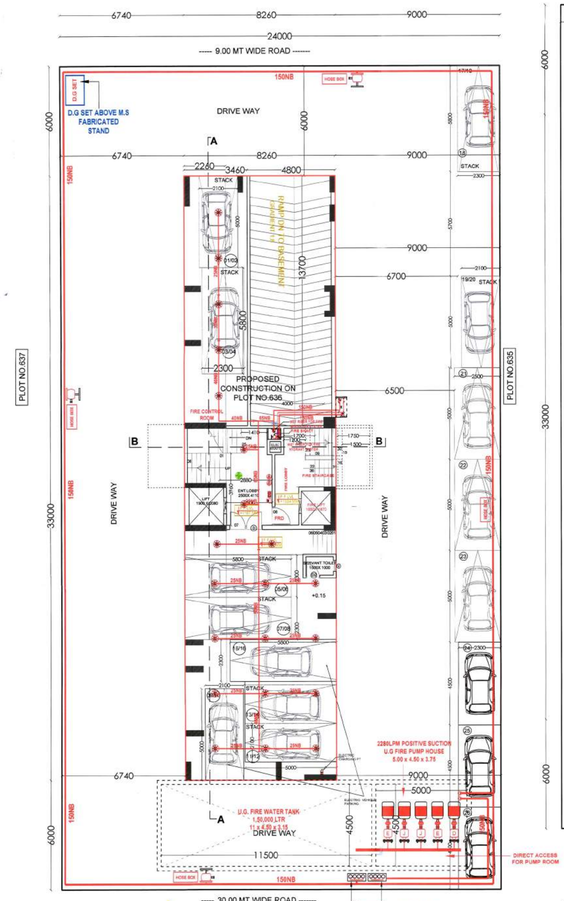
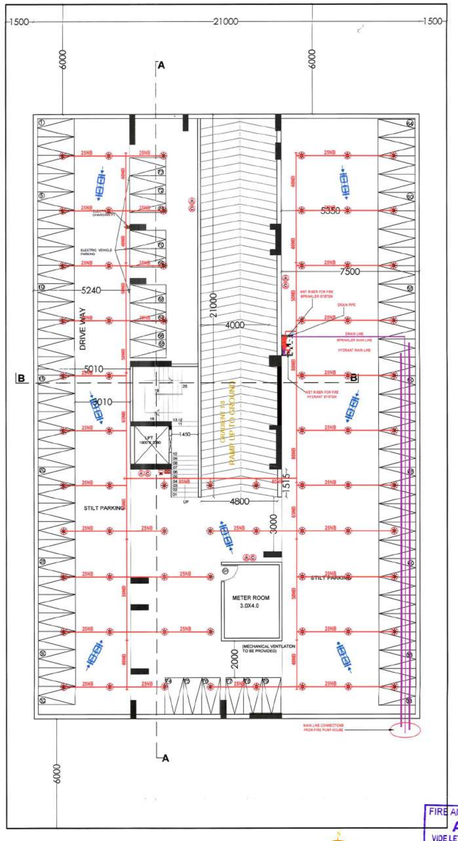


GROUND FLOOR PLAN
(SCALE =1:100)

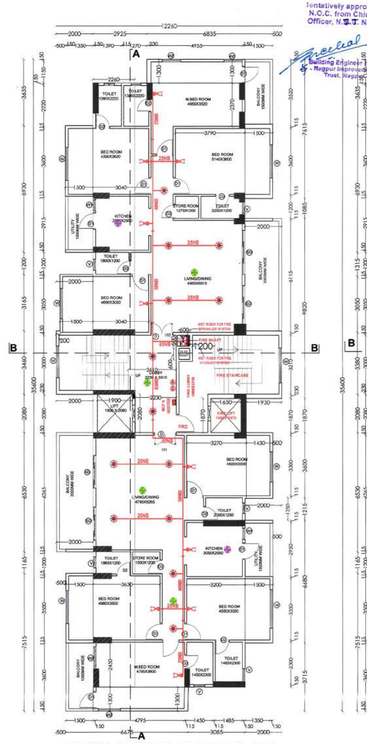
SOLAR WATER SYSTEM
TO BE INSTALLED ON TERRACE FLOOR



BASEMENT FLOOR PLAN
(SCALE =1:100)

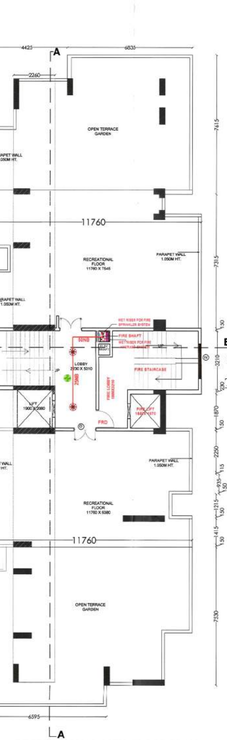
Tentatively approved for N.O.C. from Chief Fire Officer, N.M.C. Nagpur.

Executive Engineer (East) & Nagpur Improvement Trust, Nagpur

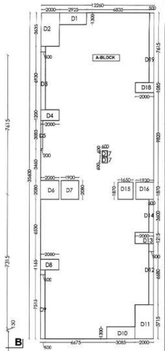


TYPICAL 1ST TO 7TH ,9TH TO 12TH ,14TH FLOOR PLAN
(SCALE:-1:100)

TYPICAL 8TH & 13TH FLOOR PLAN
(SCALE:-1:100)



RECREATIONAL 15TH FLOOR PLAN
(SCALE:-1:100)



P-LINE BUILT UP AREA KEY PLAN FOR TYPICAL 1ST TO 7TH ,9TH TO 12TH & 14TH FLOOR PLAN
(SCALE:-1:200)

Utilization of T.D.R :-(As per Clause No. 11.2.6 of UDCPR -2020)

Formula :- X=Rg./Rp.x Y

i) **For TDR Sub - certificate No.87/09 (For Year -2020-21)**

X:-Permissible utilization of TDR on receiving plot

Rg:-Rate of land as per ASR of generating plots in generating year :- Rs.12900/-

Rr:-Rate of land as per ASR of Receiving plots in generating year :- Rs.18000/-

Y:- TDR debited from DCR in sq.mt.:- 2279.00sq.m (As per DCR)

X=12900/18000X2279 sq.mt.

Permissible utilization of TDR on receiving land = 1633.28 sq.mt.

Applicant have utilized 1512.00 sq.mt TDR in this plot

Balance TDR is 121.28 sq.mt

F.S.I Calculation As per Proforma-I of UDCPR -2020:-Built -up Area calculation

	Prop.(Ratio/Area in sq.mt)	
Permissible (Ratio /Area in sq.mt.)		
d) Net plot area for F.S.I Calculation (Clause No. 3.9 of UDCPR -2020):-	**1080.00sq.mt.**	**1080.00 sq.mt.**
e) Existing Built up area:- f) Net P-Line Built up area (Clause No. 6.6 of UDCPR -2020):-		**5182.325 sq.mt.**
g) Total area of Extt.and P-Line built up area		5182.325 sq.mt.
e) Dividing Factor 1.6 to arrive		
Basic FSI=Premium FSI=TDR:- P-Line area/(1.6)-5182.325/1.6:-		3238.953sq.mt
f) Permissible Ancillary FSI:- (Clause No.6.3,Table No. 6-G ,Note-(i) of UDCPR) :- (o-e)1943.37		1943.37sq.mt.
g) Permissible Basic F.S.I./Bu area-(1.1xa) 1.1/1188.00sq.mt		**1.1/1188.00sq.mt**
(Clause No.6.3,Table No. 6-G of UDCPR)		
h) Permissible Additional FSI on premium :- (0.50xa)=0.50/540.00sq.mt		**0.499/539.955sq.mt**
(Clause No.6.3,Table No. 6-G of UDCPR)		
i) Permissible In-situ FSI /TDR :- (Table No. 6-G & Proforma -I of UDCPR)	(1.40fx(e1.40/1512.00SQ.MT	**1.40/1512.00sq.mt**
k) Total entitlement of FSI :-(h+g+e+i) :-	**5183.378Q.MT**	**5182.325sq.mt**
l) Maximum Building Potential on Land :- (Excluding Ancillary FSI) = 3.00/3240.00sq.mt	(g+h+i) 2.99/3238.955 sq.mt	(k-f)

Refuge area Required at 8th & 13th floor:- 2Tenements x 2Floors x 8 persons =32persons x0.30 sq.mt /person =9.60 sq.mt or Minimum 15.00 sq.mt.

Refuge area Provided at 8th & 13th floor:- 5.04 mtx3.05mt=15.372 sq.mt

Necessary arrangement for Rain water harvesting shall be done



P-LINE BUILT UP AREA KEY PLAN FOR TYPICAL 8TH ,13TH FLOOR PLAN
(SCALE:-1:200)

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BP/ES/NORTH/2022/STILT NO. 2022/3213/3736
Date :- 25/10/2022
SANCTIONED
As Corrected Only
Executive Engineer (East)
NAGPUR IMPROVEMENT TRUST

FLOOR WISE FSI STATEMENT :- AS PER P-LINE

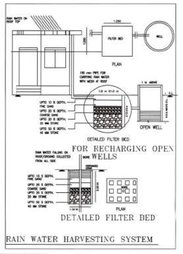
FLOOR'S NAME	PROPOSED B/U AREA		PROPOSED TENEMENTS	TOTAL BUILT UP AREA (a+b)
	RESI.	COMM.		
BASEMENT -1 FLOOR	0.0000	0.0000	0	0.000
GROUND FLOOR	1.5000	0.0000	0	1.500
1ST TO 7TH FLOOR	372.299	0.0000	2	372.299
2nd FLOOR	372.299	0.0000	2	372.299
3rd FLOOR	372.299	0.0000	2	372.299
4th FLOOR	372.299	0.0000	2	372.299
5th FLOOR	372.299	0.0000	2	372.299
6th FLOOR	372.299	0.0000	2	372.299
7th FLOOR	372.299	0.0000	2	372.299
8th FLOOR	357.366	0.0000	2	357.366
9th FLOOR	372.299	0.0000	2	372.299
10th FLOOR	372.299	0.0000	2	372.299
11th FLOOR	372.299	0.0000	2	372.299
12th FLOOR	372.299	0.0000	2	372.299
13th FLOOR	357.366	0.0000	2	357.366
14th FLOOR	372.299	0.0000	2	372.299
TOTAL	**5183.822**	**0.0000**	**28**	**5183.822**

RESIDENTIAL BUILT UP AREA OF TYPICAL 1ST TO 7TH,9TH TO 12TH & 14TH FLOOR

Sr.No.	Polygon	NO.		Dimensions			Area
1	**A-Block**	1	X	12.260	X	35.600	**436.456**
2	**Deduction**						
3	D1	1	X	2.925	X	1.300	**3.803**
4	D2	1	X	2.000	X	3.635	**7.270**
5	D3	1	X	0.500	X	6.930	**3.465**
6	D4	1	X	2.000	X	1.200	**2.400**
7	D5	1	X	0.200	X	3.085	**0.617**
8	D6	1	X	2.000	X	2.080	**4.160**
9	D7	1	X	1.900	X	2.080	**3.952**
10	D8	1	X	2.000	X	1.165	**2.330**
11	D9	1	X	0.500	X	7.515	**3.758**
12	D10	1	X	3.085	X	1.300	**4.011**
13	D11	1	X	3.715	X	1.960	**7.430**
14	D12	1	X	0.500	X	6.680	**3.340**
15	D13	1	X	2.000	X	1.215	**2.430**
16	D14	1	X	0.500	X	1.600	**1.800**
17	D15	1	X	1.650	X	1.870	**3.086**
18	D16	1	X	1.930	X	1.870	**3.609**
19	D17	2	X	0.600	X	0.600	**0.720**
20	D18	1	X	2.000	X	1.085	**2.170**
21	D19	1	X	0.500	X	7.615	**3.808**
22	**Total Deduction**						**64.157**
	Total (1-22)						**372.299**

RESIDENTIAL BUILT UP AREA OF TYPICAL 8TH & 13TH FLOOR

Sr.No.	Polygon	NO.		Dimensions			Area
1	**A-Block**	1	X	12.260	X	35.600	**436.456**
2	**Deduction**						
3	D1	1	X	2.925	X	1.300	**3.803**
4	D2	1	X	2.000	X	3.636	**7.272**
5	D3	1	X	0.500	X	6.930	**3.465**
6	D4	1	X	2.000	X	1.200	**2.400**
7	D5	1	X	5.040	X	3.085	**15.548**
8	D6	1	X	2.000	X	2.080	**4.160**
9	D7	1	X	1.900	X	2.080	**3.952**
10	D8	1	X	2.000	X	1.165	**2.330**
11	D9	1	X	0.500	X	7.515	**3.758**
12	D10	1	X	3.085	X	1.300	**4.011**
13	D11	1	X	3.715	X	1.960	**7.430**
14	D12	1	X	0.500	X	6.680	**3.340**
15	D13	1	X	2.000	X	1.215	**2.430**
16	D14	1	X	0.500	X	3.600	**1.800**
17	D15	1	X	1.650	X	1.870	**3.086**
18	D16	1	X	1.930	X	1.870	**3.609**
19	D17	2	X	0.600	X	0.600	**0.720**
20	D18	1	X	2.000	X	1.085	**2.170**
21	D19	1	X	0.500	X	7.615	**3.808**
22	**Total Deduction**						**79.090**
	Total (1-22)						**357.366**



PARKING CALCULATION :-						
TYPE	CARPET AREA /FSI(SQ.M.)	TENEMENT (NOS)/ UNIT		CAR (NOS)		SCOOTER (NOS)
		BY RULE	PROPOSED.	BY RULE	REQD.	BY RULE / REQD.
FOR RESIDENTIAL	for every tenament having carpet area equal to or above 80 sq.m but less than 150 sq.m	1	1	1	1	1
PROPOSED TENEMENT 28 NOS.		28		28		28
5% VISITORS PARKING				1.40		1.40
TOTAL				29.40		29.40
0.9 FACTOR ONLY FOR CARS				26		29
TOTAL PROVIDED				26		29
30% PARKING ARE PROVIDED AS ELECTRIC VEHICAL				5		6
30% ELECTRIC VEHICAL PARKING ARE NOT ALLOTED TO ANYONE				2		2

CARPET AREA DETAILS :-

FLOOR NAME	CARPET NAME	RESIDENTIAL CARPET AREA (Sq.M.)
TYPICAL 1ST TO 14TH FLOOR	101,201,301,401,501,601,801,901, 1001,1101,1301,1401	129.168
	102,202,302,402,502,602,802,902, 1002,1102,1302,1402	132.146
	701,702	129.168
	1501,1502	117.145
CARPET AREA PER FLOOR		261.314
CARPET AREA OF 7TH & 12TH FLOOR		246.313
TOTAL CARPET AREA		3628.394

FIRE AND EMERGENCY SERVICE
APPROVED
VIDE LETTER NO. CFO/FES/ DATE / /
(The Scope of this approval is restricted to fire protection arrangements only. this approval shall not be treated / presumed as approval to Civil/Architectural drawings.)
Chief Fire Officer
N.M.C.

This plants are approved for Fire Safety Point of view only signed in token of Approved Subject to requirement upon.
CFO/FES/NMC/Pln/1241/08/08/2023

LEGENDS		
SR.NO.	PARTICULAR	SYMBOL
01	PIPE	
02	ANAY FIRE BRIGADE INLET	
03	HYDRANT VALVE	
04	HOSE BOX	
05	HOSE REEL	
06	BUTTERFLY VALVE	
07	MANUAL CALL POINT	
08	HOOTER	
09	PENDENT SPRINKLER	
10	WALL MOUNTED SPRINKLER	
11	SMOKE DETECTOR	
12	ABC EXTINGUISHER	
13	CO2 EXTINGUISHER	
14	HEAT DETECTOR	
15	FIRE JET FAN	

Note - ALL DIMENSIONS ARE IN MM.

Owner's Declaration :-
We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

M/S. SADHURAM & SONS THROUGH AUTHORISED PARTNER SHRI PAWAN SHYAMSUNDER BHALOTIA

Owner (s) name and signature.

Certificate of Area :-
Certified that the plot under reference was surveyed by me on_____ and the boundaries mentioned on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Ar. LOKESH KADU
CA/2007/76381
NMC/Pln/CA/1242/2140
Ar. LOKESH W. KADU
Signature (CA. Nr. / CA / 2007 / 76381)
(Name of Architect/ Licensed Supervisor)

FIRE FIGHTING SYSTEM CONSULTANT
STAMP & SIGNATURE
OYSTER
Ar. LOKESH W. KADU
Architecture, Planning, Interiors
Block No. 11, 11A, 12, A- Wing (LG Wing), Mangalwari Complex, Sadar, Nagpur - 440001. (M.S.), India.
call: +91 9823072364 / +91 7276594526
mail i.d. emanateindesign@gmail.com, web: www.emanateindesign.in

JOB TITLE	SHEET NO.1/2
PLAN SHOWING PROPOSED CONSTRUCTION FOR MULTI FAMILY RESIDENTIAL DWELLING UNIT ON PLOT NO.636,KH.NO.71,CITY SURVEY NO.417,418,WARD NO.32,KH NO.81,83,87,88,89,71 MOUZA- CHINKALI TAH-DIST- NAGPUR.	
BELONGS TO	
M/S. SADHURAM & SONS THROUGH AUTHORISED PARTNER SHRI PAWAN SHYAMSUNDER BHALOTIA	

SR.NO.	AREA STATEMENT	Sq.Mt.
1	**Area Of Plot**	**1080.000**
2	Deductions For Tangent	0.000
	Road Widening	0.000
3	Deductions For Amenity Space	0.000
	Recreational Ground	0.000
	Internal Roads	0.000
4	**Net Balance Plot Area sr.no.(1-2-3)**	1080.000
5	Addition For Net Plot Area sr.no.(2)	0.000
6	**Net Plot Area sr.no.(4+5)**	1080.000
7	**Permissible (Basic FSI)**	**1.100**
8	Total Permissible F.S.I. sr.no.(6e7) maximum potential (1.1) for 30 mtr.	1188.000
9	**Permissible (Additional premium FSI 50%)(sr.no.8x50%)**	540.000
10	**Permissible (TDR 1.4)(sr.no.6x1.4)**	1512.000
11	**ToTAL PERMISSIBLE FSI sr.no.(9+9+10)**	3240.000
12	**permissible ancillary on residential 60%**	1944.000
13	**ToTAL PERMISSIBLE B/UP AREA sr.no. (11+12)**	5184.000
14	**Proposed P-LINE AREA**	**5183.822**
D - TENAMENT STATEMENT		
	(i) Proposed Tenament	28
E - REFERENCE		
	PLOT BOUNDRY SHOWN IN THUS	
	PROPOSED CONSTRUCTION SHOWN IN THUS	
F - NAME OF OWNER		**SIGN.**
G - ARCHITECTS SIGN.		**DIRECTION**
	AR LOKESH WASUDEO KADU	
H - PREVIOUS SANCTIONED PERMIT NO.		**DATE**
	DRAWING SHEET NO.	

NOTE :- MECHANICAL RENTILATION TO BE PROVIDED IN BASEMENT PLAN

SCHEDULE OF OPENINGS :

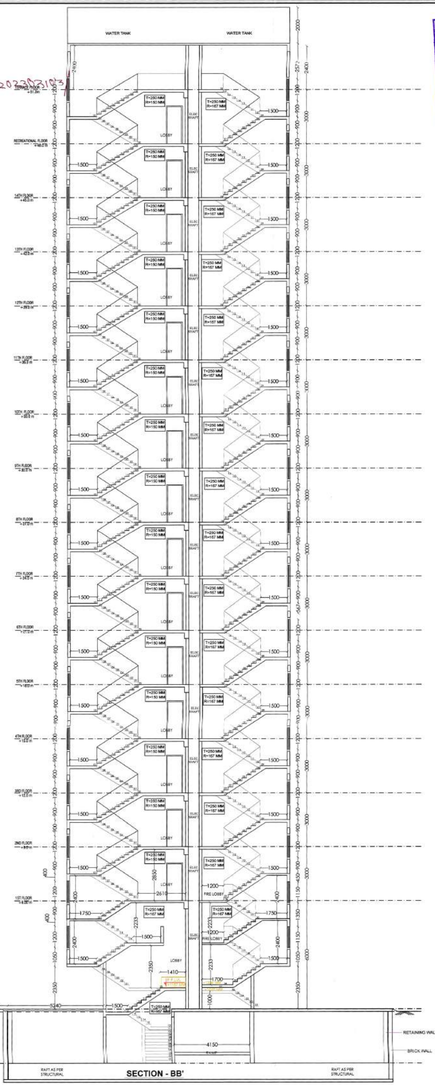
CODE	SIZE	SILL LVL	LTL LVL	REMARKS
W	1800 x 1350	900	2250	ALUGLAZED WINDOW
W1	600 x 900	1350	2250	ALUGLAZED WINDOW
W2	1200 x 1350	900	2250	ALUGLAZED WINDOW
V	600x 750	1500	2250	LOUVERED VENTILATION
SD	1800 x 2250	-------	2250	SLIDING DOOR
D	1965 x 2250	-------	2250	T.W. DOOR
D1	915 x 2250	-------	2250	T.W. DOOR
D2	765 x 2250	-------	2250	T.W. DOOR

DRAWING TITLE	
SUBMISSION DWG.	
REFERENCE :	
PLOT BOUNDRY SHOWN IN THUS	
PROPOSED CONSTRUCTION SHOWN IN THUS	
WORK TO BE DEMOLISHED SHOWN THUS	
EXISTING WORK SHOWN IN THUS	

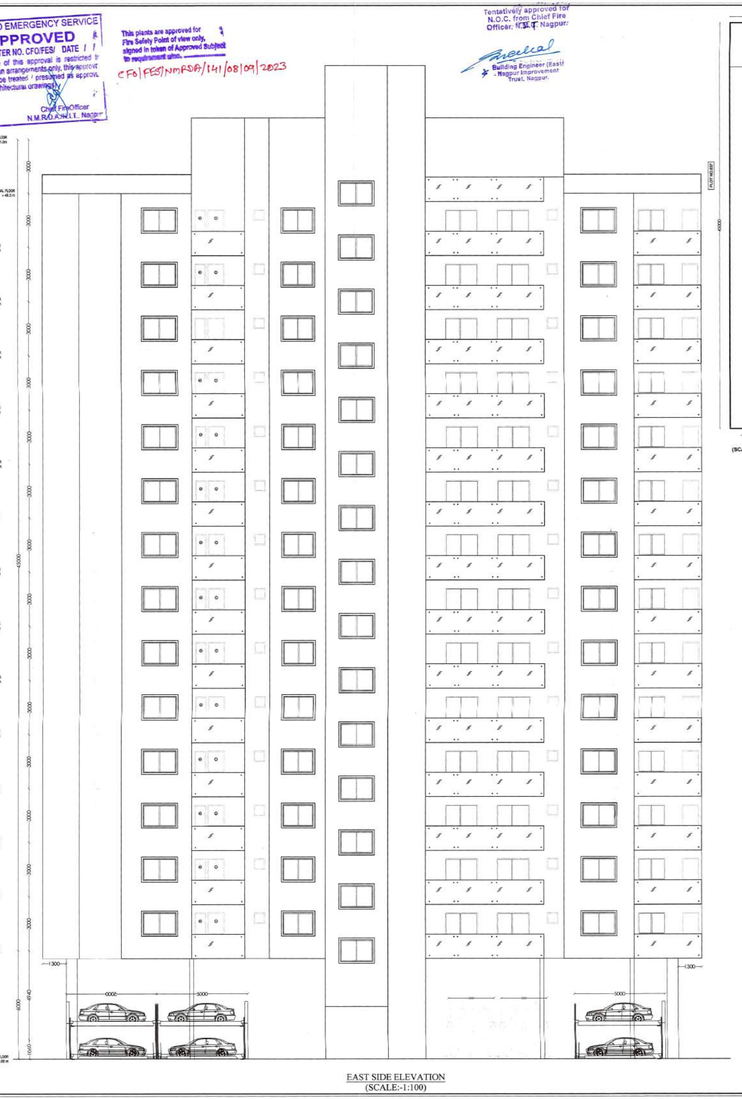
C.E.A. REG. NO. CA /2007/ 76381	M.I.T. REG. NO. 2548	M.C.C. REG. NO. B-622
SCALE 1 : 100 & 1 : 200		DRAWN BY NAMRATA
DATE 26.10.2022		CHECKED BY



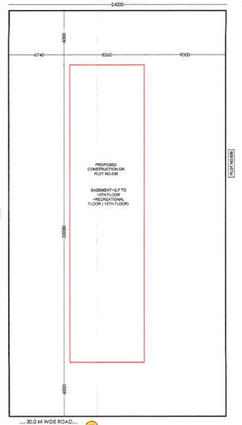
SECTION AT AA
(SCALE:-1:100)



SECTION - BB'



EAST SIDE ELEVATION
(SCALE:-1:100)



SITE PLAN
(SCALE:-1:200)

LEGENDS

SR NO	PARTICULAR	SYMBOL
01	PIPE	
02	4WAY FIRE BRIGADE INLET	
03	HYDRANT VALVE	
04	HOSE BOX	
05	HOSE REEL	
06	BUTTERFLY VALVE	
07	MANUAL CALL POINT	
08	HOOTER	
09	PENDENT SPRINKLER	
10	WALL MOUNTED SPRINKLER	
11	SMOKE DETECTOR	
12	ABC EXTINGUISHER	
13	CO2 EXTINGUISHER	
14	HEAT DETECTOR	
15	FIRE JET FAN	

ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE NOTED.

PROJECT	FIRE PROTECTION & ALARM SYSTEM
CLIENT	M/s. SADHURAM & SONS
CONTRACTOR	OYSTER INFRA-CON PVT. LTD.
DRAWN / CHECKED / APPROVED BY	PD / DP / AT CHIKHALI, NAGPUR, MAHARASHTRA
DATE	12/08/2023 SHEET NO. 02
DRAWING NO.	OPL/NGP/FP/00542 REV. 00
LICENSES NO.	1) MFS :- LA/PO - 271 2) MFS :- LA/PO - 249 3) MFS :- LA/P - 01

FIRE FIGHTING SYSTEM CONSULTANT

OYSTER

STAMP & SIGNATURE

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. PBE/TCNO-13/124.5/T.NO.-203/NIT/2023
Date :-
SANCTIONED
As Corrected Only
Building Engineer (East)
NAGPUR IMPROVEMENT TRUST

FIRE AND EMERGENCY SERVICE
APPROVED
VIDE LETTER NO. CFO/FES/ DATE / /
(The Scope of this approval is restricted to fire protection arrangements only, this approval should not be treated / presumed as approval for Civil/Architecture drawings)
Chief Fire Officer
N.M.R.D./N.M.C. Nagpur

This plants are approved for Fire Safety Point of view only, signed in token of Approved Subject to requirement given.
CFO/FES/NMRDA/141/08/09/2023

Tentatively approved for N.O.C. from Chief Fire Officer, N.M.C. Nagpur.

Building Engineer (East)
Nagpur Improvement Trust, Nagpur.

SCHEDULE OF OPENINGS

CODE	SIZE	SILL LVL	LTL LVL	REMARKS
W	1800 x 1356	900	2250	TW.GLAZED WINDOW
W1	600 x 900	1350	2250	TW.GLAZED WINDOW
W2	1200 x 1356	900	2250	TW.GLAZED WINDOW
V	600x 750	1500	2250	LOUVRED VENTILATOR
SD	1800 x 2250	-------	2250	SLIDING DOOR
D	1065 x 2250	-------	2250	T.W. DOOR
D1	975 x 2250	-------	2250	T.W. DOOR
D2	765 x 2250	-------	2250	T.W. DOOR

JOB TITLE

PLAN SHOWING PROPOSED CONSTRUCTION FOR MULTI FAMILY RESIDENTIAL DWELLING UNIT ON **PLOT NO.336**,KH.NO 71,CITY SURVEY NO.417,415,WARD NO.22,KH.NO.81,83,68,69,71 **MOUZA -CHIKHALI** TAH-DIST- NAGPUR.

BELONGS TO

M/S. SADHURAM & SONS THROUGH AUTHORISED PARTNER SHRI PAWAN SHYAMSUNDER BHALOTIA

DRAWING TITLE

SUBMISSION DWG.

REFERENCE :

PLOT BOUNDRY SHOWN IN THUS
PROPOSED CONSTRUCTION SHOWN IN THUS
WORK TO BE DEMOLISHED SHOWN THUS
EXISTING WORK SHOWN IN THUS

C.O.A. REG. NO	ASST. REG. NO	KHC REG. NO
CA /2007/ 39391	A-442	2142
SCALE 1 : 100 & 1 : 200		DRAWN BY NARHATA
DATE 28.-10-2022		CHECKED BY

Note - ALL DIMENSIONS ARE IN MM.

Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

M/S. SADHURAM & SONS THROUGH AUTHORISED PARTNER SHRI PAWAN SHYAMSUNDER BHALOTIA

Owner (s) name and signature

Certificate of Area:
Certified that the plot under reference was surveyed by the on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership T.P. Scheme Records/ Land Records Department/City Survey records.

Ar. LOKESH KADU
CA/2007/39391
NMRDA/NMC/IT-2140
Ar. LOKESH W. KADU
Signature C.O.A. No. (A / 2007/ 39391
Name of Licensed Surveyor (Surveyor Category)

Ar. LOKESH W. KADU
Architecture, Planning, Interior's
Block No. 11, 11A, 12, A-Wing (JI Wing), Mangalwari Complex, Sadar, Nagpur - 440001 (M.S.), India.
cell: +91 9822872364 / + 917709424236.
mail us: amardesdesign@gmail.com, web: www.amardesdesign.in