EXISTING ROAD

83.613

TRANSFORMER / DG SET

SEPTIC TANKCAP: 90.0KLD. SIZE:

SEPTIC TANK

ELECTRIC CHARGING POINT

ELECTRIC VEHICLE PARKING

ELECTRIC CHARGING POINT

ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA

N.I.T. Lis No.2581/CFO 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

63.550

10.031

6.000

6.380

9.380

4.500

4.900

17.000

33.500

5.050

6.031

PLOT NO. 04

52.991

OPEN SPACE B

166.23

FIRE TENDER

HIRE LEVIDEN

LOBBY 3.00X3.15

METER ROOM 2.93X3.66

1.540M WIDE PASSAGE

LIFT 2.00X2.50

LOBBY 3.050x6.590

LOBBY 2.57X3.15

METER ROOM 1.707X3.40

Toilet 1.707x 4.480

FIRE LIFT 15 PASSENGER 2.00X2.00

ELECTRIC CHARGING POINT

ELECTRIC CHARGING POINT

2 WAY FIRE BRIGADE

2 WAY FIRE BRIGADE

COMPOSITE PARKING

CONVENIENCE SHOP-001 3.47X4.70

CONVENIENCE SHOP-002 4.48X3.60

CONVENIENCE SHOP- 003 4.49X4.60

CONVENIENCE SHOP- 004 3.47X4.70

CONVENIENCE SHOP- 005 3.12X4.60

TOILET 3.05x1.00

TOILET 2.65x1.00

TOILET 2.24x1.00

TOILET 2.095x1.00

TOILET 3.175x1.00

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

OFFICE OF THE NAGPUR IMPROVEMENT TRUST Building Permit No. Dtd. 25/07/2023 SANCTIONED

Building Engineer (West) Nagpur Improvement Trust

NOTE-FIRE TANK TOP SLAB TO BE DESIGNED FOR FIRE TENDER LOAD- 45 TON

14.600

13.500

3.600

27.000

UGT CAP: 110.0CUM SIZE: 14.6X3.6X3.0M WATER DEPTH - 0.5M

6.000 ENTRANCE

SECURITY CABIN 1.717X1.98

<<<< 12.00 M. WIDE APPROACH ROAD >>>>>

GROUND FLOOR / SITE PLAN SCALE- 1:100

SIDE TOWER LINE

CENTRE TOWER LINE

SIDE TOWER LINE

CLEARANCE CORRIDOR OF 27.0M

PARKING STATEMENT

SR.NO	DESCRIPTION	REQUIRED PARKING BY RULE		
	MULTI-FAMILY RESIDENTIAL	CAR	SCOOTER	VISITOR PARKING
A	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1	3	IN ADD. 5% VISITOR PARKING
B	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.m.	1	5	IN ADD. 5% VISITOR PARKING
C	Mercantile (markets, departmental stores, shops and other Commercials users For every 100 sq.m. carpet area or fraction thereof	2	6	
		REQUIRED PARKING AS PER BUILDING		
		CAR	SCOOTER	
1	78 tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m. (80 NOS)	78	234	
2	52 tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. (52/2= 26 NOS)	26	130	
3	IN ADD. 5% VISITOR PARKING	5	18	
4	Shops Carpet area 89.104 sq.m. (89.6760/100 = 0.991)	2	6	
5	TOTAL REQUIRED PARKING	111	388	
6	Multiplying Factor Nagpur Corporation Area =0.80 (CAR = 0.8x111=100), (SC=0.9x388 = 349) As per Rule No.8.2.2-Table No.8c	100	349	
7	PROVIDED PARKING	100	349	
8	Out of total parking 20% parking provided for electric vehicle	20	70	
9	30% electric vehicle parking not allotted to any one	6	21	

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 (Cd)	

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) aspar 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 Prepared	NA	
5. Net plot Area (3-4(b))	**4431.420**	**sq.m.**
6. Recreational Open space (if applicable)		
(a) Required-	NA	
(b) Prepared	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 x1.405) As per sanctioned Of revised Residential Layout Plan by D.D.T.P. NIT, on Date-	6226.15 6226.15	sq.m.
10. Addition of FSI on payment of premium		
(a) Maximum permissible premium FSI based on road width/ TOD Zone-	15.55.381	sq.m.
(b) Proposed FSI o payment of premium	2015.71	sq.m.
11. In-situ FSI /TDR Loading	1564.35	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.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	9970.79	sq.m.
(b) Ancillary Area FSI upto 60 % of 9970.095 with payment of charges	5682.42	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.8.1 or 8.2 or 8.3 or 8.4 as applicable) x 1.8 (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	

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	EIGHT FLOOR	1208.380	SQ.M.
10	NINETH 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	THIRTENTH FLOOR	1182.178	SQ.M.
TOTAL BUILT-UP AREA		**15953.11**	**SQ.M.**

SCHEDULE OF DOOR WINDOW

SR.NO.	DISCRIPTION	LENGTH	HEIGHT
1	D	1.000	2.250
2	FD	1.500	2.400
3	D1	0.900	2.400
4	D2	0.750	2.250
5	D2	0.750	2.400
6	RS	LENGTH	2.400
7	W	1.500	1.650
8	W1	0.950	1.350
9	W2	1.800	1.650
10	W3	1.200	1.650
11	V	0.600	0.750

EXISTING ROAD

83.613

TRANSFORMER

SEPTIC TANK

PLOT NO. 04

OPEN SPACE B

PROPOSED CONSTRUCTION

SIDE TOWER LINE

CENTRE TOWER LINE

SIDE TOWER LINE

CLEARANCE CORRIDOR OF 27.0M

ENTRANCE

<<<< 12.00 M. WIDE APPROACH ROAD >>>>>

SITE PLAN SCALE- 1:200

AREA DETAILS OF APARTMENT

SR. NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTCHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTCHED TO FLAT
1	2	3	4	5	6
1	1ST TO 12TH FLOOR	101,110,201,210,301,310,_401,410,501,510,601 , 610, 701,710, 801,810,901,910, 1001,1010 1101,1110.1201,1210,1301,1310	68.302	15.879	0
2	1ST TO 13TH FLOOR	102, 109,202,209,302,309,402,409,502,509,602, 609,702,709,802,809,902,909,1002,1009, 1102, 1109,1202,1209,1302,1309	68.302	15.612	0
3	1ST TO 13TH FLOOR	103,108,203,208,303,308,403,408,503,508,603, 608,703,708,803,808,903,908,1003,1008, 1103, 1108,1203,1208,1303,1308	91.585	17.502	0
4	1ST TO 12TH FLOOR	104,107,204,207,304,307,404,407,504,507,604, 607,704,707,804,807,904,907,1004, 1007,1104,1107,1204,1207	97.508	15.512	0
5	1ST TO 12TH FLOOR	105,106,205,206,305,306,405,406,505,506,605, 606,705,706,805,806,905,906,1005,1006, 1105, 1106, 1205,1206	97.755	14.971	0
6	13TH FLOOR	1304 & 1307	97.508	8.962	0
7	13TH FLOOR	1305 & 1306	97.755	8.421	0

OFFICE OF THE CORPORATION OF THE CITY OF NAGPUR.

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 no. 27 of N.O.C. Certificate

No. G. A. I. 380 Dt. 5/8/2023

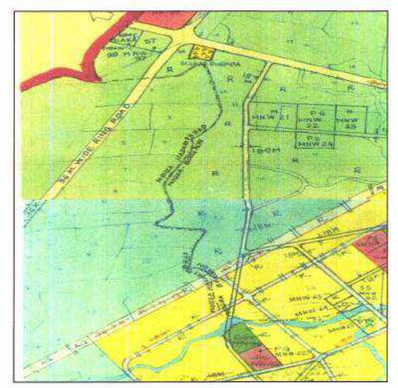
Chief Fire Officer Fire Service N.M.C. Nagpur

GROUND FLOOR KEY PLAN SCALE - 1:200

SECURITY CABIN 1.717X1.98

BUILT-UP AREA STATEMENT: GROUND FLOOR

SR.NO.	CALCULATION								UNIT
A1	8.410	X	5.000	X	1	X	1	1	42.050 SQ.M.
A2	11.720	X	5.000	X	1	X	1	1	58.600 SQ.M.
A3	6.015	X	5.550	X	1	X	1	2	66.767 SQ.M.
A4	2.400	X	2.750	X	1	X	1	2	13.200 SQ.M.
A5	3.300	X	7.700	X	1	X	1	2	50.820 SQ.M.
A6	1.857	X	1.785	X	1	X	1	1	3.315 SQ.M.
A7	1.717	X	1.428	X	1	X	1	1	2.452 SQ.M.
TOTAL									237.203 SQ.M.
DEDUCTION									
D1	2.000	X	2.000	X	1	X	1	2	8.000 SQ.M.
D2	2.000	X	2.250	X	1	X	1	2	9.000 SQ.M.
D3	2.000	X	2.500	X	1	X	1	2	10.000 SQ.M.
TOTAL DEDUCTIONS									27.000 SQ.M.
NET BUILT-UP AREA	237.203	-	27.000						210.203 SQ.M.



DP PLAN

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 / IL-748
NIT-2896 / COA

1:100,1:200	08/10/22	DWN BY - SURAJ
SCALE	DATE	CHECKED BY - PRIYA
01/05		
DRG. NO.	JOB. NO.	