

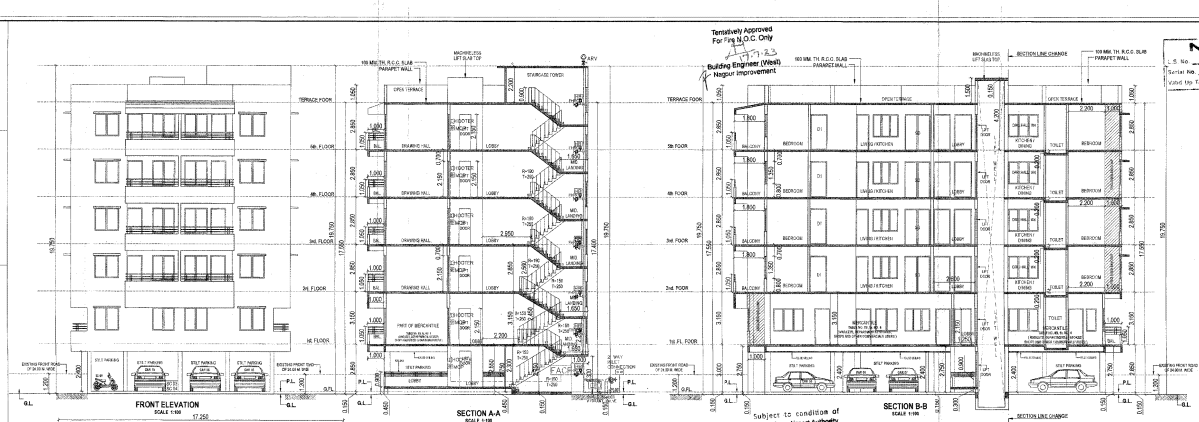
LEGEND:

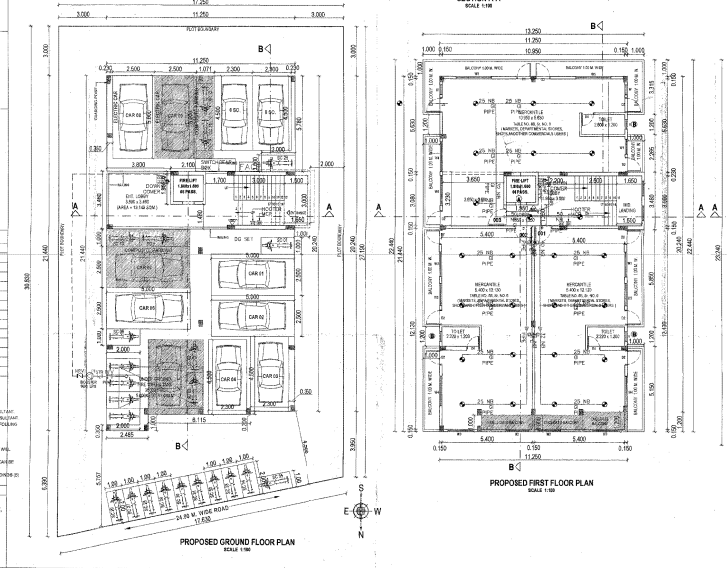
PS	PRESSURE SWITCH
PG	PRESSURE GUAGE
	SINGLE HEADED HYDRANT VALVE
FB	HOSE BOX
FHC	FIRE HOSE REEL CABINET
	M.S. PIPELINE
BV	BUTTERFLY VALVE
NRV	NON RETURN VALVE
P1	900 LPM BOOSTER PUMP
	150 mm. I.S. SEAMLESS ARMOURED SIGNAL LOOP
	MANUAL CALL POINT
	SOUNDER/STROBE
FACP	FIRE ALARM CONTROL PANEL
	ABC TYPE EXTINGUISHER

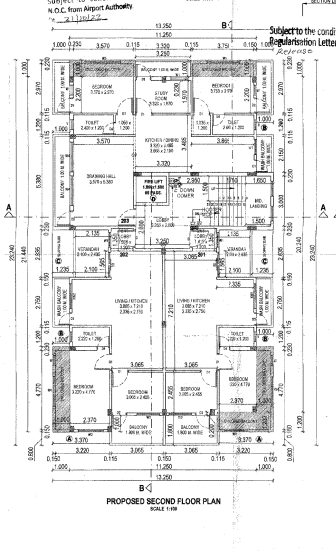
NOTES:
1. ALL DIMENSION ARE IN MM UNLESS OTHERWISE SPECIFIED.
2. PIPES UPTO 150MM ARE MS 'C' CLASS AS PER IS :1239 PART
3. FITTINGS SHALL BE FLANGED TYPE.
4. PIPES SHALL BE PAINTED WITH ONE COAT OF PRIMER & TWO COATS OF ENAMEL PAINT.
5. PIPE RACE SHALL BE DONE BY THE NOMINATED CONTRACTOR BASED ON FINAL APPROVED FROM CONSULTANT.
6. CABLE WORK SHALL BE DONE BY THE NOMINATED CONTRACTOR BASED ON FINAL APPROVED FROM CONSULTANT.
7. THE LOCATION OF DETECTORS ARE SUBJECT TO MINOR CHANGES AS PER SITE CONDITIONS TO AVOID FOUND FOUND WITH LIGHT FITTINGS, BEAMS etc.
8. THE LOCATION OF HOOTER CUM STROBE IS SUBJECT TO CHANGE AS PER SITE CONDITIONS.
9. FIRE ALARM CONFIGURATION SYSTEM IS PROPOSED AS TYPE 'N' (CLASS 'B').
10. AS PER SITE CONDITION CABLE SHOULD RUN THROUGH INACCESSIBLE WHEREVER IS POSSIBLE SUCH IT WILL RUN THROUGH REFERABLE CABLE TRAY.
11. THE LOCATIONS / QUANTITIES OF THE FIRE EXTINGUISHERS ARE SHOWN ON DRAWINGS, ACTUAL LOCATIONS CAN BE DECIDED AT SITE AS PER STANDARDS.
12. THIS BUILDING FIRE FIGHTING SYSTEM HAS DESIGNED AS PER NBC 2016 TABLE NO. 7 RESIDENTIAL BUILDINGS (R) .

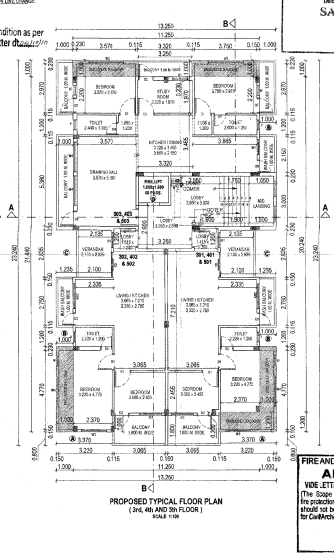
FIRE FIGHTING CONSULTANT :

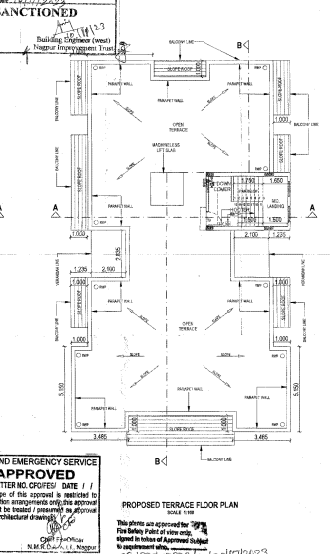
PS ENGINEERING SERVICES PVT. LTD.
"RADHE ENCLAVE"
Plot No. 358, FLAT NO. 301, 3rd Floor, Gandhi Nagar, Nagpur - 440010.
Mo. No: 7767000216, E-Mail : pseng23@gmail.com
Web:- www.pseng.com
LICENCE NO. MFS/LARP-94 (Hydrant System)
LICENCE NO. MFS/LARD-88 (Detection System)
LICENCE NO. MFS/LARP-20 (Passive System)
GST No. 27AALCP9643A1Z9











NIT
L.S. No. 956
Valid Upto 31/12/30

PARKING STATEMENT			
CARPET	TENAMENT	CAR	SCOOTER
[A] RESIDENTIAL PARKING PERMISSIBLE PARKING FOR EVERY 2 TENEMENTS HAVING CARPET 40.00 TO 80.00 SQM.		1	2
(i) REQUIRED PARKING FOR	12 TENAMENTS	6	12
VISITORS PARKING 5%		0.3	0.6
(ii) TOTAL RESIDENTIAL PARKING		6.3	12.6
[B] COMMERCIAL PARKING PERMISSIBLE PARKING FOR EVERY 100 .00 SQM. CARPET		2	6
(i) REQUIRED PARKING FOR 204.441 SQM.	2 UNIT	4	12
TOTAL PARKING (A(i) + B(i))		10.3	24.6
MULTIPLYING FACTOR 0.9		9.27	N.A.
	SAY	9.00	25.00

AS PER CLAUSE NO.8.1.1(V) COMPOSITE PARKING, 12 EC CONVERTED INTO 2 CAR

PROPOSED PARKING = 11 CAR + 23 SC

ELECTRIC CAR = 11 x 20% = 2 CAR

BUILT-UP AREA

	COMMERCIAL	RESIDENTIAL
GROUND FLOOR	= PARKING	
FIRST FLOOR	= 289.650 SQM.	0.000
SECOND FLOOR	= 0.000	287.856 SQM.
THIRD FLOOR	= 0.000	287.856 SQM.
FOURTH FLOOR	= 0.000	287.856 SQM.
FIFTH FLOOR	= 0.000	287.856 SQM.
	= 289.650 SQM.	1151.424 SQM.

TOTAL BUP AREA = 289.650 + 1151.424 = 1441.074 SQM.

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. B/Engg/Apt-3/2023/Plan/ 20230718/227
Date :- 18/7/2023
SANCTIONED
Building Engineer (west)
Nagpur Improvement Trust

Subject to condition of N.O.C. from Airport Authority vide letter dt. 21/7/2023

Subject to the condition as per Regularisation Letter dt. 19/7/23 Reverse

FIRE AND EMERGENCY SERVICE
APPROVED
VIDE LETTER NO. CP/UFES/ DATE / /
(The Scope of this approval is restricted to fire protection arrangements only, this approval should not be treated / presumed as approval for Civil/Architectural drawings.)
Chief Fire Officer
N.M.C. & I.T., Nagpur

This plans are approved for 22.5 Fire Safety Point of view only, subject to follow of Approved Subject to requirement when.
CFO/FES/MHN/RDY/ 81 /2023/07/24

F.S.I. / Built-up Area Calculation :-

A	NET PLOT AREA (AS P.E.I. CALCULATION) (AS PER CLAUSE NO. 3.0 OF UPDCR- 2020) AS PER RELEASE DEED.	500.420 SQM.
B	NET 'P' LESS' BUILT UP AREA (AS PER CLAUSE NO. 6.0 OF UPDCR - 2020)	1441.074 SQ.M.
C	FOR RESIDENTIAL USE DIVIDING FACTOR 1.4 TO ARRIVE (BASIC F.S.I. = PREMIUM FSI =	1151.424 / 1.4 = 710.446 SQ.M. 1151.424 - 710.446 = 451.784 SQM
D	FOR NON-RESIDENTIAL USE DIVIDING FACTOR 1.8 TO ARRIVE (BASIC F.S.I. = PREMIUM FSI = 1128 = P-LINE AREA / 1.8)	289.650 / 1.8 = 160.917 SQ.M. 289.650 - 160.917 = 128.733 SQM.
E	PERMISSIBLE ANCILLARY FSI. (AS PER CLAUSE NO. 6.5, TABLE NO. 6-I, NOTE-(I) OF UPDCR - 2020) (R+C - D)	(451.784 + 128.733) = 580.517 SQM.
		PERMISSIBLE / PROPOSED
F	PERMISSIBLE BASIC F.S.I. (BUILT-UP AREA x 1.10 x 0.1)	BASIC FSI = 1.10 536.462 SQ.M. / 536.462 SQ.M.
G	PERMISSIBLE ADDITIONAL F.S.I. ON PREMIUM -0.50 x (i) (AS PER CLAUSE NO. 6.5, TABLE NO. 6-I OF UPDCR-2020)	PREMIUM FSI = 0.50 286.230 SQ.M. / 286.230 SQ.M.
H	PERMISSIBLE ADDITIONAL F.S.I. OF TDR ON ROAD WIDER ROAD= (1.15 x A)	TDR = 1.15 575.483 SQM. / TDR = 0.168 + 79.808 SQM.
I	TOTAL ENTITLEMENT OF FSI (E+F+G+H)	1016.472 SQ.M. / 1441.074 SQ.M.
J	MAXIMUM BUILDING POTENTIAL ON PLOT (BUILDING ANCI.,ART FSI)	TOTAL FSI = 2.71 1356.159 SQ.M. / TOTAL FSI = 1.36 + 0.168 = 1.528 + 0.168 = 1.696 = 1.70 846.937 SQ.M.
K	PERMISSIBLE ANCILLARY FSI AS PER CLAUSE NO. 6.3, TABLE NO. 6-G, NOTE-(1) OF UPDCR-)	FSI = 0.60 FSI = 0.60 = 0.60 580.517 SQM. / 580.517 SQM.

NOTE

AIRPORT NOC NO. NAG/WEST/IB/1100223701423
DATE:- 21 . 10 . 2022
VALID UPTO:- 20 . 10 . 2030
PERMISSIBLE HEIGHT:- 19.775 MTRS.

LEGEND

PLOT BOUNDARY SHOWN IN

PROPOSED CONSTRUCTION SHOWN IN

PROPOSED MULTI UNIT RESIDENCE CUM COMMERCIAL CONSTRUCTION ON PLOT NO - 22, AMRAI NAGARI LAYOUT, JAITALA, NAGPUR. MOUZA - JAITALA, KH. NO. 187/5 & 188, CITY SURVEY NO. 638, SHEET NO. 58/242, NMC HOUSE NO. 1069/122, WARD NO. 74, JAITALA, TAHL+DIST. NAGPUR, BELONGING TO M/S MANJUSHA CONSTRUCTIONS NAGPUR. PROPR. SHRI. SUBHAM SUBHASH KASULKAR

Proforma – E Area Statement
(At Right Hand top Corner of Plans)

PROPOSED ---------- COMPLEX ON C.T.S. NO./PLOT NO. / S.NO. /Drawing Sheet
GAT NO., F.P.NO. ---------- OF VILLAGE MAUPA ---------- No.1 /C

Stamp of Approval of Plans:

AREA STATEMENT		PERMISSIBLE	PROPOSED
1	Area of plot (Minimum area of a, b, c to be considered)	500.420 SQM.	500.420 SQM.
	(a) As per ownership document (7/12, CTS extract)		
	(b) As per measurement sheet		
	(c) As per site		
2	Deduction for		
	(a) Proposed D.P. / D.P. Road widening Area/Service Road / Highway widening	N.A.	N.A.
	(b) Any G.P. Reservation area	N.A.	N.A.
	(Total a+b)	N.A.	-
3	Balance area of plot (1-2)	500.420 SQM.	-
4	Amenity Space (if applicable)	N.A.	N.A.
	(a) Required -	N.A.	N.A.
	(b) Achievement of 2 (b), if any -	N.A.	N.A.
	(c) Balance Proposed -	N.A.	N.A.
5	Net Plot Area (3-4 (c))	500.420 SQM.	-
6	Recreational Open space (if applicable)	N.A.	N.A.
	(a) Required -	N.A.	N.A.
	(b) Proposed -	N.A.	N.A.
7	Internal Road Area	N.A.	N.A.
8	Floorlle area (if applicable)	N.A.	N.A.
9	Built up area with reference to Basic F.S.I. as per zone road width (Sr. No. Scheme FSI) 500.420 x 1.10	550.462 SQM.	550.462 SQM.
10	Addition of FSI on payment of premium		
	(a) Maximum permissible premium FSI - based on road width / TOD Zone.	N.A.	N.A.
	(b) Proposed FSI on payment of premium 55%	250.230 SQM.	250.230 SQM.
11	Inside FSI - TDR loading	N.A.	N.A.
	(a) In-situ area against D.P. road (2.0 x Sr. No. 2 (c)), if any	N.A.	N.A.
	(b) Premium area against Amenity Space if handed (2.00 of 4.85 x Sr. No. 4 (Taned Area))	N.A.	N.A.
	(c) TDR area (Of 24.00 M.W. ROAD) = 1.15 x 575.483 SQM.	575.483 SQM.	79.085
	(d) Total in-situ + TDR loading proposed (11 (a)+(b)+(c))	N.A.	N.A.
12	Additional FSI area under Chapter No. 7	N.A.	N.A.
13	Total entitlement of FSI in the proposed		
	(a) [3 + 10(b)+11(d) or 12 whichever is applicable (6) Ancillary Area FSI upto 60% or 80% with payment of charges	1356.159 SQM.	880.555 SQM.
	(b) For Residential (40%) (B-D) 60)	580.517 SQM.	580.517 SQM.
	(c) For Commercial (80%) (B-D) 80)		
	(c) Total entitlement (13(a)+13(b)) + 13(c))	1356.672 SQM.	
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (On per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) 1.8 (c.e.i.d.)		
15	Total Built-up Area in proposal (excluding) area at Sr. No. 2 (b)	-	1441.074 SQM.
	(a) Existing Built-up Area,	N.A.	N.A.
	(b) Proposed Built-up Area (as per 'P' line)		1441.074 SQM.
	(c) Total (a+b)		
16	F.S.I. Consumed (15/13) (should not be more than specified in (14) above)		1.70 1.06
17	Area for Inclusive Housing, if any		
	(a) Required (20% of Sr. No. 5)		
	(b) Proposed		

Certificate of Area:

Certified that the plot under reference was surveyed by me on _____ and the dimensions of site 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/ Revenue records.

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect
	01	1:100, AND 1:200	KISHOR NAGWANSHI	ARCHITECT	CA/2008/43983

NMCR /R/2018/APL/00259

Signature

PANKAJ CHINCHMALATPURE & ASSOCIATES
ARCHITECT INTERIOR DESIGNERS
PROJECT MANAGEMENT CONSULTANTS
PANKAJ CHINCHMALATPURE & ASSOCIATES
(Name of Architect)

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 persons so as to ensure the quality and safety in the work site.

Owner (s) name and signature

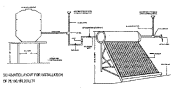
M/S. MANJUSHA CONSTRUCTIONS NAGPUR.
PROP. SHRI. SUBHAM SUBHASH KASULKAR

DEALT BY - KISHOR NAGWANSHI	CDA. REGTN NO.- CA / 2008 / 43983
CHECKED BY	LIC. NO. - NMC/LH. CA / 2008 / 43983 / 251
JOB NO. - NAGPUR/R/2018/APL/00259/07 / 2020-2023	LIC. NO. - NMCR / R / 2018 / APL / 00259
SCALE - 1:100, 1:200	NIT JJC NO. - NIT / RE (W) / 2306 / 18
DATE - 06 - 12 - 2022	REVISION DATE / SCALE / 27.06.2023
	21.2023 / 1:100
	14.7.2023 / 1:100

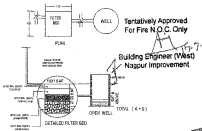
ARCHITECT
PANKAJ CHINCHMALATPURE
& ASSOCIATES
202, SURYA TOWER, BAJAJ NAGAR,
NAGPUR - 440010
PH. NO. (0) 0712-2234483, MOB. 8605051262
E-Mail - arun_pure@rediffmail.com

SUBMISSION DRAWING

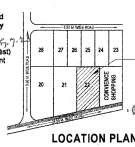
1/2



SOLAR WATER HEATING SYSTEM

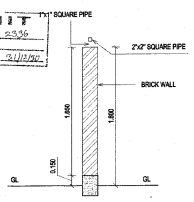


FOR RECHARGING OPEN WELLS

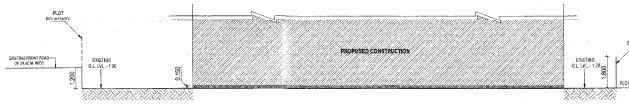


LOCATION PLAN
SCALE N.T.S.

NIT
L.S. No. 2996
Serial No.
Valid Up To 24/10/30

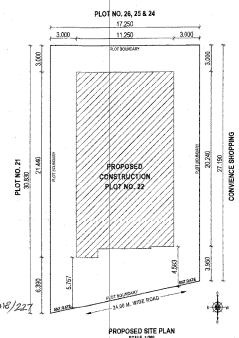


COMPOUND WALL
SECTION AT D-D



SITE SECTION
(AS PER ACTUAL SITE CONDITIONS)
SCALE 1:100

Subject to the condition as per Regularisation Letter dt.dated 10/6/23

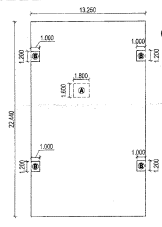


PROPOSED SITE PLAN
SCALE 1:200

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BP(WEST)NP-3300324/721A10-2023011B/227
Dtd. 10/11/2023
SANCTIONED
Building Engineer (West)
Nagpur Improvement Trust

Subject to condition of N.O.C. from Airport Authority. dt. 21/10/23

KEYPLAN FOR BUILT-UP AREA SCALE 1:200



PROPOSED FIRST FLOOR KEYPLAN FOR BUILT-UP AREA
SCALE 1:200

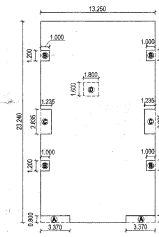
BUILT-UP AREA STATEMENT (COMMERCIAL)

(1) BUILT- UP AREA OF FIRST FLOOR

13.250 x 22.440 = 297.330 SQM.

LESS - (A) 1 x 1.800 x 1.600 = 02.880 SQM.
(B) 4 x 1.200 x 1.200 = 04.800 SQM.
TOTAL = 07.680 SQM.

TOTAL FIRST FLOOR BUILT-UP AREA
297.330 - 07.680 = 289.650 SQM.



PROPOSED TYPICAL FLOOR KEYPLAN FOR BUILT-UP AREA (2nd, 3rd, 4th & 5th FLOOR)
SCALE 1:200

BUILT-UP AREA STATEMENT (RESIDENTIAL)

(1) BUILT- UP AREA OF SECOND FLOOR

13.250 x 23.240 = 307.930 SQM.

LESS - (A) 2 x 3.370 x 0.800 = 05.392
(B) 4 x 1.200 x 0.100 = 04.800
2 x 2.835 x 1.235 = 07.002
(C) 1 x 1.600 x 1.800 = 02.880
TOTAL = 20.074 SQM.

TOTAL SECOND FLOOR BUILT-UP AREA
307.855 - 20.074 = 287.856 SQM.

(2) BUILT- UP AREA OF THIRD FLOOR
(SAME AS SECOND FLOOR) = 287.856 SQM.

(3) BUILT- UP AREA OF FOURTH FLOOR
(SAME AS SECOND FLOOR) = 287.856 SQM.

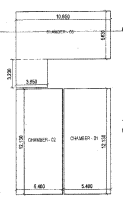
(4) BUILT- UP AREA OF FIFTH FLOOR
(SAME AS SECOND FLOOR) = 287.856 SQM.

BUILT-UP AREA

	COMMERCIAL	RESIDENTIAL
FIRST FLOOR	= 289.650 SQM.	0.000
SECOND FLOOR	= 0.000	287.856 SQM.
THIRD FLOOR	= 0.000	287.856 SQM.
FOURTH FLOOR	= 0.000	287.856 SQM.
FIFTH FLOOR	= 0.000	287.856 SQM.
	= 289.650 SQM.	1151.424 SQM.

TOTAL B/UP AREA
289.650 + 1151.424 = 1441.074 SQM.

KEYPLAN FOR CARPET AREA SCALE 1:200



PROPOSED FIRST FLOOR KEYPLAN FOR CARPET AREA
SCALE 1:200

CARPET AREA STATEMENT (COMMERCIAL)

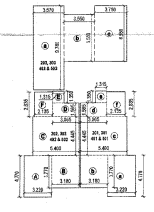
(1) CARPET AREA OF FIRST FLOOR

(A) CHAMBER - 01
5.400 x 12.130 = 65.502

(B) CHAMBER - 02
5.400 x 12.130 = 65.502

(C) CHAMBER - 03
3.850 x 3.230 = 11.709
10.000 x 0.830 = 81.248
TOTAL = 73.437

TOTAL FIRST FLOOR CARPET AREA
(A + B + C) = 204.441 SQM.



PROPOSED TYPICAL FLOOR KEYPLAN FOR CARPET AREA (2nd, 3rd, 4th & 5th FLOORS)
SCALE 1:200

CARPET AREA STATEMENT (RESIDENTIAL)

(1) CARPET AREA OF FLAT NO. 201, 301, 401 & 501
(a) 3.250 x 04.770 = 15.350
(b) 3.160 x 03.770 = 11.880
(c) 3.400 x 04.440 = 24.000
(d) 3.065 x 01.585 = 04.790
(e) 1.315 x 01.350 = 01.775
(f) 2.135 x 02.500 = 05.552
TOTAL = 63.973 SQM.

TOTAL CARPET AREA = 63.973 SQM.

(2) CARPET AREA OF FLAT NO. 202, 302, 402 & 502
(A) 3.220 x 04.770 = 15.359
(B) 3.160 x 03.770 = 11.880
(C) 3.400 x 04.440 = 24.003
(D) 3.065 x 01.585 = 04.790
(E) 1.315 x 01.350 = 01.775
(F) 2.135 x 02.500 = 05.552
TOTAL = 63.873 SQM.

TOTAL CARPET AREA = 63.873 SQM.

(3) CARPET AREA OF FLAT NO. 203, 303, 403 & 503
(a) 3.070 x 02.750 = 34.310
(b) 3.500 x 04.650 = 19.702
(c) 3.700 x 05.050 = 24.062
TOTAL = 79.179 SQM.

TOTAL CARPET AREA = 79.179 SQM.

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 revised / presented as approval for Civil/Architectural drawings.)
Chief Fire Officer
N.M.M.C. & N.I.T. Nagpur

This plants are approved for Fire Safety Point of view only, signed in token of Approval Subject to requirement vide.

CFO/FES/NMCAP/22/2210/2023

PROPOSED MULTIUNIT RESIDENCE CUM COMMERCIAL CONSTRUCTION ON PLOT NO - 22, AMBAJI NAGARI LAYOUT, JAITALA, NAGPUR. MOUZA - JAITALA, KH.NO. 107/5 & 108, CITY SURVEY NO. 638, SHEET NO. 50(12), NMC HOUSE NO. 1009/22, WARD NO. 74, JAITALA. TAH.+DIST. NAGPUR. BELONGING TO M/S MANJUSHA CONSTRUCTIONS NAGPUR. PROP: HIRL SUBHAM SUBHASH KAMLIKAR

SCHEDULE OF OPENING

TYPE	SIZE	SPECIFICATION
D	1.05 x 2.15	T.W. PANELLED DOOR
D1	1.00 x 2.15	T.W. PANELLED DOOR
D2	0.90 x 2.15	T.W. PANELLED DOOR
D3	0.90 x 2.10	T.W. PANELLED DOOR
D4	0.75 x 2.15	T.W. PANELLED DOOR
KW1	0.60 x 1.20	M.S. GLAZED WINDOW
KW2	1.80 x 1.80	M.S. GLAZED WINDOW
W	0.90 x 1.35	M.S. GLAZED WINDOW
W1	1.20 x 1.80	M.S. GLAZED WINDOW
W2	1.35 x 1.35	M.S. GLAZED WINDOW
W3	1.50 x 1.35	M.S. GLAZED WINDOW
W4	1.80 x 1.35	M.S. GLAZED WINDOW
W5	2.10 x 1.35	M.S. GLAZED WINDOW
V	0.60 x 0.75	M.S. VENTILATOR

OWNER

M/S MANJUSHA CONSTRUCTIONS NAGPUR.
PROP: HIRL SUBHAM SUBHASH KAMLIKAR

ARCHITECT

PANKAJ CHINCHMALATPURE & ASSOCIATES
ARCHITECTS ENGINEERS INTERIOR DESIGNERS PROJECT MANAGEMENT CONSULTANTS

NOTE

AIRPORT NOC NO. NAGP/WEST/B/1100323/701423
DATE:- 21 - 10 - 2023
VALID UPTO:- 20 - 10 - 2030
PERMISSIBLE HEIGHT:- 16.770 MTRS.

LEGEND

PLOT BOUNDARY SHOWN IN
PROPOSED CONSTRUCTION SHOWN IN

DEALT BY - KISHOR NADWANIYA	CCA. REGTN NO. - CA / 2008 / 43065
CHECKED BY	LIC. NO. - NMRDA / CA / 2008 / 43065 / 251
JOB NO. - NAGPUR / COMM. / 57 / 2022-2023	LIC. NO. - NMCR / R / 20119 / APL / 002398
SCALE - 1:100, 1:200	NIT LIC NO. - NIT / BE (W) / 2366 / 19
DATE - 06 - 12 - 2022	REVISION DATE: (1) 01.2023 (2) 24.2023 (3) 5474 10.06.2023 (4) 5474 19.06.2023 (5) 5474 29.06.2023 (6) 5474 01.07.2023

ARCHITECT
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SUBMISSION DRAWING 2/2