NIT
I.is No. 2896-COA
Serial No.
Valid No. 31/12/2025

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

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



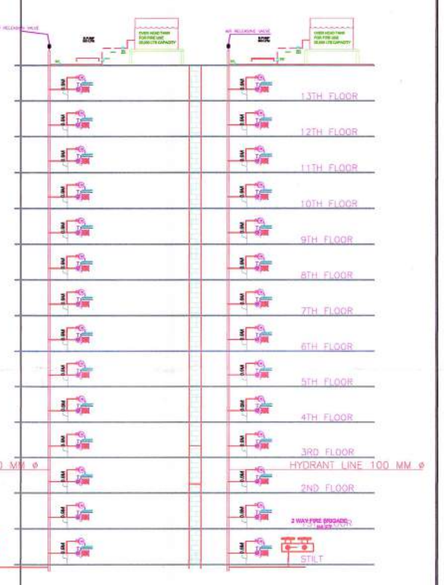
FRONT ELEVATION
SCALE - 1:100

ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA

Subject to the condition as per Regularisation Letter dt.....
Released dt. 11/11/2022

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. RE(W)Case-No-26122567/NIT/O-20220703/167
Date 25/07/2023
SANCTIONED
25/7/23
Building Engineer (west)
Nagpur Improvement Trust

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 7.7 to ..... in N.O.C. Certificate
No. G. A. / 990 /F.B. dated 09/01/2023
9/1/23
Chief Fire Officer
Fire Service N.M.C. Nagpur

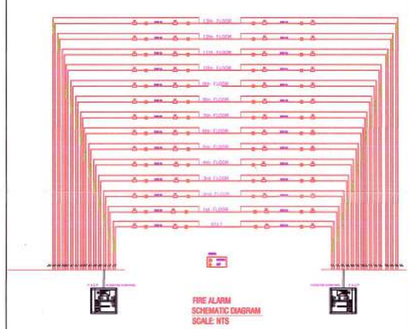


FIRE FIGHTING
SCHEMATIC DIAGRAM
SCALE: NTS



SECTION-AA
SCALE - 1:100

WING-B



Proforma – I: Area Statement
(At Right Hand top Corner of Plans)

PROPOSED MULTI FAMILY RESIDENTIAL DEWELLING UNIT ON PLOT NO. 5 , KH. NO : 22/1-2-3/3, MOUZA BORGAON TH. DIST. NAGPUR
BELONGING TO
M/S RACHANA DEVLOPERS THROUGH ITS PARTNER
SHRI RAUNAK S. DIOTE

Stamps of Approval of Plans: AREA STATEMENT	AREA	UNIT
1. Area of plot (Minimum area of a,b,c to be considered)		
(a) As per ownership Document(7/12, CTS extract)	4431.420	sq.m.
(b) asper measurement sheet		
(c) as per site		
2. Deductions for		
(a) Proposed D.P./D.P Road widening Area/Service Road / Highway widening	0.000	
(b) Any D.P. Reservation area	0.000	
(Total a+b)	0.000	
3. Balance area of plot (1-2)	4431.420	sq.m.
4. Amenity Space (if applicable)		
(a) Required-	NA	
(a) Adjustment of 2(b), if any	NA	
(c) Balance Proposrd	NA	
5. Net plot Area (3-4b)	**4431.420**	**sq.m.**
6. Recreational Open space (if applicable)		
(a) Required-	NA	
(b) Proposrd	NA	
7. Internal Road area	0.000	
8. Potable area (if applicable)		
9. Built up area with reference to Basic F.S.I. as per Pro-Rata basis (4431.420 x 1.405) As per sanctioned Of revised Residential Layout Plan by D.D.T.P. NIT, on Dtae-	~~6226.42~~ 6226.542	sq.m.
10. Addition of FSI on payment of premium		
(a) Maximum permissible premium FSI- based on road width/ TOD Zone ~~1.34 X 0.4~~ 1.3 = ~~1575.31~~ 1575.311		
(b) Proposrd FSI o payment of premium(~~50 % OF 4431.42 =2216.71~~ i.e. ~~2216.71 X 0.4~~ 1.3 = ~~886.684~~ 1858.31		sq.m.
11. In-situ FSI /TDR Loading		
(a) In-situ area against D.P. road (2.0x sr.nl.2(a)], if any	0.000	sq.m.
(b) In-situ area against Amenity Space if handed over [2.00 or 1.85 xSr Np.4(b) and /or (c)]	0.000	sq.m.
(c) TDR area (34.5% OF 4431.42 = 1528.84)	1528.84	sq.m.
(d) Total in - situ /TDR loading proposed (11(a)+(b)+.(c))	1528.84	sq.m.
12. Additional FSI area under Chapter No.7	NA	
13. Total entitlement of FSI in the proposal		
(a) [9+10(b)+11(d)] or 12 whichever is applicable. = 4963.704	~~9970.76~~	sq.m.
(b) Ancillary Area FSI upto 60 % of 9970.695 with payment of charges ~~5982.42~~ 5981.64/5982.42		sq.m.
(c) Total entitlement (a+b)	**15953.11**	**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 (1.405+0.5+0.345) x1.6 =2.25x1.6 =3.60	3.600	
15. Total Built-up Area in proposal (excluding area at Sr.No.17b)		
(a) Existing Built-up area	0.000	sq.m.
(b) Proposed Built-up area (as per 'P-line')	15953.11	sq.m.
(c) Total (a+b)	**15953.11**	**sq.m.**
16. F.S.I Consumed (15/13) (should not be more than serial No.14 above)	**3.599**	
17. Area for Inclusive Housing, if any		
(a) Required (20% of Sr.No.5)	NA	
(b) Proposed	NA	

INDEX

1) PLOT BOUNDARY SHOWN IN
2) PROPOSED CONSTRUCTION SHOWN IN
3) EXISTING CONSTRUCTION SHOWN IN

OWNER'S SIGN

M/S RACHANA DEVLOPERS THROUGH ITS PARTNER SHRI RAUNAK S. DIOTE

ENGINEER'S SIGN:
ARCHITECT'S SIGN:

RAUNAK S. DIOTE
ARCHITECT
L. No. NMC / R-748
NIT-2896 / COA

AMEYA AGENCIES NAGPUR

1:100,1:200	08/10/22	DWN BY - SURAJ
SCALE	DATE	CHECKED BY - PRIYA
05/05		
DRG. NO.	JOB. NO.	