

NIT  
Lis No. 2846 COA  
Serial No.  
Valid No. 31/11/2025

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

| BUILT-UP AREA STATEMENT: 13TH FLOOR |             |   |        |   |       |   |       |                     |                |
|-------------------------------------|-------------|---|--------|---|-------|---|-------|---------------------|----------------|
| SR.NO.                              | CALCULATION |   |        |   |       |   |       | UNIT                |                |
| A1                                  | 66.250      | X | 33.500 | X | 1     | X | 1     | 2219.375            | SQ.M.          |
| TOTAL                               |             |   |        |   |       |   |       | 2219.375            | SQ.M.          |
| DEDUCTION                           |             |   |        |   |       |   |       |                     |                |
| D1                                  | 8.800       | X | 4.400  | X | 1     | X | 1     | 78.320              | SQ.M.          |
| D2                                  | 3.000       | X | 1.046  | X | 1     | X | 1     | 6.276               | SQ.M.          |
| D3                                  | 1.920       | X | 3.850  | X | 1     | X | 1     | 34.784              | SQ.M.          |
| D4                                  | 1.700       | X | 3.500  | X | 1     | X | 1     | 11.900              | SQ.M.          |
| D5                                  | 0.100       | X | 7.000  | X | 1     | X | 1     | 1.400               | SQ.M.          |
| D6                                  | 1.350       | X | 1.650  | X | 1     | X | 1     | 4.455               | SQ.M.          |
| D7                                  | 1.833       | X | 5.625  | X | 1     | X | 1     | 20.621              | SQ.M.          |
| D8                                  | 3.700       | X | 5.075  | X | 1     | X | 1     | 37.555              | SQ.M.          |
| D9                                  | 2.375       | X | 3.600  | X | 1     | X | 1     | 17.100              | SQ.M.          |
| D10                                 | 1.650       | X | 1.250  | X | 1     | X | 1     | 4.125               | SQ.M.          |
| D11                                 | 6.550       | X | 3.600  | X | 1     | X | 1     | 47.160              | SQ.M.          |
| D12                                 | 7.900       | X | 1.250  | X | 1     | X | 1     | 9.875               | SQ.M.          |
| D13                                 | 4.600       | X | 0.636  | X | 1     | X | 1     | 2.926               | SQ.M.          |
| D14                                 | 0.500       | X | 1.901  | X | 3.801 | X | 1     | 7.226               | SQ.M.          |
| D15                                 | 0.500       | X | 3.563  | X | 6.450 | X | 2.887 | 28.908              | SQ.M.          |
| D16                                 | 2.000       | X | 2.500  | X | 1     | X | 1     | 10.000              | SQ.M.          |
| D17                                 | 1.375       | X | 1.850  | X | 1     | X | 1     | 5.088               | SQ.M.          |
| D18                                 | 0.750       | X | 2.550  | X | 1     | X | 1     | 3.825               | SQ.M.          |
| D19                                 | 4.575       | X | 8.900  | X | 1     | X | 1     | 81.435              | SQ.M.          |
| D20                                 | 6.450       | X | 4.663  | X | 1     | X | 1     | 60.153              | SQ.M.          |
| D21                                 | 2.000       | X | 2.000  | X | 1     | X | 1     | 8.000               | SQ.M.          |
| D22                                 | 1.250       | X | 2.050  | X | 1     | X | 1     | 5.125               | SQ.M.          |
| D23                                 | 15.570      | X | 5.350  | X | 1     | X | 1     | 83.300              | SQ.M.          |
| D24                                 | 16.300      | X | 3.250  | X | 1     | X | 1     | 52.975              | SQ.M.          |
| D25                                 | 25.883      | X | 6.550  | X | 1     | X | 1     | 169.534             | SQ.M.          |
| D26                                 | 0.500       | X | 3.913  | X | 7.825 | X | 1     | 30.619              | SQ.M.          |
| D27                                 | 5.533       | X | 1.017  | X | 1     | X | 1     | 11.254              | SQ.M.          |
| D28                                 | 23.090      | X | 4.000  | X | 1     | X | 1     | 92.360              | SQ.M.          |
| D29                                 | 19.250      | X | 6.800  | X | 1     | X | 1     | 130.900             | SQ.M.          |
| TOTAL DEDUCTION                     |             |   |        |   |       |   |       | 1037.197            | SQ.M.          |
| NET BUILT-UP AREA                   |             |   |        |   |       |   |       | 2219.375 - 1037.197 | 1182.178 SQ.M. |

| TOTAL BUILT-UP AREA STATEMENT |                  |          |       |
|-------------------------------|------------------|----------|-------|
| 1                             | GROUND FLOOR     | 210.203  | SQ.M. |
| 2                             | FIRST FLOOR      | 1268.548 | SQ.M. |
| 3                             | SECOND FLOOR     | 1208.380 | SQ.M. |
| 4                             | THIRD FLOOR      | 1208.380 | SQ.M. |
| 5                             | FOURTH FLOOR     | 1208.380 | SQ.M. |
| 6                             | FIFTH FLOOR      | 1208.380 | SQ.M. |
| 7                             | SIXTH FLOOR      | 1208.380 | SQ.M. |
| 8                             | SEVENTH FLOOR    | 1208.380 | SQ.M. |
| 9                             | EIGHTH FLOOR     | 1208.380 | SQ.M. |
| 10                            | NINTH FLOOR      | 1208.380 | SQ.M. |
| 11                            | TENTH FLOOR      | 1208.380 | SQ.M. |
| 12                            | ELEVENTH FLOOR   | 1208.380 | SQ.M. |
| 13                            | TWELFTH FLOOR    | 1208.380 | SQ.M. |
| 14                            | THIRTEENTH FLOOR | 1182.178 | SQ.M. |
| TOTAL BUILT-UP AREA           |                  | 15953.11 | 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  
construction.  
The scope of this approval is Restricted  
to Fire Protection arrangements only.  
Please See conditions mentioned  
1. to 3.7. in N.O.C. Certificate  
No. G.A. 1/3/80.F.S.I. dated. 09/01/2023  
7th Chief Fire Officer  
Fire Service N.M.C. Nagpur

| Proforma - I: Area Statement<br>(At Right Hand top Corner of Plans)                                                                                                                                              |          |       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------|
| PROPOSED MULTI FAMILY RESIDENTIAL DWELLING UNIT ON PLOT NO. 5<br>KH. NO. : 22/1-2-3/3, MOUZA BORGAON TH. DIST. NAGPUR<br>BELONGING TO<br>M/S RACHANA DEVELOPERS THROUGH ITS PARTNER<br>SHRI RAUNAK S. DIOTE      |          |       |
| Stamp of Approval of Plans:                                                                                                                                                                                      | AREA     | UNIT  |
| 1. Area of plot (Minimum area of a.b.c to be considered)                                                                                                                                                         | 4431.420 | sq.m. |
| (a) As per ownership 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       |       |
| (b) Adjustment of 2(b), if any                                                                                                                                                                                   | NA       |       |
| (c) Balance Proposed                                                                                                                                                                                             |          |       |
| 5. Net plot Area (3-4)                                                                                                                                                                                           | 4431.420 | sq.m. |
| 6. Recreational Open space (if applicable)                                                                                                                                                                       |          |       |
| (a) Required                                                                                                                                                                                                     | NA       |       |
| (b) Proposed                                                                                                                                                                                                     | NA       |       |
| 7. Internal Road area                                                                                                                                                                                            | 0.000    |       |
| 8. Plottable area (if applicable)                                                                                                                                                                                |          |       |
| 9. Built up area with reference to Basic F.S.I. as per Pro-Rate basis (4431.420 x 1.405)                                                                                                                         | 6215.15  | sq.m. |
| As per sanctioned Of revised Residential Layout Plan by D.D.T.P. NIT, on Date-                                                                                                                                   | 15953.11 | sq.m. |
| 10. Addition of FSI on payment of premium                                                                                                                                                                        |          |       |
| (a) Maximum permissible premium FSI based on road width T.O. Zone 5/3/4/3 = 1545.311                                                                                                                             |          |       |
| (b) Proposed FSI on payment of premium (50% OF 4431.42 = 2215.71) x 3.56 FSI = 7888.563                                                                                                                          |          |       |
| 11. In-situ FSI/TDR Loading                                                                                                                                                                                      |          |       |
| (a) In-situ area against D.P. road (2.0x sr.n 2(a)), 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 for                                                                                                                         |          |       |
| (c) TDR area (34.5% OF 4431.42 = 1528.84)                                                                                                                                                                        | 0.000    | 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) [E-10(b)+11(d)] or 12 whichever is applicable                                                                                                                                                                | 4963.764 | sq.m. |
| (b) Ancillary Area FSI upto 50 % of 9970.895 with payment of charges 6662.42/5994.45/5992.42                                                                                                                     | 15953.11 | 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<br>(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)<br>x 1.6 x 2.25 x 1.5 x 3.80 | 3.800    |       |
| 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)                                                                                                                                        | 3.899    |       |
| 17. Area for inclusive Housing, if any                                                                                                                                                                           |          |       |
| (a) Required (20% of Sr.No.5)                                                                                                                                                                                    | NA       |       |
| (b) Proposed                                                                                                                                                                                                     | NA       |       |

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

OFFICE OF THE NAGPUR IMPROVEMENT TRUST  
Building Permit No. BE/10/COA/NO.26/12256/T.O.No.2022-07073/167  
Date 25/07/2023  
SANCTIONED  
Building Engineer (West)  
Nagpur Improvement Trust

By Chief Fire Officer  
Fire & Emergency Services  
N.M.C. Nagpur

## INDEX

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

OWNER'S SIGN

M/S RACHANA DEVELOPERS 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 |
| 04/05        |          |                    |
| DRG. NO.     |          | JOB. NO.           |