

KEY PLAN OF TYPICAL 1ST TO 7TH FLOOR
SCALE =1:200

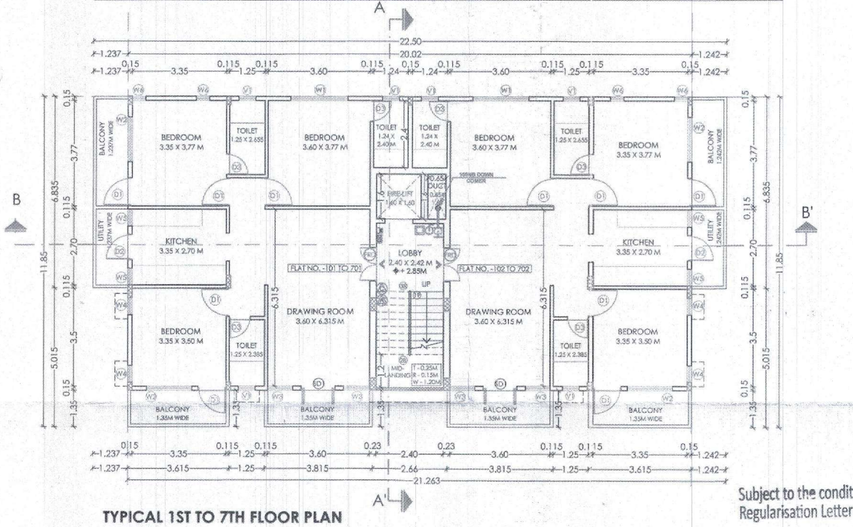
TOTAL AREA OF BLOCK					
SR.NO.	NAME	NO.	DIMENSION		AREA
1	A	1	22.500	11.850	266.625
					266.625

NET AREA = 266.625 SQ.M

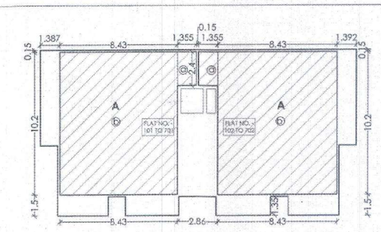
OFFSET DEDUCTION					
SR.NO.	NAME	NO.	DIMENSION		AREA
1	D1	1	1.237	5.015	6.204
2	D2	2	1.250	1.350	3.375
3	D3	1	2.660	1.350	3.591
4	D4	1	0.650	1.600	1.040
5	D5	1	1.242	5.015	6.229
6	L1	1	1.600	1.600	2.560
				TOTAL	22.998

NET AREA(1)=NET AREA- DEDUCTIONS
= 266.625 - 22.998
= 243.627 SQ.M
P-LINE AREA OF TYPICAL 1ST TO 7TH FLOOR = 243.627 SQ.M

NIT
L.S. No. 1124
Serial No.
Valid Up To 31/12/23



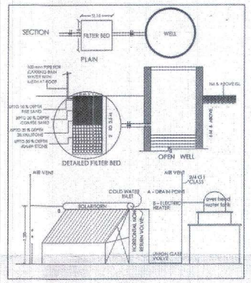
TYPICAL 1ST TO 7TH FLOOR PLAN
SCALE =1:100



KEY PLAN OF TYPICAL 1ST TO 7TH FLOOR (CARPET AREA)
SCALE =1:200

CARPET AREA OF BLOCK - A					
SR.NO.	NAME	NO.	DIMENSION		AREA
1	a	1	1.355	2.400	3.252
2	b	1	8.430	10.200	85.986
				TOTAL	89.238

NET AREA = 89.238 SQM



CARPET DETAILS			
BUILDING NAME	FLOOR NAME	CARPET NAME	CARPET AREA (SQM)
1	G.FLOOR	PARKING	-
	1ST FLOOR	101/102	89.238
	2ND FLOOR	201/202	89.238
	3RD FLOOR	301/302	89.238
	4TH FLOOR	401/402	89.238
	5TH FLOOR	501/502	89.238
	6TH FLOOR	601/602	89.238
	7TH FLOOR	701/702	89.238

Tentatively Approval
For the N.O.C. Only
Building Engineer (West)
Nagpur Improvement

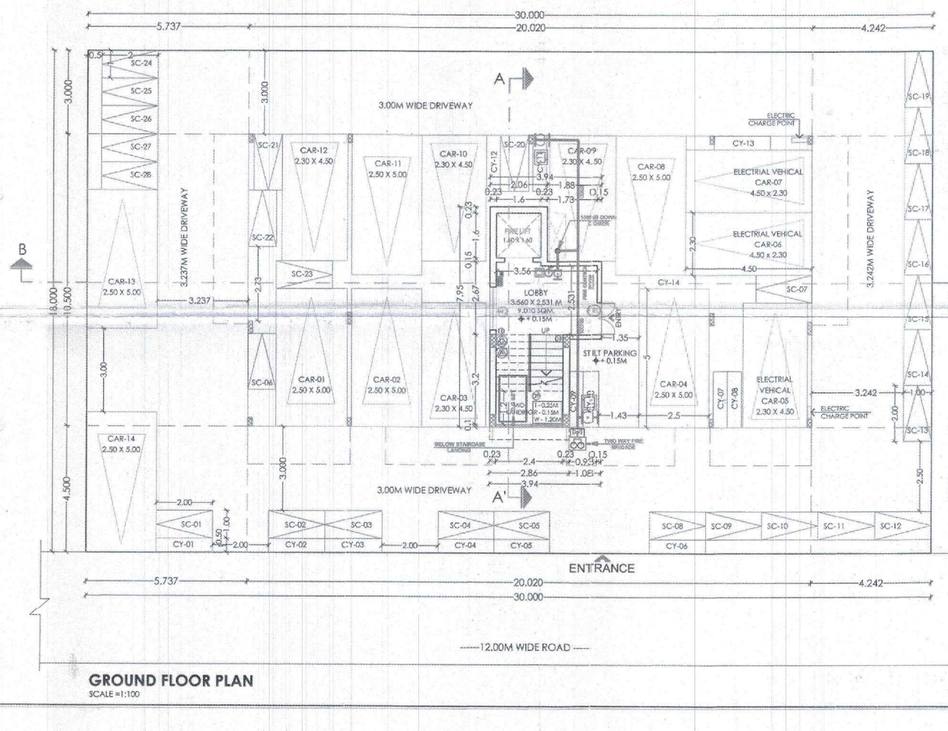
PARKING CALCULATION									
TYPE	CARPET AREA/FSI (M2)	TENAMENTS (NOS)		CARS (NOS)		SCOOTER (NOS)		CYCLE (NOS)	
		UNIT	PROP.	BY RULE	REQUIRED	BY RULE	REQUIRED	BY RULE	REQUIRED
RESIDENTIAL	ABOVE 80 SQM	1	14	1	14	2	28	1	14
TOTAL	REQUIRED	---	---	---	**14**	---	**28**	---	**14**
	PROPOSED				**14**		**28**		**14**

FLOOR WISE P-LINE AREA STATEMENT						
FLOOR	PROPOSED P-LINE AREA	BALCONY AREA			PROPOSED TENAMENTS	TOTAL P-LINE AREA
		BAL. (B+C)	OPEN (B)	ENCLOSED (C)		
G.F	0.000	---	---	---	---	0.000
1ST	243.627	37.010	37.010	0.000	2	243.627
2ND	243.627	37.010	37.010	0.000	2	243.627
3RD	243.627	37.010	37.010	0.000	2	243.627
4TH	243.627	37.010	37.010	0.000	2	243.627
5TH	243.627	37.010	37.010	0.000	2	243.627
6TH	243.627	37.010	37.010	0.000	2	243.627
7TH	243.627	37.010	37.010	0.000	2	243.627
TOTAL	**1705.389**	259.070	259.070	0.000	14	**1705.389**

ROOF RAINWATER HARVESTING SYSTEM
SHOULD BE PROVIDED WITHIN PLOT AREA

PROJECT TITLE
PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING ON PLOT NO. 15 &16, IN KH. NO. 52/2, 80/1 & 80/3, CITY SURVEY NO. 546, SHEET NO. 701/60, LAYOUT NA ME - SHRI. SANTAJI CO-OPERATIVE HOUSING SOCIETY, MOUZA- SOMALWADA, TAH. & DIST. NAGPUR. BELONGING TO - 1) SHRI. RAJEEV DNYANESHWAR MENGHARE 2) SMT. MADHURI SANJEEV MENGHARE 3) MR. RUTVIK SANJEEV MENGHARE 4) MR. SHAIVIK SANJEEV MENGHARE

AREA STATEMENT			
1	Area Of Plot (minimum area of a,b, c to be considered)		
	(a) As per ownership document		540.00
	(b) As per measurement sheet		540.00
	(c) As per site		540.00
2	Deductions for		
	(a) Proposed D.P. / D.P. Road widening Area / Service Road / Highway widening		0.00
	(b) Any D.P. Reservation Area		0.00
	Total a + b		0.00
3	Balance Area of plot (1-2)		540.00
4	Amenity Space (if applicable)		
	(a) Required		0.00
	(b) Adjustment of 2(b) , if any -		0.00
	(c) Balance proposed -		0.00
5	Net Plot Area (3-4 (c))		540.00
6	Recreation Open space (if applicable)		
	(a) Required		0.00
	(b) Proposed		0.00
7	Internal Road Area		0.00
8	Plotable Area (if applicable)		0.00
9	Build up area wrt Basic F.S.I. as per front road width (Sr.no. 5 x basic FSI) (540.00 x 1.1)		594.00
10	Addition of FSI on payment of premium		0.00
	(a) Maximum permissible premium FSI -based on road width/TOD zone.		0.90
	(b) Proposed FSI on payment of premium (540.00x0.9)		486.00
11	In-situ FSI/TDR loading		
	(a) In-situ area against D.P. road (2 x Sr.No. 2(a)), if any		0.00
	(b) In-situ area against Amenity space if handed over (2 or 1.85 x sr. no. 4 (b) and / or(c))		0.00
	(c) TDR Area		0.00
	(d) Total In-situ /TDR locading proposed (11 (a) + (b) + (c))		0.00
12	Additional FSI area under chapter No. 7		0.00
13	Total entitlement of FSI in the proposal		
	(a) (9+ 10(b)+ 11(d)) or 12 whichever is applicable		1080.00
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges		648.00
	(c) Total entitlement of FSI (a+b)		1728.00
14	Maximum utilization limit of FSI (Building Potential) permissible as per Roadwidth (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8 (2x1.6 = 3.2)		
15	Total Build 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)		1705.389
	(c) Total (a+b)		1705.389
16	FSI consumed (15/13) should not be more than serial No. 14 above		0.986
17	Area of inclusive housing, if any		
	(a) 20% of Sr. No. 5		
	(b) Proposed		

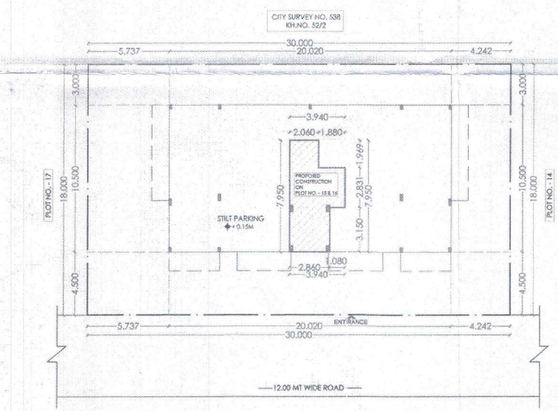


GROUND FLOOR PLAN
SCALE =1:100

Subject to the condition as per Regularisation Letter dt. 16/11/22

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BP(W)CNO: 2659585952/TP.No-2023012452/146
Date 10/10/2023
SANCTIONED
10/10/23
Building Engineer (west)
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/Architectural drawings)
Chief Fire Officer
N.M.R.D.A./N.I.T., Nagpur
This plants are approved for Fire Safety Point of view only, signed in token of Approved Subject to requirement ulno.
CFO/FES/NMRDA/21/28/08/2023



SITE PLAN
SCALE =1:200

LEGENDS		
SR.NO.	PARTICULAR	SYMBOL
01	PIPE	
02	2 WAY 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	

FIRE FIGHTING SYSTEM CONSULTANT	STAMP & SIGNATURE
OYSTER INFRACON PVT. LTD.	OYSTER INFRACON PVT. LTD.

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.		
PROJECT		FIRE PROTECTION & FIRE ALARM SYSTEM
CLIENT		SHRI. RAJEEV DYANESHWAR MENGHARE
CONTRACTOR		OYSTER INFRA-CON PVT. LTD.
DRAWN	PD	FIRE PROTECTION & ALARM SYSTEM FOR
CHECKED	GR	RESIDENTIAL BUILDING PROJECT,
APPROVED	RT	AT. SOMALWADA, NAGPUR, MAHARASHTRA.
DATE : 10/07/2023		SHEET NO : 01
DRAWING NO :		OIPL/NGP/FF/00542 REV :00
LICENSES NO :		1) MFS - LA/RF - 271
		2) MFS - LA/RD - 249
		2) MFS - LA/P - 01

SCHEDULE OF OPENINGS			
S.NO	TYPE	SIZE	DESCRIPTION
1.	FRD	1.20 X 2.10	FLUSH DOOR
2.	D1	1.00 X 2.10	FLUSH DOOR
3.	D2	0.90 X 2.10	FLUSH DOOR
4.	D3	0.75 X 2.10	FLUSH DOOR
5.	SD1	1.20 X 2.10	SLIDING DOOR
6.	W1	2.00 X 1.20	ALUMINIUM WINDOW
7.	W2	1.80 X 1.20	ALUMINIUM WINDOW
8.	W3	0.90 X 1.20	ALUMINIUM WINDOW
9.	W4	0.60 X 1.20	ALUMINIUM WINDOW
10.	W5	0.60 X 1.20	ALUMINIUM WINDOW
11.	W6	0.475 X 1.20	ALUMINIUM WINDOW
12.	V1	0.60 X 0.60	ALUMINIUM FRAMED VENTILATOR

CERTIFICATE OF AREA -
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 21/05/2021 AND THE SIDES TO, OF PLOT STATED ON PLAN AREAS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREAS STATED IN DOCUMENT OF OWNERSHIP/ LAND RECORDS DEPARTMENTS/ CITY SURVEY REC. OFFICE.
C.A. No. 97/22290 — Ravi Architect
C.A. RAVINDRA SONKUSARE
C.A. NO. : 97/22290

OWNER'S DECLARATION -
I UNDERSIGNED HEREBY CONFIRM THAT I WOULD ABIDE BY PLANS APPROVED BY AUTHORITY/ COLLECTOR, I WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.
BELONGING TO -
1) SHRI. RAJEEV DYANESHWAR MENGHARE
2) SMT. MADHURI SANJEEV MENGHARE
3) MR. RUTVIK SANJEEV MENGHARE
4) MR. SHAIVIK SANJEEV MENGHARE

INDEX
PLOT BOUNDARY SHOWN IN — BLACK
PROPOSED CONSTRUCTION SHOWN IN — RED

DRAWING TITLE : SUBMISSION DRAWING/SITE PLAN

NORTH:
SIGNATURE:
OWNERS:
1) SHRI. RAJEEV DYANESHWAR MENGHARE
2) SMT. MADHURI SANJEEV MENGHARE
3) MR. RUTVIK SANJEEV MENGHARE
4) MR. SHAIVIK SANJEEV MENGHARE
ARCHITECT:
R. S. Sonkusare, C.A. No. 97/22290, Ravi Architect

DATE: FEB-2023
scale: AS SPECIFIED
draft by : SHEETAL

SHEET NO.
01/02

ARCHITECT:
RAVI SONKUSARE ARCHITECTS
A-ASSOCIATION OF VALUERS, PUNE
C2,RADHAKRISHNA APPT.,187,GOKULPETH,NAGPUR.
PH.NO. (0712) 2251251, 9822067551
E-MAIL :ravindersonkusare@gmail.com