PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Tntatively Approv
For Fire N.O.C. Only
Building Engineer (West)
Nagpur Improvement Trust

NIT
L.S No. 4308
Serial No.
Valid Up To 31/12/26

BOOSTER PUMP
900 LPM

TERRACE TANK FOR FIRE FIGHTING CAPACITY 25 KL (3.935 X 2.40 X 2.64 M H)

100 NB VERTICAL HYDRANT RISER

R.C.C. SLAB

MACHIN ROOM

STAIR CASE TOWER

T- 0.250
B- 0.190

PARAPET WALL

OPEN TERRACE

LOBBY

HOSE REEL

HYD-VALVE

HOSE BOX

HYDRANT VALVE

FIRE LIFT 1.6X1.8

LIFT PIT

G.L.

MURUM & BOULDER

PCC 1:4:8

FLOOR FINISH

## FRONT ELEVATION

SCALE 1:100

## SECTION ON A A

SCALE 1:100

ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA

Subject to the condition as per Regularisation letter dt. 11/05/22

TOILET

KITCHEN

DRG. HALL

LIFT

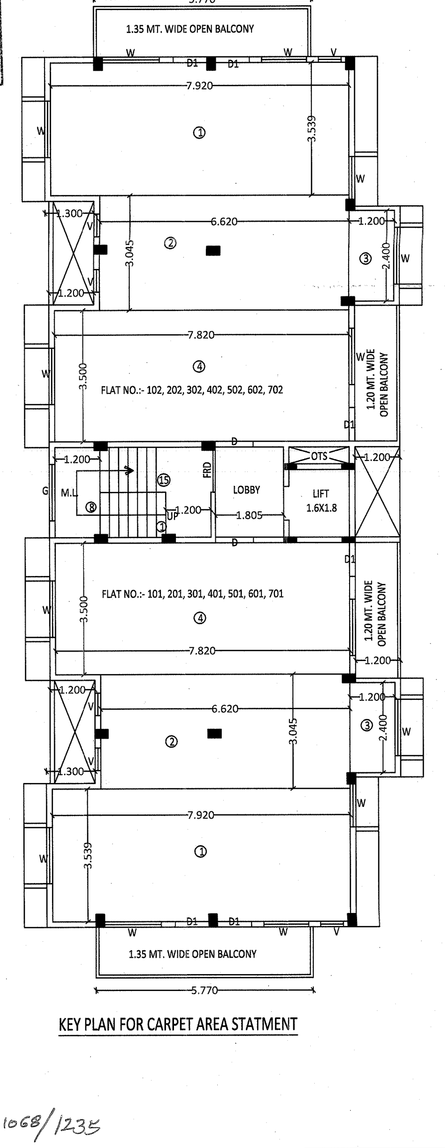
FALSE SLAB

STILT PARKING

## SECTION ON B B

SCALE 1:100

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BP(W)/Case#/GAUN-2008/Plan#/20220101068/1235
Date 05/04/2022
SANCTIONED
Building Engineer (West)
Nagpur Improvement Trust



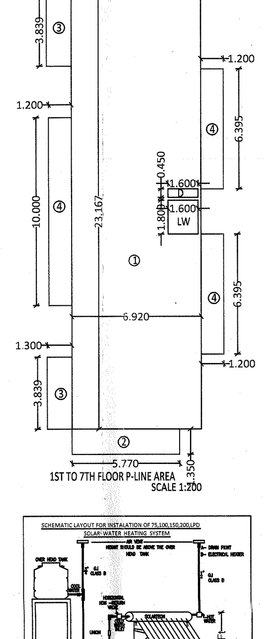

KEY PLAN FOR CARPET AREA STATMENT

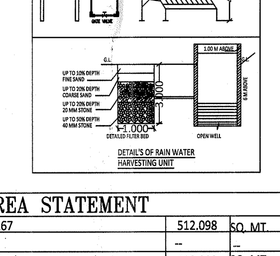
CARPET AREA STATEMENT FOR
FLAT NO.:- 101, 201, 301, 401, 501, 601, 701

| | | | |
|---|---|---|---|
| 1) 7.920 X 3.539 | = | 28.028 | SQ. MT. |
| 2) 6.620 X 3.045 | = | 20.157 | SQ. MT. |
| 3) 1.200 X 2.400 | = | 2.880 | SQ. MT. |
| 4) 7.820 X3.500 | = | 27.370 | SQ. MT. |
| TOTAL | = | 78.435 | SQ. MT. |

CARPET AREA STATEMENT FOR
FLAT NO.:- 102, 202, 302, 402, 502, 602, 702

| | | | |
|---|---|---|---|
| 1) 7.920 X 3.539 | = | 28.028 | SQ. MT. |
| 2) 6.620 X 3.045 | = | 20.157 | SQ. MT. |
| 3) 1.200 X 2.400 | = | 2.880 | SQ. MT. |
| 4) 7.820 X3.500 | = | 27.370 | SQ. MT. |
| TOTAL | = | 78.435 | SQ. MT. |




PROPOSED CONSTRUCTION FOR RESIDENTIAL BUILDING PLAN FOR MUILTY FAMILY DWELLING UNIT ON PLOT NO. 68, 69, 75, 76 KH. NO. 94/2, MOUZA SOMALWADA IN SAMRAT NAV SHAKTI JANVIKAS SANSTHA NAGPUR.

BELONGING TO :-
M/S. ARIHANT INFRA PROJECTOR THROUTH
PARTNER 1) SHRI. SUDHIR SHARAD KACHORE
2) SHRI. NISHANT SATYENDRA NAHATA

### *AREA STATEMENTS*

| | | | |
|---|---|---|---|
| 1. | Area of plot (Minimum area of *a, b, c* to be considered) | | |
| | a) As per ownership document (7/12, CTS extract) | 512.098 | Sq. Mt. |
| | b) As per measurement sheet | 512.098 | Sq. Mt. |
| | c) As per site | 512.098 | Sq. Mt. |
| 2. | Deductions for | | |
| a) | Proposed D.P./D.P. Road widening Area/Service Road/Highway Widening | ----- | |
| | (b) any D. P. Reservation area | ----- | |
| Total(a+b) | | 512.098 | Sq. Mt. |
| 3. | Balance area of plot (1-2) | 512.098 | Sq. Mt. |
| 4. | Amenity Space (if applicable) | | |
| | (a) Required - | ----- | |
| | (b) Adjustment of 2(b), if any - | ----- | |
| | (c) Balance Proposed - | ----- | |
| 5. | Net Plot area (3-4 (c)) | 512.098 | Sq. Mt. |
| 6. | Recreational Open space (if applicable) | | |
| | (a) Required - | ----- | |
| | (b) Proposed - | ----- | |
| 7. | Internal Road area | ----- | |
| 8. | Plotable area (if applicable) | ----- | |
| 9. | Built up area with reference to Basic F.S.I. as per Front road width (Sr. No. 5xbasic FSI) | 563.307 Sq. Mt. | |
| 10. | Addition of FSI on payment of premium | 256.049 Sq. Mt. | |
| (a) | Maximum permissible premium FSI - based on road width / TOD Zone | | |
| (b) | Proposed FSI on payment of premium | | |
| 11. | In-situ FSI/TDR loading | | |
| | (a) In-situ area against D.P. road/2.0 x Sr. No. 2 (a) , if any | 0.2/102.419 | |
| | (b) In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and /or (c) | ----- | |
| | (c) TDR area | | |
| | (d) Total in-situ/TDR loading proposed (11 (a)+(b)+(c) | 921.775 Sq. Mt. | |
| 12. | Additional FSI area under Chapter No. 7 | ----- | |
| 13. | Total entitlement of FSI in the proposal | | |
| | (a) [9 + 10(b)+11(d)] or 12 whichever is applicable. | | |
| | (b) Ancillary area FSI upto 60% or 80% with payment of charges. | 550.261 sq. m. | |
| | (c) Total entitlement (a+b) | 1472.036 sq. m. | |
| 14. | Maximum utilization limit of F.S.I. (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) | 2.00 | |
| 15. | Total Built-up Area in proposal.(excluding area at Sr. No. 17 b) | | |
| | (a) Existing built-up Area. | ----- | |
| | (b) Pproposed built-up Area. (as per 'P-Line') | 1467.361 sq. m. | |
| | (c) Total (a+b) | 1467.361 sq. m. | |
| 16. | F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.) | 1.79 | |
| 17. | Area of Inclusive Housing, if any | ----- | |
| | (a) Required (20% of Sr. No. 5) | ----- | |
| | (b) Proposed - | ----- | |

## PARKING AREA

REQUIRED PARKING FOR RESIDENTIAL USES, TOTAL FOURTEEN [14] NOS. TENEMENT, EACH TENEMENT
CARPET AREA BELOW 80.00 TO ABOVE 40.00 SQ. MT.
REQUIRED PARKING - 7.000 CAR + 35.000 SCOOTER
5 % V. P. PARKING - 0.35 CAR + 1.750 SCOOTER
TOTAL PARKING - 7.350 CAR + 36.750 SCOOTER
0.9 FACTOR TOTAL REQUIRED PARKING 6.615 CAR + 33.075 SC
PROVIDED PARKING
7 CAR + 33 SCOOTER
ELECTRIC CAR = 7X20% = 1CAR

## SCHEDULE OF OPENING

D 1.00 X 2.10 T. W. PANEL DOOR
D1 1.00 X 2.10 T. W. PANEL DOOR
D2 0.75 X 2.10 T. W. PANEL DOOR
W 1.50 X 1.20 T. W. GLAZED WINDOW
V 0.600 X 0.600 VENTILETOR

## INDEX

1) PLOT BOUNDARY SHOWN BY
2) PROPOSED CONST. SHOWN BY
3) OLD CONST. TO BE DEMOLISH

## OWNER SIGN.

**Owner's Declaration –**
We understand hereby confirm that I/We would abide by plans approved by Authority / collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site

Nishant

## LEGENDS -

| | |
|---|---|
| ABC | ABC FIRE EXTINGUISHER |
| CO2 | CO2 FIRE EXTINGUISHER |
| | FIRE PUMP |
| | FIRE ALARM CONTROL PANEL |
| | FIRE MANUAL CALL POINT |
| | FIRE HOOTER WITH PA TALK BACK |
| | FIRE HYDRANT VALVE |
| | HR-HOSE REEL |
| | HB-HOSE BOX |
| | BD-BEAM DETECTOR & RECEIVER |
| | AIR RELEASE VALVE |
| BFV | BUTTERFLY VALVE |
| | BALL VALVE |
| | NRV-NON RETURN VALVE |
| | BELLOW |
| | Y-STRAINER |
| FHSP FHSP | FIRE HYDRANT STAND POST |
| | FIRE SERVICE INLET |
| TWO WAY | BUTTERFLY VALVE |
| | NON RETURN VALVE |
| | 100 NB PIPE LINE - HYDRANT |
| | 80 NB PIPE LINE |
| | 50 NB PIPE LINE |

**TERRACE TANK DETAILS -**
TERRACE TANK FOR FIRE FIGHTING CAPACITY 25 KL (3.935 X 2.40 X 2.64 M H)

**PUMP DETAILS -**
BOOSTER PUMP FOR FIRE FIGHTING CPACITY 900 LPM - 01 NO.

## AREA STATEMENT

| | | | |
|---|---|---|---|
| 1 | PLOT AREA 15.920 X 32.167 | 512.098 | SQ. MT. |
| | DEDUCTION | -- | -- |
| 2 | NET PLOT AREA (AS PER R.L.) | 512.098 | SQ. MT. |
| 3 | PERMISSIBLE F. S. I. (1.10) | 563.307 | SQ. MT. |
| 4 | PREMIUM F. S. I. (0.50) | 256.049 | SQ. MT. |
| 5 | PERMISSIBLE TDR LOAD & USED | 102.419 | SQ. MT. |
| 6 | ANCILLARY F. S. I. (60%) (3+4+5)X60% | 550.261 | SQ. MT. |
| 7 | PERMISSIBLE P-LINE AREA (3+4+5+6) | 1472.036 | SQ. MT. |
| 8 | PROPOSED P-LINE AREA | 1467.361 | SQ. MT. |
| 9 | ANCILLARY F. S. I. PROPOSED | 550.261 | SQ. MT. |
| 10 | BASIC F. S. I.(PROPOSED B/UP) = | 563.307 | SQ. MT. |
| 11 | PREMIUM F. S. I. PROPOSED | 256.049 | SQ. MT. |

| | | | |
|---|---|---|---|
| PROPOSED P-LINE AREA ON FIRST TO SEVENTH FLOOR | | | |
| P LINE AREA - | 1) 6.920 X 23.167 | = | 160.315 SQ. MT. |
| | 2) (5.770+5.770)X1.350 | = | 15.579 SQ. MT. |
| | 3) (3.839+3.839)X1.300 | = | 9.981 SQ. MT. |
| | 4) (6.395+6.395+10.000)X1.200 | = | 27.348 SQ. MT. |
| DEDUCTION - | D) 1.600 X 0.450 | = ⊖ | 0.720 SQ. MT. |
| LESS LIFT WELL - | LW) 1.800 X 1.600 | = ⊖ | 2.880 SQ. MT. |
| NET PROPOSED P-LINE AREA ON FIRST FLOOR | | = | 209.623 SQ. MT. |

1) PROPOSED P-LINE AREA ON GROUND FLOOR = NIL SQ. MT.
2) PROPOSED P-LINE AREA ON FIRST FLOOR = 209.623 SQ. MT.
3) PROPOSED P-LINE AREA ON SECOND FLOOR = 209.623 SQ. MT.
4) PROPOSED P-LINE AREA ON THIRD FLOOR = 209.623 SQ. MT.
5) PROPOSED P-LINE AREA ON FOURTH FLOOR = 209.623 SQ. MT.
6) PROPOSED P-LINE AREA ON FIFTH FLOOR = 209.623 SQ. MT.
7) PROPOSED P-LINE AREA ON SIXTH FLOOR = 209.623 SQ. MT.
8) PROPOSED P-LINE AREA ON SEVENTH FLOOR = 209.623 SQ. MT.
9) PROPOSED P-LINE AREA ON ALL FLOOR = 1467.361 SQ. MT.

**F.S.I./ Built-up Area Calculation:– (For Ressidential Housing Tenements)**

| | | | |
|---|---|---|---|
| a | Net plot area for F. S. I. Calculation (As per cause No. 3.9 of UDCPR-2020) as per Release Letter) | 512.098 Sq. m. | |
| b | Net P-Line Built up area (As per Clause No. 6.6 of UDCPR-2020) | 1467.361 Sq. m. | |
| c | For Residential Use Dividing Factor 1.60 to arrive (Basic FSI + Premium FSI + TDR = P-Line Area/1.6) | 1467.361/1.6 = 917.101 Sq. m. | |
| e | Permissible Ancillary FSI (as per Clause No. 6.3, Table No. 6-G, Note-(i) of UDCPR-2020-b-c-d) | (1467.361-917.100) = 550.261 Sq. m. | |
| | | **Permissible** | **Proposed** |
| f | Permissible Basic F.S.I./Built-up Area:- (1.10xa) | Basic FSI =1.10 563.307 sq. m. | Basic FSI =1.10 563.307 sq. m. |
| g | Permissible Additional FSI on Premium:-(0.50xa)(as per Clause No. 6.3, Table No. 6-G, of UDCPR-2020) | Premium FSI=0.50 256.049 sq. m. | Premium FSI=0.50 256.049 sq. m. |
| h | Permissible TDR:-(a x Permissible TDR) (As per Clause No. 6.3 Tible No. 6-G of UDCPR-2020) | 0.2/102.419 | 0.19/97.744 |
| j | Total Entitlement of FSI (e+f+g+h) | 1472.036 sq. m. | 1467.361 sq. m. |
| k | Maximum Building potential on plot (Excluding Ancillary FSI) | Total FSI = 1.60 819.356 sq. m. | Total FSI = 1.60 819.356 sq. m. |
| l | Permissible Ancillary FSI (As per Clause No. 6.3 Table No. 6-G, Note-(1) of UDCPR) | FSI = 0.60 550.261 sq. m. | FSI = 0.60 550.261 sq. m. |

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. /326 /F.B. dated 19/12/22
19/12/22
I/C. Chief Fire Officer
Fire Service N.M.C. Nagpur

## ENGINEER SIGN

**Certificate of Area**
I/We hereby certified that the plot under reference was surveyed by me on ..... and the dimensions of sides etc. of plot stated on plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership/t.p. scheme records department / city survey record.

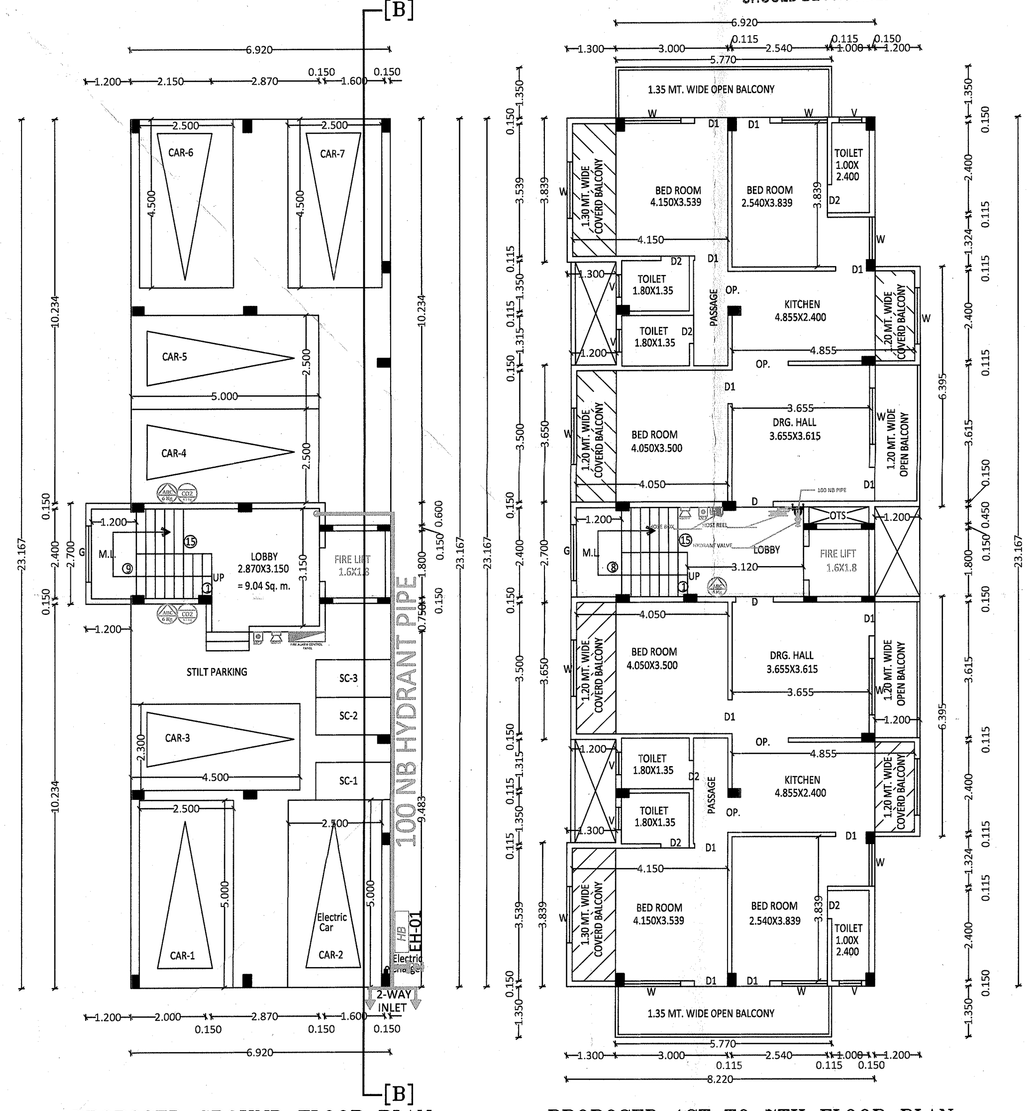
AR. SAMEER R. KACHORE
NMC NO. : NMNWOR/2020/APL/00828
NMRDA : NMRDA/CA/2015/71291/242
COA:CA/2015/71291
NIT : 4308/COA

FIRE CONSULTANT & CONTRACTOR -
M/S SPARX SECURITY SOLUTION
Fire Safety & Security System
ADD- PLOT NO. 19, HIG COLONY WARD NO 1, NEAR CENTRAL BANK OF INDIA, KALAMESHWAR, NAGPUR - 441501.
MOB. NO. - 9623640537
Email :- sparx.solution@gmail.com
LICENCE NO - MFS - LA/RF-499
LICENCE NO - MFS - LA/RD-481
LICENCE NO - MFS - LA/RP-NIL

FIRE CONSULTANT SEAL & SIGN-

AUTHORISED SIGNATORY

| | | |
|---|---|---|
| DESIGN BY - A.V.K | DRAWN BY - A.V.K | SHEET - FF-REV-0 00 OF 00 |
| DATE - DD/MM/YYYY | CHECKED BY- AMOL D. | |
| SCALE - 1:100 | APPROVED BY- AMOL D. | |



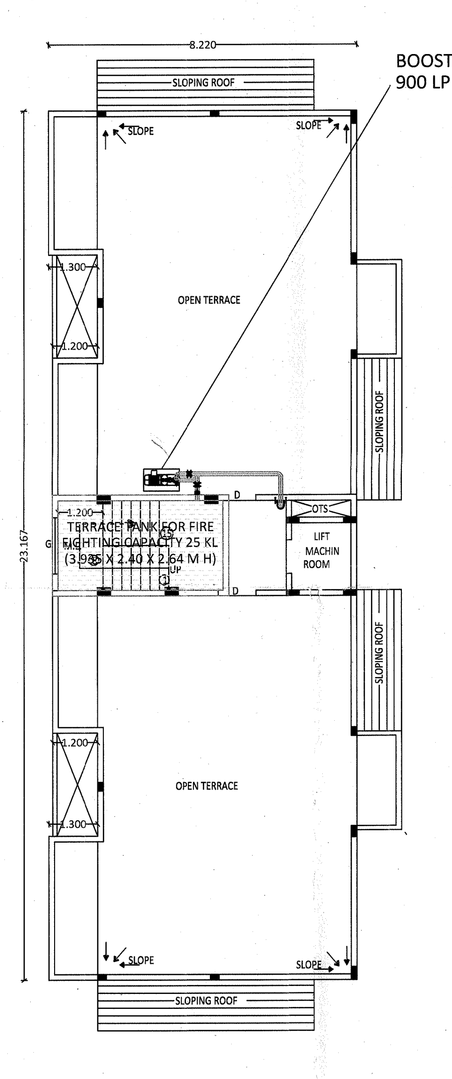

## PROPOSED GROUND FLOOR PLAN

SCALE 1:100



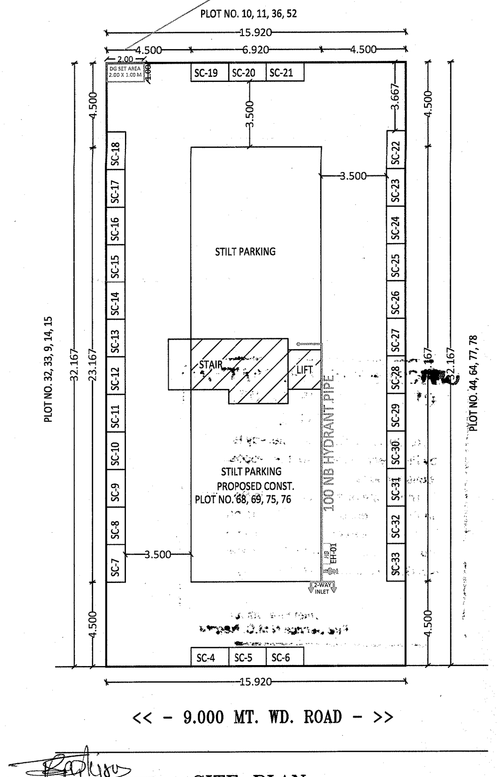

## PROPOSED 1ST TO 7TH FLOOR PLAN

SCALE 1:100




## PROPOSED TERRACE FLOOR PLAN

SCALE 1:100




## SITE PLAN

SCALE 1:200

STATION OFFICER
FIRE & EMERGENCY SERVICE
NARENDRA NAGAR FIRE STATION
N.M.C. NAGPUR

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