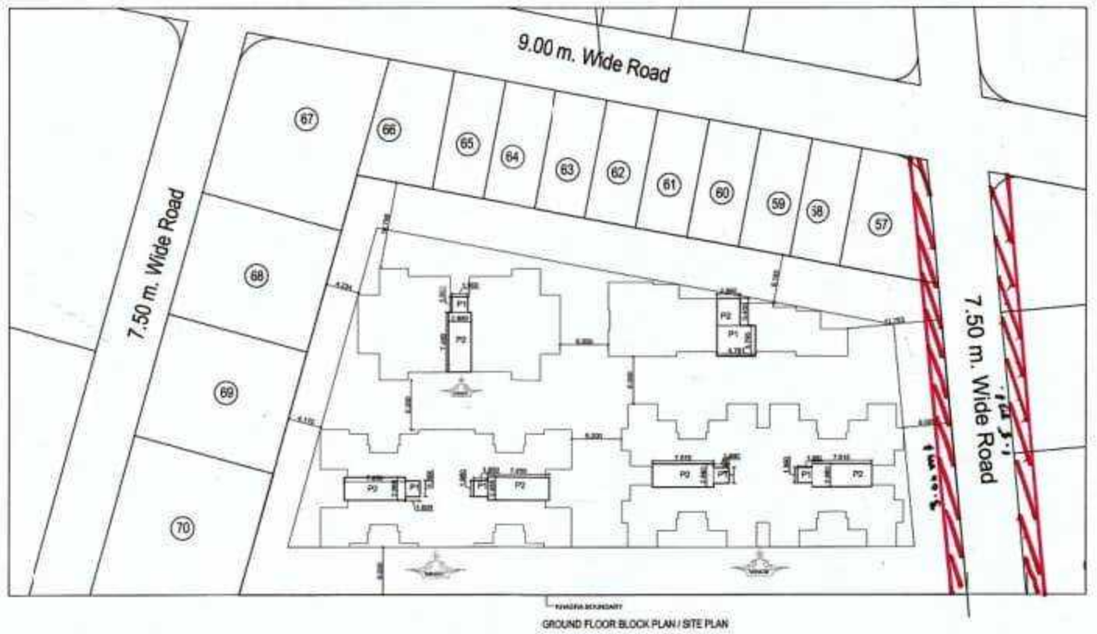
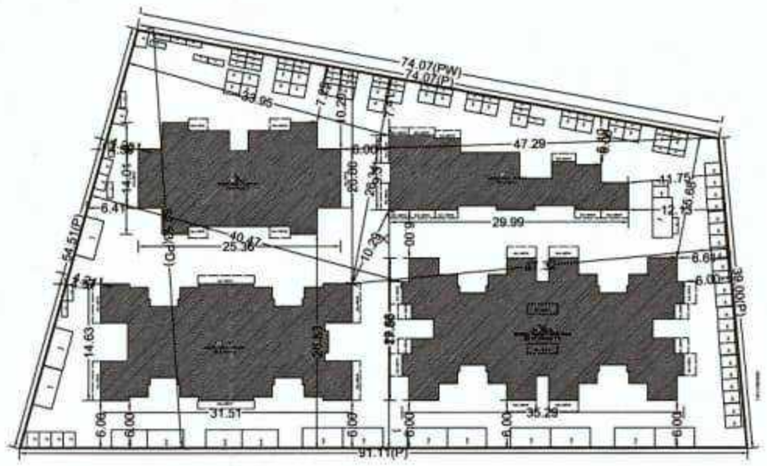
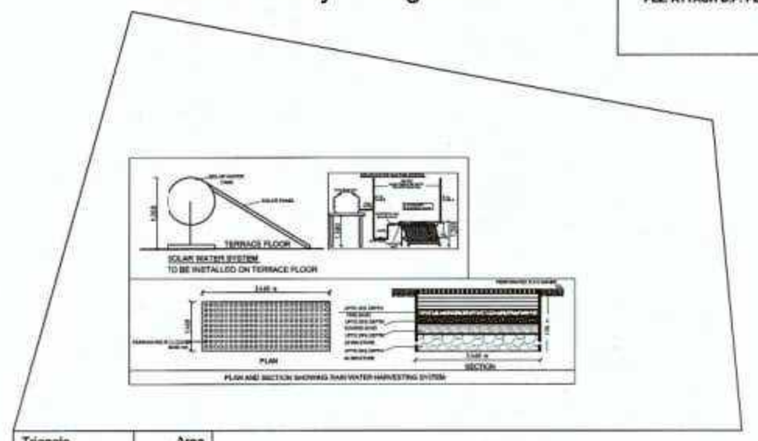


GROUND FLOOR BLOCK PLAN / SITE PLAN



Area of Plot by Triangulation : PLOT

PLZ. ATTACH D.P. PLAN



Triangle	Area
Total (PLOT)	3780.11

PLATE : I/VII	WING A
STAMP OF APPROVAL	
PLOT NO : 73	
BELONGS TO	SIGN:
M/S RAGHAV ASSOCIATES THROUGH IT'S AUTHORISED PARTNER MR. MAHENDRA ROSHANSINGH THAKUR	
LAND USE AS PER SANCTION DEVELOPMENT PLAN : Residential	
LOCATION OF PLOT : Non-Congested	
ZONE AS PER APPENDIX -M : R1	
PROP BLDG USE SUBMITTED AS PER PLAN : Residential,Residential, Residential,Residential	
SPECIFICATIONS	

EXISTING & PROPOSED RESIDENTIAL HOUSING SCHENE ON PLOT NO. 73,ON KH. NO 10/8, PH NO. 37 OF MOUZA - HUDKESHWAR (B) TAH. & DIST. NAGPUR

A) AREA STATEMENT		SQ.M.
1. AREA OF PLOT		3780.11
2. DEDUCTIONS FOR		
(a) ROAD SET-BACK (R/W)		0.00
(b) PROPOSED ROAD (DP)		0.00
(c) RESERV AREA		0.00
(d) ENCROACHMENT AREA		0.00
(e) NDZ AREA		000.00
TOTAL (a-b+c+d+e)		0.00
3. BALANCE AREA OF PLOT (1-2)		3780.11
4. DEDUCTIONS FOR		
(a) AMENITY SPACE (IF DEDUCTABLE)		0.00
(b) RECREATIONAL GROUND (IF DEDUCTABLE)		0.00
PHYSICAL RG PROVIDED	000.00	
5. NET BALANCE PLOT AREA OF PLOT (3-4)		3780.11
6. ADDITION FOR NET PLOT		
(a) ROAD-1 SET-BACK	000.00	000.00
(b) ROAD-2 SET-BACK	000.00	000.00
(c) ROAD-3 SET-BACK	000.00	000.00
(d) ROAD-4 SET-BACK	000.00	000.00
(e) PROPOSED ROAD (DP)		0.00
(f) AMENITY SPACE		0.00
(f) NDZ AREA		000.00
(g) OTHER (CRZ AREA ETC.)		0.00
TOTAL (a+b+c+d+e+f+g)		0.00
7. NET PLOT AREA (5+6) :		3780.11
8. PERMISSIBLE FSI		1.2500
PERM. BUILT UP AREA (7 x 8)		4725.14
9. TDR AREA		0.00
ORIGINAL TDR AREA		0.00
BALANCE TDR AREA		0.00
10. SPECIAL CASES FSI		0.00
11. TOTAL PERM. BUILT UP AREA (8+9+10)		4725.14
12. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		882.67
(b) PROPOSED COMMERCIAL AREA		0.00
(c) PROPOSED INDUSTRIAL AREA		0.00
(d) PROPOSED SPECIAL USE AREA		0.00
TOTAL PROPOSED AREA (a+b+c+d)		882.67
13. SUB STRUCTURE AREA ADDITION (FOR FSI)		0.00
14. SUB STRUCTURE AREA DEDUCTION (FOR FSI)		0.00
15. EXCESS BALCONY AREA TAKEN IN F.S.I.		55.11
16. EXISTING BUILT UP AREA		3786.06
17. SURRENDERED AREA		000.00
18. TOTAL BUILT UP AREA PROPOSED		4723.85
19. CONSUMED FSI		1.25
B) BALCONY STATEMENT		
(i) PERMISSIBLE BALCONY AREA		132.34
(ii) PROPOSED BALCONY AREA		706.54
(iii) EXCESS BALCONY AREA		55.11
C) TENEMENT STATEMENT		
(i) PROPOSED AREA (12)		882.67
(ii) LESS NON_RESIDENTIAL AREA		0.00
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)		4668.74
(iv) TENEMENTS PERMISSIBLE	250.00/Hec.	95
(v) TENEMENTS PROPOSED		89
(vi) TENEMENTS EXISTING		0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)		89

PROJECT:

Survey No. : CTS No :

NAGPUR.

LEGEND

PLOT BOUNDARY SHOWN THICK BLACK
PROPOSED WORK SHOWN RED FILLED IN
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLUE DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

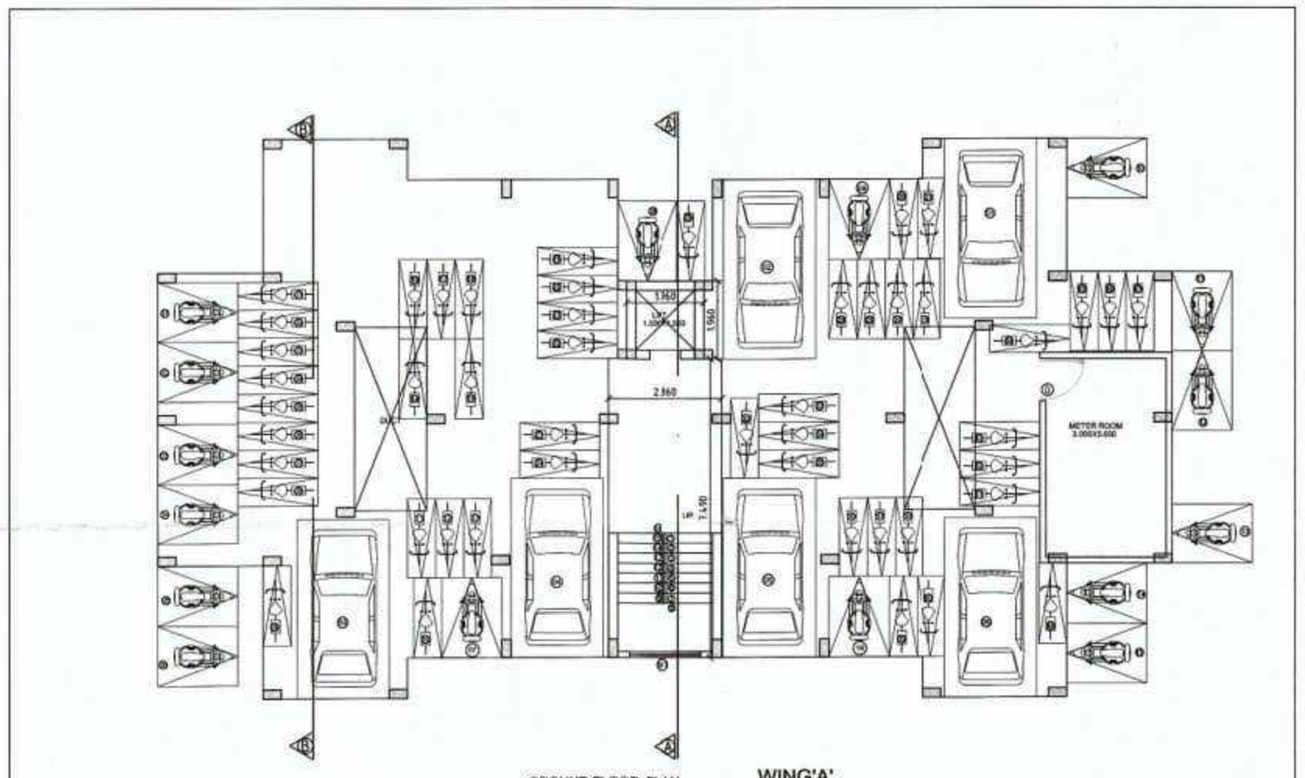
CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON _____ AND THAT THE DIMENTIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS _____ SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

ARCHITECT: SYED MOBIN — ARCHITECT'S SIGN

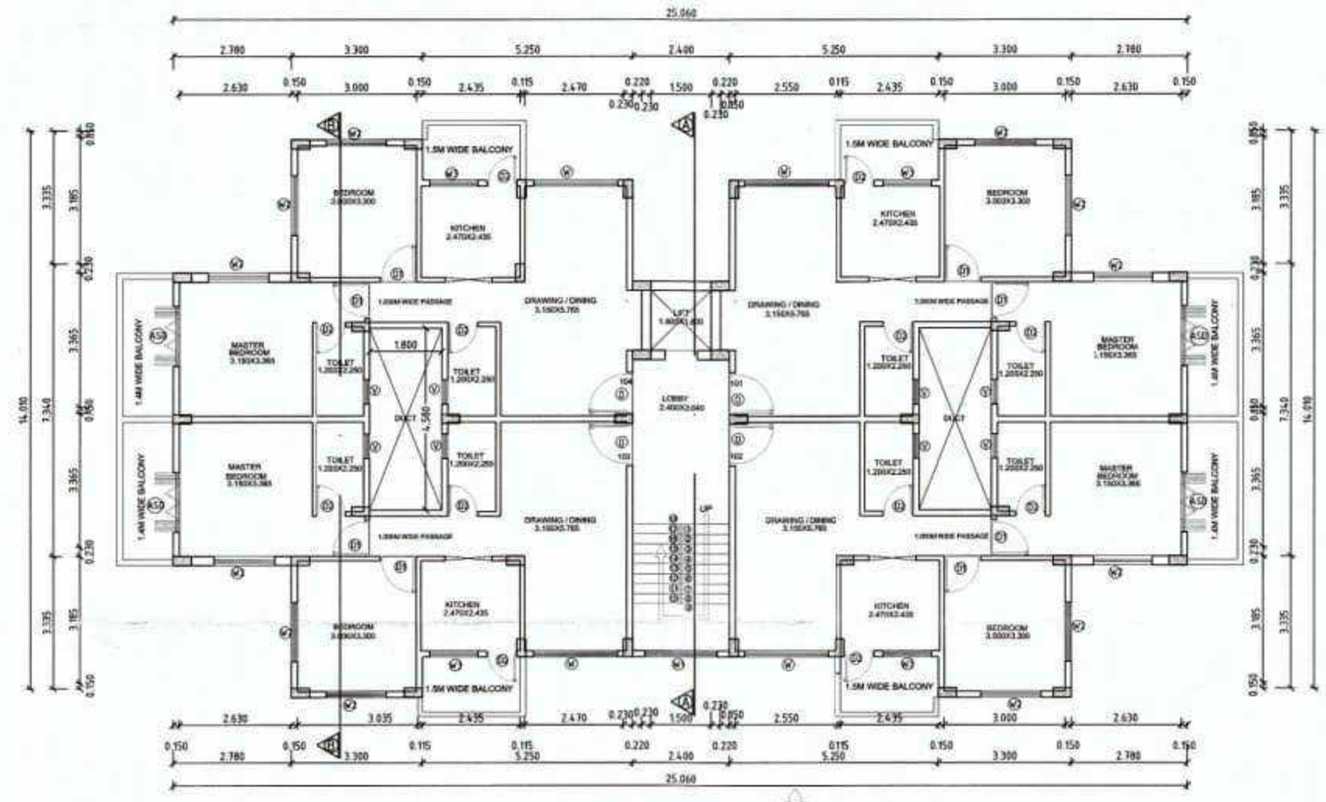
JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	0152/NG4/TP/INWARD	DATE	19-08-2014	
KEY NO.		SHEET NO.		

AUTODCR IS AN INPUT BASED SOFTWARE TOOL USED BY MUNICIPAL CORPORATIONS BUT THE FINAL APPROVAL LIES WITH CONCERNED OFFICER / AUTHORITY.



GROUND FLOOR PLAN

GROUND FLOOR PLAN



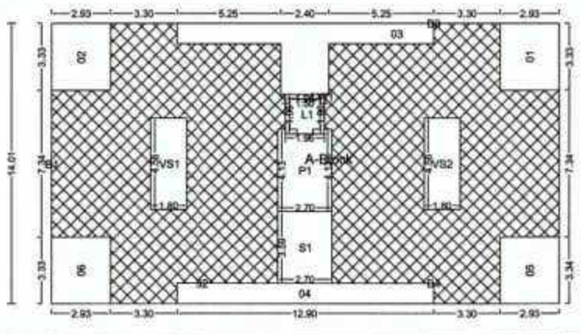
FIRST FLOOR PLAN

SCALE 1:100

WING'A'

GROUND FLOOR PLAN

Polygon	Area
A-Block	27.03
01	0.88
02	0.00
03	0.88
L1	2.43
LW1	1.41
P1	11.15
S1	10.27
Total	0.00



FIRST FLOOR PLAN

Polygon	Area
A-Block	355.29
01	9.77
02	9.77
03	19.17
04	13.09
05	9.77
06	9.77
L1	2.43
LW1	1.41
VS1	8.24
VS2	8.24
P1	10.70
S1	9.69
B1	0.00
B2	0.00
B3	0.00
B4	0.00
Total	243.22

PARKING CALCULATION

TYPE	CARPET AREA/ FSI (M2)	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Residential	0 - 40	4	8	1	2	4	8	4	8
Residential	40 - 80	2	81	1	41	4	162	4	162
Residential	> 80	1	0	1	0	2	0	2	0
Total	Required	-	-	-	43	-	170	-	170
Total	Proposed	-	-	-	43	-	173	-	170

FLOOR WISE FSI STATEMENT: A (BUILDING)

FLOORS	PROPOSED BUILT UP AREA				EXISTING BUILT UP AREA				BALCONY AREA					EXCESS TERRACE	PROP PREMIUM AREA			PROPCSED TENEMENTS	TOTAL BUILT UP AREA
	COMM.	RESI.	IND.	SPEC.	COMM.	RESI.	IND.	SPEC.	PERM.(A)	PROP(B+C)	OPEN(B)	ENCLO(C)	EXCESS(D) D=(B+C)-A		STAIR CASE	PASSAGE	LIFT/WALL		
GROUND FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.27	11.15	1.41	0	0.00
FIRST FLOOR	0.00	0.00	0.00	0.00	0.00	243.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.69	10.70	3.84	4	243.22
SECOND FLOOR	0.00	0.00	0.00	0.00	0.00	243.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.69	10.70	1.41	4	243.22
THIRD FLOOR	0.00	0.00	0.00	0.00	0.00	243.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.69	10.70	1.41	4	243.22
FOURTH FLOOR	0.00	0.00	0.00	0.00	0.00	243.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.69	10.70	1.41	4	243.22
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00
Total	0.00	0.00	0.00	0.00	0.00	972.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49.03	53.95	9.47	16	972.90

BUILDING WISE FSI STATEMENT

BUILDING	PROPOSED BUILT UP AREA				EXISTING BUILT UP AREA				BALCONY AREA					EXCESS TERRACE	PERM. PREMIUM AREA	PROP PREMIUM AREA			PROPOSED TENEMENTS	TOTAL BUILT UP AREA
	COMM.	RESI.	IND.	SPEC.	COMM.	RESI.	IND.	SPEC.	PERM.(A)	PROP(B+C)	OPEN(B)	ENCLO(C)	EXCESS(D) D=(B+C)-A			STAIR CASE	PASSAGE	LIFT/WALL		
A-1 (BUILDING)	0.00	0.00	0.00	0.00	0.00	972.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	49.03	53.95	9.47	16	972.90
B-1 (BUILD)	0.00	0.00	0.00	0.00	0.00	1590.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	89.73	118.51	12.00	32	1590.98
C-1 (BUILDING)	0.00	0.00	0.00	0.00	0.00	1222.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-	96.09	113.24	17.01	24	1222.18
D-1 (BUILDING)	0.00	882.67	0.00	0.00	0.00	0.00	0.00	0.00	132.34	187.46	91.90	95.56	55.11	0.00	-	64.21	90.55	13.01	17	882.67 + 55.11
Total	0.00	882.67	0.00	0.00	0.00	3786.06	0.00	0.00	132.34	187.46	91.90	95.56	55.11	0.00	1417.54	299.06	376.25	51.49	89	4668.73 + 55.11

BALCONY CALCULATIONS: A (BUILDING)

FLOOR	SIZE	OPEN	ENCLOSED	AREA	TOT. AREA
FIRST FLOOR PLAN...	1.40 X 7.34 X 2	20.56(2)	0.00(0)	20.56	36.08
	1.50 X 2.59 X 4	15.52(4)	0.00(0)	15.52	
TYPICAL - 2, 4 FL...	1.40 X 7.34 X 4	41.12(4)	0.00(0)	41.12	72.16
	1.50 X 2.59 X 8	31.04(8)	0.00(0)	31.04	
THIRD FLOOR PLAN...	1.50 X 2.59 X 4	15.52(4)	0.00(0)	15.52	36.08
	1.40 X 7.34 X 2	20.56(2)	0.00(0)	20.56	
Total	-	144.26(24)	0.00(0)	-	144.25

ALTERNATE TERRACE: A (BUILDING)

FLOOR	PERM.	PROP.	EXCESS
GROUND FLOOR	0.00	0.00	0.00
FIRST FLOOR	0.00	0.00	0.00
SECOND FLOOR	0.00	0.00	0.00
THIRD FLOOR	0.00	0.00	0.00
FOURTH FLOOR	0.00	0.00	0.00
TERRACE FLOOR	0.00	0.00	0.00
Total	0.00	0.00	0.00

Provisions For Solar Water Heating Systems

Solar Water Heating System should be installed in the building for the following uses at the per capita capacity mentioned as under.

Type of Buildings	Per Capita Capacity Recommended
1) Hospitals	—100 Ltrs./day/person.
2) Ho tels	—150 Ltrs./day/person.
3) Hostel & other such buildings	—25 Ltrs./day/person.
4) Resident	—25 Ltrs./day/person.

If the provision as mentioned is not made, the occupancy certificate will not be issued.

FIRST FLOOR PLAN

SEISMIC ANALYSIS OF THE BUILDING FOR EARTHQUAKE BE SUBMITTED WITH STRUCTURAL DESIGN & DRAWING DULY CHECKED FROM VNIT FOR NMC RECORD, BEFORE ONE MONTH OF COMMENCEMENT OF CONSTRUCTION OR AFTER THREE MONTHS FROM THE SANCTION OF BUILDING PLAN WHICHEVER IS EARLIER.

SCHEDULE OF OPENING: A (BUILDING)

NAME	LENGTH	HEIGHT	NOS.
D	0.75	2.10	48
D	0.90	2.10	16
D	1.07	2.10	16
ASD	1.50	2.10	16

SCHEDULE OF OPENING: A (BUILDING)

NAME	LENGTH	HEIGHT	NOS.
V	0.62	0.60	32
W2	1.20	1.20	16
W2	1.50	1.20	32
W	1.80	1.20	05
W	2.10	1.20	16

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.

Building Permit No. MB/BP/HUDKESH/4440/TP/INWARD/2015 Date 10/12/2015

SANCTIONED

subject to conditions mentioned in the building permit

Assistant Director of Town Planning
Nagpur Municipal Corporation

The Rain Water Harvesting is required to be provided as per Directon of Govt. of Maharashtra No. TPB 432001/2133 CR - 230/01/UD-11, dated 10th March, 2005 as per schedule for every 300 sq.mtrs. built-up area. The system may be by open well 1 mtr. dia 6 mtrs. deep with filteration chamber for every 300 sq.mtr. built-up area. Other options mentioned in the schedule may be adopted

a) The authority may impose a levy of Rs. 1000/- per annum for every 100 sq.mts. of built-up area, for failure of the owner of the building.