Tentatively Approved for Fire N.O.C. Only
Building Engineer (West)
Nagpur Improvement Trust

OFFICE OF THE CORPORATION OF THE CITY OF NAGPUR.
(FIRE SERVICE)
No Objection Certificate hereby issued by Fire Service Dept. for the proposed constructions.
The scope of this approval is Restricted to Fire Protection arrangements only.
Please See conditions mentioned in the N.O.C. Certificate
No. G. A. / 353 / Building / 2013 / Dt. 23/1/13
Chief Fire Officer
Fire Service N.M.C. Nagpur

NIT
Lis No. 12-41
Serial No.
Valid No. 21/12/26

FIRE WATER OVER HEAD TANK CAPACITY 20000 LTR. PUMP RBE 1.5HP

FRONT ELEVATION
SCALE : 1:100

SECTION AT Y-Y
SCALE : 1:100

SECTION AT X-X
SCALE : 1:100

BLOCK DIAGRAM FOR GROUND FLOOR KEY PLAN
SCALE : 1:200

GROUND FLOOR P- LINE BUP AREA

A	4.600	X	2.655	X	1	=	12.740	SQ.M.
B	2.400	X	2.100	X	1	=	5.140	SQ.M.
C	4.450	X	1.600	X	1	=	6.455	SQ.M.
NET P - LINE BUP AREA						=	28.362	SQ.M.

PROFORMA -1

1)	AREA OF PLOT (as per sanction layout dated .....)		
a)	AS PER OWNERSHIP DOCUMENT (R.L.)		997.920 sq.mt.
b)	AS PER MEASUREMENT SHEET		997.920 sq.mt.
c)	AS PER SITE		814.801 sq.mt.
2)	DEDUCTION		
a)	PROPOSED D.P. / D.P. ROAD WIDENING AREA		NIL
b)	ANY D.P. RESERVATION AREA		NIL
		TOTAL (a + b + c)	NIL
3)	BALANCE AREA OF PLOT (1 - 2)		814.801 sq.mt.
4)	AMENITY SPACE		
a)	REQUIRED AMENITY SPACE		NIL
b)	PROPOSED		NIL
5)	NET PLOT AREA (3 - 4)		814.801 sq.mt.
6)	RECREATIONAL OPEN SPACE		
a)	REQUIRED @ 10%		NIL
b)	PROPOSED		NIL
7)	INTERNAL ROAD		NIL
8)	PLOTABLE AREA		814.801 sq.mt.
9)	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH 1.1		896.281 sq.mt.
10)	ADDITION OF FSI ON PAYMENT OF PREMIUM		
a)	MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDHT / TOD ZONE	407.400 sq.mt.	
b)	PROPOSED FSI ON PAYMENT OF PREMIUM	407.400 sq.mt.	
11)	IN - SITU FSI / TDR LOADING		
a)	IN - SITU AREA AGAINST D.P. ROAD [2.0 X SR.NO. 2 (a)]		NIL
b)	IN - SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.00 or 1.65 x sr.no.4 (b) and / or (c)]		NIL
c)	TDR AREA		162.960 sq.mt.
d)	TOTAL IN - SITU / TDR LODING PROPOSED (11 (a) + (b) + (c))		155.990 sq.mt.
12)	ADDITIONAL FSI AREA UNDER CHAPTER NO ..- 7		0.000
13)	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL		
a)	[9 + 10 (b) + 11 (c)] OR 12 WHICHEVER IS APPLICABLE		1466.641 sq.mt.
b)	ANCILLARY AREA FSI UPTO 60 % OR 80 % WITH PAYMENT OF CHARGES.		876.404 sq.mt.
	TOTAL ENTITLEMENT (a+b)		2343.045 sq.mt.
14)	MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (as per regulation no. 6.1 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)		2.00
15)	TOTAL BUILT - UP AREA IN PROPOSAL (excluding area at sr.no. 17 b)		
a)	EXISTING BUILT - UP AREA.		NIL
b)	PROPOSED BUILT - UP AREA (as per ' p - line')		2337.075 sq.mt.
16)	F.S.I. CONSUMED (15 / 13) (should not be more than serial no 14 above.)		1.79
	(EXCLUDING ANCILLARY FSI)		

SHEET NO. - 01 / 02

PROPOSED CONSTRUCTION FOR RESIDENTIAL BUILDING OF MULTY FAMILY DWELLING UNIT ON PLOT NO.-13, KH. NO.- 157/6, MOUZA - BORGAON ,TAH. & DIST. - NAGPUR.

BELONGING TO :-

M/S. BANG NAGAR PLYWOOD LTD.
(AS PER MUTATION)
SHRI. :- SANJAY JEETMAL CHHAJER

NET PLOT AREA (R.L.) ..... = 997.928 SQ.MT
AS PER SITE AREA ..... = 814.801 SQ.MT
AREA (F.S.I.= 1.1) ..... = 896.281 SQ.MT
PREMIUM PAID F.S.I.(50%) ..... = 407.400 SQ.MT
PREMIUM PAID T.D.R. (20%) ..... = 162.960 SQ.MT
TOTAL PERMISSIBLE B/UP AREA = 1466.641 SQ.MT
ANCILLARY F.S.I. (60 %) ..... = 876.404 SQ.MT
PERMISSIBLE P - LINE AREA ..... = 2343.045 SQ.MT
PROPOSED P - LINE AREA ..... = 2337.075 SQ.MT
UTILIZE PREMIUM PAID F.S.I ..... = 407.400 SQ.MT
UTILIZE T.D.R. ..... = 156.990 SQ.MT
UTILIZE ANCILLARY F.S.I. ..... = 876.404 SQ.MT

F.S.I. / BUILT-UP AREA CALCULATION :-
(FOR RESIDENTIAL HOUSING TENEMENTS)

a	NET PLOT AREA FOR F.S.I. CALCULATION (AS PER CLAUSE NO. 3.9 OF UDCPR - 2020) AS PER RELEASE LETTER		814.801 sq.mt.
b	NET P-LINE BUILT-UP AREA (AS PER CLAUSE NO. 6.8 OF UDCPR - 2020)		2337.075 sq.mt.
c	FOR RESIDENTIAL USE DIVIDING FACTOR 1.6 TO ARRIVE (BASIC F.S.I. + PREMIUM FSI + TDR = P-LINE AREA / 1.6)		2337.075/1.6=1460.671 sq.mt.
e	PERMISSIBLE ANCILLARY FSI (AS PER CLAUSE NO. 6.3, TABLE NO 6-G, NOTE - 2) of UDCPR - 2020 - In-sr.f)		(2337.075 sq.mt. - 1460.671 sq.mt.) = 876.404 sq.mt.
		PERMISSIBLE	PROPOSED
f	PERMISSIBLE BASIC F.S.I. / BUILT - UP AREA = (1.10 x a)	BASIC FSI = 1.10 896.281 sq.mt.	BASIC FSI = 1.10 896.281 sq.mt.
g	PERMISSIBLE ADDITIONAL FSI OR PREMIUM = (0.50 X a) (AS PER CLAUSE NO. 6.3, TABLE NO. 6-G OF UDCPR - 2020)	PREMIUM FSI = 0.50 407.400 sq.mt.	PREMIUM FSI = 0.50 407.400 sq.mt.
h	PERMISSIBLE TDR - (a x PERMISSIBLE TDR) (AS PER CLAUSE NO. 6.3, TABLE NO. 6-G OF UDCPR 2020)	0.20 / 155.990 sq.mt.	0.19 / 155.990 sq.mt.
i	TOTAL ENTITLEMENT OF FSI (e+f+g+h)	2343.045 sq.mt.	2337.075 sq.mt.
k	MAXIMUM BUILDING POTENTIAL ON PLOT (excluding ancillary fsi)	TOTAL FSI = 1.60 1303.681 sq.mt.	TOTAL FSI = 1303.681 sq.mt.
l	PERMISSIBLE ANCILLARY F.S.I. (AS PER CLAUSE NO. 6.3, TABLE NO. 6-G NOTE - ( ) OF UDCPR - 2020)	BASIC FSI = 0.60 876.404 sq.mt.	BASIC FSI 876.404

Subject to condition of N.O.C. from Airport Authority, Dt. 16/04/2023

ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. 82(05)/05 E.N. BUILT-B/ 20852/ Nr.- No.- 20/110 26/06/49
Date 21/08/2023
SANCTIONED
Building Engineer (west)
Nagpur Improvement Trust

RAIN WATER HARVESTING SYSTEM
SCALE : N.T.S.

SOLAR WATER HEATING SYSTEM
SCALE : N.T.S.

Subject to the condition as per Regularisation Letter dt. 26/08/2008

GROUND FLOOR PLAN
SCALE - 1:100

<<<<< 9.00 M. WIDE ROAD >>>>>

STATION OFFICER
FIRE & EMERGENCY SERVICE
CIVIL LINE FIRE STATION
N.M.C. NAGPUR

PROPOSED PROVIDE PARKING AREA CALCULATION AS PER TABLE NO 6B

NO. OF TENEMENTS	MULTY FAMILY RESIDENTIAL UNIT
CARPET AREA BETWEEN 80 TO 150 sq.mt.	20 tenements
FOR EVERY HAVING CARPET AREA HAVING EQUAL TO ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.MT.	1 CAR + 3 SC + 5 % V.P.
FOR 20 TENEMENTS 80-150 SQ.MT.CARPET AREA	20 CAR + 63 SC
5 % VISITOR PARKING = 1 CAR + 3SC.	21 CAR + 63 SC.
TOTAL	
MULTIPLYING FACTOR AS PER TABLE NO . 6- C SR. NO. 63 OF UDCPR - 2020 = 0.8 X (21 CAR + 63 SC.)	
TOTAL REQUIRED PARKING	16 CAR + 57 SC
ELECTRIC CAR = 10 X 20 % = 4 CARS	

BLOCK DIAGRAM FOR SITE POSSESSION BOUNDARY KEY PLAN
SCALE : 1:200

SCHEDULE OF PLOT BOUNDARY

SR.NO.	SIZE	NET AREA (SQ.MT.)	
A	1/2 (29.235 + 16.825) X 35.35	814.801	SQ.M.
TOTAL PLOT AREA		814.801	SQ.M.

SITE PLAN
SCALE -1:200

N

SCHEDULE OF OPENINGS

SR.NO.	DESCRIPTION	SIZE	REMARK
1	SW	1.80 X 2.10 M	SLIDING WINDOWS WITH FRAME
2	SW1	1.35 X 2.10 M	SLIDING WINDOWS WITH FRAME
3	SW2	2.40 X 2.10 M	SLIDING WINDOWS WITH FRAME
4	D	1.00 X 2.10 M	MOUL. / FLUSH DOOR WITH FRAME
5	D1	0.90 X 2.10 M	MOUL. / FLUSH DOOR WITH FRAME
6	D2	0.75 X 2.10 M	MOUL. / FLUSH DOOR WITH FRAME
7	W	1.80 X 1.20 M	ALLUMINIUM WINDOWS
8	W1	0.80 X 1.00 M	ALLUMINIUM WINDOWS
9	W2	0.60 X 1.00 M	ALLUMINIUM WINDOWS
10	V	0.90 X 0.75 M	VENTILATOR

LEGEND

PLOT BOUNDRY SHOWN AS
PROPOSED CONSTRUCTION SHOWN AS

NOTE
ALL DIMENTIONS ARE IN METER UNLESS MENTIONED

OWNER | SIGNATURE

SHRI.- SANJAY JEETMAL CHHAJER
(THROUGH M/S. BANGNAGAR PLYWOOD LTD.)

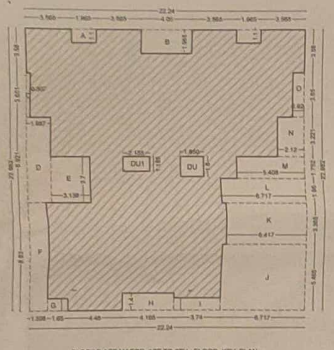
ARCHITECT

RAJENDRA P. SULKE
NIT LICENCE NO.2641
NAGPUR.

Fire Drawing & Designing By
M/s. SAFEBELL (I) PVT LTD
701, Silent Park, Vasai, Thane
Lic No. MFS/LA/ RF-478 /RD-488/ RP-98

Tentatively Approved for Fire N.O.C. Only
Building Engineer (West) Nagpur Improvement Trust

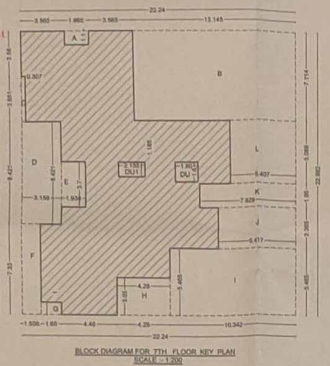
NIT
Lis No. 1241
Serial No.
Valid No. 31/12/25



BLOCK DIAGRAM FOR 1ST TO 6TH FLOOR KEY PLAN
SCALE - 1:200

1ST TO 6TH FLOOR P- LINE B/UP AREA

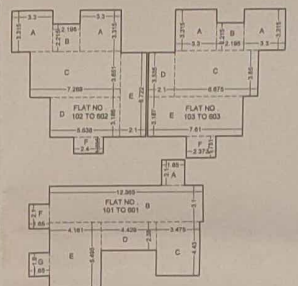
	22.240	X	22.040	X	1	=	511.120 SQ.M.
DEDUCTION							
A	1.965	X	1.100	X	2	=	4.323 SQ.M.
B	4.050	X	1.965	X	1	=	7.958 SQ.M.
C	0.307	X	3.651	X	1	=	1.121 SQ.M.
D	1.957	X	6.821	X	1	=	13.344 SQ.M.
E	5.138	X	3.700	X	1	=	11.811 SQ.M.
F	1.508	X	8.830	X	1	=	13.316 SQ.M.
G	1.650	X	1.000	X	1	=	1.650 SQ.M.
H	4.165	X	1.402	X	1	=	5.831 SQ.M.
I	3.740	X	1.000	X	1	=	3.740 SQ.M.
J	6.717	X	5.462	X	1	=	36.705 SQ.M.
K	6.417	X	3.300	X	1	=	21.869 SQ.M.
L	6.717	X	1.998	X	1	=	13.098 SQ.M.
M	5.408	X	1.792	X	1	=	9.475 SQ.M.
N	2.120	X	3.221	X	1	=	6.829 SQ.M.
O	0.920	X	3.640	X	1	=	3.348 SQ.M.
DU	1.650	X	1.400	X	1	=	2.660 SQ.M.
DU1	2.155	X	1.165	X	1	=	2.530 SQ.M.
TOTAL DEDUCTION						=	159.645 SQ.M.
NET P - LINE B/UP AREA							
	511.120	-	159.645	X	1	=	351.475 SQ.M.



BLOCK DIAGRAM FOR 7TH FLOOR KEY PLAN
SCALE - 1:200

7TH FLOOR P- LINE B/UP AREA

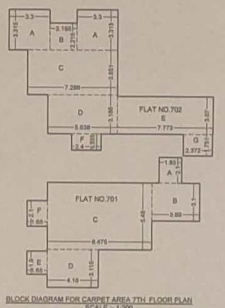
	22.240	X	22.982	X	1	=	511.120 SQ.M.
DEDUCTION							
A	1.965	X	1.100	X	1	=	2.162 SQ.M.
B	13.145	X	7.114	X	1	=	93.514 SQ.M.
C	0.307	X	3.651	X	1	=	1.121 SQ.M.
D	3.155	X	8.421	X	1	=	26.564 SQ.M.
E	1.938	X	3.700	X	1	=	7.171 SQ.M.
F	1.508	X	7.330	X	1	=	11.054 SQ.M.
G	1.650	X	1.000	X	1	=	1.650 SQ.M.
H	4.240	X	3.050	X	1	=	13.054 SQ.M.
I	10.342	X	5.465	X	1	=	56.519 SQ.M.
J	6.417	X	3.365	X	1	=	21.593 SQ.M.
K	7.929	X	1.950	X	1	=	15.462 SQ.M.
L	5.407	X	5.068	X	1	=	27.511 SQ.M.
DU	1.650	X	1.600	X	1	=	2.960 SQ.M.
DU1	2.135	X	1.165	X	1	=	2.530 SQ.M.
TOTAL DEDUCTION						=	282.8955 SQ.M.
NET P - LINE B/UP AREA							
	511.120	-	282.895	X	1	=	228.225 SQ.M.



BLOCK DIAGRAM FOR CARPET AREA 1ST TO 6TH FLOOR PLAN
SCALE - 1:200

CARPET AREA CHART 1ST TO 6TH FLOOR

A	1.850	X	2.100	X	1	=	3.885 SQ.M.
B	12.365	X	3.100	X	1	=	38.332 SQ.M.
C	3.475	X	4.430	X	1	=	15.394 SQ.M.
D	4.429	X	2.380	X	1	=	10.541 SQ.M.
E	4.161	X	5.496	X	1	=	22.865 SQ.M.
F	1.650	X	2.100	X	1	=	3.465 SQ.M.
G	1.650	X	1.900	X	1	=	3.135 SQ.M.
NET CARPET AREA (FLAT NO. 101 TO 601)						=	97.816 SQ.M.
A	3.300	X	3.315	X	2	=	21.879 SQ.M.
B	2.195	X	2.215	X	1	=	4.862 SQ.M.
C	7.288	X	3.551	X	1	=	26.608 SQ.M.
D	5.638	X	3.186	X	1	=	17.963 SQ.M.
E	2.100	X	6.702	X	1	=	14.116 SQ.M.
F	2.400	X	1.335	X	1	=	3.204 SQ.M.
NET CARPET AREA (FLAT NO. 102 TO 602)						=	88.632 SQ.M.
A	3.300	X	3.315	X	2	=	21.879 SQ.M.
B	2.195	X	2.215	X	1	=	4.862 SQ.M.
C	8.675	X	3.600	X	1	=	24.364 SQ.M.
D	2.100	X	3.538	X	1	=	7.424 SQ.M.
E	7.610	X	3.187	X	1	=	24.253 SQ.M.
F	2.373	X	1.751	X	1	=	4.155 SQ.M.
NET CARPET AREA (FLAT NO. 103 TO 603)						=	86.939 SQ.M.



BLOCK DIAGRAM FOR CARPET AREA 7TH FLOOR PLAN
SCALE - 1:200

CARPET AREA CHART 7TH FLOOR

A	1.850	X	2.100	X	1	=	3.885 SQ.M.
B	3.590	X	3.100	X	1	=	12.059 SQ.M.
C	8.475	X	5.486	X	1	=	46.443 SQ.M.
D	4.160	X	3.115	X	1	=	12.958 SQ.M.
E	1.650	X	1.900	X	1	=	3.135 SQ.M.
F	1.650	X	2.100	X	1	=	3.465 SQ.M.
NET CARPET AREA (FLAT NO. 701)						=	81.945 SQ.M.
A	3.300	X	3.315	X	2	=	21.879 SQ.M.
B	2.195	X	2.215	X	1	=	4.862 SQ.M.
C	7.288	X	3.651	X	1	=	26.608 SQ.M.
D	5.638	X	3.186	X	1	=	17.963 SQ.M.
E	7.773	X	3.070	X	1	=	23.863 SQ.M.
F	2.400	X	1.335	X	1	=	3.204 SQ.M.
G	2.372	X	1.751	X	1	=	4.153 SQ.M.
NET CARPET AREA (FLAT NO. 702)						=	102.533 SQ.M.

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BP(W)/COMM-NO-01/-10-20211026106/19
Date 21/08/2023
SANCTIONED
Building Engineer (west)
Nagpur Improvement Trust

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 in the N.O.C. Certificate
No. G. A. /393 /F.B.dated 31/01/2023
Chief Fire Officer
Fire Service N.M.C. Nagpur

Subject to condition of N.O.C from Airport Authority Dt.

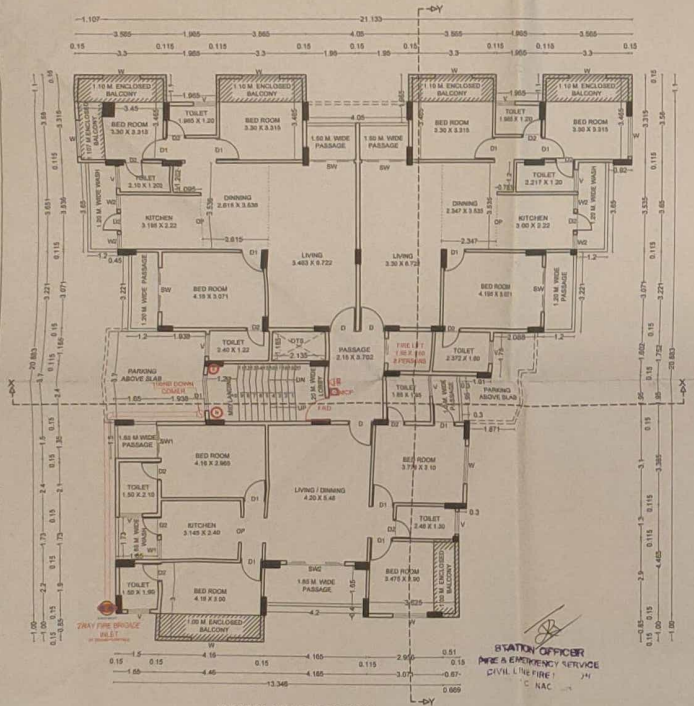
Subject to the condition as per Regularisation Letter dt.

ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA

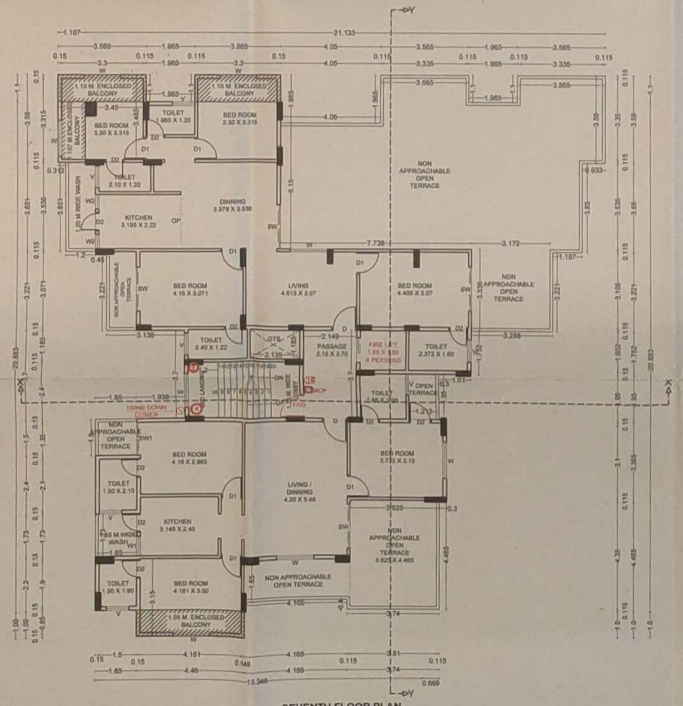
P - LINE B / UP AREA STATEMENT	
FLOOR	B/UP AREA
FIRST	351.475 sq.mt.
SECOND	351.475 sq.mt.
THIRD	351.475 sq.mt.
FOURTH	351.475 sq.mt.
FIFTH	351.475 sq.mt.
SIXTH	351.475 sq.mt.
SEVENTH	228.225 sq.mt.
TOTAL AREA	2337.075 sq.mt.

LEGEND
- 2WAY FIRE BRIGADE INLET
- FIRE ALARM HOOTER
- MANUAL CALL POINT
- ABC TYPE FIRE EXTINGUISHER 9KG
- SINGLE HEADED HYDRANT VALVE
- FIRE HOSE REEL WITH DRUM
- FIRE RATED DOOR

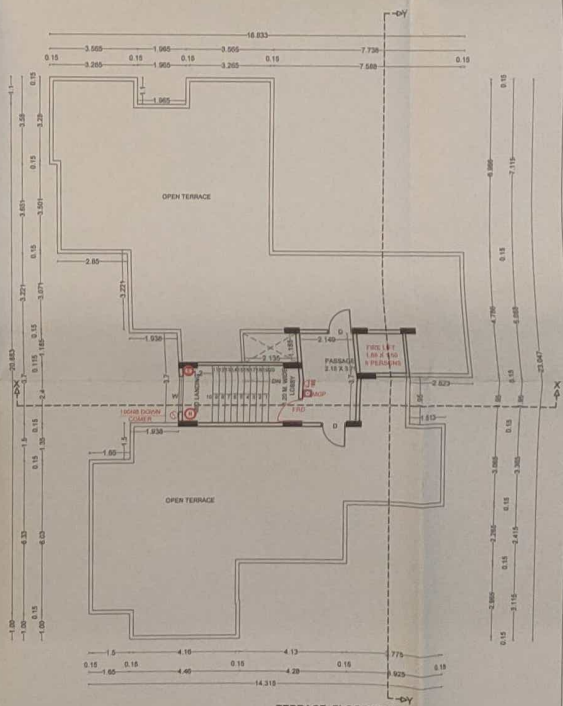
TERRACE PUMP 900 LPM
Over Head Water Tank For Fire Water
STRAINER
BFV NRV
ARRAIGNMENT FOR STAIRCASE DOWN COMER



FIRST TO SIXTH FLOOR PLAN
SCALE - 1:100



SEVENTH FLOOR PLAN
SCALE - 1:100



TERRACE FLOOR PLAN
SCALE - 1:100

SCHEDULE OF OPENINGS

SR.NO	DESCRIPTION	SIZE	REMARK
1	SW	1.80 X 2.10 M	SLIDING WINDOWS WITH FRAME
2	SW1	1.35 X 2.10 M	SLIDING WINDOWS WITH FRAME
3	SW2	2.40 X 2.10 M	SLIDING WINDOWS WITH FRAME
4	D	1.00 X 2.10 M	MOUL. / FLUSH DOOR WITH FRAME
5	D1	0.90 X 2.10 M	MOUL. / FLUSH DOOR WITH FRAME
6	D2	0.75 X 2.10 M	MOUL. / FLUSH DOOR WITH FRAME
7	W	1.50 X 1.20 M	ALLUMINIUM WINDOWS
8	W1	0.80 X 1.00 M	ALLUMINIUM WINDOWS
9	W2	0.60 X 1.00 M	ALLUMINIUM WINDOWS
10	V	0.90 X 0.75 M	VENTILATOR

LEGEND

PLOT BOUNDRY SHOWN AS

PROPOSED CONSTRUCTION SHOWN AS

NOTE
ALL DIMENTIONS ARE IN METER UNLESS MENTIONED.

OWNER	SIGNATURE :
SHRI.- SANJAY JEETMAL CHHAJER (THROUGH M/S. BANGNAGAR PLYWOOD LTD.)	Bangnagar Plywood Limited Director Bangnagar Plywood Limited Director

ARCHITECT

RAJENDRA R. SULKE
NIT LICENCE NO.2641
NAGPUR.

Fire Drawing & Designing By
M/s. SAFEBELL (I) PVT LTD
701, Silent Park , Vasai, Thane
Lic No. MFS/LA/ RF-478 /RD-480/ RP-98

SHEET NO. - 01 / 02

PROPOSED CONSTRUCTION FOR RESIDENTIAL BUILDING OF MULTY FAMILY DWELLING UNIT ON PLOT NO.-13, KH. NO.- 157/6, MOUZA - BORGAON ,TAH. & DIST. :- NAGPUR.

BELONGING TO :-
M/S. BANG NAGAR PLYWOOD LTD.
(AS PER MUTATION)
SHRI. : - SANJAY JEETMAL CHHAJER