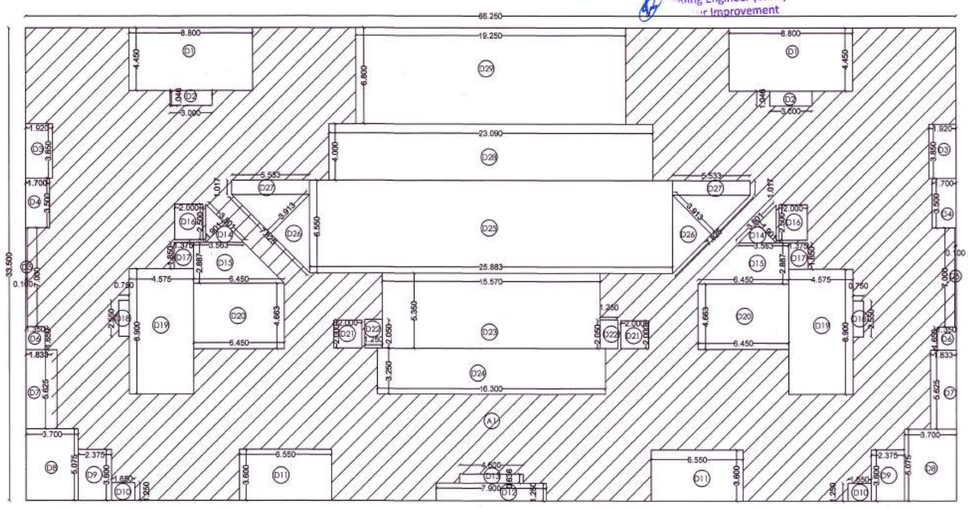
NIT
Lis No. 2846-COA
Serial No.
Valid No. 31/12/2025

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



13TH FLOOR KEY PLAN
SCALE - 1:200

ROOF RAINWATER HARVESTING SYSTEM
SHOULD BE PROVIDED WITHIN PLOT AREA

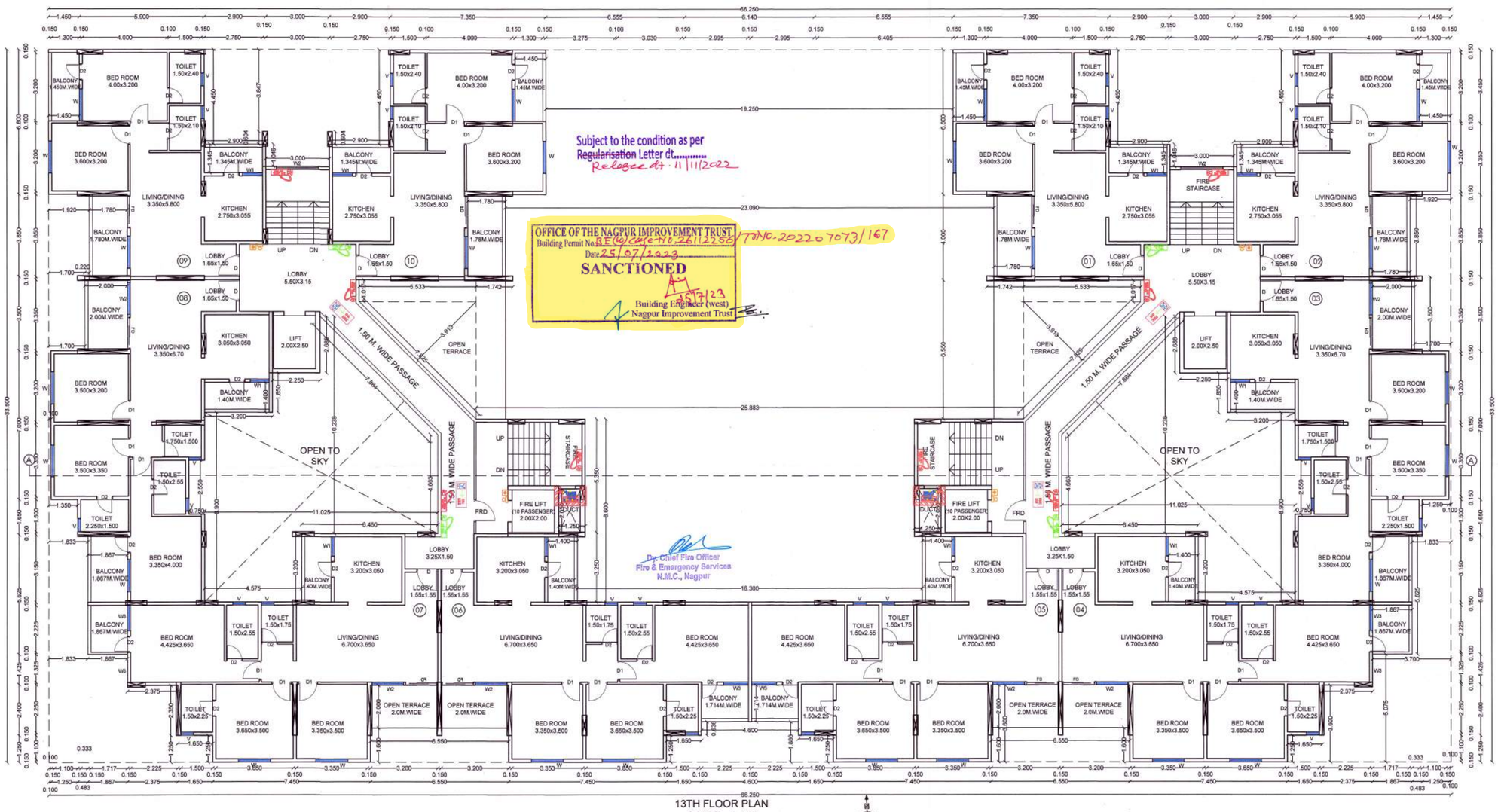
BUILT-UP AREA STATEMENT: 13TH FLOOR

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	3.600	X	1	X	1	2	47.160	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	2.926	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	60.153	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		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	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.

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
No. G. A. / 380 /F.S. dated 09/01/2023
Chief Fire Officer
Fire Service N.M.C. Nagpur



13TH FLOOR PLAN
SCALE - 1:100

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 Proposed	NA	
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. 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 Dtae-	4228.15 6218.543	sq.m.
10. Addition of FSI on payment of premium		
(a) Maximum permissible premium FSI- based on road width/ TOD Zone 0.36 x 5H-3 =	1545.311	
(b) Proposed FSI o payment of premium(50.% OF 4431.42 =2215.71) o 358x5H-3 =	2215.71	sq.m.
11. In-situ FSI /TDR Loading	1588.32	
(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. = 9963.764	9970.70	sq.m.
(b) Ancillary Area FSI upto 60 % of 9970.695 with payment of charges-6082.42 5980.484	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

ANEYA AGENCIES NAGPUR

1:100,1:200	08/10/22	DWN BY - SURAJ
SCALE	DATE	CHECKED BY - PRIYA
04/05		
DRG. NO.	JOB. NO.	