

NIT
Lis No. 1177
Serial No.
Valid No. 31/12/2024

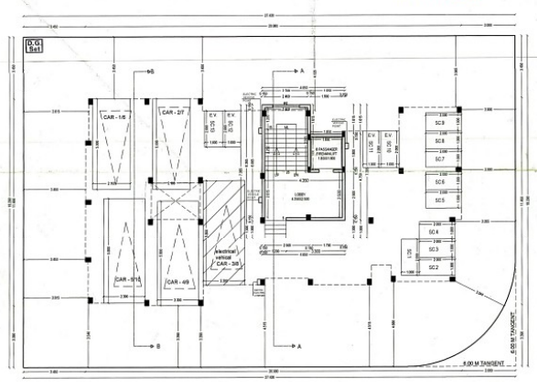
ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA

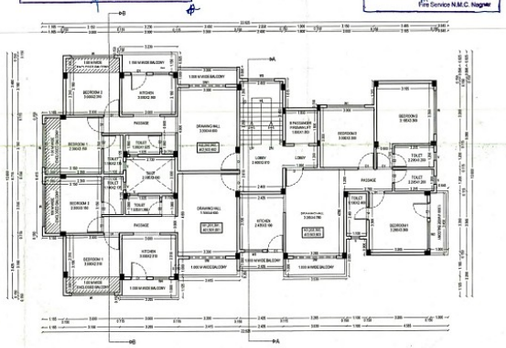
Subject to the condition as per Corrected Regularisation Letter dt. 19/12/2018

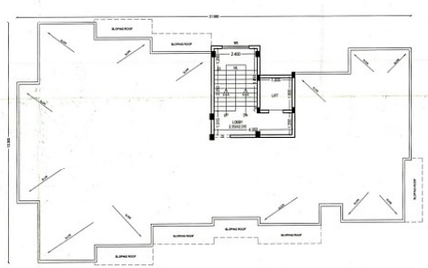
Subject to the Condition as per Airport Authority NOC Letter dt. 19/12/2018

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BP/BDCR/ENG-2023858/TDR NO. 2022122243/78
Dtd. 21/12/2023
SANCTIONED
27/12/23
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 N.O.C. Certificate
No.G.A. / 1177 P.B dated 31/12/2023
Chief Fire Officer
Fire Service N.M.C. Nagpur

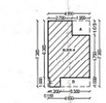






FIRE & EMERGENCY SERVICE
NARENDRA NAGAR FIRE STATION
N.M.C. NAGPUR.

P-LINE PLAN OF GROUND FLOOR



Polygon	Area
A-Block	
4.650X7.365	34.247
DEDUCTIONS	
A- 1.850X1.815	3.149
B- 3.300X1.00	3.300
C- 0.150X1.000	0.150
Total deduction	6.599
Total	27.648

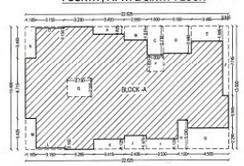
SCHEDULE OF OPENING:

NAME	LENGTH	HEIGHT
V	0.450	0.500
W6	0.900	0.900
W4	0.900	0.900
W3	1.000	0.900
W2	1.50	1.200
W1	2.100	1.200
W	2.400	1.200

SCHEDULE OF OPENING:

NAME	LENGTH	HEIGHT
D2	0.75	2.100
D1	0.90	2.100
D	1.00	2.100
SW1	2.000	2.100
SW	2.400	2.100

P-LINE PLAN OF FIRST, SECOND, THIRD AND FOURTH , FIFTH & SIXTH FLOOR



Polygon	Area
A-Block	
22.625X13.600	307.700
DEDUCTIONS	
A- 3.450X3.825	2.846
B- 2.550X1.515	3.863
C- 1.800X3.130	5.634
D- 3.150X2.980	9.387
E- 3.485X1.665	5.802
F- 0.645 X 7.745	4.995
G- 4.565X2.290	10.453
H- 1.100X3.190	3.509
I- 3.530X1.125	3.971
J- 2.435X1.475	3.591
K- 3.415X1.125	3.841
L-3.150X0.150	0.472
M- 1.165X3.425	3.990
N- 1.165X3.460	4.030
O- 3.150X0.150	0.472
P- 1.800 X 1.800	3.240
Q- 2.730X2.000	5.460
Total deduction	75.556
Total	232.144

FLOOR WISE FSI STATEMENT

FLOOR	PROPOSED BUILT UP AREA				PROPOSED TENAMENTS	TOTAL BUILT UP AREA
	COMM.	RESI.	IND.	SPEC.		
GROUND FLOOR PLAN	0.000	27.648	0.000	0.000	0	27.648
FIRST FLOOR PLAN	0.000	232.144	0.000	0.000	3	232.144
SECOND FLOOR PLAN	0.000	232.144	0.000	0.000	3	232.144
THIRD FLOOR PLAN	0.000	232.144	0.000	0.000	3	232.144
FORTH FLOOR PLAN	0.000	232.144	0.000	0.000	3	232.144
FIFTH FLOOR PLAN	0.000	232.144	0.000	0.000	3	232.144
SIXTH FLOOR PLAN	0.000	232.144	0.000	0.000	3	232.144
TOTAL	0.000	1420.512	0.000	0.000	18	1420.512

FSI CALCULATION

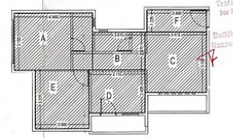
FSI CALCULATION	PERMISSIBLE		PROPOSED
1- TOTAL PLOT AREA	493.970 SQ.M.		493.970 SQ.M.
2- FSI PERMISSIBLE = 1.1	543.367 SQ.M.		543.367 SQ.M.
3- PAID PREMIUM = 50%	246.985 SQ.M.		246.985 SQ.M.
4- TDR = 20%	98.794 SQ.M.		98.266 SQ.M.
5 - ANCILLARY FSI =60%(3+3+4)	533.487 SQ.M.	5 - DIVIDING FACTOR (i.e area /1.40 [1420.512/1.40=887.820 SQM)]	
		6 - PROPOSED ANCILLARY (i.e the area -permissible factor [1420.512-887.820 SQ.M.)]	532.692 SQ.M.
6- TOTAL AREA	1422.633 SQ.M.		1420.512 SQ.M.

PARKING CALCULATION

TYPE	CARPET AREA/ FSI(M2)	TENAMENT (NOS.)		CAR (NOS.)		SCOOTER (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.
Residential	40 - 80	2	18	1	9	2	18
ADD 5% VISITORS PARKING					0.45		0.9
MULTIPLYING FACTOR	(CAR) X 0.9				8.505		-
total		-	18	-	9	-	19
COMPOSITE PARKING		-	18	-	10	-	13

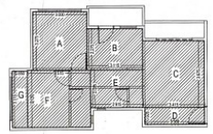
as per composite parking 1 car = 4 scooter

KEY PLAN FOR CARPET AREA OF 101,201,301,401,501, & 601

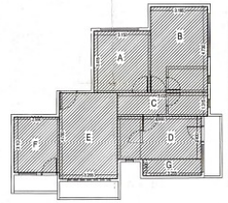


Tentatively Approved for Fire N.O.C. only
Building Proposal Division
Nagpur Improvement Trust

KEY PLAN FOR CARPET AREA OF 102,202,302,402,502 & 602



KEY PLAN FOR CARPET AREA OF 103,203,303,403,503 & 603



1	101 , 201 , 301 , 401 501,601	A	4.365 X 1.150 =	13.749	
		B	2.515 X 2.375 =	5.348	
		C	3.415 X 3.375 =	11.526	
		D	3.115 X 2.425 =	7.553	
		E	3.200 X 3.225=	9.825	
		F	3.300 X 1.225=	4.042	
		TOTAL		53.743	
2	102 , 202 , 302 , 402 , 502,602	A	3.000 X 3.275 =	9.825	
		B	3.115 X 2.225 =	7.286	
		C	3.415 X 3.675 =	12.550	
		D	3.300 X 1.025 =	3.383	
		E	2.515 X 2.375 =	5.348	
		F	3.515 X 3.150 =	11.072	
		G	0.850 X 3.115 =	2.647	
		TOTAL		52.280	
3	103 , 203 , 303 , 403 , 503,603	A	3.150 X 3.415 =	10.757	
		B	5.165 X 2.790 =	15.085	
		C	5.020 X 3.315 =	8.631	
		D	4.665 X 2.400 =	11.196	
		E	3.265 X 4.780 =	15.608	
		F	2.550 X 3.100 =	7.905	
		G	3.265 X0.900 =	2.939	
		TOTAL		70.999	

PROFORM - 1: AREA STATEMENT
(AT RIGHT HAND TOP CORNER OF PLOT)

DRAWING SHEET NO :XY

PROPOSED CONSTRUCTION FOR RESIDENTIAL BUILDING OF MULTY FAMILY DWELLING UNIT ON PLOT NO. 1,2 , MOUZA - CHICHBHUWAN, KH. NO. 24/1, CTS NO. 76,P.H. NO 43, IN SURAJ GRUHA SAMASYA NIWARAN SANSTHA, TAH. NAGPUR, DIST. NAGPUR.

BELONGS TO
M/S. ATTIS GROUP THROUGH PART.
SHRI. ABHIJEET DIGVIJAY MESHRAM

1. AREA OF PLOT (MINIMUM AREA OF a,b,c TO BE CONSIDER)	
(a) AS PER OWNERS DOCUMENT (PROPERTY CARD)	493.970
(b) AS PER MEASUREMENT SHEET	493.970
(c) AS PER SITE	493.970
2. DEDUCTIONS FOR	
(a) PROPOSED DP / DP ROAD WIDENING AREA / SERVICE ROAD /HIGHWAY WIDENING (9.00 M WIDE D.P. ROAD)	
(a) ANY D.P. RESERVATION AREA (INCLUDING TANGENT AREA)	N.A.
TOTAL (a+b)	493.970
3. BALANCE AREA OF PLOT (1-2)	N.A.
4. AMENITY SPACE (IF APPLICABLE)	N.A.
(a) REQUIRED	N.A.
(b) ADJEST MENT OF 2(b), IF ANY -	N.A.
(C) BALENCE PROPOSED -	493.970
5. NET PLOT AREA (3-4(C))	N.A.
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
(a) REQUIRED	
(b) PROPOSED	N.A.
7. INTERNAL ROAD AREA	493.970
8. PLOTABLE AREA (IF APPLICABLE)	
9. BUILT UP WITH REFRACE TO BASIC FSI / AS PER FRONT ROAD (9.00 M) WIDTH (SR. NO. 5XBASIC F.S.I) (493.970X1.10= 380.253)	543.367
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	
(a) MAXIMUM PERMISSIBLE PREMIUM FSI -BASED ON ROAD WITH /TOD ZONE	246.985
(b) PROPOSED FSI ON PAYMENT OF PREMIUM	246.187
11. IN-SITU /TDR LOADING	
(a) IN-SITU AREA AGAINST D.P. ROAD/ 2.0X SR. NO. 2(a). IF ANY	N.A.
(b) IN-SITU AREA AGAINST AMINITY SPACE IF HANDED OVER (2.00 OR 1.85XSR NO 4 NO 4(b)AND /OR (c)	N.A.
(c) TDR AREA	98.266
(d) TOTAL IN-SITU /TDR LOADING PROPOSED (11 (a)+(b)+(c))	98.266
12. ADDITIONAL FSI AREA UNDER CHAPTER NO 7	
13. TOTAL ENTITLMENT OF FSI IN THE PROPOSED	
(a) (9+10)+11(D)OR 12 WHICHEVER IN APPLICABLE	887.820
(b) ANCILLARY AREA FSI UP TO 60% WITH PAYMENT OF CHARGES	532.692
(c) TOTAL ENTITLMENT (a+b)	1420.512
14. MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL)PERMISSIBLE AS PER ROAD WIDTH (AS PER ROAD WIDTH (AS PER REGULATION NO 6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE) X 1.6 OR1.8)	1.8X1.6 =2.88
15. TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO 17 b)	
(a)EXISTING BUILT UP AREA	0.00
(b)PROPOSED BUILT UP AREA (AS PER P-LINE)	1420.512
(C)TOTAL (a+b)	1420.512
16. FSI CONSUMED(15/13) SHOULD NOT BE MORA THAN SR. NO 14 ABOVE	2.876
17. AREA OF INCLUSIVE HOUSING, IF ANR	
(a)REQUIRED (20% OF SR NO. 5)	
(a)PROPOSED	

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE WAS SURVEYBY ME ON _____ AND DIMENSIONS OF THE SIDE, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SIDE AND THE AREA SO WORKED OUT IS TALLING WITH THE AREA STATED IN THE DOCUMENT OWNERSHIPTOWN PLANNING SCHEME RECORDS/LAND RECORDS DEPARTMENT / CITY SURVEY RECORD .

Er. Hitendra K. Moon
Consulting Civil Engineer, Licence Surveyor
L. S. NIT - 1177
L. S. NMC- NMW/KR/2020APL/01620

HITENDRA K. MOON
ARCHITECT / ENGINEER / SUPERVISOR

OWNERS DECLERATION -
I/WE UNDERSIGNHEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY ARTHOURITY / COLLECTOR. I/WE WOULD EXICUTE THE STRUCTURE AS PER APPROVED PLAN ALSO I/WE WOULD EXICUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFELY THE QUALITY AND SAFTILY AT THE WORK SITE.

OWNER'S SIGNATURE
M/S. ATTIS GROUP THROUGH PART.

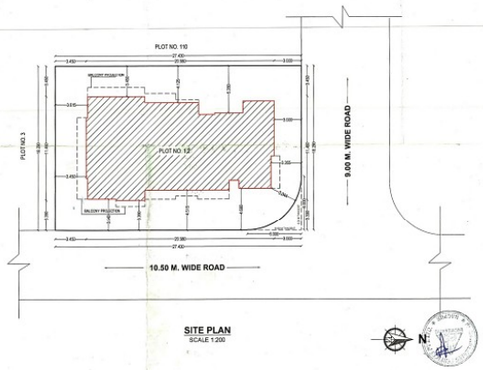
SHRI. ABHIJEET DIGVIJAY MESHRAM

Er. Hitendra K. Moon
Consulting Civil Engineer, Licence Surveyor
L. S. NIT - 1177
L. S. NMC- NMW/KR/2020APL/01620

HITENDRA K. MOON
ARCHITECT / ENGINEER / SUPERVISOR

ARCHITECTS / LICENSED ENGINEER/ SUPERVISOR NAME & SIGN

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
1	1	1:100 1:200		



SITE PLAN
SCALE 1:200