		
	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 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 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.	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.	FRD	1.20 X 2.10	FLUSH DOOR
7.	SD	1.50 X 2.10	SLIDING DOOR
8.	W0	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	—— X 2.4	MS Rolling Shutter

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

DRAWING TITLE : SUBMISSION DRAWING

SIGNATURE:
OWNERS: ARCHITECT:
TECHOPS INFRASTRUCTURE PVT. LTD
TROUGH PARTNERS:
1) SHRI. JEEVAN GULABRAO GHIME
2) SHRI. [illegible]
3) SHRI. VILAS MADHORAO HARNE
4) SHRI. [illegible]
5) SHRI. [illegible]
6) SHRI. [illegible]
7) SHRI. [illegible]

Ar. R. S. Sonkusare

DATE: AUG-2022 SCALE: AS SPECIFIED Used by : Shastri
SHEET NO. 06/08
ARCHITECT: RAVI SONKUSARE ARCHITECTS
C2,RADHAKRISHNA APPT.,187,GOKULPETH,NAGPUR.
PH.NO. (0712) 2551551 98220 78551
E-MAIL spandanconsortium@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

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 -
DATE - 19/08/2022	CHECKED BY - ARVIND SIR.	FF-REV-0-06 OF 08
SCALE - 1:100	APPROVED BY- ARVIND K.	