ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA

Subject to the condition as per Regularisation Letter dt.
Regd.of-17/7/2023

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No.EB/2022/NIT/2212/2022/NO.202207073/167
Date.25/07/2022
SANCTIONED
Building Engineer (west)
Nagpur Improvement Trust

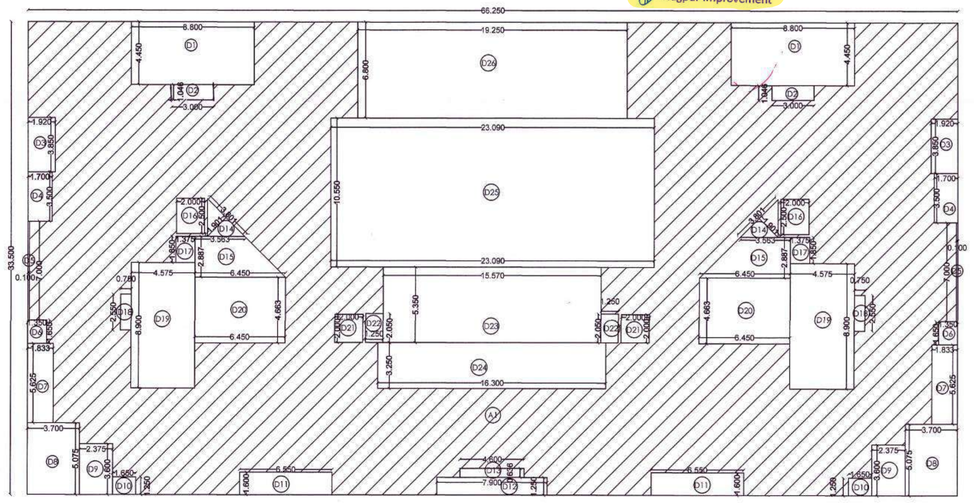
FIRST FLOOR PLAN
SCALE - 1:100

SECOND FLOOR PLAN
SCALE - 1:100

N.I.T
Lis No 2898/CA
Serial No
Valid No 31/12/2025

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

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



FIRST FLOOR KEY PLAN
SCALE - 1:200

DESCRIPTION	LEGEND
HOSE REEL (H.R)	
GATE VALVE	
HOSE PIPE	
HOSE BOX	
DOWN COMER	
HYDRANT VALVE	
MANUAL CALL POINT (MCP)	
ELECTRONIC HOOTER (EH)	
FIRE EXTINGUISHER (ABC,P)	
FIRE EXTINGUISHER WATER Co2	

OFFICE OF THE CORPORATION OF THE CITY OF NAGPUR.
(PRESERVE)
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 condition as mentioned
No. G. A. / 350 dated 01/07/2023
Fire Service N.M.C. Nagpur

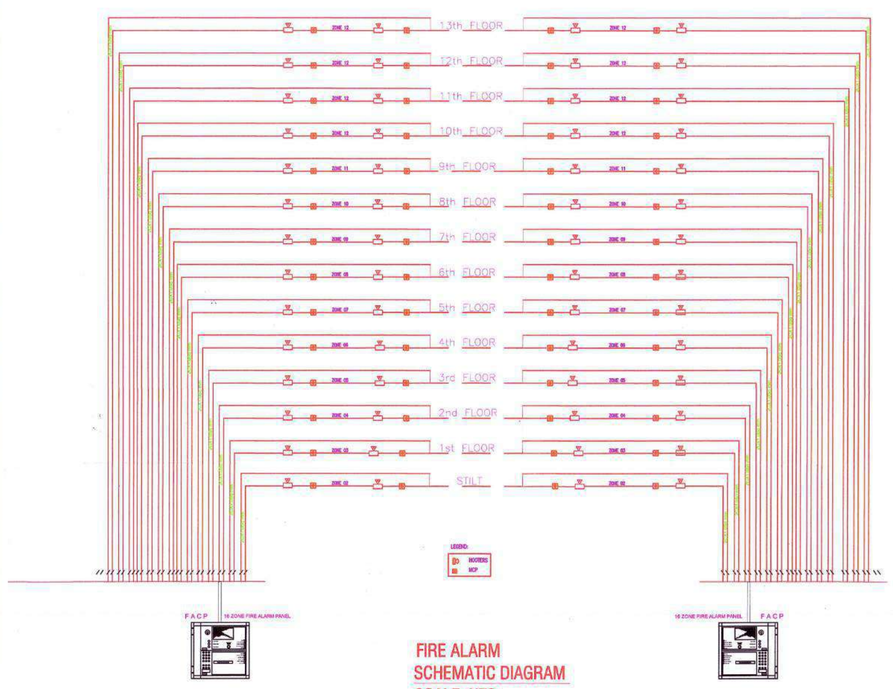
BUILT-UP AREA STATEMENT: FIRST FLOOR

SR.NO.	CALCULATION								UNIT
A1	66.250	X	33.500	X	1	X	1	1	2219.375 SQ.M.
				TOTAL					2219.375 SQ.M.
DEDUCTION									
D1	8.800	X	4.450	X	1	X	1	2	78.320 SQ.M.
D2	3.000	X	1.046	X	1	X	1	2	6.276 SQ.M.
D3	1.920	X	3.850	X	1	X	1	2	14.784 SQ.M.
D4	1.700	X	3.500	X	1	X	1	2	11.902 SQ.M.
D5	0.100	X	7.000	X	1	X	1	2	1.400 SQ.M.
D6	1.350	X	1.650	X	1	X	1	2	4.455 SQ.M.
D7	1.833	X	5.625	X	1	X	1	2	20.621 SQ.M.
D8	3.700	X	5.075	X	1	X	1	2	37.555 SQ.M.
D9	2.375	X	3.600	X	1	X	1	2	17.100 SQ.M.
D10	1.650	X	1.250	X	1	X	1	2	4.125 SQ.M.
D11	6.550	X	1.600	X	1	X	1	2	20.960 SQ.M.
D12	7.900	X	1.250	X	1	X	1	1	9.875 SQ.M.
D13	4.600	X	0.636	X	1	X	1	1	2.923 SQ.M.
D14	0.500	X	1.901	X	3.801	X	1	2	7.226 SQ.M.
D15	0.500	X	3.563	+	6.450	X	2.887	2	28.906 SQ.M.
D16	2.000	X	2.500	X	1	X	1	2	10.000 SQ.M.
D17	1.375	X	1.850	X	1	X	1	2	5.088 SQ.M.
D18	0.750	X	2.550	X	1	X	1	2	3.825 SQ.M.
D19	4.575	X	8.900	X	1	X	1	2	81.435 SQ.M.
D20	6.450	X	4.663	X	1	X	1	2	60.152 SQ.M.
D21	2.000	X	2.000	X	1	X	1	2	8.000 SQ.M.
D22	1.250	X	2.050	X	1	X	1	2	5.125 SQ.M.
D23	15.570	X	5.350	X	1	X	1	1	83.300 SQ.M.
D24	16.300	X	3.250	X	1	X	1	1	52.975 SQ.M.
D25	23.090	X	10.550	X	1	X	1	1	243.600 SQ.M.
D26	19.250	X	6.800	X	1	X	1	1	130.900 SQ.M.
							TOTAL DEDUCTION		950.827 SQ.M.
NET BUILT-UP AREA			2219.375	-	950.827				1268.548 SQ.M.

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)	4431.420	sq.m.
(a) As per owners/sp Document(7/12, CTS extract)		
(b) as per 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 Proposed	NA	
5. Net plot Area (3-4(f))	**4431.420**	**sq.m.**
6. Recreational Open space (if applicable)		
(a) Required-	NA	
(b) Proposed	NA	
7. Internal Road area	0.000	
8. Plotable 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 Dtee-	2225.121 sq.m. 4644.345 sq.m.	
10. Addition of FSI on payment of premium		
(a) Maximum permissible premium FSI- based on road width/ TOD Zone@ 1.35 X 0.4 =	1849.311	sq.m.
(b) Proposed FSI o payment of premium(50-% OF(4431*42 =2219.71)= 1567.2N.M	2216.71	sq.m.
11. In-situ FSI/TDR Loading	1584.34	sq.m.
(a) In-situ area against D.P. road (2.0x sr.ni 2(a)), if any	0.000	sq.m.
(b) In-situ area against Amenity Space if handed over (2.00 or 1.85 xSr No.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) B+10(b)+11(d) or 12 whichever is applicable. = 3753.84	6970.70	sq.m.
(b) Ancillary Area FSI upto 50 % of 9970.695 with payment of charges-5982.42	2450982.42	sq.m.
(c) Total entitlement (a+b)	**16953.11**	**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	



FIRE ALARM SCHEMATIC DIAGRAM
SCALE: NTS

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

1:100,1:200	08/10/22	DWN BY - SURAJ
SCALE	DATE	CHECKED BY - PRIYA
02/05		
DRG. NO.	JOB. NO.	