SHEET NO. 2/3

PROPOSED RESIDENTIAL CUM MERCANTILE BUILDING PLAN ON PLOT NO.-01, KH.NO.-84-85/2, C.T.S. NO.- 177, SHEET No- 32, MOUZA - JAITALA IN CHIMURKAR LAYOUT, TAH & DIST - NAGPUR.

SEI PANCHAYAT TVT.,

DHUNI CONSTRUCTION PVT.LTD

THROUGH DIRECTORS:

MR. AMIT SURESHKANT TAREKAR AND MR. SWAPNIL SANJAY GODE

AREA STATEMENT

1	1. Area of plot (Minimum area of a, b, c to be considered)		
a	As per ownership document (7/12, CTS extract)	1298.343	Sq. Mt.
b	as per measurement sheet	1298.343	Sq. Mt.
c	as per site	1298.343	Sq. Mt.
2	Deductions for:	0	
a	Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	0	
b	Any D.P. Reservation area	0	
	(Total a+b)	1298.343	Sq. Mt.
3	Balance area of plot (1-2)	0	
4	Amenity Space (If applicable)	0	
a	Required -	0	
b	Adjustment of 2(b), if any -	0	
c	Balance Processed -	0	
5	Net Plot Area (3+4 (c))	1298.343	Sq. Mt.
6	Recreational Open space (If applicable)	0	
a	Required -	0	
b	Proposed -	0	
7	Internal Road area	0	
8	Plotable area (If applicable)	0	
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 8 x basic FSI = 1298.343 x 1.)	1428.177	Sq. Mt.
10	Additional FSI on payment of premium		
a	Maximum permissible premium FSI - based on road width/ TOD Zone.	648.172	
b	Proposed FSI on payment of premium.	647.506	Sq. Mt.
11	Inside FSI / TDR loading	0.000	
a	In-situ area against D.P. road (2.0 x Sr. No. 2 (a)) if any	0	
b	In-situ area against Amenity Space if handed over (2.00 x of 4 x Sr. No. 4 (base) (sub))	0	
c	(c)TDR area.	0.000	Sq. Mt.
d	Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	0.000	Sq. Mt.
12	Additional FSI area under Chapter No.-7	0	
13	Total entitlement of FSI in the proposal		
a	(9 + 10(b)+ 11(d)) or 12 whichever is applicable.	2075.504	Sq. Mt.
b	Ancillary Area FSI upto 80%with payment of charges.	260.214	
c	Ancillary Area FSI upto 60%with payment of charges.	1050.142	Sq. Mt.
d	Total entitlement (in two)	3385.859	Sq. Mt.
14	Maximum tolerance 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 or 1.8)	2.880	
15	Total Built-up Area in proposal (excluding area at Sr.No.17 b)		Sq. Mt.
a	Existing Built-up Area	0	Sq. Mt.
b	Proposed Built-up Area (as per 'F-line')	3385.859	Sq. Mt.
c	Total (a+b)	3385.859	Sq. Mt.
16	F.S.I. Consumed (15/93) (should not be more than total No.14 above.)	2.608	
17	Area for Inclusive Housing, if any		
a	Required. (20% of Sr.No.8)	NA	
b	Proposed	NA	

PARKING AREA STATEMENT

RESIDENTIAL REQUIREMENT :-		CARS(NOS)	SCOOTERS (1PCU)
	PARKING AREA STATEMENT NORMS		
	For every two storeroom with each storeroom having carpet area equal to or above 40 Sq.m. but	1	2
	No. OF TENEMENTS PROVIDED	24	
	PARKING REQUIRED	12.0	24.0
	VISITOR PARKING REQUIRED (5%)	1	1
	TOTAL REQUIRED PARKING	13	25
	MULTIPLYING FACTOR ONLY FOR CAR	0.9	
	TOTAL PARKING	11	25
	REQUIRED PARKING	11	25
MERCANTILE REQUIREMENT :-			
	Whole min shops not being used for retail trading, or every 100 Sq.m. carpet area or fraction	1	5
	CARPET AREA OF MERCANTILE -411.883 SQ.MT	4.11	
	PARING REQUIRED	4.11	20.55
	MULTIPLYING FACTOR	0.9	
	REQUIRED PARKING	4	18
	TOTAL REQUIRED PARKING	15	44
	DOUBLE DECKER/TRIPLE PARKING	11	44
	PROPOSED ELECTRIC CARS – 15 CAR X 20% = 3		
	PROPOSED ELECTRIC SCOOTERS –44 CAR X 20% = 9		

SCHEDULE OF OPENING

Sr.no.	NAME	LENGTH(m)	WIDTH(m)	AREA(SQ.M)	DESCRIPTION
1)	D	1.000	2.100	2.100	T.W. PANNELED DOOR
2)	D1	0.900	2.100	1.890	T.W. PANNELED DOOR
3)	D2	0.750	2.100	1.575	T.W. PANNELED DOOR
4)	SW	1.800	2.100	3.780	ALUMINUM GLAZED SLIDING DOOR
5)	W1	1.600	1.800	3.240	ALUMINUM GLAZED WINDOW
6)	W2	1.500	0.900	1.350	ALUMINUM GLAZED WINDOW
7)	W3	1.200	0.900	1.080	ALUMINUM GLAZED WINDOW
8)	W4	0.900	0.900	0.810	ALUMINUM GLAZED WINDOW
9)	V	0.600	0.750	0.450	ALUMINUM GLAZED WINDOW

REFERENCE

1)	LAND USE AS PER SANCTIONED DEVELOPMENT PLAN	RESIDENTIAL
2)	LOCATION OF PLOT	REFER DRAWING
3)	ZONE	R-1
4)	PROPOSED BUILDING (IES SUBMITTED AS PER PLAN	
5)	EXISTING BUILDING SHOWN THUS	BLACK
6)	PROPOSED CONSTRUCTION SHOWN THUS	RED
7)	EXISTING CONSTRUCTION TO BE RETAINED SHOWN THUS	BLUE
8)	EXISTING CONSTRUCTION TO BE DEMOLISHED SHOWN THUS	YELLOW

CERTIFICATE OF AREA:-

Certified that the plot under reference was surveyed by me 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 record.

AR. SWAPNIL GODE
CA/2009/46446
NMC/R-475
NIT LIC NO 2357
Signature
(Name of Architect/Licensed Engineer/Supervisor)

OWNERS DECLARATION:-

I/We undersigned hereby confirm that I/We would abide by the Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical persons so as to ensure the quality at the work site.

Owner(s) name and Signature
DHUNI CONSTRUCTION PVT.LTD
THROUGH DIRECTORS:

MR. AMIT SURESHKANT TAREKAR

MR. SWAPNIL SANJAY GODE

NOTE : REFER WRITTEN DIMENSIONS, DO NOT SCALE THE DWG.
ALL DIMENSIONS ARE IN METERS

REGISTRATION (CA / 2009 / 46446) N.I.T REG. NO:- 2357 N.M.C.- R475

PROJECT ARCHITECT: OFFICE OF ORIGIN: NAGPUR

DEALT BY: SCALE 1:100, 1:200

DRAWN PD / CHECKED GR / APPROVED RT / DATE: 08/12/2025 / DRAWING NO: DIPL/NG/PFP/00542 / REV :00

SWA DATE: 20.10.2023

LICENSES NO : 1) MFS - LA/RF - 464 2) MFS - LA/RD - 434 3) MFS - LA/P - 96

SANJYOT ARCHITECTS
ARCHITECTS & INTERIOR DESIGNERS
Ar. Swapnil Gode
FS-11, BUILDING NO. 1, VIDARBHA PREMIER SCHEME, OPP.GANESHGUDA LAKE, NAGPUR - 440032
Cell no: 9860078948 Email: sanjyotarchitects@gmail.com

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.		
PROJECT		FIRE PROTECTION & ALARM SYSTEM
CLIENT		DHUNI CONSTRUCTION PVT. LTD.
CONTRACTOR		DYSTER INFRACON PVT. LTD.
DRAWN	PD	FIRE PROTECTION & ALARM SYSTEM FOR
CHECKED	GR	RESIDENTIAL BUILDING PROJECT AT MOUZA
APPROVED	RT	JAITALA, NAGPUR, MAHARASHTRA
DATE	08/12/2025	
DRAWING NO		DIPL/NG/PFP/00542

FIRE FIGHTING SYSTEM CONSULTANT

STAMP & SIGNATURE

NAGPUR MUNICIPAL CORPORATION
NAGPUR
(FIRE AND EMERGENCY SERVICE)
Provisional Fire Safety Approval Certificate hereby issued by Fire & Emergency Services Deptt. for the proposed construction. The scope of this approval is Restricted to Fire Prevention and Life Safety Measures only
Please See conditions mentioned in 01 TO 20
to Provisional Fire Safety Approval Certificate No. FES / 2339 / CFD Dated 18/12/2025
CHIEF FIRE OFFICER
NAGPUR MUNICIPAL CORPORATION

STATION OFFICER (HQ)
FIRE & EMERGENCY SERVICE
N.M.C., NAGPUR

LEGENDS

SR.NO.	PARTICULAR	SYMBOL
01	INPC	
02	2WAY FIRE BRIGADE INLET	
03	HYDRANT VALVE	
04	HOSE BOX	
05	RRL HOSE PIPE	
06	HOSE REEL	
07	BUTTERFLY VALVE	
08	MANUAL CALL POINT	
09	HOOTER	
10	PENDENT SPRINKLER	
11	WALL MOUNTED SPRINKLER	
12	SMOKE DETECTOR	
13	HEAT DETECTOR	
14	ABC EXTINGUISHER	
15	CO2 EXTINGUISHER	

PROPOSED FIRST FLOOR PLAN
SCALE - 1:100

PROPOSED SECOND FLOOR PLAN
SCALE-1:100

PROPOSED TYPICAL THIRD, FOURTH, FIFTH, SIXTH, SEVENTH. FLOOR PLAN
SCALE-1:100

TYPICAL SECOND TO SEVENTH FLOOR P-LINE AREA
SCALE-1:200

FIRST FLOOR P-LINE AREA (RESIDENTIAL)
SCALE-1:200

FIRST FLOOR P-LINE AREA (COMMERCIAL)
SCALE-1:200

FLAT NO. 201,301,401,501,601,701 CARPET AREA
SCALE 1:200

FLAT NO. 202,302,402,502,602,702 CARPET AREA
SCALE 1:200

FLAT NO. 203,303,403,503,603,703 CARPET AREA
SCALE 1:200

FLAT NO. 204,304,404,504,604,704 CARPET AREA
SCALE 1:200

SITE PLAN
SCALE-1:200

Subject to the condition as per Regularisation Letter of 21/6/23

Subject to condition of N.O.C. from Airport Authority. Dt. 22/6/23

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. LE/ENC/NIT NO.R-2357/PP/MR-20/23/30276/288
Date 28/12/2023
SANCTIONED
Building Engineer (west)
Nagpur Improvement Trust

Tentatively Approved For Fire N.O.C. Only
Building Engineer (W)
Nagpur Improvement Trust

NIT
L.S. No. 2357
Serial No.
Valid Up To 31/12/24