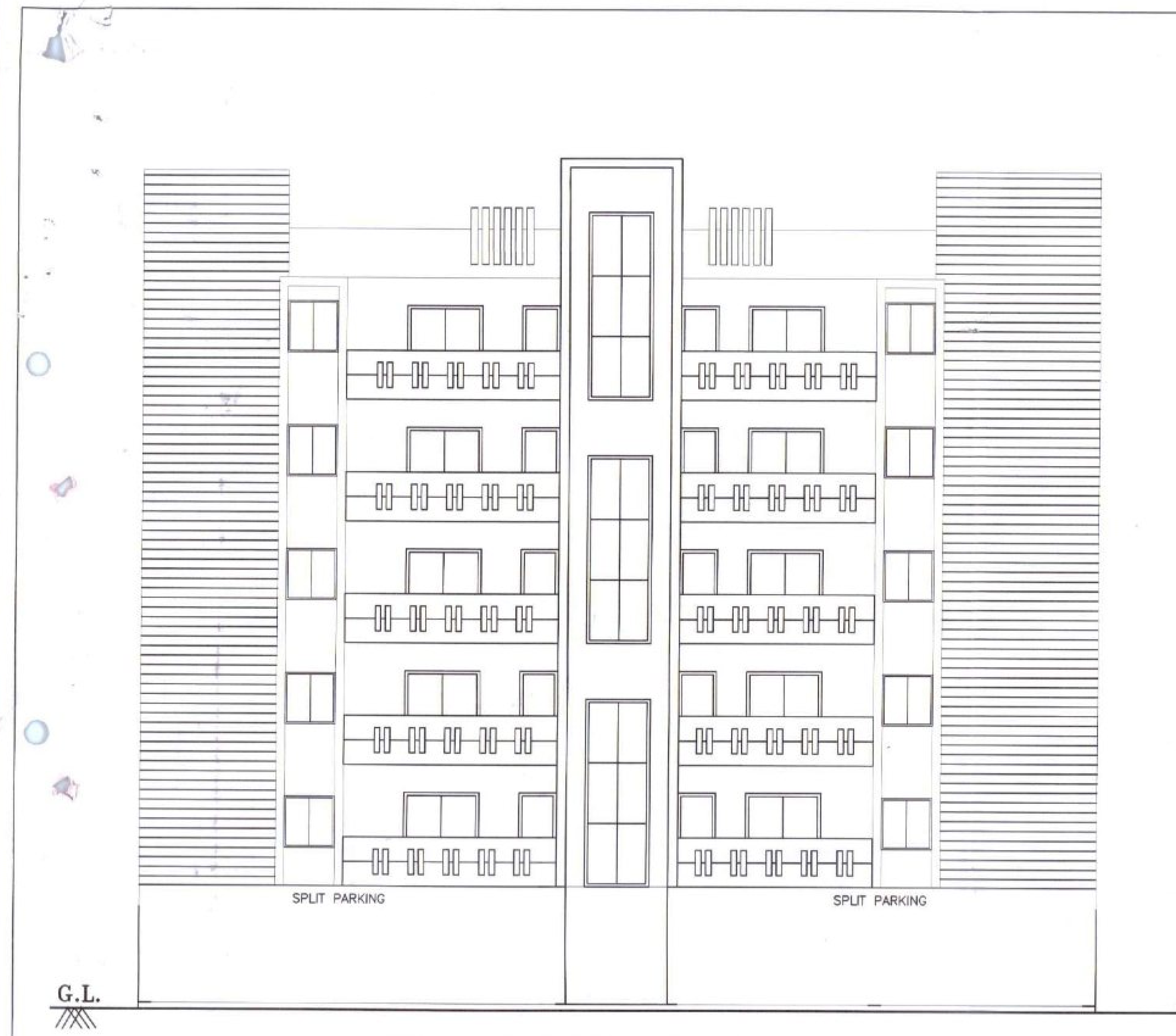
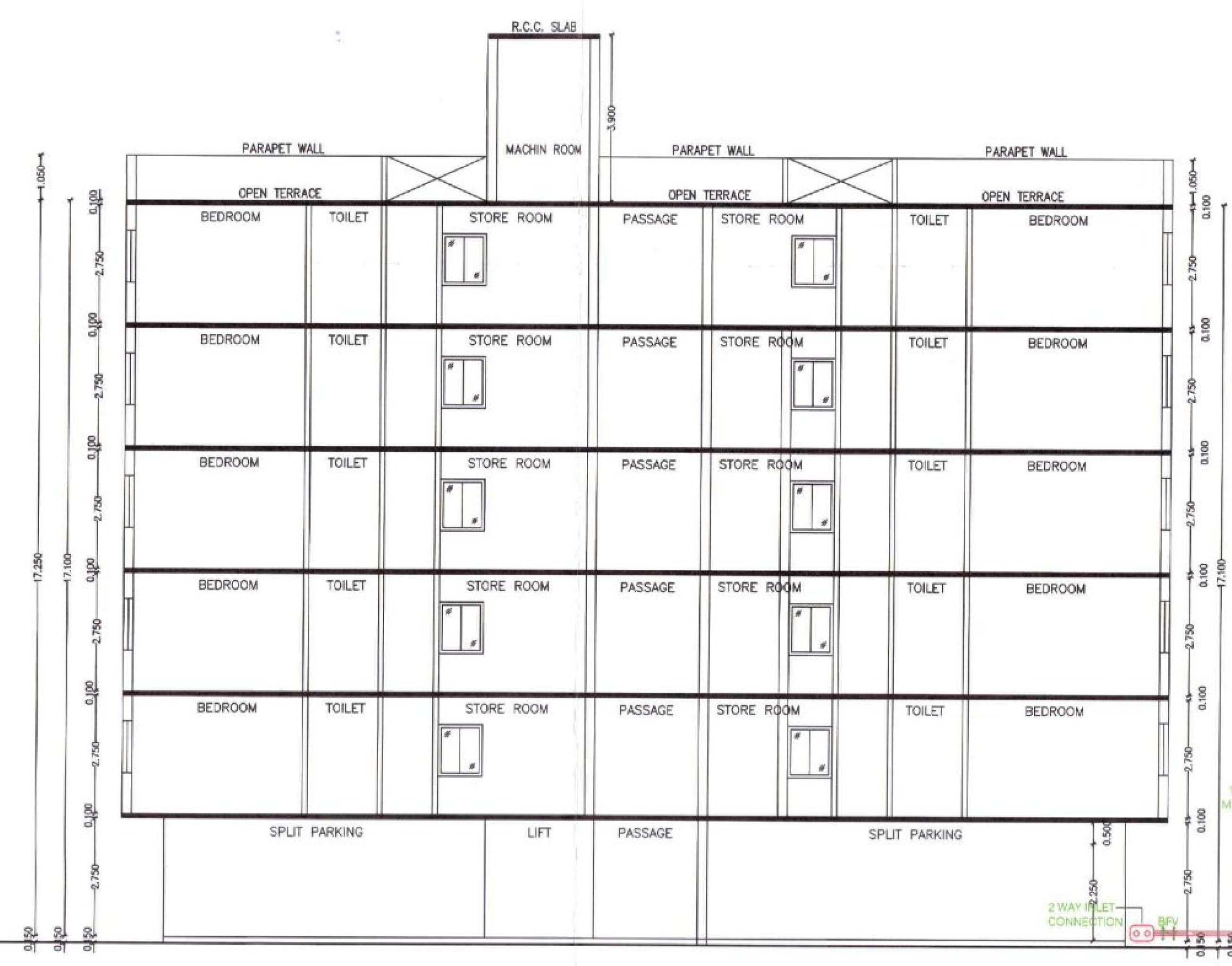


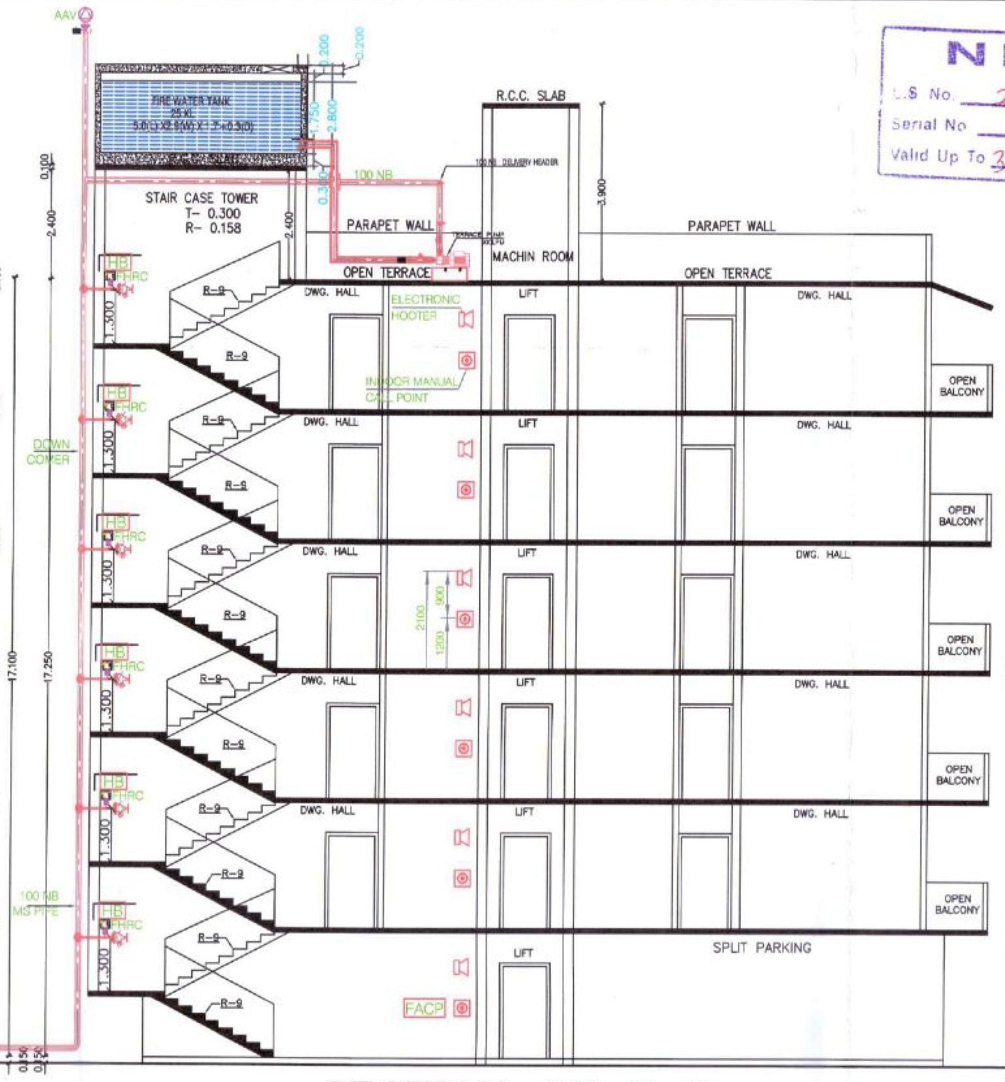
FRONT ELEVATION

SCALE 1:100



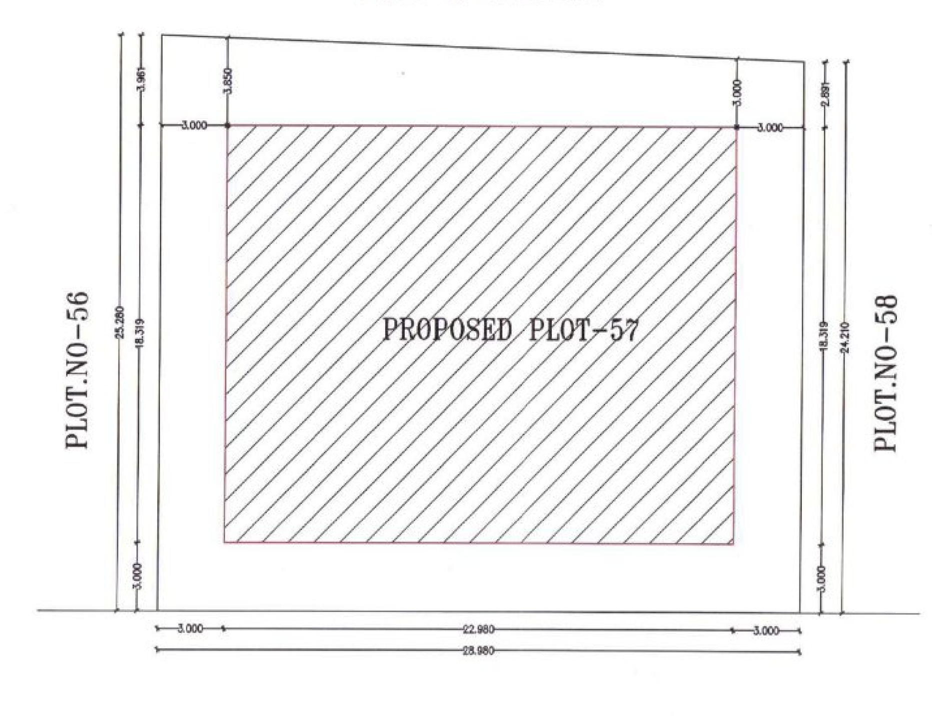
SECTION ON A A

SCALE 1:100



SECTION ON B B

SCALE 1:100



ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA

SITE PLAN

SCALE 1:100

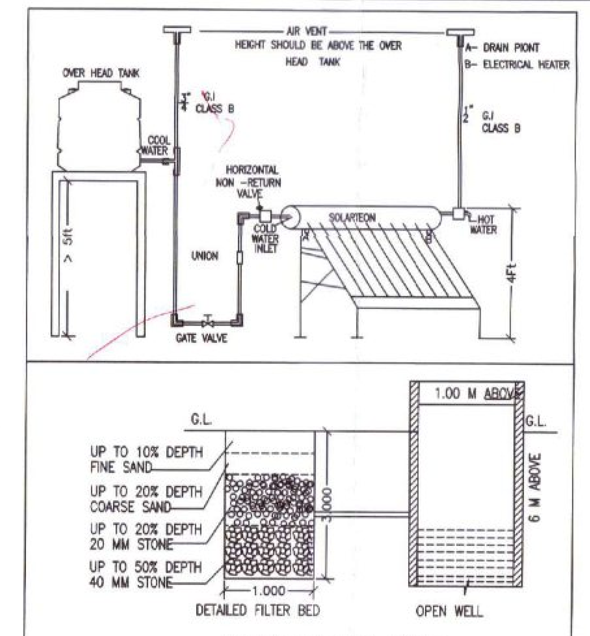
LAND OF DEOSTAN

PLOT.NO-56

PROPOSED PLOT-57

PLOT.NO-58

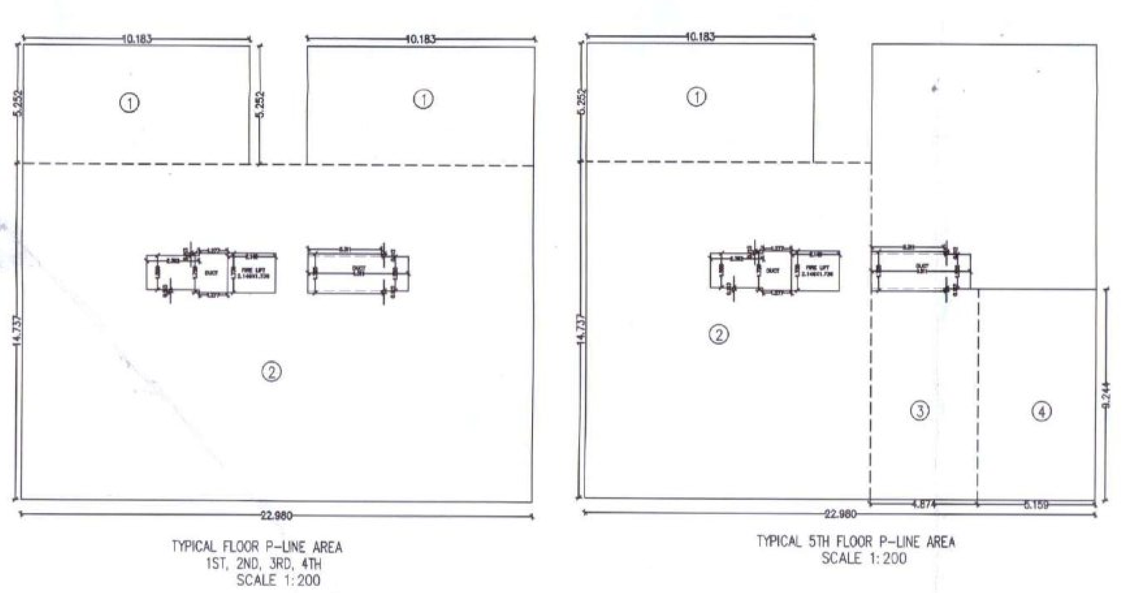
<< - 9.00 MT. WD. ROAD - >>



DETAIL'S OF RAIN WATER HARVESTING UNIT

NIT S. No. 2635 Serial No. Valid Up To 31/12/2025

Tntatatively Approv For Fire N.O.C. Only — Building Engineer (West) Nagpur Improvement Trust



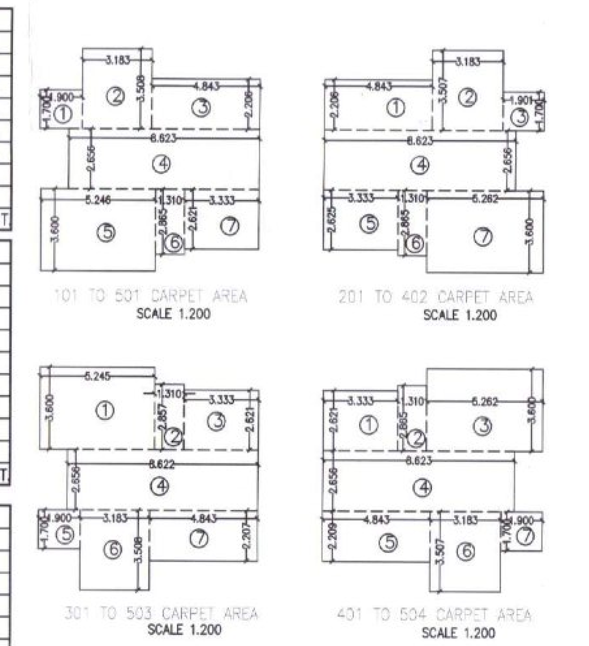
TYPICAL FLOOR P-LINE AREA 1ST, 2ND, 3RD, 4TH SCALE 1:200

TYPICAL 5TH FLOOR P-LINE AREA SCALE 1:200

PROPOSED P-LINE B/UP AREA ON 1ST,2ND,3RD,4TH FLOOR			
P LINE AREA –	1)	(10.183 X 5.252)X2	= 106.962 SQ. MT.
	2)	22.980 X 14.737	= 338.656 SQ. MT.
DEDUCTION AREA –	D1–	1.500 X 2.362	= (–)3.543 SQ. MT.
	D2–	(1.277 X 0.113)X2	= (–)0.288 SQ. MT.
	D3–	2.149 X 1.736	= (–)3.730 SQ. MT.
	D4–	(3.311 X 0.112)X2	= (–)0.742 SQ. MT.
	D5–	4.511X 1.500	= (–)6.766 SQ. MT.
TOTAL PROPOSED P-LINE AREA ON 1ST TO 4TH FLOOR=430.549 SQ. MT			

PROPOSED P-LINE B/UP AREA ON 5TH FLOOR			
P LINE AREA –	1)	10.183 X 5.252	= 53.481 SQ. MT.
	2)	12.717 X 14.737	= 187.410 SQ. MT.
	3)	4.874 X 9.244	= 45.055 SQ. MT.
	4)	5.159 X 10.110	= 52.157 SQ. MT.
DEDUCTION AREA –	D1–	1.500 X 2.362	= (–)3.543 SQ. MT.
	D2–	(1.277 X 0.113)X2	= (–)0.288 SQ. MT.
	D3–	2.149 X 1.736	= (–)3.730 SQ. MT.
TOTAL PROPOSED P-LINE AREA ON 5TH FLOOR AREA =330.542 SQ. MT			

TOTAL P-LINE B/UP AREA ON 1ST,2ND,3RD,4TH FLOOR
1) PROPOSED P-LINE AREA ON GROUND FLOOR = 000.00 SQ. MT.
2) PROPOSED P-LINE AREA ON FIRST FLOOR = 430.549 SQ. MT.
3) PROPOSED P-LINE AREA ON SECOND FLOOR = 430.549 SQ. MT.
4) PROPOSED P-LINE AREA ON THIRD FLOOR = 430.549 SQ. MT.
5) PROPOSED P-LINE AREA ON FOURTH FLOOR = 430.549 SQ. MT.
6) PROPOSED P-LINE AREA ON FIFTH FLOOR = 330.542 SQ. MT.
PROPOSED P-LINE AREA ON ALL FLOOR
(430.549 X 4) + 330.542 = 2052.738 SQ. MT.



101 TO 501 CARPET AREA SCALE 1:200 — 201 TO 402 CARPET AREA SCALE 1:200 — 301 TO 503 CARPET AREA SCALE 1:200 — 401 TO 504 CARPET AREA SCALE 1:200

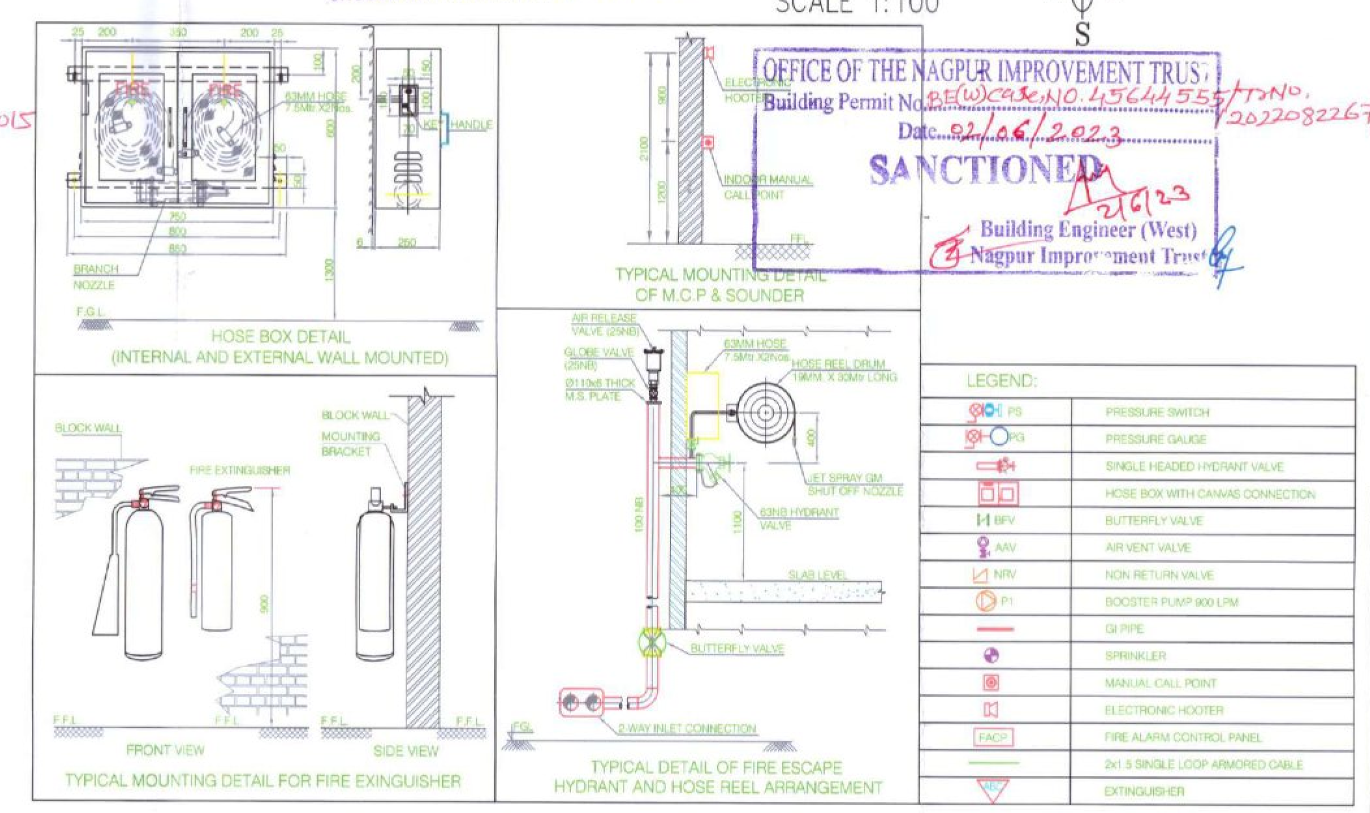
PROPOSED CARPET AREA ON 101 TO 501 FLOOR			
CARPET AREA –	1)	1.900 X 1.700	= 3.230 SQ. MT.
	2)	3.183 X 3.508	= 11.165 SQ. MT.
	3)	4.843 X 2.206	= 10.683 SQ. MT.
	4)	8.623 X 2.656	= 22.902 SQ. MT.
	5)	5.246 X 3.600	= 18.885 SQ. MT.
	6)	1.310 X 2.865	= 3.753 SQ. MT.
	7)	3.333 X 2.621	= 8.735 SQ. MT.
TOTAL CARPET AREA ON 101 TO 501 FLOOR			= 76.353 SQ. MT.

Subject to the condition as per Regularisation letter dt. 22/11/2015

PROPOSED CARPET AREA ON 201 TO 402 FLOOR			
CARPET AREA –	1)	4.843 X 2.206	= 10.683 SQ. MT.
	2)	3.183 X 3.507	= 11.162 SQ. MT.
	3)	1.901 X 1.700	= 3.231 SQ. MT.
	4)	8.623 X 2.656	= 22.902 SQ. MT.
	5)	3.333 X 2.625	= 8.749 SQ. MT.
	6)	1.310 X 2.865	= 3.753 SQ. MT.
	7)	5.246 X 3.600	= 18.943 SQ. MT.
TOTAL CARPET AREA ON 201 TO 402 FLOOR			= 79.423 SQ. MT.

PROPOSED CARPET AREA ON 301 TO 503 FLOOR			
CARPET AREA –	1)	5.245 X 3.600	= 18.882 SQ. MT.
	2)	1.310 X 2.857	= 3.742 SQ. MT.
	3)	3.333 X 2.621	= 8.735 SQ. MT.
	4)	8.622 X 2.656	= 22.900 SQ. MT.
	5)	1.900 X 1.700	= 3.230 SQ. MT.
	6)	3.183 X 3.508	= 11.165 SQ. MT.
	7)	4.843 X 2.207	= 10.688 SQ. MT.
TOTAL CARPET AREA ON 301 TO 503 FLOOR			= 79.342 SQ. MT.

PROPOSED CARPET AREA ON 401 TO 504 FLOOR			
CARPET AREA –	1)	3.333 X 2.621	= 8.735 SQ. MT.
	2)	1.310 X 2.865	= 3.753 SQ. MT.
	3)	5.262 X 3.600	= 18.943 SQ. MT.
	4)	8.623 X 2.656	= 22.902 SQ. MT.
	5)	4.843 X 2.209	= 10.698 SQ. MT.
	6)	3.183 X 3.507	= 11.162 SQ. MT.
	7)	1.900 X 1.700	= 3.230 SQ. MT.
TOTAL CARPET AREA ON 401 TO 504 FLOOR			= 79.423 SQ. MT.



HOSE BOX DETAIL (INTERNAL AND EXTERNAL WALL MOUNTED)

TYPICAL MOUNTING DETAIL FOR FIRE EXTINGUISHER

TYPICAL MOUNTING DETAIL OF MCP & SOUNDER

TYPICAL DETAIL OF FIRE ESCAPE HYDRANT AND HOSE REEL ARRANGEMENT

OFFICE OF THE NAGPUR IMPROVEMENT TRUST — Building Permit No. 23/WORK/NO.4564455/TPNO. 20220822671/57 Date 01/06/2023 — SANCTIONED — Building Engineer (West) Nagpur Improvement Trust

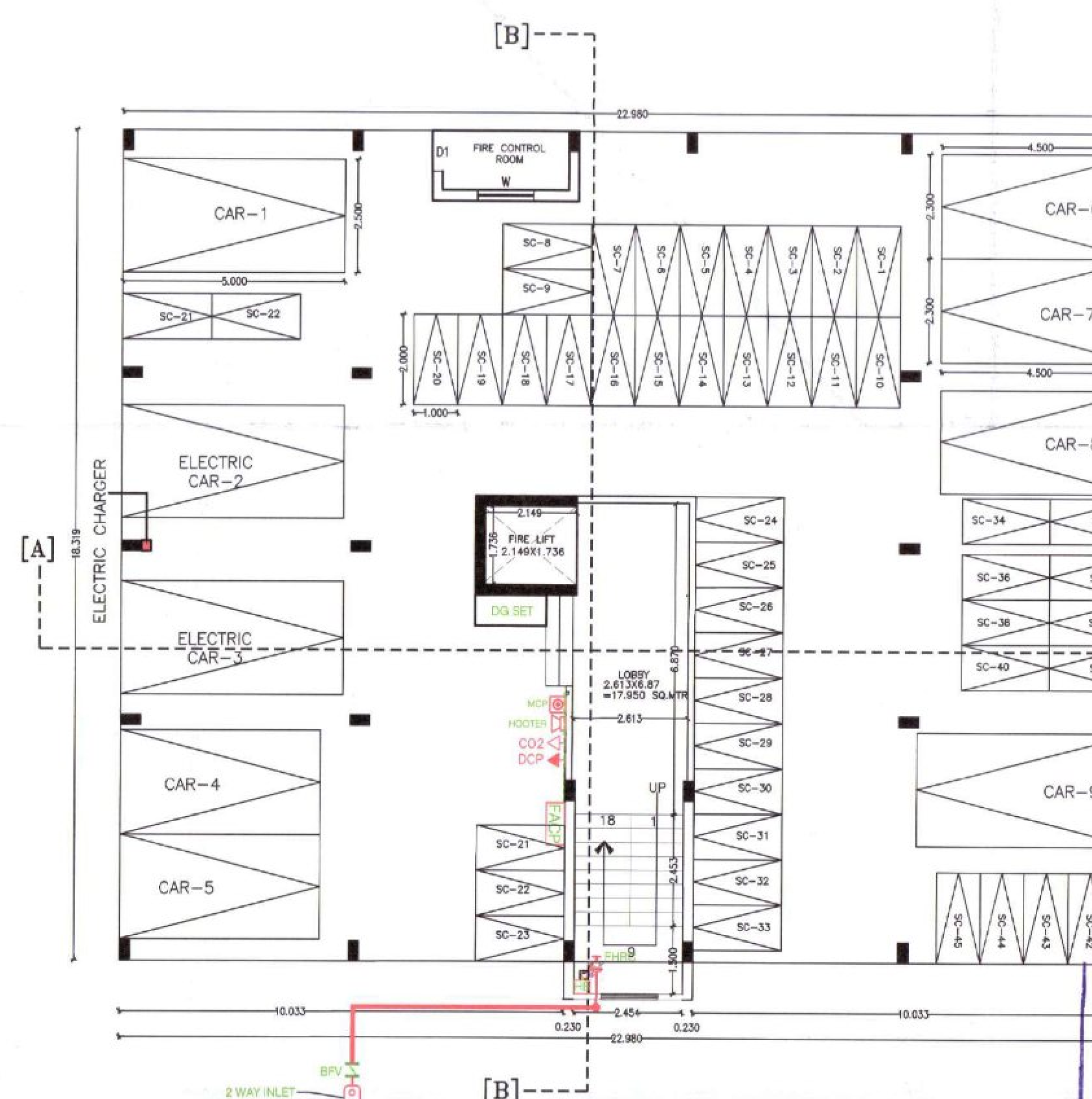
F.S.I/Built-up Area Calculation :-(FOR RESIDENTIAL HOUSING TENEMENTS)			
a.	Net Plot area for F.S.I calculation (as per Clause No. 3.9. of UDCPR-2020) as per Release Letter.	717.110 sq.m.	
b.	Net P-Line Built-up area (as per Clause No. 6.6. of UDCPR-2020)	2052.738 sq.m.	
c.	For Residential Use Dividing Factor 1.6 to arrive (Basic F.S.I. + Premium FSI + TDR =P-Line Area/1.6)	2052.738/1.6= sq.m-1282.961 SQ MIT	
d.	Permissible Ancillary FSI (As per Clause No. 6.3, Table No.6-G, Note-(i) of UDCPR -2020-b-c-d)	(2052.738sq.m-1282.961sqm) = 769.777 sq.m.	
		Permissible	Proposed
e.	Permissible Basic FSI/Built -up Area:-(1.10 x a)	Basic FSI=1.10 788.821 sq.m.	Basic FSI=1.10 788.821 sq.m.
f.	Permissible Additional FSI on Premium:-(0.50xa)(As per Clause No.6.3,Table No. 6-G)	Permium FSI =0.50 358.555 sq.m.	Permium FSI=50% 358.555 sq.m.
g.	Permissible TDR FSI on plot area	TDR FSI =0.2 143.422 sq.m.	T D R FSI=0.18% 135.585 sq.m.
h.	Total Entitlement of FSI (e+f+g)	2060.575 sq.m	2052.738 sq.m.
i.	Maximum Building potential on Plot (Excluding ancillary FSI)	TOTAL.FSI=1.80 1290.798	TOTAL.FSI=1.78 1282.961
J	Permissible Ancillary FSI (As per Clause No.6.3 , Table No.6-G, Note-(i) of UDCPR).	FSI=0.60 769.777 sq.m.	FSI=0.60 769.777 sq.m.

TOTAL P-LINE B/UP AREA ON 1ST,2ND,3RD,4TH FLOOR
1) PROPOSED P-LINE AREA ON GROUND FLOOR = 000.00 SQ. MT.
2) PROPOSED P-LINE AREA ON FIRST FLOOR = 430.549 SQ. MT.
3) PROPOSED P-LINE AREA ON SECOND FLOOR = 430.549 SQ. MT.
4) PROPOSED P-LINE AREA ON THIRD FLOOR = 430.549 SQ. MT.
5) PROPOSED P-LINE AREA ON FOURTH FLOOR = 430.549 SQ. MT.
6) PROPOSED P-LINE AREA ON FIFTH FLOOR = 330.542 SQ. MT.
PROPOSED P-LINE AREA ON ALL FLOOR
(430.549 X 4) + 330.542 = 2052.738 SQ. MT.

FIRE FIGHTING CONSULTANT :

FIRE PLAN SYSTEMS & PROJECTS PVT.LTD.

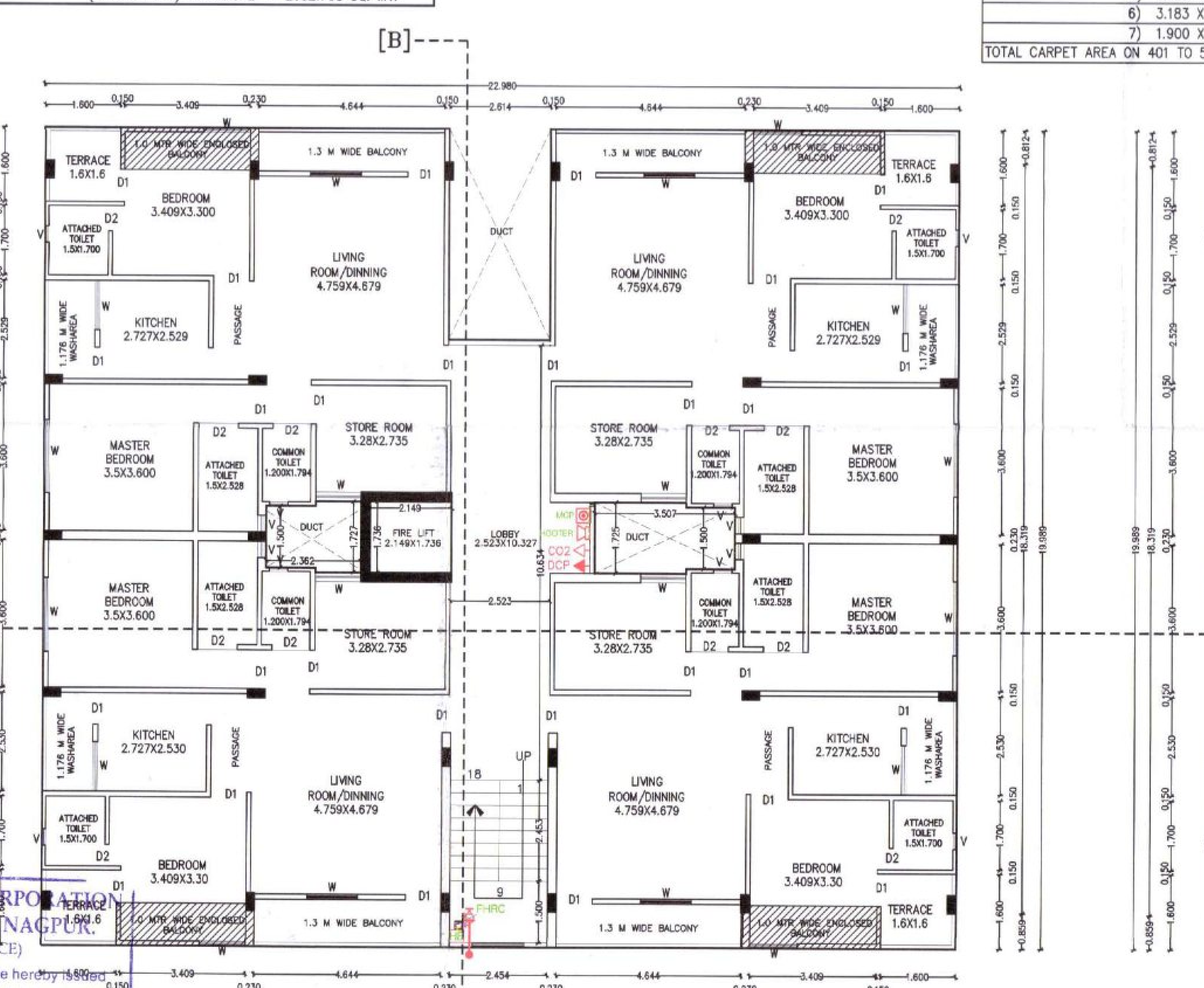
3rd floor, Mohata Complex, Chaoni, Nagpur. License No. MFS-LA/RF-0198



PROPOSED GROUND FLOOR PLAN

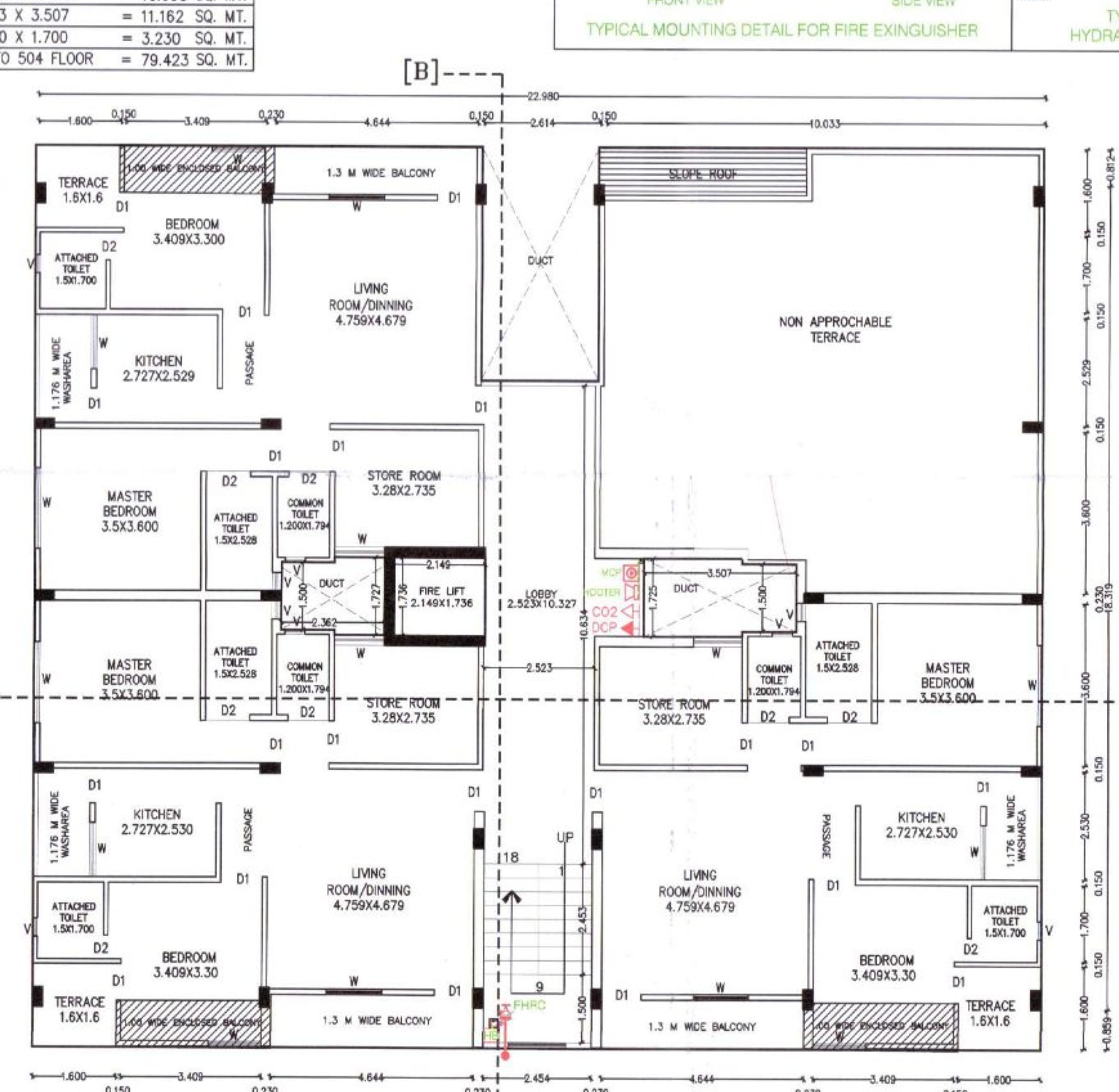
SCALE 1:100

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. / 482 /FB dated 13/03/2023 — Chief Fire Officer, Fire Service N.M.C. Nagpur



PROPOSED TYPICAL FLOOR PLAN 1ST, 2ND, 3RD, 4TH

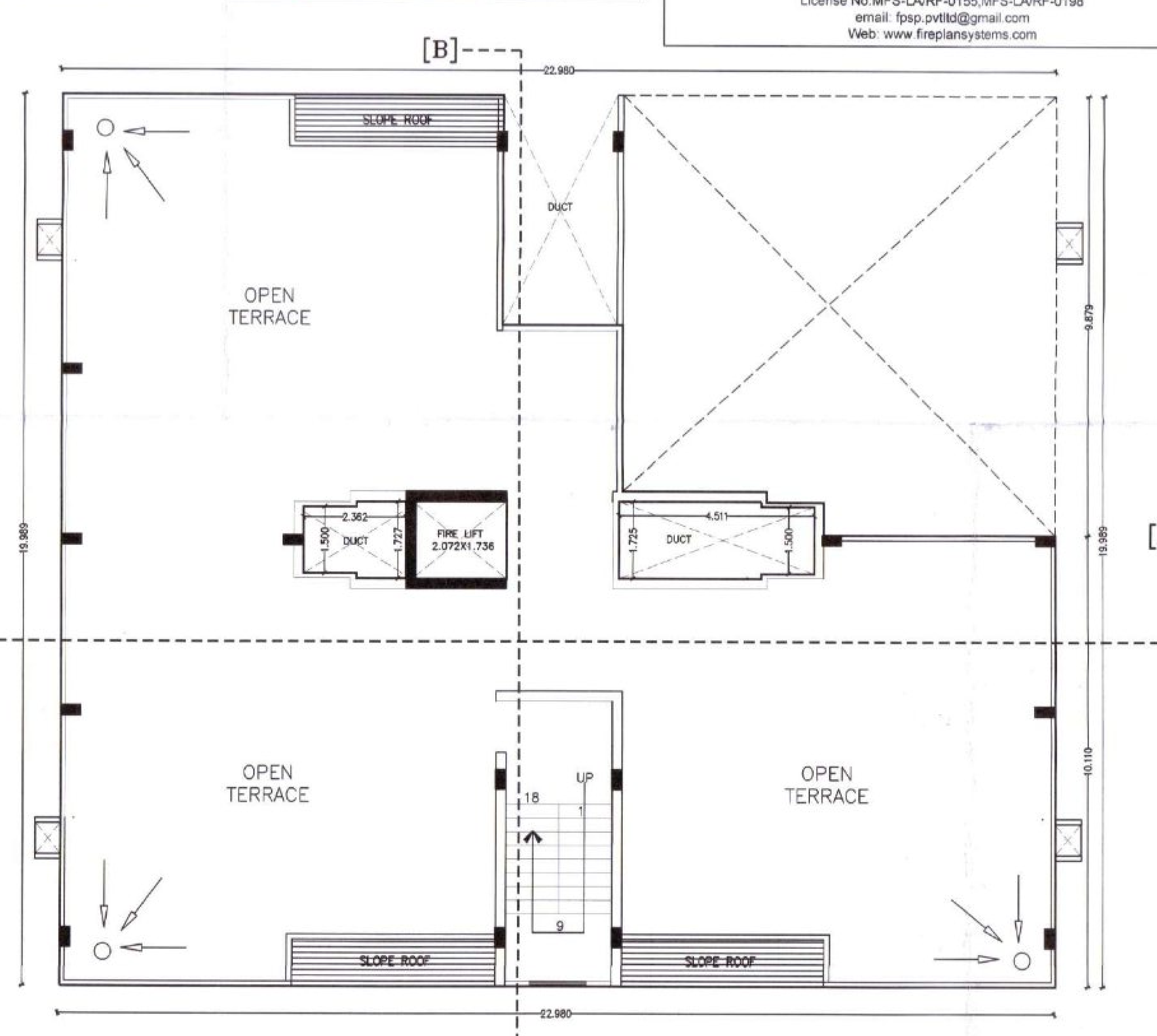
SCALE 1:100



PROPOSED FIFTH PLAN

SCALE 1:100

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



PROPOSED TERRACE FLOOR PLAN

SCALE 1:100

KWALITY ARCHITECTS & CONSULTANCY

Ar. SOHAIL KHAN
M.Arch Australia B.Arch Pune
Reg. No. CA/2008/43042
1st Floor Mahanagar Palika Complex, Holy Cross Convent Road, Ratanlal Plot, Akola(M.S.)
Email : kwalityarchitects@gmail.com
Cell 8380-000-024

CLIENT-

PROPOSED CONSTRUCTION FOR RESIDENTIAL BUILDING PLAN FOR MULTY FAMILY DWELLING UNIT ON PLOT NO. 57 MOUZA BORGAON KH. NO. 72/1,73/1,2,76/1,77/1 IN GOKUL HSG SOCIETY NAGPUR.

BELONGING TO :-

(1) MR.ROHIT ASHOK KHOWAL

(1) MR.NISHANT VINODKUMAR SHARMA

NO.	AREA STATEMENT	SQ.MT.
1	AREA OF PLOT	
(a)	as per ownership documents (Sale deed)	717.110
(b)	as per R.L.	717.110
(c)	as per site	717.110
2	DEDUCTIONS FOR	0.000
(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	NET BALANCE PLOT AREA(1-2)	717.110
4	AMENITY SPACES	NA
5	NET PLOT AREA (3-4(c))	717.110
6	RECREATIONAL OPEN SPACE	NA
7	INTERNAL ROAD AREA	NA
8	PLOTABLE AREA	NA
9	Permissible BUILT UP AREA (with reference to basic FSI as per front road width) (717.110 x 1.1)	788.821
10	ADDITION OF F.S.I. (on payment of premium) = 0.0	358.555
11	IN - SITU FSI / TDR LOADING = (max loading 20%)	143.422
12	PROPOSED TDR LOADING	135.585
13	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(a)	[no. 9 + 10(b) + 11(d)] or 12 (whichever is applicable)	1290.798
(b)	Ancillary area FSI upto 60% = 60%	769.777
(c)	Total entitlement (a+b)	2060.575
14	MAX. UTILIZATION LIMIT OF F.S.I. (building potential) permissible as per road width [as per regulation no. 6- .1.2.3.4 as applicable x 1.6 or 1.8]	
15	TOTAL BUILT-UP AREA IN PROPOSAL.	2052.738
(a)	Existing Built-up area.	0.000
(b)	Proposed Buit-up area (as per P line)	0.000
(c)	Total (a+b)	
16	F.S.I. CONSUMED (15/13) (should not be more than serial no. 14 above)	1.78
	LAND USE AS PER SANCTIONS DEVELOPMENT PLAN	RESIDENTIAL
	LOCATION OF PLOT	NonCongested
	ZONE	RESIDENTIAL
	PROP. BUILD. ISE SUBMITTED AS PER PLAN	RESIDENTIAL
	PLOT BOUNDARY SHOWN IN THUS	
	PROPOSED CONSTRUCTION SHOWN IN THUS	

SCHEDULE OF OPENING

D	1.00 X 2.10	T. W. PANEL DOOR
D1	1.00 X 2.10	T. W. PANEL DOOR
D2	0.75 X 2.10	T. W. PANEL DOOR
W	1.20 X 1.20	T. W. GLAZED WINDOW
W1	1.50 X 1.50	T. W. GLAZED WINDOW
V	0.60 X 0.75	VENTILATOR

PARKING AREA STATEMENT

NO.OF TENEMENTS	MULTY FAMILY RESI.UNIT
CARPET AREA BETWEEN 40 TO 80 SQ.MTR	19 TENEMENT

PARKING AS PER CLAUSE NO.8.1 AND TABLE 8B SR.NO.1 OF UDCPR-2020 REQUIRED

FOR RESIDENTIAL BUILDING:-

FOR EVERY TWO TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MTR BUT LESS THAN 80	1CAR+5SC+5% V.P
FOR 19 TENEMENTS 40-80 SQ.MTR CARPET AREA	10CAR+48SC

5% VISITOR PARKING=0.5 CAR+2.40 SC
PARKING REQUIRED 10.50 CAR +50.40 SC
MULTIPLYING FACTOR AS PER TABLE NO.8C SR.NO. 02 OF UDCPR 2020 =0.9=0.9X(10.50 CAR+50.40 SC)
TOTAL PARKING REQUIRED 9 CAR+45 SC

PROPOSED ELECTRIC CAR=9CARS X20%=2CARS

Owners 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 work site.

G - SIGN.

NILESH HINGE — Civil & Architecture Consultant

ENGINEER SIGN/ARCHITECTE SIGN

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ..... AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P. SCHEME RECORDS DEPARTMENT / CITY SURVEY RECORD