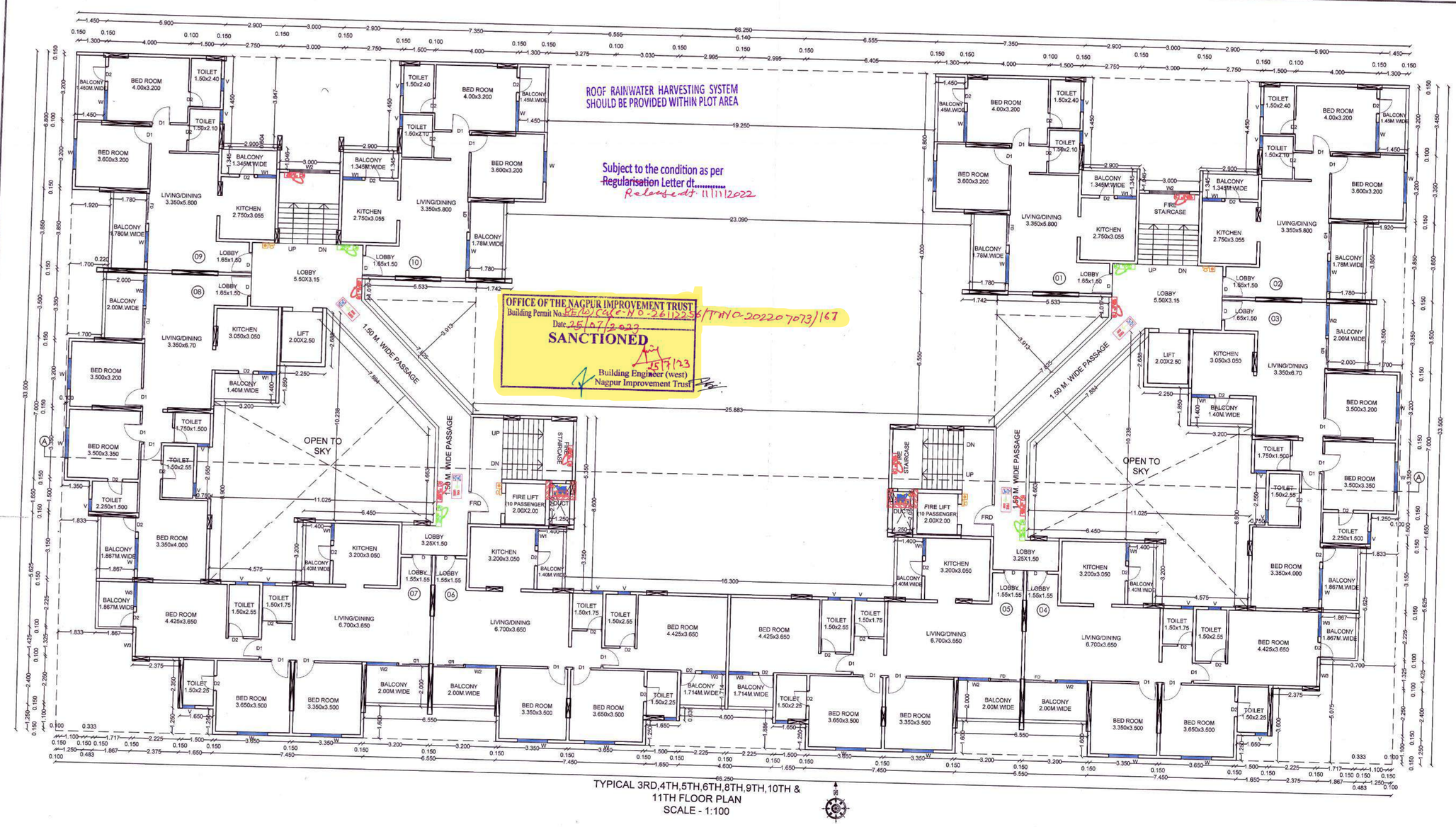
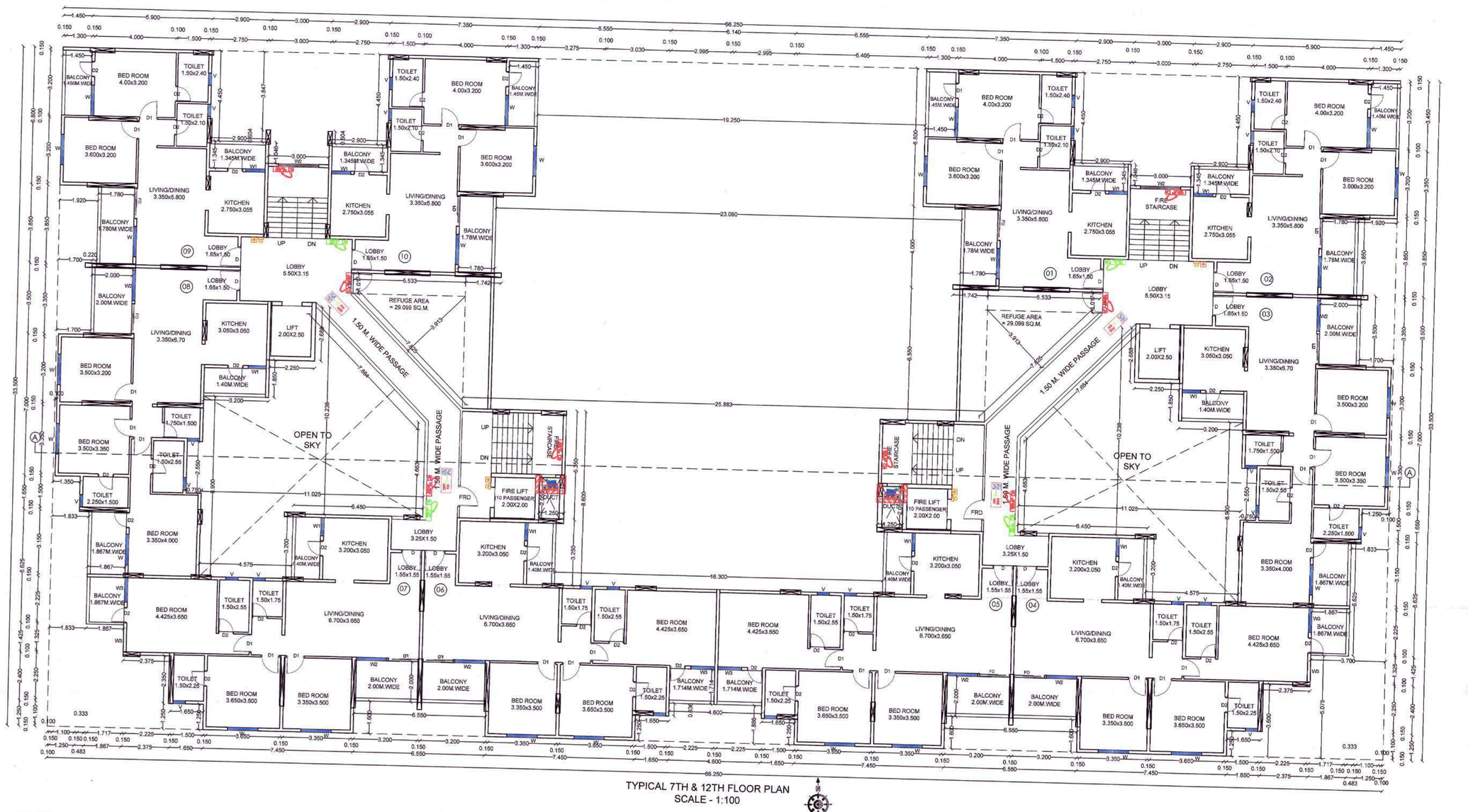
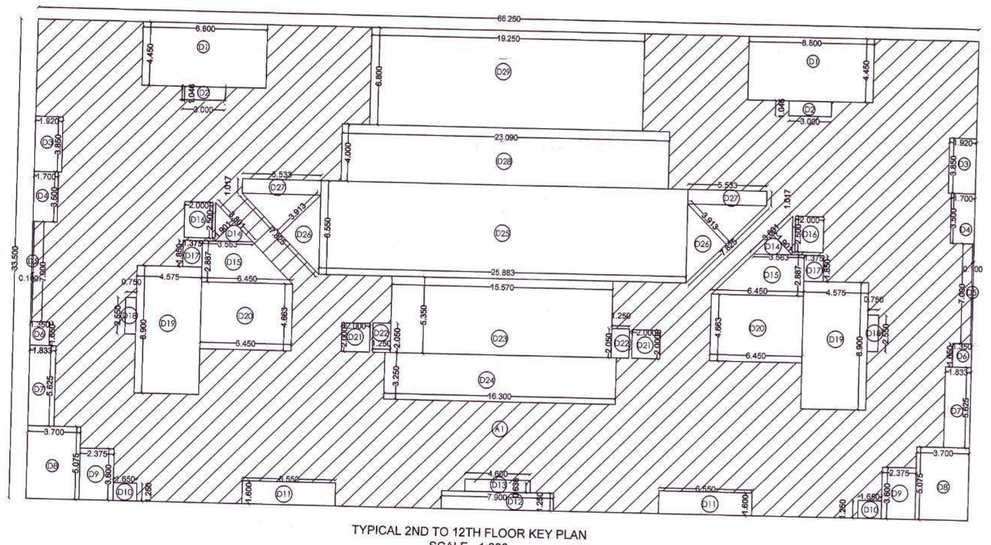



NIT
Lis No. 2896-con
Serial No.
Valid No 31/12/2025

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

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



TYPICAL 2ND TO 12TH 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 | |

**TYPICAL BUILT-UP AREA STATEMENT: 2ND TO 12TH 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 | 11.900 | 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 | 2.924 | 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 | 28.908 | 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 | 25.883 | X | 6.550 | X | 1 | X | 1 | 1 | 169.534 | SQ.M. |
| D26 | 0.500 | X | 3.913 | X | 7.825 | X | 1 | 2 | 30.619 | SQ.M. |
| D27 | 5.533 | X | 1.017 | X | 1 | X | 1 | 2 | 11.254 | SQ.M. |
| D28 | 23.090 | X | 4.000 | X | 1 | X | 1 | 1 | 92.360 | SQ.M. |
| D29 | 19.250 | X | 6.800 | X | 1 | X | 1 | 1 | 130.900 | SQ.M. |
| | | | | | | | TOTAL DEDUCTION | | 1010.995 | SQ.M. |
| NET BUILT-UP AREA | | | | | 2219.375 | - | 1010.995 | | 1208.380 | 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 condition mentioned in [illegible] N.O.C. Certificate.
No. G. A. / 290 dated 31/10/2023
Chief Fire Officer
Fire Service N.M.C. Nagpur

**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 | |
| (b) Adjustment of 2(b), If any | NA | |
| (c) Balance Proposed | NA | |
| **5. Net plot Area (3-4d)** | **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 Date- | 6226.15 | 6846.763 sq.m. |
| 10. Addition of FSI on payment of premium | | |
| (a) Maximum permissible premium FSI- based on road width/ TOD Zone- 34.6% of 3 = | 1545.311 | sq.m. |
| (b) Proposed FSI'd payment of premium (50 % Of 4431.42 = 2216.71) x 33.3% = | 2215.71 | sq.m. |
| 11. In-situ FSI /TDR Loading | 1728.31 | sq.m. |
| (a) In-situ area against D.P. road (2.0x nr.n 2)(s), If any | 0.000 | sq.m. |
| (b) In-situ area against Amenity Space if handed over [2.00 or 1.85 x(Sr.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 | 9070.70 | sq.m. |
| (b) Ancillary Area FSI upto 60 % of 9070.695 with payment of charges | 5442.42 | sq.m. |
| **(c) Total entitlement (a+b)** | **10963.11** | **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) x1.6 (1.405+0.5+0.345) x1.6 (2.5x1.6 =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") | 15963.11 | sq.m. |
| **(c) Total (a+b)** | **10963.11** | **sq.m.** |
| 16. F.S.I Consumed (15/13) (should not be more then serial No.14 above) | 3.699 | |
| 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

| | | |
|---|---|---|
| 1:100,1:200 | 08/10/22 | DWN BY - SURAJ |
| SCALE | DATE | CHECKED BY - PRIYA |
| 03/05 | | |
| DRG. NO. | JOB. NO. | |