

KEY PLAN OF TYPICAL 2ND TO 8TH FLOOR PLAN
SCALE =1:200

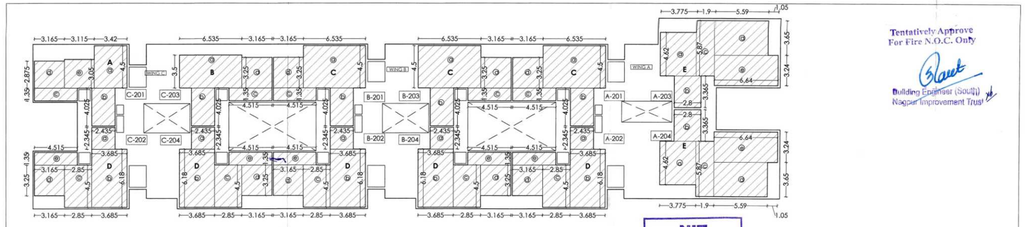
OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BP/C/SO/NO-BOL/R-0238/19/M.P. 20210730211
Date: 26/10/21 & 23 NIT No.: 534
SANCTIONED As corrected only
Building Engineer (South)
Nagpur Improvement Trust

TOTAL AREA OF BLOCK				
SR.NO.	NAME	NO.	DIMENSION	AREA
1	A	1	78.220 20.260	1584.737
				1584.737

NET AREA = 1584.737 SQM

OFFSET DEDUCTION				
SR.NO.	NAME	NO.	DIMENSION	AREA
1	D1	1	65.445 2.760	180.628
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	5.230 2.240	11.715
10	D10	1	6.650 4.460	29.659
11	D11	1	18.060 1.100	19.866
12	D12	2	5.030 1.100	11.066
13	D13	1	1.800 2.191	3.944
14	D14	10	1.200 1.200	14.400
15	L1	3	1.800 2.149	11.605
16	L2	3	1.800 2.300	12.420
			TOTAL	462.447

NET AREA (1)=NET AREA - DEDUCTIONS
= 1584.737 - 462.447
=1122.29 SQM
P-LINE AREA OF TYPICAL 2ND TO 8TH FLOOR = 1122.29 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

KEY PLAN OF TYPICAL 2ND TO 8TH 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

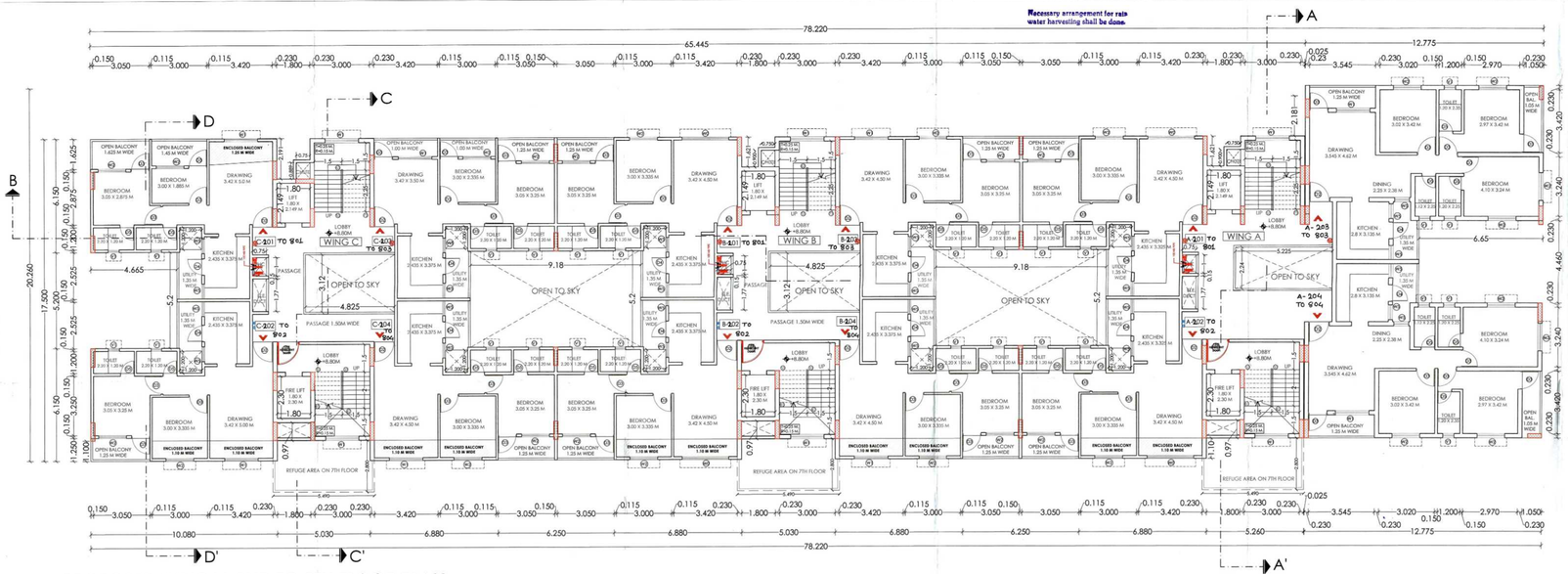
CARPET AREA OF BLOCK - D				
SR.NO.	NAME	NO.	DIMENSION	AREA
1	a	1	2.435 2.345	5.710
2	b	1	3.685 6.180	22.773
3	c	1	2.850 4.500	12.825
4	d	1	3.165 3.250	10.286
5	e	1	4.515 1.350	6.095
			TOTAL	57.690

NET AREA = 57.690 SQM

CARPET AREA OF BLOCK - E				
SR.NO.	NAME	NO.	DIMENSION	AREA
1	a	1	3.775 4.620	17.441
2	b	1	2.800 3.365	9.422
3	c	1	1.900 5.870	11.153
4	d	1	5.590 3.650	20.404
5	e	1	6.640 3.240	21.514
			TOTAL	79.933

NET AREA = 79.933 SQM

Necessary arrangement for rain water harvesting shall be done.



PROPOSED TYPICAL 2ND TO 8TH FLOOR PLAN
SCALE =1:100

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. / 174 / F.S. dated 26/12/2022
Dy. Chief Fire Officer
Fire Engineer N.M.C. Nagpur

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

R. V. SONKUSARE
REGD. NO. CA/1997/22090
Architect & Valuer

RAVI SONKUSARE ARCHITECTS
ARCHITECTURE · URBAN DESIGN · LANDSCAPE
B.E. (Civil) M.Tech. (Environmental Engineering) M.B.A. (Operations Management)
Ph. : 0712-2521221, 6717 7777, 6717 7778

PROJECT TITLE
PROPOSED CONSTRUCTION OF RESIDENTIAL CUM COMMERCIAL BUILDING ON LAND MAUJE 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
THROUGH PARTNERS
JEEVAN GULABRAO GHIME
& 5 OTHERS

AREA STATEMENT			
1	Area Of Plot (minimum area of sub. 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 (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/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 (0.70)		2125.595
	(d) Total in-situ FSI/ 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) (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		
	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 'F'-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 Exclusive housing, if any		
	(a) 20% of S. 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. : 97/22090

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	1.80 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	1.80 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:
TECHOPS INFRASTRUCTURE PVT. LTD
TROUGH PARTNERS
1) SHRI. VIJAY GULABRAO GHIME
2) SHRI. VILAS GULABRAO GHIME
3) SHRI. VILAS GULABRAO HARDE
4) SHRI. ASHOK GULABRAO GHIME
5) SHRI. GULABRAO VISHVESHWARRAO HARDE
ARCHITECT:
M. R. S. Sonkusare
CA. REG. NO. 97/22090
ENGG. REG. NO. R/ARC-III/2/71

DATE: AUG-2022 scale: AS SPECIFIED detail by: Sheetal

SHEET NO. 05/08

ARCHITECTS:
RAVI SONKUSARE ARCHITECTS
C.E.N.CHAKRADHARBABA APPT., 1387, GOKULPETH, NAGPUR.
PHONO. 07712 550 510 / 98225 78281
E-MAIL: ravisonkusarearchitects@gmail.com

LEGENDS -

	FIRE DOOR
ABC	ABC FIRE EXTINGUISHER
CO2	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	HB-HOSE BOX
	SD-SMOKE DETECTOR
	AIR RELEASE VALVE
BFV	BUTTERFLY VALVE
	BALL VALVE
MV	MV-MECHNICAL VENTILATION (EXAUST BLOWER/FAN)
FHP	FIRE HYDRANT STAND POST
FSI	FIRE SERVICE INLET
BFV	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 WEB 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-0-05 OF 08
SCALE - 1:100	APPROVED BY- ARVIND K.	