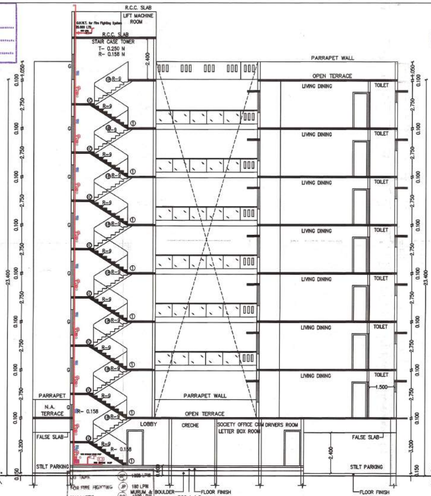
Tentatively Approved For Fire N.O.C. Only
Building Engineer (South) N.I.T. Nagpur

NIT
L.S. No. 7208
Serial No.
Valid upto

Assist. Divisional Fire Officer
Fire and Emergency Services, MMC, Nagpur.

FRONT ELEVATION
SCALE 1:100



SECTION ON A A
SCALE 1:100

SECTION ON B B
SCALE 1:100

FF SECTION A & B TOWER

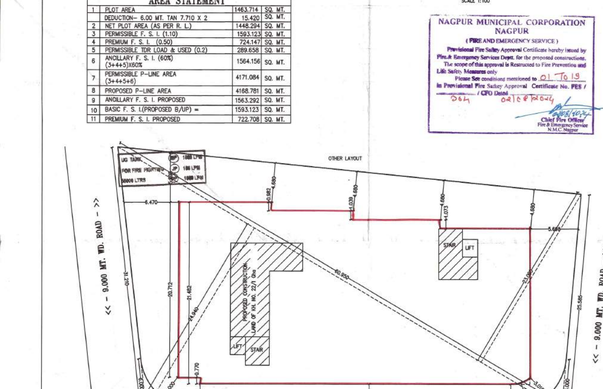
Necessary arrangement for rain water harvesting shall be done

AREA STATEMENT

1	PLOT AREA	1463.714	SQ. MT.
	DEDUCTION– 6.00 MT. TAN 7.710 X 2	15.420	SQ. MT.
2	NET PLOT AREA (AS PER B. L.)	1448.294	SQ. MT.
3	PERMISSIBLE F. S. I. (1.10)	1593.123	SQ. MT.
4	PREMIUM F. S. I. (0.50)	724.147	SQ. MT.
5	PERMISSIBLE TDR LOAD & USED (0.2)	289.658	SQ. MT.
6	ANCILLARY F. S. I. (60%) (34+44.5+35%)	1564.156	SQ. MT.
7	PERMISSIBLE P–LINE AREA (34+44.5+5)	4171.084	SQ. MT.
8	PROPOSED P–LINE AREA	4168.781	SQ. MT.
9	ANCILLARY F. S. I. PROPOSED	1563.292	SQ. MT.
10	BASIC F. S. I.(PROPOSED B/UP) =	1593.123	SQ. MT.
11	PREMIUM F. S. I. PROPOSED	722.708	SQ. MT.

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 G.D.C.R. & DCPR 2034 for Fire Safety Approval Certificate No. PES / (EFS) Dated 02/08/2024
Chief Fire Officer Fire & Emergency Service N.M.C. Nagpur

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BP-00000-S-B/A/ 0596/2024/BP
Date :- 13/02/2024
SANCTIONED As corrected only
Building Engineer (South)
N.I.T. Nagpur



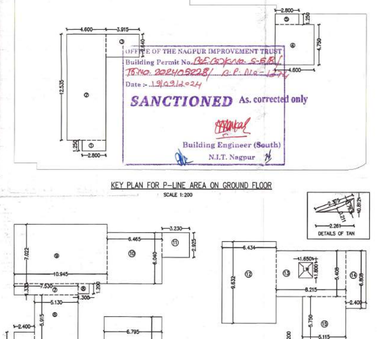
SITE PLAN
SCALE 1:200

KEY PLAN FOR P–LINE AREA ON GROUND FLOOR
SCALE 1:200

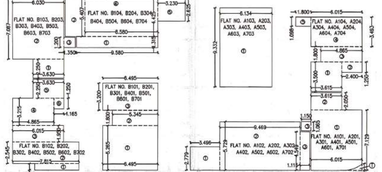
PROPOSED P–LINE AREA ON GROUND FLOOR		
P LINE AREA –>		
1) 2.800 X 1.250	= 3.500	SQ. MT.
2) 4.600 X 12.535	= 57.661	SQ. MT.
3) 3.915 X 2.640	= 10.335	SQ. MT.
4) 4.600 X 4.750	= 21.850	SQ. MT.
5) 2.800 X 1.250	= 3.500	SQ. MT.
TOTAL	= 96.846	SQ. MT.

PROPOSED P–LINE AREA ON FIRST TO SEVENTH FLOOR		
P LINE AREA –>		
1) 6.795 X 10.565	= 71.789	SQ. MT.
2) 8.215 X 5.000	= 41.075	SQ. MT.
3) 5.715 X 1.445	= 8.258	SQ. MT.
4) 5.465 X 0.770	= 4.208	SQ. MT.
5) 2.400 X 7.975	= 19.140	SQ. MT.
6) 5.130 X 5.915	= 30.343	SQ. MT.
7) 7.530 X 1.330	= 10.014	SQ. MT.
8) 1.300 X 1.200	= 1.560	SQ. MT.
9) 10.945 X 7.022	= 76.855	SQ. MT.
10) 6.465 X 6.040	= 39.048	SQ. MT.
11) 3.330 X 2.925	= 9.741	SQ. MT.
12) 6.434 X 9.632	= 61.972	SQ. MT.
13) 8.215 X 5.408	= 44.426	SQ. MT.
14) 2.400 X 6.808	= 16.339	SQ. MT.
15) 5.115 X 5.750	= 29.411	SQ. MT.
16) 6.180 X 1.200	= 7.416	SQ. MT.
17) 2.400 X 7.394	= 17.745	SQ. MT.
18) 14.649 X 6.029	= 88.318	SQ. MT.
19) 3.525 X 3.079	= 10.853	SQ. MT.
TOTAL	= 586.217	SQ. MT.
LESS TAN–7)(6.375X0.763)–2)(2.375X0.211)=	⊖ 0.572	SQ. MT.
LESS LIFT WELL –L/W) 1.650 X 1.800 x 2	⊖ 5.940	SQ. MT.
TOTAL	= 6.512	SQ. MT.
NET PROPOSED P–LINE AREA ON FIRST FLOOR	= 581.705	SQ. MT.

1) PROPOSED P–LINE AREA ON GROUND FLOOR	= 96.846	SQ. MT.
2) PROPOSED P–LINE AREA ON FIRST FLOOR	= 581.705	SQ. MT.
3) PROPOSED P–LINE AREA ON SECOND FLOOR	= 581.705	SQ. MT.
4) PROPOSED P–LINE AREA ON THIRD FLOOR	= 581.705	SQ. MT.
5) PROPOSED P–LINE AREA ON FOURTH FLOOR	= 581.705	SQ. MT.
6) PROPOSED P–LINE AREA ON FIFTH FLOOR	= 581.705	SQ. MT.
7) PROPOSED P–LINE AREA ON SIXTH FLOOR	= 581.705	SQ. MT.
8) PROPOSED P–LINE AREA ON SEVENTH FLOOR	= 581.705	SQ. MT.
9) PROPOSED P–LINE AREA ON ALL FLOOR	= 4168.781	SQ. MT.



KEY PLAN FOR P–LINE AREA ON 1ST TO SEVEN FLOOR
SCALE 1:200



KEY PLAN FOR CARPET AREA STATMENT
SCALE 1:200

CARPET AREA STATEMENT FOR
FLAT NO.– B103, B201, B301, B401, B501, B601, B701 FLAT NO. B104, B204, B304, B404, B504, B604, B704 FLAT NO. A101, A201, A301, A401, A501, A601, A701

1) 6.495 X 5.265	= 34.196	SQ. MT.
2) 5.345 X 1.800	= 9.621	SQ. MT.
3) 6.495 X 3.200	= 20.784	SQ. MT.
TOTAL	= 64.601	SQ. MT.

1) 9.580 X 1.315	= 12.597	SQ. MT.
2) 2.350 X 5.407	= 12.706	SQ. MT.
3) 2.115 X 0.982	= 2.076	SQ. MT.
4) 8.580 X 4.425	= 37.966	SQ. MT.
5) 3.230 X 2.825	= 8.479	SQ. MT.
TOTAL	= 73.823	SQ. MT.

1) 6.015 X 7.129	= 42.880	SQ. MT.
2) 3.815 X 2.000	= 7.410	SQ. MT.
3) 1.150 X 1.065	= 1.224	SQ. MT.
LESS TAN	⊖ 0.572	SQ. MT.
NET CARPET AREA =	50.942	SQ. MT.

CARPET AREA STATEMENT FOR
FLAT NO. B102, B202, B302, B402, B502, B602, B702

1) 5.200 X 0.770	= 4.004	SQ. MT.
2) 7.815 X 2.545	= 19.889	SQ. MT.
3) 6.015 X 1.950	= 11.729	SQ. MT.
4) 4.865 X 3.215	= 15.640	SQ. MT.
5) 3.530 X 2.250	= 8.167	SQ. MT.
6) 1.165 X 1.250	= 1.456	SQ. MT.
TOTAL	= 60.885	SQ. MT.

CARPET AREA STATEMENT FOR
FLAT NO. B103, B203, B303, B403, B503, B603, B703

1) 3.630 X 2.250	= 8.167	SQ. MT.
2) 6.030 X 7.087	= 42.734	SQ. MT.
3) 1.300 X 1.200	= 1.620	SQ. MT.
4) 3.050 X 1.000	= 3.050	SQ. MT.
TOTAL	= 55.571	SQ. MT.

CARPET AREA STATEMENT FOR
FLAT NO. A103, A203, A303, A403, A503, A603, A703

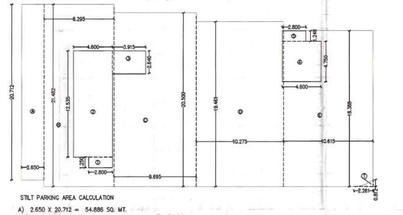
1) 3.496 X 2.779	= 9.715	SQ. MT.
2) 9.469 X 5.729	= 54.247	SQ. MT.
3) 1.115 X 4.549	= 5.072	SQ. MT.
TOTAL	= 69.034	SQ. MT.

CARPET AREA STATEMENT FOR
FLAT NO. A102, A202, A302, A402, A502, A602, A702

1) 2.800 X 1.250	= ⊖ 3.500	SQ. MT.
2) 4.600 X 12.535	=⊖57.661	SQ. MT.
3) 3.915 X 2.640	=⊖10.335	SQ. MT.
4) 4.600 X 4.750	=⊖21.850	SQ. MT.
5) 2.800 X 1.250	= ⊖ 3.500	SQ. MT.
TOTAL DEDUCTION	= 97.418	SQ. MT.
NET STILT PARKING AREA	= 729.547	SQ. MT.

A) STILT PARKING AREA ON GROUND FLOOR	= 729.547	SQ. MT.
1) PROPOSED P–LINE AREA ON GROUND FLOOR	= 96.846	SQ. MT.
2) PROPOSED P–LINE AREA ON FIRST FLOOR	= 581.705	SQ. MT.
3) PROPOSED P–LINE AREA ON SECOND FLOOR	= 581.705	SQ. MT.
4) PROPOSED P–LINE AREA ON THIRD FLOOR	= 581.705	SQ. MT.
5) PROPOSED P–LINE AREA ON FOURTH FLOOR	= 581.705	SQ. MT.
6) PROPOSED P–LINE AREA ON FIFTH FLOOR	= 581.705	SQ. MT.
7) PROPOSED P–LINE AREA ON SIXTH FLOOR	= 581.705	SQ. MT.
8) PROPOSED P–LINE AREA ON SEVENTH FLOOR	= 581.705	SQ. MT.
9) PROPOSED P–LINE AREA ON ALL FLOOR	= 4868.328	SQ. MT.

AREA CALCULATION FOR THE PURPOSE OF ASSESMENT OF FEES AS PER MAHARASTRA FIRE PREVENTION AND LIFE SAFETY MEASURES ACTS – 2006



STILT PARKING AREA CALCULATION

A)	2.650 X 20.712	= 54.886 SQ. MT.
B)	8.295 X 21.482	= 178.183 SQ. MT.
C)	9.695 X 20.500	= 198.747 SQ. MT.
D)	10.275 X 19.461	= 199.961 SQ. MT.
E)	10.615 X 18.308	= 195.188 SQ. MT.
TOTAL PARKING AREA		= 826.965 SQ. MT.
1) 2.800 X 1.250		= ⊖ 3.500 SQ. MT.
2) 4.600 X 12.535		=⊖57.661 SQ. MT.
3) 3.915 X 2.640		=⊖10.335 SQ. MT.
4) 4.600 X 4.750		=⊖21.850 SQ. MT.
5) 2.800 X 1.250		= ⊖ 3.500 SQ. MT.
6) 1)(2.375X0.763)–2)(2.375X0.211)		= ⊖ 0.572 SQ. MT.
TOTAL DEDUCTION		= 97.418 SQ. MT.
NET STILT PARKING AREA		= 729.547 SQ. MT.

	Permissible	Proposed
Basic FSI =1.10	1593.123 sq. m.	Basic FSI =1.10 1593.123 sq. m.
Premium FSI=0.50	724.147 sq. m.	Premium Utilized 722.707 sq. m.
Total = 1.60	2316.938 sq. m.	Total, FSI = 1.60 2315.830 sq. m.
FSI = 0.60	1563.293 sq. m.	FSI = 0.60 1563.292 sq. m.

F.S.I / Built-up Area Calculation– (For Residential Housing Tenements)		
a	Net plot area for F. S. I. Calculation (As per cause No. 3.5 of UDCPR–2020) as per Revise Letter	1448.294 Sq. m.
b	Net P–Line Built up area (As per Clause No. 6.6 of UDCPR–2020)	4168.781 Sq. m.
c	For Residential Use Dividing Factor 1.60 to arrive (Basic FSI + Premium FSI + Fsi Area/1.6)	4168.781/1.6 = 2605.488 Sq. m.
d	Permissible Ancillary FSI (as per Clause No. 6.3. Table No. 6–C, note–(1) of UDCPR–2020–b-c-d)	(4168.781–2605.488)× 1563.293 Sq. m.
e	Permissible Basic F.S.I./Built–up Area= (1.10x(a))	Permissible Basic FSI =1.10 1593.123 sq. m.
f	Permissible Additional FSI on Premium–(0.50x(a)) as per Clause No. 6.3. Table No. 6–C, of UDCPR–2020)	Premium FSI=0.50 Premium Utilized 724.147 sq. m. 722.707 sq. m.
g	Permissible TDR–(x x Permissible TDR) (As per Clause No. 6.3 table No. 6–C of UDCPR–2020)	289.658 289.658
h	Total Entitlement of FSI (e+f+g+d)	4170.221 sq. m. 4168.781 sq. m.
i	Maximum Building potential on plot (Excluding Ancillary FSI)	Total FSI = 1.60 2605.938 sq. m. Total, FSI = 1.60 2605.488 sq. m.
j	Permissible Ancillary FSI (As per Clause No. 6.3 Table No. 6–C, Note–(1) of UDCPR)	FSI = 0.60 1563.293 sq. m. 1563.293 sq. m.

N D E X

- ABC FIRE EXTINGUISERS
- FIRE PUMP
- FIRE SPRINKLER
- FIRE CONTROL PANEL
- FIRE MANUAL CALL POINT
- FIRE HOOTER
- FIRE HYDRANT VAVLE
- HR = HOSE REEL
- HB = HOSE BOX
- FIRE HYDRANT STAND POST
- FIRE SERVICE INLET BUTTERFLY VALVE NON RETURN VALVE
- SMOKE/ HEAT DETECTOR
- 100 MM. DIA VERTICLE PIPE
- 25–80 MM. DIA PIPE LINE

Authorized Fire Cntractor- ALERT MULTISERVICES
Authorized Signatory
202, Agrawal Mansion, Rani Durgawati Square, Nagpur– 26
Contact No. 8329490471
email:– ams.fire.protection@gmail.com
License no–MFS–LA/RF – 603
MFS–LA/RD – 572, RP–136

PROPOSED CONSTRUCTION FOR RESIDENTIAL BUILDING PLAN FOR MULTY FAMILY DWELLING UNIT ON LAND OF KH. NO. 22/1 Gha, MOUZA DIGHORI IN MALIK MAKBUJA NAGPUR.
BELONGING TO :– 1) SHRI. ADITYA NARAYAN SAKHARKAR 2) SHRI ASHOK KISANRAO SAKHARKAR 3) SOU. CHAYA RAMESHRAO DHANDE 4) SOU. KALPANA OMKARRAO TULE 5) SHRI. MADHUKAR KISHNRAO SAKHARKAR 6) SOU. NEETA NARAYAN SAKHARKAR 7) SOU. PRAMILA NANDRAJ MOHANKAR 8) SAU. RANJNABAI MORESHWAR TIMANDE 9) SAU. RATNAMALA SHANKARRAO SAWARKAR 10) SHRI. TUSHAR NARAYAN SAKHARKAR THOROUGH POWER OF ATTARNY HOIDER BALAJI NIRMAY INFRAVENTURE THROUGH PARTNER 1) SHRI. NAYAN NATHUJI GEATE 2) SHRI. JAGDISH JANARLAL GANBHOJ 3) SHRI. SUDHAKAR VITTALRAO KOHLE

AREA STATEMENTS		
1.	Area of plot (Minimum area of a, b, c to be considered)	
	a) As per ownership document (7/12, CTS extract)	1448.294 Sq. Mt.
	b) As per measurement sheet	1448.294 Sq. Mt.
	c) As per site	1448.294 Sq. Mt.
2.	Deductions for	
(a)	Proposed D.P./D.P. Road widening Area/Service Road/Highway Widening	15.420
	b) any D. P. Reservation area	————
Total(a+b)		15.260 Sq. Mt.
3.	Balance area of plot (1–2)	1448.294 Sq. Mt.
4.	Amenity Space (if applicable)	
	(a) Required –	Not Applicable
	(b) Adjustment of 2(b), if any –	Not Applicable
	(c) Balance Proposed –	0.000 Sq. Mt.
5.	Net Plot area (3–4 (c))	1448.294 Sq. Mt.
6.	Recreational Open space (if applicable)	
	(a) Required –	Not Applicable
	(b) Proposed –	Not Applicable
7.	Internal Road area	Not Applicable
8.	Plotable area (if applicable)	Not Applicable
9.	Built up area with reference to Basic F.S.I. as per Front road width (Sr. No. 5(basic FSI)	1593.123 Sq. Mt.
10.	Addition of FSI on payment of premium	————
(a)	Maximum permissible premium FSI – based on road width / TOD Zone 50%	724.147 Sq. Mt.
(b)	Proposed FSI on payment of premium	722.707 Sq. Mt.
11.	In–situ FSI/TDR loading	
(a)	In–situ area against D.P. road/2.0 x Sr. No. 2 (a) , if any	0.2/289.658
(b)	In–situ area against Amenity Space if handed over 2.00 or 1.85 x Sr. No. 4 (b) and /or (c)	Not Applicable
(c)	TDR area	289.658 Sq. Mt.
(d)	Total in–situ/TDR loading proposed (11 (a)+(b)+(c)	289.658 Sq. Mt.
12.	Additional FSI area under Chapter No. 7	Not Applicable
13.	Total entitlement of FSI in the proposed	
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	2605.488 Sq. Mt.
16.	(b) Ancillary area FSI upto 60% or 80% with payment of charges.	1563.293 sq. m.
17.	(c) Total entitlement (a+b)	4168.781 sq. m.
14.	Maximum utilization 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]	1.6x1.8 = 2.88
15.	Total Built–up Area in proposed. (excluding area of Sr. No. 17 b)	
(a)	Existing built–up Area.	0.000 sq. mt.
(b)	Porposed built–up Area. (as per "P–Line")	4168.781 sq. m.
(c)	Total (a+b)	4168.781 sq. m.
16.	F.S.I. Consumed (15/3) (should not be more than serial No. 14 above.)	2.878
17.	Area of Inclusive Housing, if any	
(a)	Required (20% of Sr. No. 5)	Not Applicable
(b)	Proposed –	Not Applicable

PARKING AREA

REQUIRED PARKING FOR RESIDENTIAL USES, TOTAL FIFTY SIX [56] NOS. TENEMENT, EACH TENEMENT CARPET AREA BELOW 80.00 TO ABOVE 40.00 SQ. MT.
REQUIRED PARKING – 28.000 CAR + 56 SCOOTER
5 X V. P. PARKING – 1.400 CAR + 2.800 SCOOTER
TOTAL PARKING – 29.400 CAR + 58.8 SCOOTER
0.8 FACTOR TOTAL REQUIRED PARKING 26.46 CAR + 58.8 SC
PROVIDED PARKING
27 CAR + 60 SCOOTER
ELECTRIC CAR = 27CORE = 5.4 CAR

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	1.50 X 1.20	T. W. GLAZED WINDOW	
V	0.600 X 0.600	VENTILATOR	

INDEX

1) PLOT BOUNDARY SHOWN BY
2) PROPOSED CONST. SHOWN BY
3) OLD CONST. TO BE DEMOLISH

OWNER SIGN.

Owner's Declaration :–
I/We understand 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 engage the work under supervision of proper technical person so as to ensure the quality and safety of the work site

ENGINEER 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 tallies with the area stated in document of ownership/t.p. scheme records department / city survey record.

AR. SAMEER R. KACHORE
NAGPUR UNIVERSITY/AR/2005
NAGPUR UNIVERSITY/CA/2015/71391
NPT / 4308/CDA