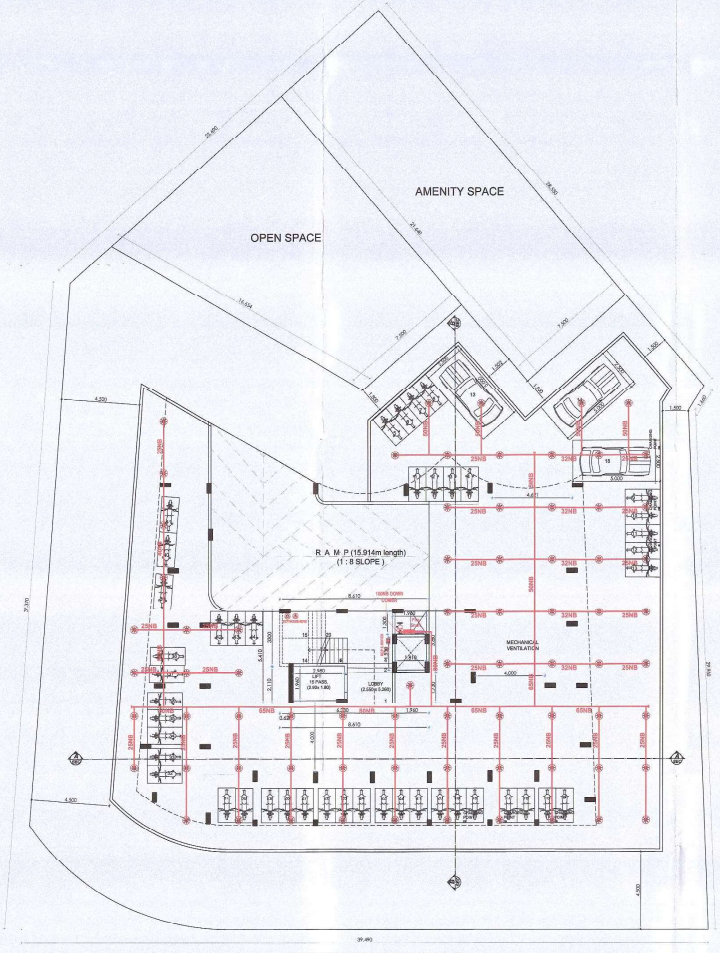
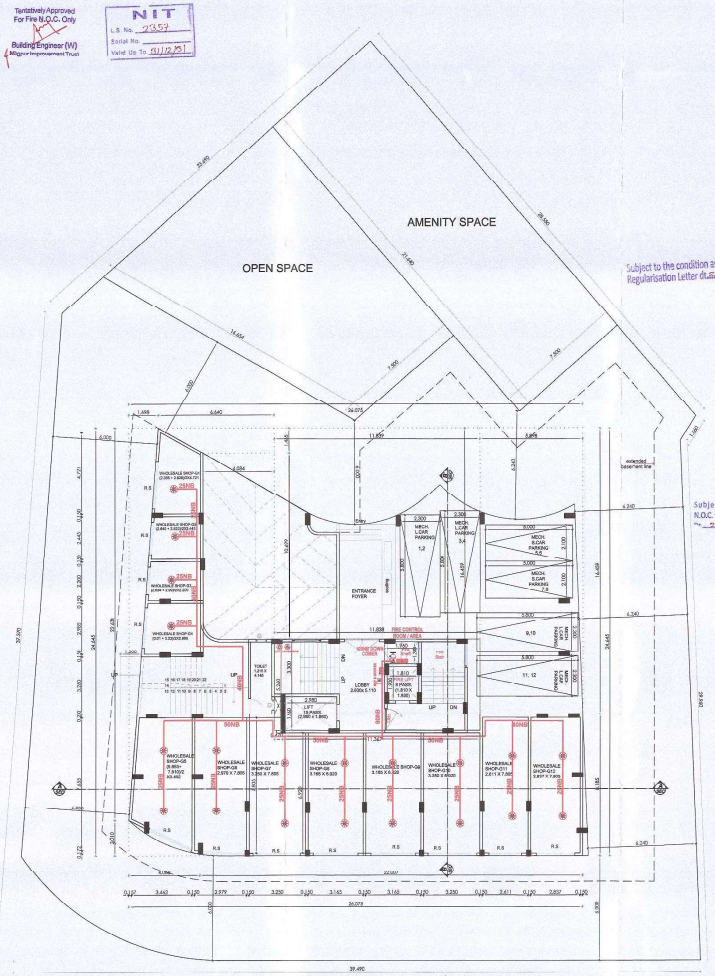
Tentatively Approved For Fire N.O.C. Only
Building Engineer (W)
Nagpur Improvement Trust

NIT
L.S. No. 2357
Serial No.
Valid Up To 31/12/23



PROPOSED BASEMENT FLOOR PLAN
SCALE - 1:100



PROPOSED GROUND FLOOR PLAN
SCALE - 1:100

Subject to the condition as per Regularisation Letter dt. 21/12/19

Subject to condition of N.O.C. from Airport Authority. No. 23/12/23

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. B.P.(W)/ARC-R-2852/21-22/ 2022003274/0 Date 28/12/2023
SANCTIONED
Building Engineer (West)
Nagpur Improvement Trust

FORM OF STATEMENT - 3 [Sc. No. 9(c)]			
Proposed Building			
SR.NO	BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
1	1	GROUND FLOOR	310.493
2		1ST FLOOR	365.564
3		2ND FLOOR	451.567
4		3RD FLOOR	451.567
5		4TH FLOOR	451.567
6		5TH FLOOR	451.567
7		6TH FLOOR	451.567
8		7TH FLOOR	451.567
TOTAL			3385.859

SHEET NO. 1/3

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.
BELONGING TO :-
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 Proposed -			
5	Net Plot Area (3-4 (c))		1298.343	Sq. Mt.
6	Recreational Open space (if applicable)			
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 (Sc. No. 5 a base FSI - 1298.343 x 1.1)		1428.177	Sq. Mt.
10	Addition of FSI on payment of premium			
a	Maximum permissible premium FSI - based on road width/ TOD Zone.		649.172	
b	Proposed FSI on payment of premium.		647.316	Sq. Mt.
11	Tr-able FSI / TDR loading		0.000	
a	Tr-able area against D.P. road (2.0 x Sc. No. 2 (a)) if any		0	
b	Tr-able area against Amenity Space if handed over (2.0 x of 4 & Sc. No. 4 (b)and/or(c))		0	
c	(c)TDR area		0.000	Sq. Mt.
d	Total tr-able / TDR loading proposed (11 (a)+(b)+(c))		0.000	Sq. Mt.
12	Additional FSI area under Shortage No. -		0	
13	Total entitlement of FSI in the proposal			
a	[9 + 10(b)+11(d)] or 12 whichever is applicable		3275.504	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 (a+b+c)		3385.859	Sq. Mt.
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (for per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.41		2.880	
15	Total Built-up Area in proposal (including area at Sr.No.17 b)			Sq. Mt.
a	Existing Built-up Area.		0	Sq. Mt.
b	Proposed Built-up Area (as per 'P-line')		3385.859	Sq. Mt.
c	(15(b)+a)		3385.859	Sq. Mt.
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)		2.608	
17	Area for Inclusive Housing, if any			
a	Required (20% of Sr.No.5)		NA	
b	Proposed		NA	

PARKING AREA STATEMENT			
RESIDENTIAL REQUIREMENT :-			
Sr.	PARKING AREA STATEMENT NORMS	CARS(NOS)	SCOOTERS UNITS
	For every two tenements with each tenement having carpet area equal to or above 40 Sq.m. but	1	2
	No. OF TENEMENTS PROPOSED	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 sale 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	
	PARKING REQUIRED	4.11	20.55
	MULTIPLYING FACTOR	0.9	
	REQUIRED PARKING	4	18
	TOTAL REQUIRED PARKING	15	44
	TOTAL PROVIDED PARKING	14	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(SQM)	DESCRIPTION
1)	D	1.200	2.100	2.520	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)	PW	1.800	2.100	3.780	ALUMINIUM GLAZED SLIDING DOOR
7)	W1	1.800	1.800	3.240	ALUMINIUM GLAZED WINDOW
8)	W2	1.500	0.900	1.350	ALUMINIUM GLAZED WINDOW
9)	W3	1.200	0.900	1.080	ALUMINIUM GLAZED WINDOW
9)	W4	0.900	0.900	0.810	ALUMINIUM GLAZED WINDOW
11)	V	0.600	0.750	0.450	ALUMINIUM GLAZED WINDOW

REFERENCE		
1)	7,AMUNDER 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)	PLOT BOUNDARY 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

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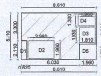
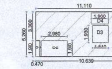


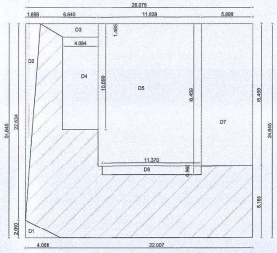
BASEMENT FLOOR P-LINE AREA
FREE OF F.S.I. AREA
SCALE-1:200

BASEMENT FLOOR AREA(FREE OF F.S.I.)					
BLOCK	l	B		NOS.	(SQ.M)
A	8.610	5.410		1	46.580
DEDUCTIONS					
D1	0.620	2.130		1	1.320
D2	2.580	1.560		1	5.641
D3	1.810	1.930		1	3.493
D4	1.560	1.500		1	2.340
D5	1.960	1.730		1	3.391
TOTAL DEDUCTIONS					16.185
BASEMENT FLOOR AREA(FREE OF F.S.I.)					29.395



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

GROUND FLOOR P-LINE AREA CAL.(RESIDENTIAL)					
BLOCK	l	B		NOS.	(SQ.M)
A	11.110	5.240		1	58.186
DEDUCTIONS					
D1	0.470	1.060		1	0.501
D2	2.580	1.560		1	4.025
D3	1.810	1.930		1	3.493
D4	1.560	1.500		1	2.340
TOTAL DEDUCTIONS					12.859
GROUND FLOOR P-LINE AREA					45.855



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

GROUND FLOOR P-LINE AREA CAL.(COMMERCIAL)					
BLOCK	l	B		NOS.	(SQ.M)
A	26.075	24.498		1	638.829
DEDUCTIONS					
D1	4.068	2.010	0.500	1	4.088
D2	1.498	22.634	0.500	1	18.726
D3	10.728	1.465	0.500	1	7.853
D4	4.084	10.669	1.000	1	43.595
D5	13.699	16.459	1.000	1	194.858
D6	11.320	0.865	1.000	1	10.973
D7	5.868	16.459	1.000	1	97.575
TOTAL DEDUCTIONS					377.760
GROUND FLOOR P-LINE AREA					261.069

SHOP-01 CARPET AREA					
BLOCK	l	B		NOS.	(SQ.M)
A	2.274	1.304	0.500	1	1.482
B	2.274	3.417	1.000	1	7.770
C	0.354	2.721	0.500	1	0.855
TOTAL CARPET AREA					10.107
SHOP-01 CARPET AREA					10.107

SHOP-02 CARPET AREA					
BLOCK	l	B		NOS.	(SQ.M)
A	0.152	2.445	0.500	1	0.214
B	2.640	2.445		1	6.454
TOTAL CARPET AREA					6.668
SHOP - 02 CARPET AREA					6.668

SHOP-03 CARPET AREA					
BLOCK	l	B		NOS.	(SQ.M)
A	0.341	2.250	0.500	1	0.381
B	2.843	2.250		1	6.396
TOTAL CARPET AREA					6.777
SHOP- 03 CARPET AREA					6.777

SHOP-04 CARPET AREA					
BLOCK	l	B		NOS.	(SQ.M)
A	0.220	2.935	0.500	1	0.322
B	5.014	2.935		1	8.866
TOTAL CARPET AREA					9.188
SHOP- 04 CARPET AREA					9.188

SHOP-05 CARPET AREA					
BLOCK	l	B		NOS.	(SQ.M)
A	3.023	5.853	3.500	1	17.693
B	0.439	5.853	0.500	1	1.284
C	1.726	5.462	0.500	1	2.887
TOTAL CARPET AREA					21.864
SHOP- 05 CARPET AREA					21.864

SHOP-06 CARPET AREA					
BLOCK	l	B		NOS.	(SQ.M)
A	2.370	7.803	1.000	1	23.251
TOTAL CARPET AREA					23.251
SHOP-06 CARPET AREA					23.251

SHOP-07 CARPET AREA					
BLOCK	l	B		NOS.	(SQ.M)
A	1.909	0.865	1.000	1	1.650
B	3.249	6.202	1.000	1	22.482
TOTAL CARPET AREA					24.132
SHOP-07 CARPET AREA					24.132

SHOP-08 & 09 CARPET AREA					
BLOCK	l	B		NOS.	(SQ.M)
A	8.165	6.593	1.000	1	21.901
TOTAL CARPET AREA					21.901
SHOP-08 & 09 CARPET AREA					43.802

SHOP-10 CARPET AREA					
BLOCK	l	B		NOS.	(SQ.M)
A	3.290	6.930		1	22.650
TOTAL CARPET AREA					22.650
SHOP-10 CARPET AREA					22.650

SHOP-11 CARPET AREA					
BLOCK	l	B		NOS.	(SQ.M)
A	7.611	2.915		1	22.178
TOTAL CARPET AREA					22.178
SHOP-11 CARPET AREA					22.178

SHOP-12 CARPET AREA					
BLOCK	l	B		NOS.	(SQ.M)
A	2.837	7.595		1	21.543
TOTAL CARPET AREA					21.543
SHOP-12 CARPET AREA					21.543

LEGENDS		
SR.NO	PARTICULAR	SYMBOL
01	RHP	
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	

NAGPUR MUNICIPAL CORPORATION
NAGPUR
(FIRE AND EMERGENCY SERVICE)
Provisional Fire Safety Approval Certificate hereby issued by Fire & Emergency Services Deptt. for the proposed constructions. The scope of this approval is Restricted to Fire Prevention and Life Safety Measures only
Please See conditions mentioned on 01.12.2023
in Provisional Fire Safety Approval Certificate No. FES / 8299 / CFO Dated 18/12/2023
Chief Fire Officer
Fire & Emergency Service
N.M.C. Nagpur

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

FIRE FIGHTING SYSTEM CONSULTANT	STAMP & SIGNATURE

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.

PROJECT	FIRE PROTECTION & ALARM SYSTEM	
CLIENT	DHUNI CONSTRUCTION PVT. LTD.	
CONTRACTOR	OYSTER INFRA-CON PVT. LTD.	
DRAWN	PD	FIRE PROTECTION & ALARM SYSTEM FOR
CHECKED	GR	RESIDENTIAL BUILDING PROJECT AT MOUZA
APPROVED	RT	JAITALA, NAGPUR, MAHARASHTRA.
DATE : 08/12/2023		SHEET NO : 01
DRAWING NO :		OP/LIN/PP/F/00542 REV :00
LICENSES NO :		1) MFS - LARF - 464 2) MFS - LARD - 434 3) MFS - LAP - 96

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
SWA	DATE:	20.10.2023

SANJYOT ARCHITECTS
ARCHITECTS & INTERIOR DESIGNERS
Ar. Swapnil Gode
F3-11, BUILDING NO. 1, VIDARBHA PREMIER SCHEME, OPP.GANDHISAGAR LAKE, NAGPUR - 440032
Cell no: 9860999944 & email: sanjyotarchitects@gmail.com