NIT
L.S No 1192
Serial No.
Valid Up to 31/12/2024

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

PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING PLAN FOR MULTI FAMILY DWELLING UNIT ON PLOT NO. 30,31 KH. NO. 102, 113/1, 113/2, 113/3, MOUZA – DABHA, IN PRAKASH NAGAR LAYOUT, NAGPUR.

BELONGING TO:
SMT. NANDA TULARAM MENDHE
(AS PER MUTATION IN CITY SURVEY RECORDS)

AREA STATEMENT

PLOT AREA	30.000 X 19.800	=	594.000	SQ. MT.
1) AREA ON GROUND FLOOR		=	0.000	SQ. MT.
2) AREA ON FIRST FLOOR		=	333.470	SQ. MT.
3) AREA ON SECOND FLOOR		=	333.470	SQ. MT.
4) AREA ON THIRD FLOOR		=	333.470	SQ. MT.
5) AREA ON FOURTH FLOOR		=	333.470	SQ. MT.
6) AREA ON FIFTH FLOOR		=	185.982	SQ. MT.
7) TOTAL AREA ON ALL FLOOR		=	1519.862	SQ. MT.
8) MAX UTILIZATION LIMIT OF FSI AS PER ROAD WIDTH = 1.8X1.60 = 2.88				
9) CONSUMED FSI = 1519.862/594 = 2.558				

FSI CALCULATION

		PERMISSIBLE AREA RATIO	PERMISSIBLE AREA AREA	PROPOSED AREA RATIO	PROPOSED AREA AREA
1	PLOT AREA AS PER REGULARIZATION LETTER		594.000		594.000
2	BASIC F.S.I.	1.1	653.400	1.1	653.400
3	FSI ON PAYMENT OF PREMIUM	0.5	297.000	0.5	296.510
4	PERMISSIBLE TDR AS PER ROAD WIDTH	0.2	118.800	0.2	0.000
5	MAXIMUM BUILDING POTENTIAL ON PLOT INCLUDING IN SITU TDR (3+4+5)	1.8	1069.200	1.599	949.914
6	PERMISSIBLE ANCILLARY AREA UPTO 60% OF (BASIC FSI+ PREMIUM FSI+TDR) (i.e. 60% OF SR. NO. 5)	0.6	641.520	0.6	569.950
7	TOTAL BUILT UP AREA (SN 5+6)	2.88	1710.720	2.559	1519.862

AREA STATEMENT

		SQ. MT.
1)	Area of Plot (Minimum area of a plot to be Considered) :	594.000
	(a) As per ownership document (7/12, CTS extract)	594.000
	(b) as per measurement sheet	594.000
	(c) as per site	594.000
2)	Deduction for	
	a) Proposed D.P./D.P Road widening Area /Service Road/ Highway widening	0
	b) Any D.P. Reservation area	0
	(Total a+b)	0
3)	Balance area of Plot(1-2)	594.000
4)	Amenity Space (if Applicable)	
	(a) Required :	0
	(b) Adjustment of 20(c), if any :	0
	(c) Balance Proposed	0
5)	Net Plot Area (3-4(c))	594.000
6)	Recreational Open Space (if Applicable)	
	(a) Required :	0
	(b) Proposed :	0
7)	Internal Road area	0
8)	Plantable area (if applicable)	0
9)	Built-up area with reference to Basic F.S.I. as per front road width (Sr. No. 5x basic FSI) =594.000X1.1	653.400
10)	Additional FSI on payment of premium	
	(a)Maximum permissible premium FSI - based on road width / TOD Zone.	297.000
	(b) Proposed FSI on payment of premium.	296.514
11)	In-situ FSI / TDR loading	
	(a) In-situ area against D.P. road (2.0 v Sr. No. 2 (a)), if any	
	(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	0
	(d) Total in-situ / TDR loading proposed (11(a)+(b)+(c))	0
12)	Additional FSI area under Chapter No. 7	0
13)	Total entitlement of FSI in the proposal	
	(a) (9+ 10(b) + 11 (d) + 12), whichever is applicable.	949.914
	(b) Ancillary Area FSI upto 60% for Residential use with payment of charges.	569.948
	(c) Ancillary Area FSI upto 80% for Commercial use with payment of charges.	0
	(d) Total entitlement (a+b)	1519.862
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)=1.6 or 1.8)	(1.1+0.5+0.2) x1.6=2.88
15)	Total Built-up Area in proposed. (excluding area at Sr. No. 17A)	
	(a) Existing Built-up Area	
	(b) Proposed Built-up Area (as per 'F-line')	1519.862
	(c) Total (a+b)	1519.862
16)	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above.)	2.559
17)	Area for Inclusive Housing if any	--
	(a) Required (20% of Sr. No. 5)	--
	(b) Proposed	--

PROPOSED BUILDING

Building No.	Floor No.	Total Built-up Area of floor, as per outer construction line
[1]	[2]	[3]
1	GROUND FLOOR	0.000 SQ.MT.
2	FIRST FLOOR	333.470 SQ.MT.
3	SECOND FLOOR	333.470 SQ.MT.
4	THIRD FLOOR	333.470 SQ.MT.
5	FOURTH FLOOR	333.470 SQ.MT.
6	FIFTH FLOOR	333.470 SQ.MT.
	TOTAL	1519.862 SQ.MT.

AREA DETAILS OF APARTMENT

Building No.	Floor No.	Apartment No.	Carpet area of apartement	Area of Balcony attached to Apartement	Area of Double height terraces attached to flat
[1]	[2]	[3]	[4]	[5]	[6]
1	FIRST FLOOR	101	61.619 SQ.MT.	9.090 SQ.MT.	-
		102	61.619 SQ.MT.	9.090 SQ.MT.	-
		103	61.619 SQ.MT.	9.090 SQ.MT.	-
		104	61.619 SQ.MT.	9.090 SQ.MT.	-
2	SECOND FLOOR	201	61.619 SQ.MT.	9.090 SQ.MT.	-
		202	61.619 SQ.MT.	9.090 SQ.MT.	-
		203	61.619 SQ.MT.	9.090 SQ.MT.	-
		204	61.619 SQ.MT.	9.090 SQ.MT.	-
3	THIRD FLOOR	301	61.619 SQ.MT.	9.090 SQ.MT.	-
		302	61.619 SQ.MT.	9.090 SQ.MT.	-
		303	61.619 SQ.MT.	9.090 SQ.MT.	-
		304	61.619 SQ.MT.	9.090 SQ.MT.	-
4	FOURTH FLOOR	401	61.619 SQ.MT.	9.090 SQ.MT.	-
		402	61.619 SQ.MT.	9.090 SQ.MT.	-
		403	61.619 SQ.MT.	9.090 SQ.MT.	-
		404	61.619 SQ.MT.	9.090 SQ.MT.	-
5	FIFTH FLOOR	501	61.619 SQ.MT.	9.090 SQ.MT.	-
		502	61.619 SQ.MT.	9.090 SQ.MT.	-

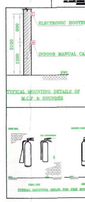
OFFICE OF THE CORPORATION OF THE CITY OF NAGPUR.
(FIRE SERVICE)
No Objection Certificate hereby issued by Fire Service Deptt. for the proposed constructions.
The scope of this approval is Restricted to Fire Protection arrangements only.
Please See conditions mentioned in the N.O.C. Certificate
No. G. A. / 1914 dated 21/12/2023
Chief Fire Officer
Fire Service M.C. Nagpur

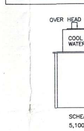
FIRE LEGENDS

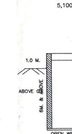
MCP	MANUAL CALL POINT (MCP)
ARV	AIR RELEASE VALVE
EH	ELECTRONIC HOOTER
FRD	HOSE REEL DRUM
HB	HOSE BOX
HV	HYDRANT VALVE
FE	FIRE EXTINGUISHER (CO2 & ABC)
FACP	FIRE ALARM CONTROL PANAL
FP	FIRE PIPE LINE
SH	SINGLE HYDRANT VALVE
DH	DOUBLE HYDRANT RISER
BFV	BUTTERFLY VALVE
STR	STRAINER
NRV	NON RETURN VALVE
	TWO WAY FIRE BRIGADE INLET CONNECTION

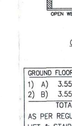
FIRE FIGHTING LICENCE AGENCY:- GENTECH ENGINEERING SERVICES.
GENTECH — Mukund Ramkrishnaji Deo, Proprietor—9890... Sohel N. 9175-2004/Sohel Mukundprop.com
LICENSE NO.: NFSC-1-A / NF-262 / NO-371 / NF-75



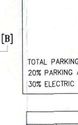


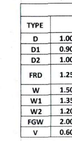










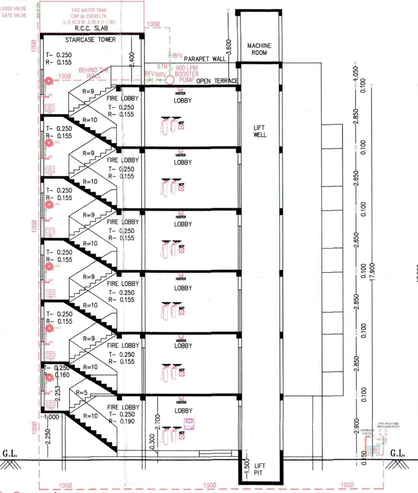


FRONT ELEVATION
SCALE 1:100

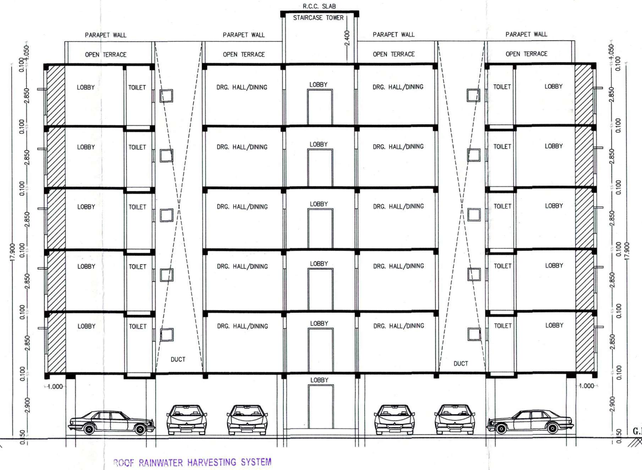
LAND OF NATIONAL INCOME TAX SOCIETY



SECTION ON A–A
SCALE 1:100



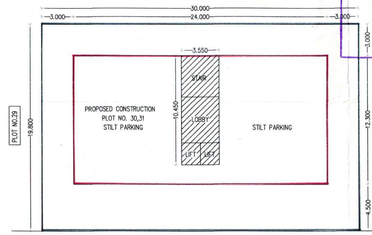
SECTION ON B–B
SCALE 1:100



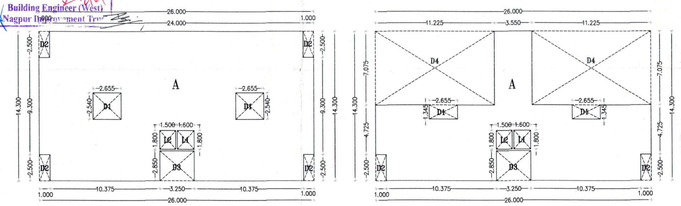
OFFICE OF THE NAGPUR IMPROVEMENT TRU...
Building Permit No. BE(W)/GAC/NO.1418/4854/HNO.2022018959/63
Date 02/06/2023
SANCTIONED
Building Engineer (West)
Nagpur Improvement Trust

Subject to the condition as per Regularisation letter dt 25/01/2022
Amulgaonkar Enddt

ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA



P-LINE PLAN – TYPICAL 1ST TO 4TH FLOOR
SCALE 1:200



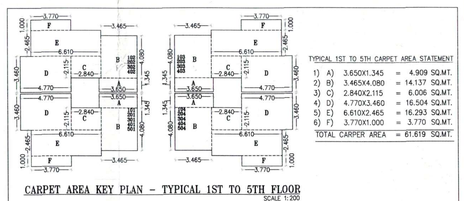
P-LINE PLAN – FIFTH FLOOR
SCALE 1:200

TYPICAL 1ST TO 4TH FLOOR AREA CALCULATION

SR. NO.	BLOCKS	LENGTH	BREADTH	NOS.	AREA (IN SQ.M.)
	A	26.000	14.300	1	371.800
	TOTAL AREA			=	371.800
DEDUCTION					
1	L1	1.600	1.800	1	2.880
2	L2	1.500	1.800	1	2.700
3	D1	2.655	2.540	2	13.487
4	D2	1.000	2.500	4	10.000
5	D3	3.250	2.850	1	9.263
	TOTAL AREA			=	38.330
	TOTAL B/UP AREA FIRST FLOOR			=	333.470
	TOTAL B/UP AREA 1ST TO 4TH FLOOR			=	1333.880

FIFTH FLOOR AREA CALCULATION

SR. NO.	BLOCKS	LENGTH	BREADTH	NOS.	AREA (IN SQ.M.)
1	A	26.000	14.300	1	371.800
	TOTAL AREA			=	371.800
DEDUCTION					
1	L1	1.600	1.800	1	2.880
2	L2	1.500	1.800	1	2.700
3	D1	2.655	1.345	2	7.142
4	D2	1.000	2.500	2	5.000
5	D3	3.250	2.850	1	9.263
6	D4	11.225	7.075	2	158.834
	TOTAL AREA			=	185.818
	TOTAL B/UP AREA FIFTH FLOOR			=	185.982



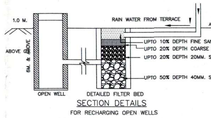
TYPICAL 1ST TO 5TH CARPET AREA STATEMENT

1)	A)	3.650X1.345	= 4.909 SQ.MT.
2)	B)	3.465X4.080	= 14.137 SQ.MT.
3)	C)	2.840X2.115	= 6.006 SQ.MT.
4)	D)	4.770X3.460	= 16.504 SQ.MT.
5)	E)	6.610X2.465	= 16.293 SQ.MT.
6)	F)	3.770X1.000	= 3.770 SQ.MT.
TOTAL CARPER AREA			= 67.619 SQ.MT.

CARPET AREA KEY PLAN – TYPICAL 1ST TO 5TH FLOOR
SCALE 1:200

SCHEMATIC LAYOUT FOR INSTALLATION OF 5,100 LTS.150,200, LPD SOLAR WATER HEATING SYSTEM.

DETAILS OF SOLAR SYSTEM



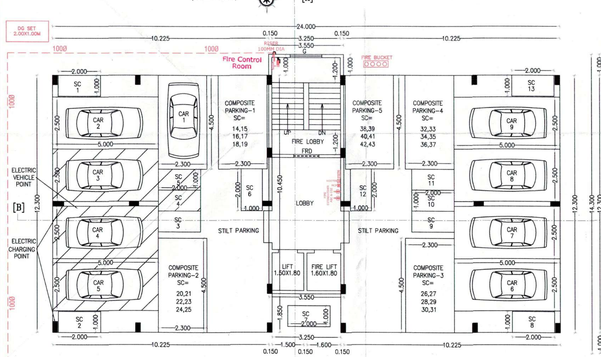
SECTION DETAILS
FOR RECHARGING OPEN WELLS
CONSERVATION OF WATER

GROUND FLOOR AREA CALCULATION

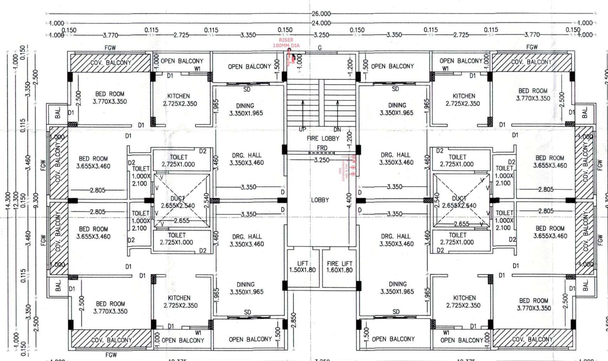
1) A) 3.550X10.450 = 37.097 SQ.MT.
2) B) 3.550X 1.000 = 3.550 SQ.MT.
TOTAL AREA = 40.647 SQ.MT.

AS PER REGULATION NO. 6.8 (i) OF UDCPR–2020, PASSAGES LIFT & STAIRCASE AT GROUND FLOOR / STILT FLOOR. IS NOT TAKEN IN FSI CALCULATION

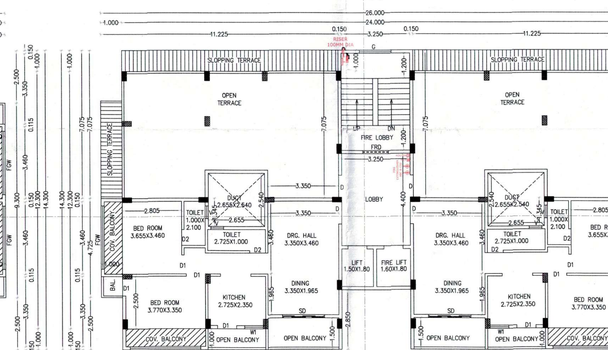
SITE PLAN
(SCALE : 1:200)



GROUND FLOOR PLAN
SCALE 1:100



TYPICAL 1ST TO 4TH FLOOR PLAN
SCALE 1:100



FIFTH FLOOR PLAN
SCALE 1:100

TOTAL PARKING PROVIDED = 14 CAR + 13 SC
20% PARKING ARE PROVIDED FOR ELECTRIC VEHICLES = 3CAR + 3 SC
30% ELECTRIC PARKING ARE NOT PROVIDED FOR ANYONE = 1CAR + 1 SC

SCHEDULE OF OPENING

TYPE	SIZE		SPECIFICATIONS
D	1.000	2.100	T. W. PANELLED DOOR
D1	0.900	2.100	T. W. PANELLED DOOR
D2	1.000	2.100	T. W. PANELLED DOOR
FRD	1.250	2.100	FIRE RESISTANCE DOOR NOT LESS THAN HALF AN HOUR
W	1.500	1.200	ALUMINUM FULLY GLAZED WINDOW
W1	1.350	1.200	ALUMINUM FULLY GLAZED WINDOW
W2	1.200	0.900	ALUMINUM FULLY GLAZED WINDOW
FGW	2.000	1.200	FIX GLAZED WINDOW
V	0.600	0.600	ALUMINUM VENTILATOR

INDEX

1	PLOT BOUNDARY SHOWN BY	
2	PROPOSED CONSTRUCTION SHOWN BY	
3	EXISTING CONSTRUCTION SHOWN BY	
4	EXISTING /OLD CONSTRUCTION TO BE DEMOLISH SHOWN BY	

OWNER SIGNATURE :

SMT. NANDA TULARAM MENDHE
FOR RAHUL ENTERPRISES PROPRITOR MAHESH CHUTE
(POWER OF AUTORNY)

OWNER'S DECLARATION :
I/We undersigned hereby confirm that I/We would abide by the 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 ensurethe quality at the work site.

L.S./ ARCHITECT
STAMP & SIGNATURE :

YASH ASSOCIATES
Architects - Engineers - Interiors
N.I.T. LIC. No. : 1192/00
N.M.C. LIC. No. : 357/04
NMRDA LIC. No. : 442/22

CERTIFICATE OF AREA :
Certified that the plot under reference was surveyed by me on ..... and the dimensions of sides etc. 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/T.P. Scheme Records/Land Records Department/City Survey record

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

DRAWN BY : HATWAR	NORTH :
DEALT BY : Y. POCHALWAR	
DATE : 16/05/2023	
SCALE : 1:100, 1:200	

Yash Associates
ARCHITECTS — OVERSEERS — INTERIORS
OFFICE : 104, HARI APPT., KHAMLA
NEAR SQUARE NAGPUR-440015
MOBILE NO. 9850729844
YASHWANT POCHALWAR