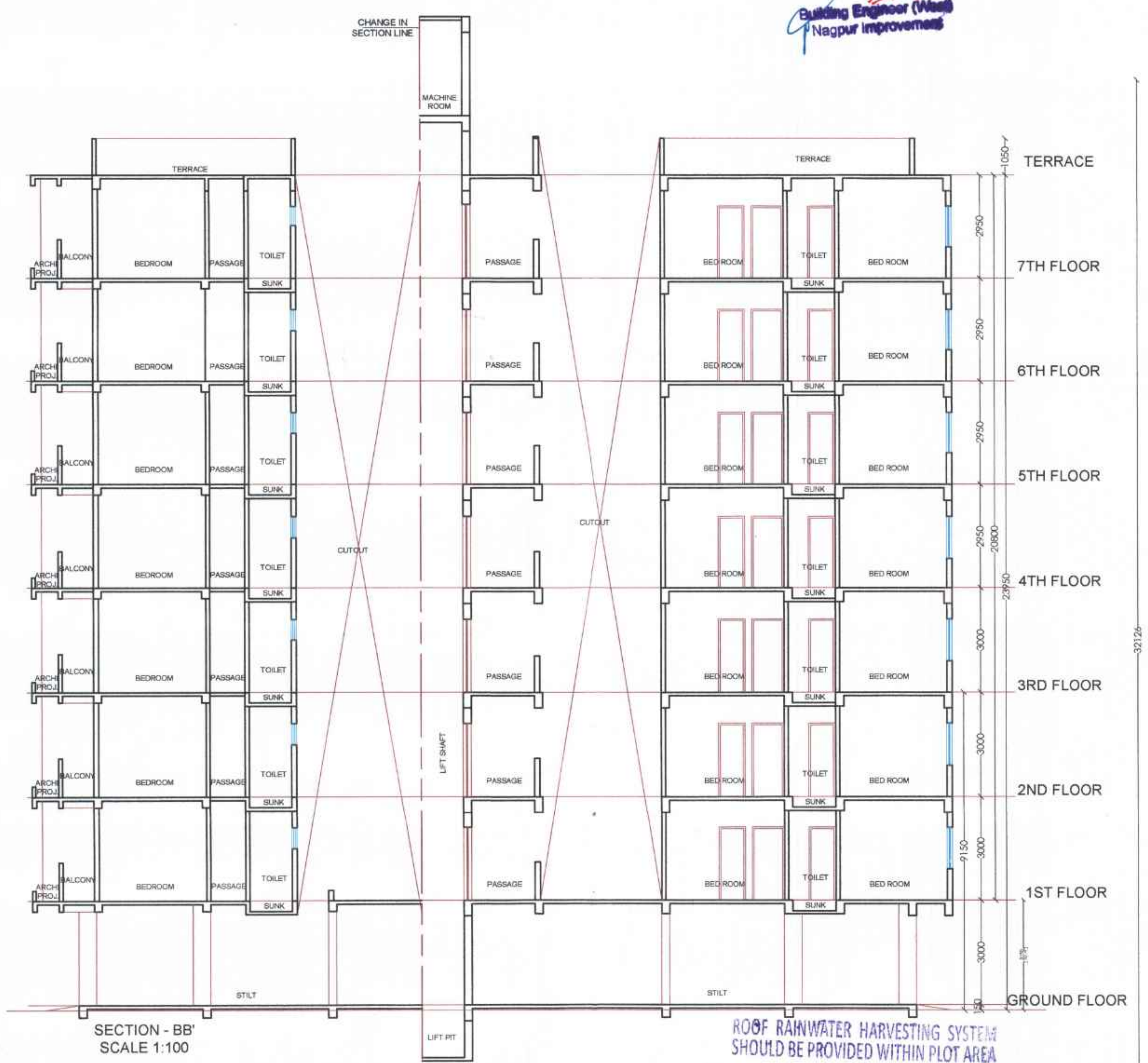
SHEET NO. 1/2

Tentatively Approved For Plg. & OC Only
Building Engineer (West)
Nagpur Improvement

NIT
L.S. No. 2140
Serial No.
Valid Up To 31/12/2028



SECTION - BB'
SCALE 1:100

ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA

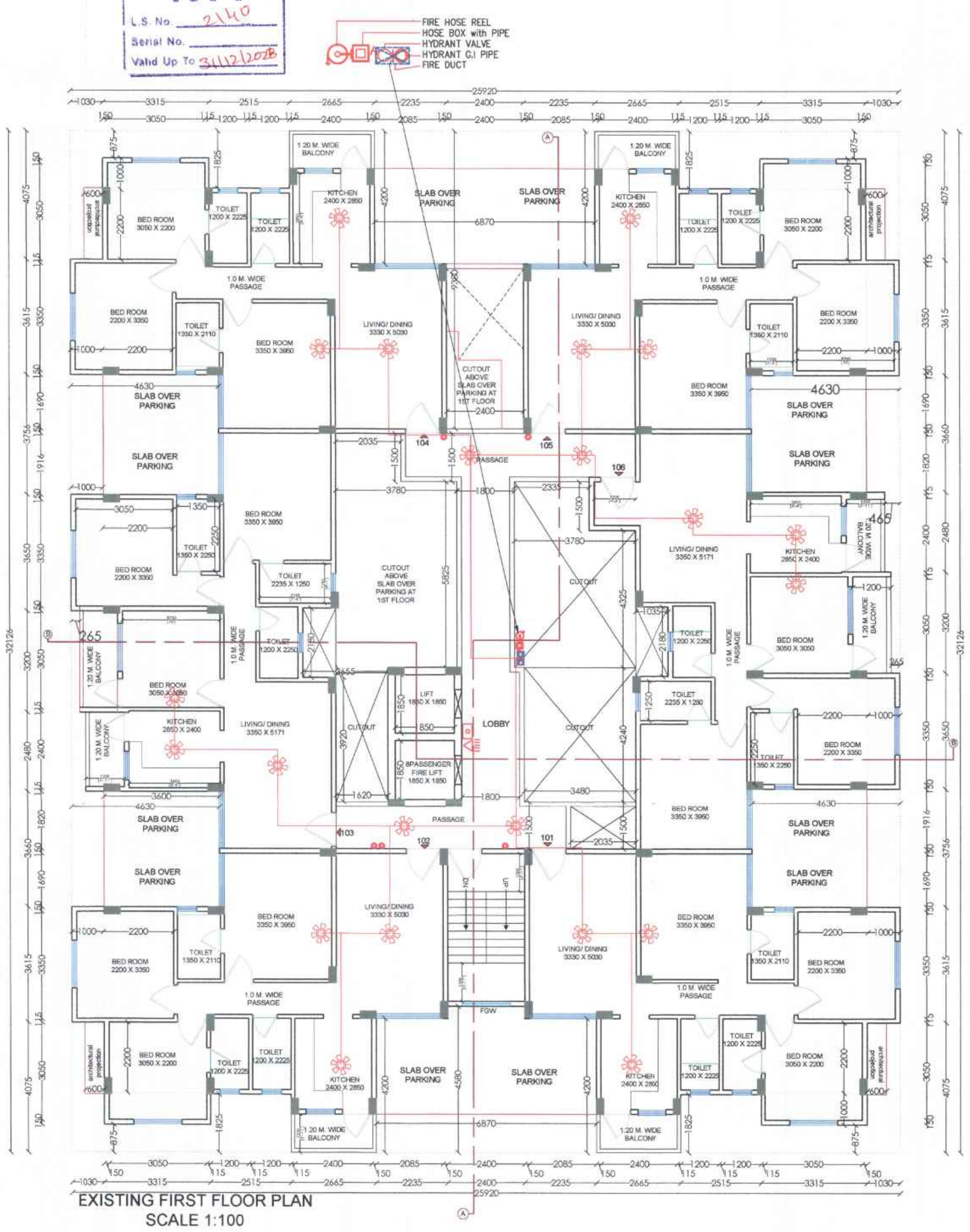
FLOOR WISE FSI STATEMENT AS PER P-LINE : - BUILDING 1

FLOOR S	EXISTING B/UP AREA	PROPOSED B/U AREA		PROPOSED TENEMENTS	TOTAL BUILT UP AREA
	RESI.	COMM.	RESI.		
GROUND FLOOR	84.688	0.0000	---	0	84.688
1st FLOOR	561.272	0.0000	---	6	561.272
2nd FLOOR	572.000	0.0000	---	6	572.000
3rd FLOOR	572.000	0.0000	---	6	572.000
4th FLOOR	572.000	0.0000	---	6	572.000
5th FLOOR	572.000	0.0000	---	6	572.000
6th FLOOR	572.000	0.0000	---	6	572.000
7th FLOOR	144.180	0.0000	427.820	6	572.000
TOTAL	**3650.140**	**0.0000**	**427.820**	**42**	**4077.960**

Subject to the condition as per Regularisation Letter dt. 01/10/2021

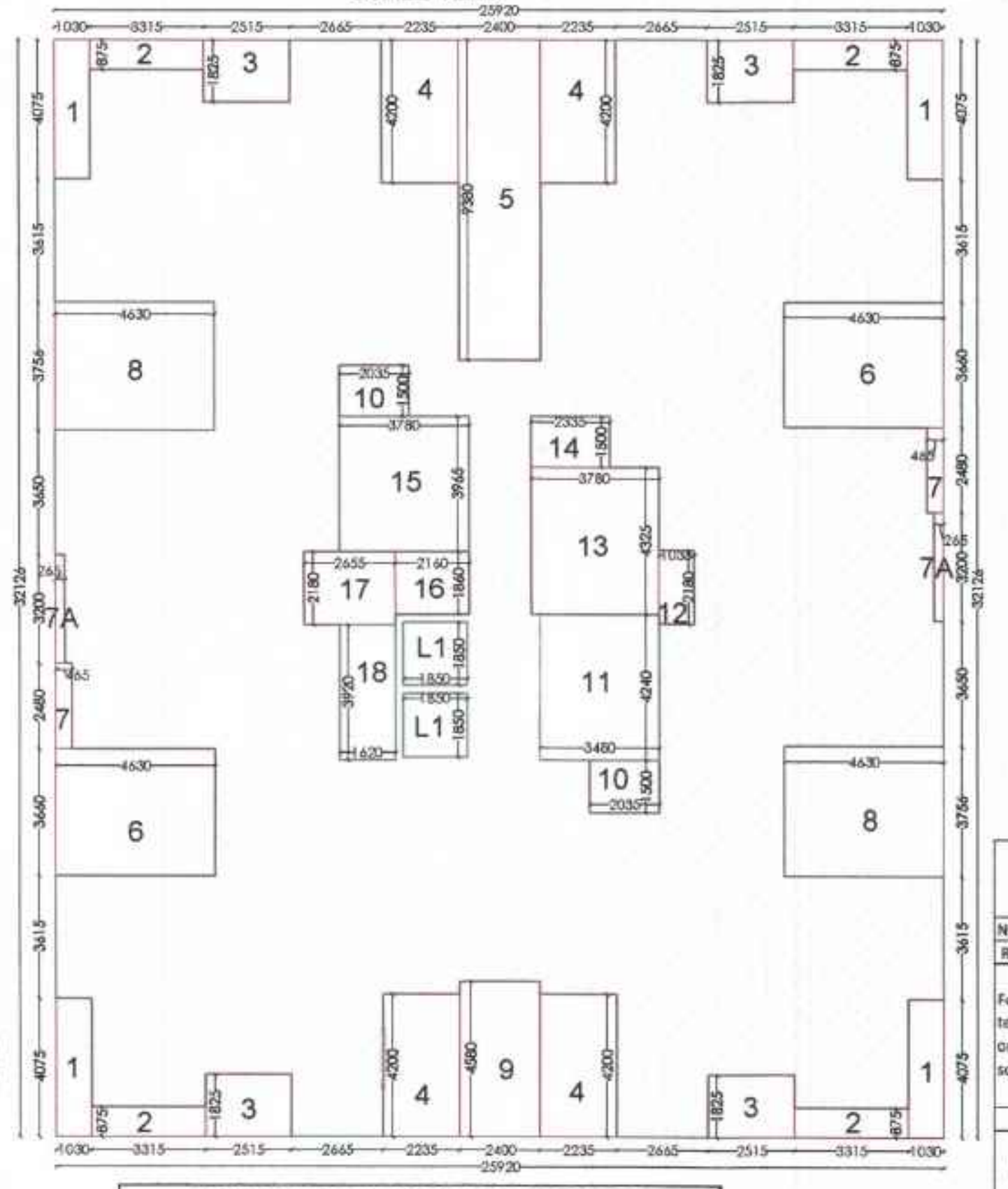
OFFICE OF NAGPUR IMPROVEMENT TRUST
Building Permit No. BE(W)/Case-NO-A-1329/TNO-2024022678/ 732
Date 30/10/2024
SANCTIONED
30/10/24
Building Engineer (west)
Nagpur Improvement Trust

Assist. Divisional Fire Officer
Fire and Emergency Services,
NMC, Nagpur.



EXISTING FIRST FLOOR PLAN
SCALE 1:100

P-LINE BUILT UP AREA KEY PLAN FOR
EXISTING 1ST FLOOR PLAN
SCALE 1:200



BUILT UP AREA ON TYPICAL 1ST FLOOR

SR. NO.	NO.		DIMENSIONS			AREA
A-BLOCK	1	X	25.920	X	32.126	832.706
A	TOTAL					**832.706**
DEDUCTIONS						
L1	2	X	1.850	X	1.850	6.845
1	4	X	1.030	X	4.075	16.789
2	4	X	3.315	X	0.875	11.603
3	4	X	2.515	X	1.825	18.360
4	4	X	2.235	X	4.200	37.548
5	1	X	2.400	X	9.380	22.512
6	2	X	4.630	X	3.660	33.892
7	2	X	0.465	X	2.480	2.306
7A	2	X	0.265	X	3.200	1.696
8	2	X	4.630	X	3.756	34.781
9	1	X	2.400	X	4.580	10.992
10	2	X	2.035	X	1.500	6.105
11	1	X	3.480	X	4.240	14.755
12	1	X	1.035	X	2.180	2.256
13	1	X	3.780	X	4.325	16.349
14	1	X	2.335	X	1.500	3.503
15	1	X	3.780	X	3.965	14.988
16	1	X	2.160	X	1.860	4.018
17	1	X	2.655	X	2.180	5.788
18	1	X	1.620	X	3.920	6.350
B	TOTAL SR.NO.(A-B)					271.434
TOTAL B/UP AREA ON PER FLOOR						**561.272**

PARKING AREA STATEMENT
Table No. 8B(UDCPR)

NORMS FOR RESIDENTIAL		CAR (NOS.)	SCOOTERS (NOS.)	
For every two tenement with each tenement having carpet area equal to or above 40sq.mt. but less than 80 sq.mt.		1	2	5 % Vistors Parking
REQUIRED PARKING				
REQUIRED FOR 42 TENEMENTS BETWEEN 40 TO 80 SQ.MT	42	21	42	
TOTAL PARKING (A)		21	42	
5% VP (B)		1	2	
TOTAL REQUIRED(D=A+B)		**22**	**44**	
as per table no.8c Multiplying Factor = (0.9XD)		**20**	**44**	
TOTAL PROPOSED PARKING		**20**	**61**	

VEHICLE TYPE	VEHICLE AREA	NOS.	AREA (SQ.M)
CAR BIG- 2.5 X 5m	12.500	10	124.031
CAR SMALL- 2.3 X 4.5m	10.350	10	102.698
SCOOTER - 1 X 2m	2.000	61	122.000
TOTAL STILT PARKING AREA PROVIDED			**348.729**

⑦	20% PARKING ARE PROVIDED AN ELECTRIC VEHICLE	4	12

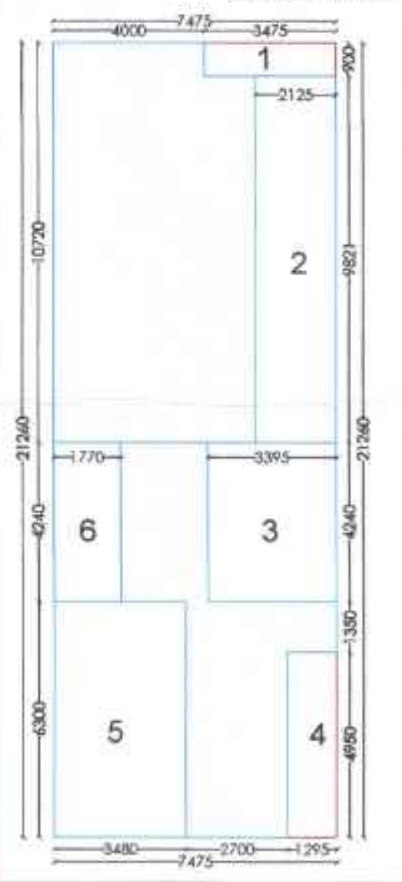
JOB TITLE

PLAN SHOWING EXISTING CUM PROPOSED CONSTRUCTION OF MULTI FAMILY RESIDENTIAL DWELLING UNIT,
ON PLOT NO. [illegible] KH. NO. [illegible] CITY SURVEY NO.,
MOUZA [illegible] ,TAH-NAGPUR, DIST.- NAGPUR

BELONGS TO
M/S PANKAJ CONSTRUCTION
THROUGH PARTNER/PROP
SMT. SHRUTI PANKAJ DHAWAN

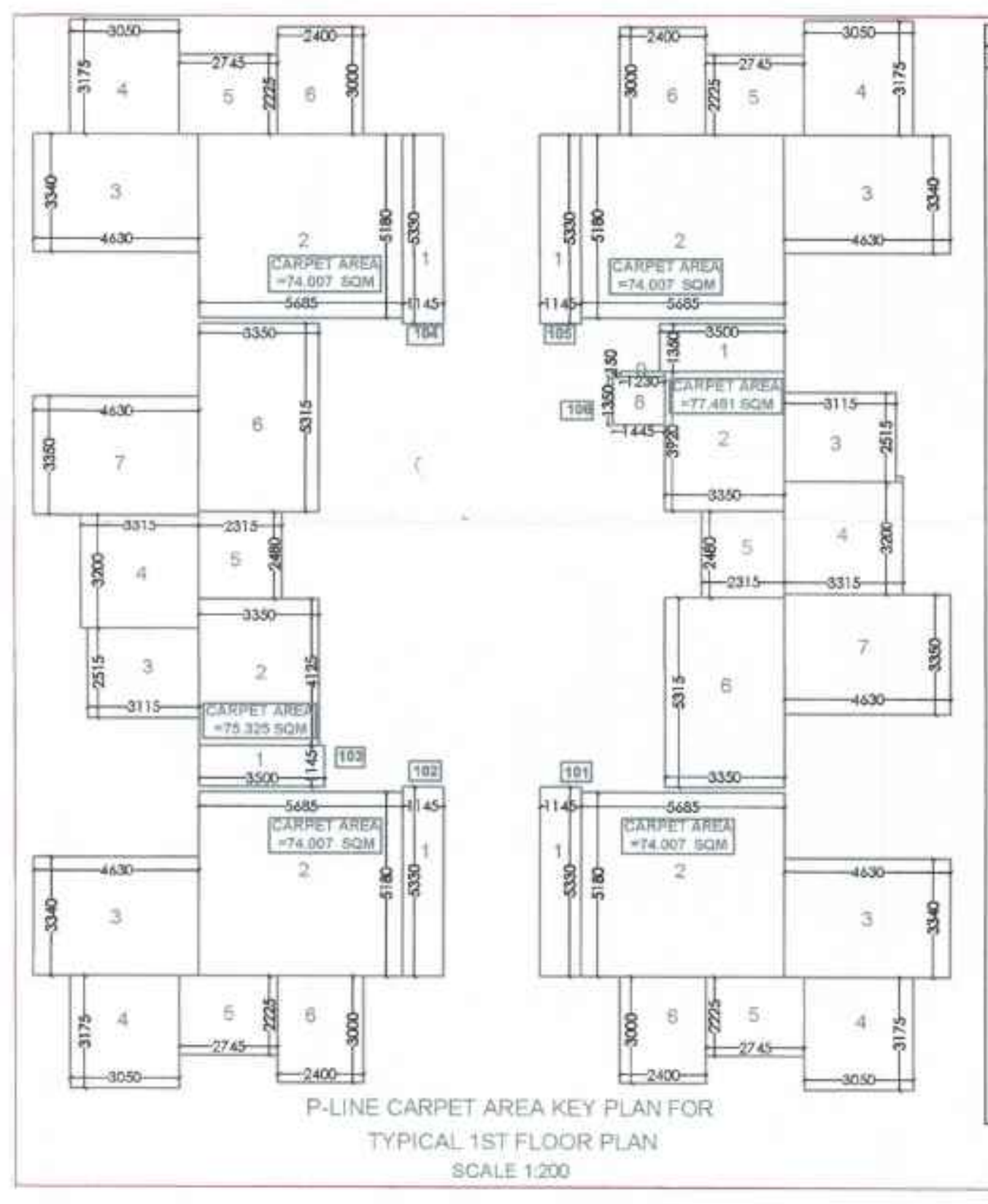
SR.NO.	AREA STATEMENT	Sq.Mt.
1	**Area Of Plot**	**1307.680**
2	Deductions For	
	Tangent	0.000
	Road Widening	0.000
3	Deductions For	
	Amenity Space	0.000
	Recreational Ground	0.000
	Internal Roads	0.000
4	**Net Balance Plot Area sr.no.(1-2-3)**	1307.680
5	Addition For Net Plot Area sr.no.(2)	0.000
6	**Net Plot Area sr.no.(4+5)**	1307.680
7	**Permissible (Basic FSI)**	**1.250**
8	**Permissible Built up Area sr.no.(6 x 7)**	**1634.600**
9	Permissible FSI on payment of Premium 50% of pl	653.840
10	**Proposed FSI on payment of Premium 50% of plot area**	**653.840**
11	Permissible T.D.R. 40 % useable TDR 20%	261.536
12	**Poposed T.D.R. 20%**	**261.536**
13	Total Permissible F.S.I. sr.no.(8+9+11) maximum potential (1.75) for 9.0 mtr. Road	2549.976
14	**Total Proposed F.S.I. sr.no.(8+10+12) proposed used potential (1.75)**	**2549.976**
15	Permissible Ancillary area 60% of proposed fsi i.e. (sr.no. 14 x 0.60)	1529.986
16	**Proposed Ancillary area 60% of proposed fsi i.e. (sr.no. 14 x 0.60)**	**1529.986**
17	**Total Built up Area (14+16)**	**4079.962**
18	**Proposed B/U Area**	
	a). Resi.	427.820
	b).Comm.	0.000
	Total	427.820
19	Existing B/U Area	3650.140
20	**Total Built Up Area (18+19)**	**4077.960**

P-LINE BUILT UP AREA KEY PLAN FOR
EXISTING GROUND FLOOR PLAN
SCALE 1:200



BUILT UP AREA ON GROUND FLOOR

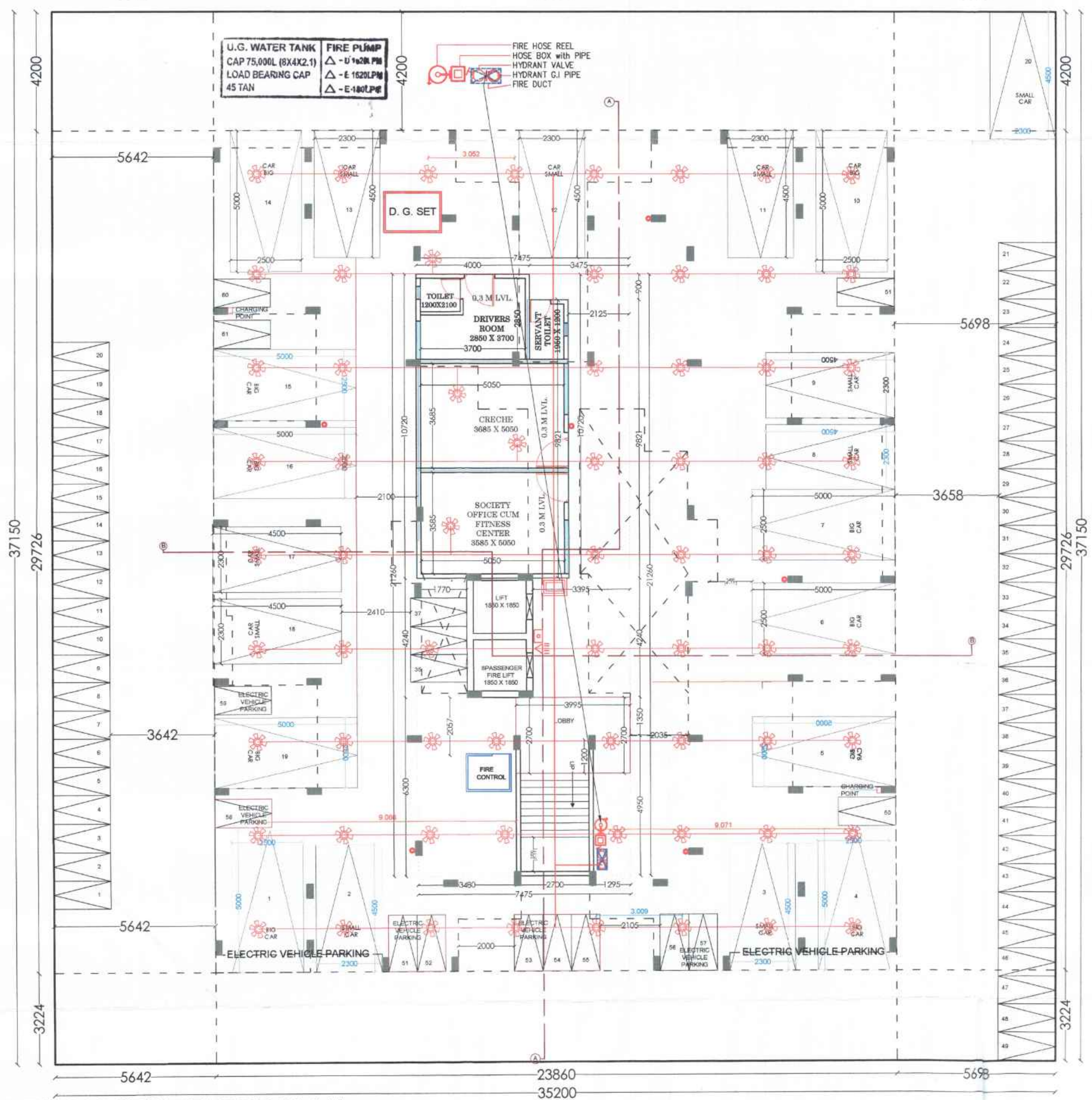
SR. NO.	NO.		DIMENSIONS			AREA
BLOCK	1	X	7.475	X	21.260	158.919
TOTAL						**158.919**
DEDUCTIONS						
1	1	X	3.475	X	0.900	3.128
2	1	X	2.125	X	9.821	20.870
3	1	X	3.395	X	4.240	14.395
4	1	X	1.295	X	4.950	6.410
5	1	X	3.480	X	6.300	21.924
6	1	X	1.770	X	4.240	7.505
TOTAL						74.231
TOTAL B/UP AREA ON GROUND FLOOR						**84.688**



P-LINE CARPET AREA KEY PLAN FOR
TYPICAL 1ST FLOOR PLAN
SCALE 1:200

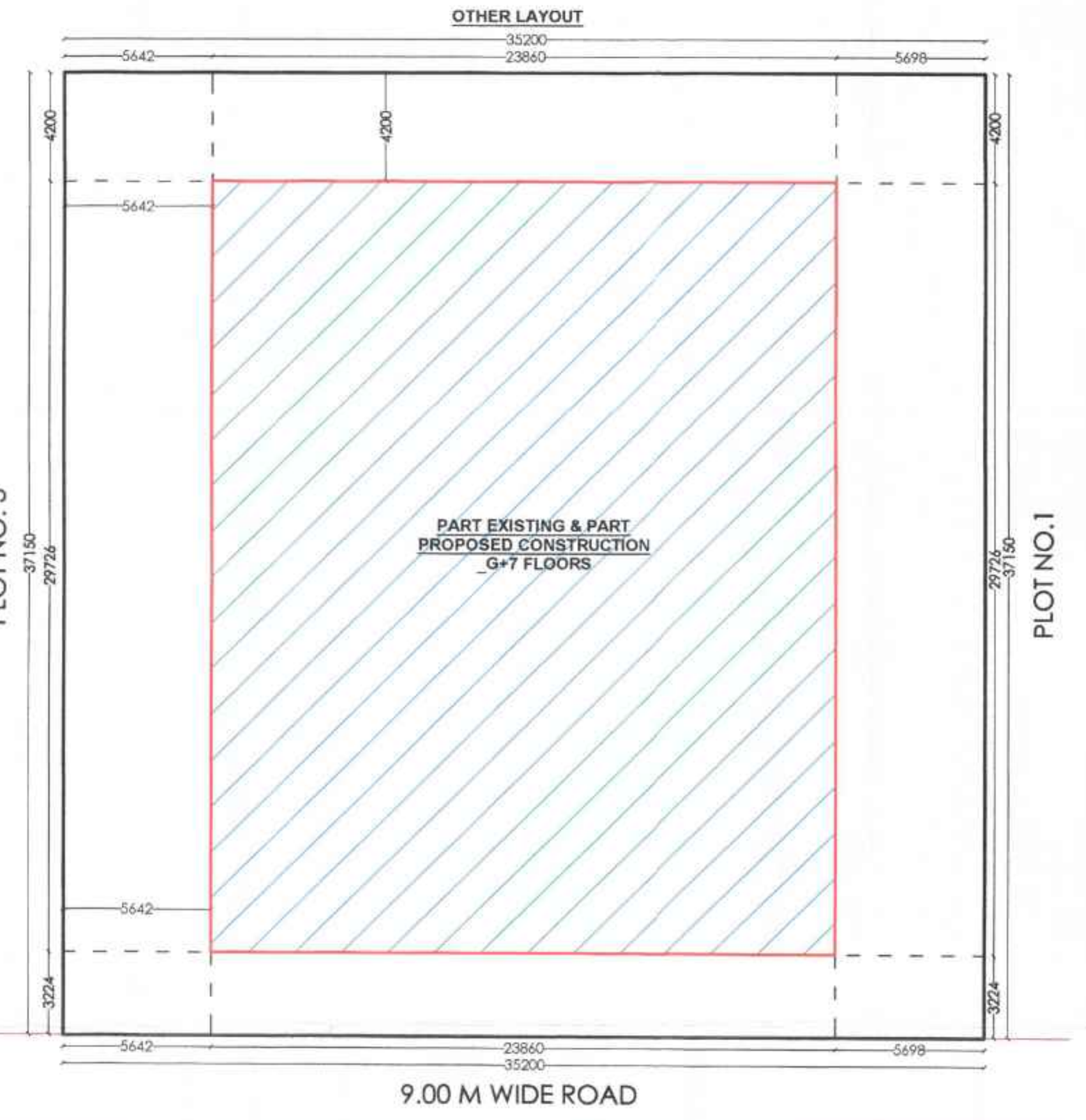
CARPET AREA CHART FOR FIRST FLOOR

FLOOR NAME	FLAT NOS.	AREA SQM					
		ADDITION					
1ST FLOOR	101	1	1	X	1.145	X 5.330	6.103
		2	1	X	5.685	X 5.180	29.448
		3	1	X	4.630	X 3.340	15.464
		4	1	X	3.050	X 3.175	9.684
		5	1	X	2.745	X 2.225	6.108
		6	1	X	2.400	X 3.000	7.200
		TOTAL CARPET AREA					74.007
	102	1	1	X	1.145	X 5.330	6.103
		2	1	X	5.685	X 5.180	29.448
		3	1	X	4.630	X 3.340	15.464
		4	1	X	3.050	X 3.175	9.684
		5	1	X	2.745	X 2.225	6.108
		6	1	X	2.400	X 3.000	7.200
		TOTAL CARPET AREA					74.007
	103	1	1	X	3.500	X 1.145	4.008
		2	1	X	3.350	X 4.125	13.819
		3	1	X	3.115	X 2.515	7.834
		4	1	X	3.315	X 3.200	10.608
		5	1	X	2.315	X 2.480	5.741
		6	1	X	3.350	X 5.315	17.805
		7	1	X	4.630	X 3.350	15.511
		TOTAL CARPET AREA					75.325
	104	1	1	X	1.145	X 5.330	6.103
		2	1	X	5.685	X 5.180	25.448
		3	1	X	4.630	X 3.340	15.464
		4	1	X	3.050	X 3.175	9.684
		5	1	X	2.745	X 2.225	6.108
		6	1	X	2.400	X 3.000	7.200
		TOTAL CARPET AREA					74.007
	105	1	1	X	1.145	X 5.330	6.103
		2	1	X	5.685	X 5.180	25.448
		3	1	X	4.630	X 3.340	15.464
		4	1	X	3.050	X 3.175	9.684
		5	1	X	2.745	X 2.225	6.108
		6	1	X	2.400	X 3.000	7.200
		TOTAL CARPET AREA					74.007
	106	1	1	X	3.500	X 1.350	4.725
		2	1	X	3.350	X 3.920	13.132
		3	1	X	3.115	X 2.515	7.834
		4	1	X	3.315	X 3.200	10.608
		5	1	X	2.315	X 2.480	5.741
		6	1	X	3.350	X 5.315	17.805
		7	1	X	4.630	X 3.350	15.511
		8	1	X	1.445	X 1.350	1.951
		9	1	X	1.230	X 0.150	0.185
		TOTAL CARPET AREA					77.491



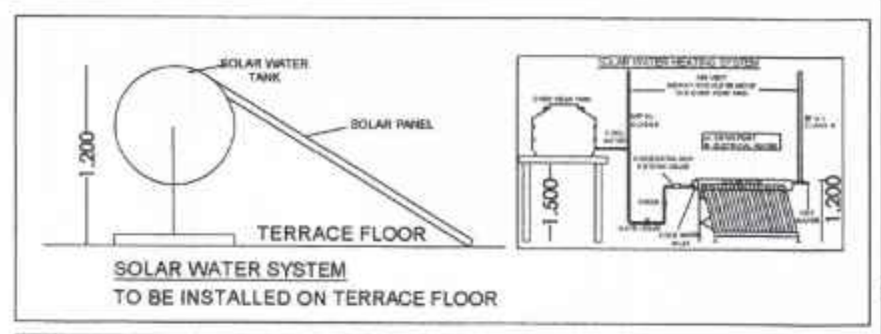
EXISTING STILT FLOOR PLAN
SCALE -1:100

OTHER LAYOUT

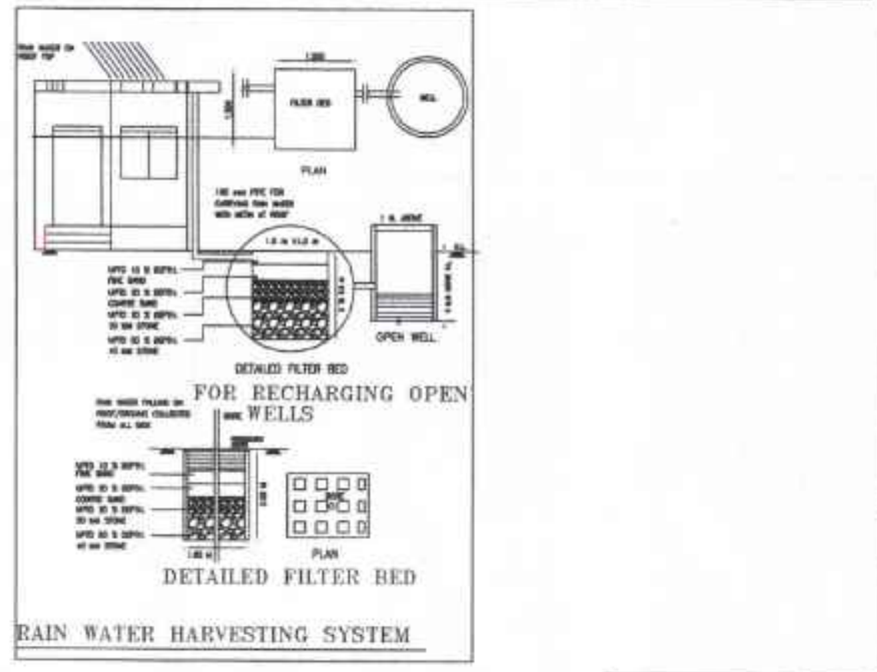


9.00 M WIDE ROAD

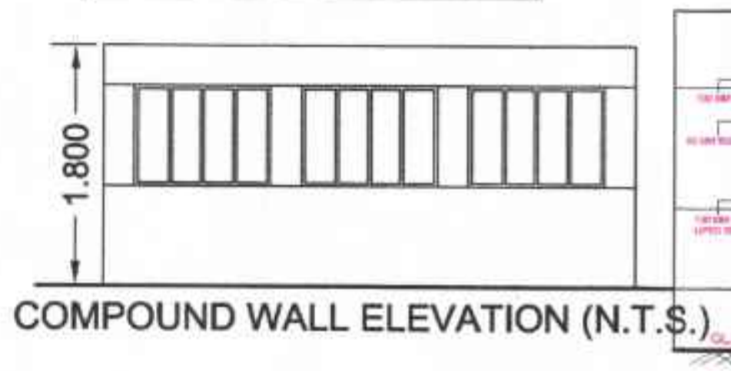
SITE PLAN
SCALE -1:200



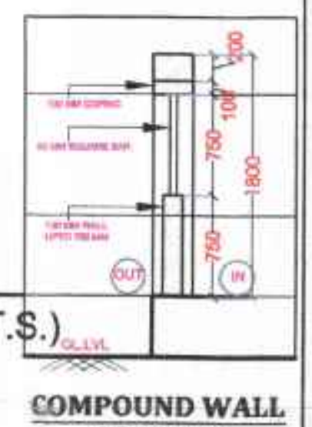
SOLAR WATER SYSTEM
TO BE INSTALLED ON TERRACE FLOOR



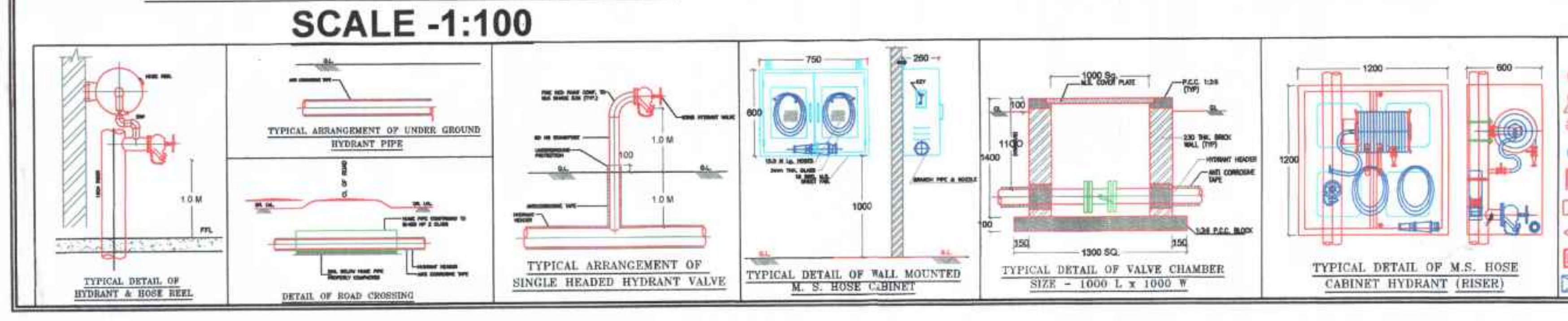
RAIN WATER HARVESTING SYSTEM



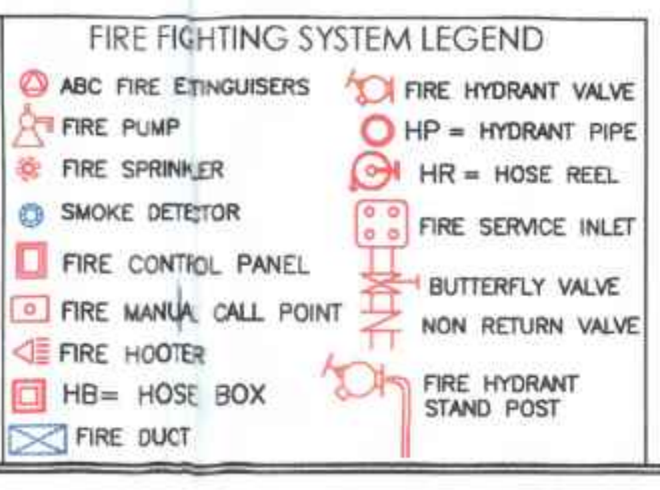
COMPOUND WALL ELEVATION (N.T.S.)



COMPOUND WALL SECTION


TYPICAL DETAIL OF HYDRANT & HOSE REEL
TYPICAL ARRANGEMENT OF UNDER GROUND HYDRANT PIPE
DETAIL OF ROAD CROSSING
TYPICAL ARRANGEMENT OF SINGLE HEADED HYDRANT VALVE
TYPICAL DETAIL OF WALL MOUNTED M. S. HOSE CABINET
TYPICAL DETAIL OF VALVE CHAMBER SIZE - 1000 L x 1000 W
TYPICAL DETAIL OF M.S. HOSE CABINET HYDRANT (RISER)
600

FIRE FIGHTING SYSTEM LEGEND



NAGPUR MUNICIPAL CORPORATION
NAGPUR
(FIRE AND EMERGENCY SERVICE)
Provisional Fire Saftey Approval Certificate hereby issued by Fire & Emergency Services Deptt. for the proposed constructions.
The scope of this approval is Restructed to Fire Prevention and Life Safety Measures only
Please See conditions mentioned to 01 TO 16
In Provisional Fire Saftey Approval Certificate No. FES / 518 / CFO Dated 24/09/2024
Chief Fire Officer
Fire & Emergency Service
N.M.C. Nagpur

SPEED ENGINEERING & SAFETY SERVICES

Fire Protection Consultants
SPEED ENGINEERING & SAFETY SERVICES
NGP BR. :- PLOT NO. 101, HANUMAN NAGAR
NAGPUR.-440009. Mbl: 9325870777, 9823323590
H.O : FLAT NO. 401 , SAI RADHA COMPLEX , A- WING,
LBS MARG , BHANDUP (W), MUMBAI. - 400078.
Speedengineering5@gmail.com

SCHEDULE OF OPENINGS :

CODE	SIZE	SILL LVL.	LTL. LVL.	REMARKS
W1	1800 x 1200	900	2100	ALUMINUM FRAME GLASS WINDOW
W2	1500 x 1200	900	2100	ALUMINUM FRAME GLASS WINDOW
W3	1200 x 1200	900	2100	ALUMINUM FRAME GLASS WINDOW
W4	900 x 900	1200	2100	ALUMINUM FRAME GLASS WINDOW
V	600x 750	------	2100	LOVERED VENTILATOR
D	1065 x 2100	------	2100	T.W. DOOR
D1	915 x 2100	------	2100	RCC. FRAME FLUSH DOOR
D2	765 x 2100	------	2100	RCC. FRAME FLUSH DOOR
FRD	VARIES	------	2100	FIRE RESISTANT DOOR
SD	1500 x 2100	------	2100	GLASS SLIDING DOOR
SD1	1800 x 2100	------	2100	GLASS SLIDING DOOR

REFERENCE :

PLOT BOUNDRY SHOWN IN THUS ═
PROPOSED CONSTRUCTION SHOWN IN THUS ═

DRAWING TITLE
SUBMISSION DWG.

Architect's Sign.	Client's Sign.
SCALE DATE 23.02.2024 Ar. LOKESH KADU CA/2007/39381 NMCR-402, NIT-2140 Ar. LOKESH W. KADU C.O.A. No : CA / 2007/ 39381	M/S PANKAJ CONSTRCUTION THROUGH PARTNER/PROP SMT. SHRUTI PANKAJ DHAWAN

C.O.A. REG. NO	N.I.T. REG. NO	N.M.C. REG. NO
CA /2007/ 39381	2140	R-402
1 : 100 & 1 : 200	⊕N	DEALT BY SHILPA
		CHECKED BY

Note - ALL DIMENSIONS ARE IN MM.

emanate DESIGN
Ar. LOKESH W. KADU
Architecture, Planning, Interior's
Block No. 11, 11A, 12, A- Wing (J.B Wing), Mangalwari Complex, Sadar, Nagpur - 440010, (M.S.), India.
call: +91 9823872384,+ 91 7276384238,
mail us: emanatedesign9@gmail.com, web: www.emanatedesign.in

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