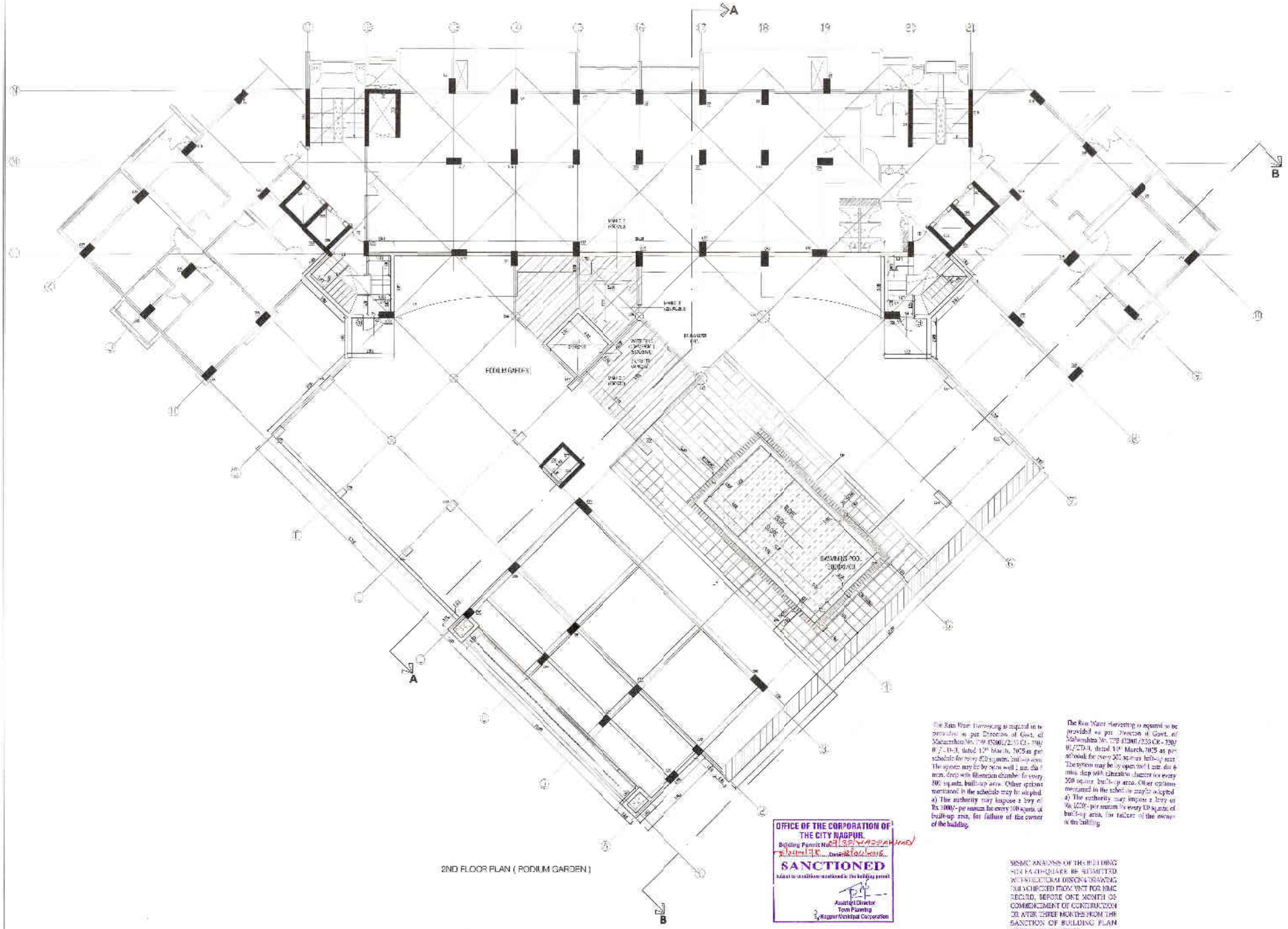

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 9132/NAGPUR/NMRDA
Dated 31/12/2025
SANCTIONED
Subject to conditions mentioned in the building permit
Assistant Director
Town Planning
Nagpur Municipal Corporation

The Rain Water Harvesting is required to be provided as per Direction of Govt. of Maharashtra No. 7/28 (1)/MR/2553 CR-230/ 07/UD-9, dated 12th March, 2025 as per schedule for every 300 sq.mtrs. built-up area. The system may be by open well 1 mtr. dia 3 mtrs. deep with filtration chamber for every 300 sq.mts. 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.

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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.

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

STAMP OF APPROVAL

PLOT NO.:
BELONGS TO: SIGN:
RAVINDRA HARDAYAL PAUL

LAND USE AS PER SANCTION DEVELOPMENT PLAN : Residential
LOCATION OF PLOT : Non-Congested
ZONE AS PER APPENDIX 'A' :
PROP BUILDING USE SUBMITTED AS PER PLAN : Resi. Commercial

SPECIFICATIONS

REVISED RESIDENTIAL & COMMERCIAL BUILDING OF Shri GAGAN PAUL & OTHER AT MOUZA WADI/PAKHAD CIST No. 60 SHEET No. 11 HOUSE No. 838 & 838A, NEAR KABRI SQUARE NAGPUR.

			SQ.M.
A) AREA STATEMENT			
1. AREA OF PLOT			3930.86
2. DEDUCTIONS FOR			
(a) ROAD SET BACK (RW)			0.00
(b) PROPOSED ROAD (DP)			0.00
(c) RESERV AREA			0.00
(d) ENCUMBERED AREA			0.00
(e) NDZ AREA			900.00
TOTAL (a+b+c+d+e)			0.00
3. BALANCE AREA OF PLOT (1-2)			3930.86
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)			3930.86
6. ADDITIONS OF 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
(g) NDZ AREA			900.00
(h) OPEN LAND AREA (E1)			0.00
TOTAL (a+b+c+d+e+f+g)			0.00
7. NET PLOT AREA (5+6)			3930.86
8. PERMISSIBLE FSI			1.2500
PERM. BUILT UP AREA (7 x 8)			4913.57
9. TDR AREA	(NOC No. for Reservation)		1996.34
ORIGINAL TDR AREA			1996.34
BALANCE TDR AREA			0.00
10. SPECIAL CASES FSI			0.00
11. TOTAL PERM. BUILT UP AREA (8+9+10)			6909.91
12. PROPOSED AREAS			
(a) PROPOSED RESIDENTIAL AREA			6370.90
(b) PROPOSED COMMERCIAL AREA			1121.83
(c) PROPOSED INDUSTRIAL AREA			0.00
(d) PROPOSED OFFICIAL USE AREA			0.00
TOTAL PROPOSED AREA (a+b+c+d)			7396.93
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			0.00
16. EXISTING BUILT UP AREA			0.00
17. SURRENDERED AREA			000.00
18. TOTAL BUILT UP AREA PROPOSED			7801.76
19. CONSUMED FSI			2.06
B) BALCONY STATEMENT			
(i) PERMISSIBLE BALCONY AREA			1106.84
(ii) PROPOSED BALCONY AREA			748.00
(iii) EXCESS BALCONY AREA			0.00
C) TENEMENT STATEMENT			
(i) PROPOSED AREA (12)			7396.93
(ii) LESS Non - RESIDENTIAL AREA			1121.83
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)			6275.10
(iv) TENEMENTS PERMISSIBLE	200.00/Hect.		31
(v) TENEMENTS PROPOSED			48
(vi) TENEMENTS EXISTING			0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)			48

PROJECT:
Survey No. : 60 CTS No. :
NAGPUR.

LEGEND

PLOT BOUNDARY SHOWN THICK BLACK
PROPOSED WORK SHOWN RED OUTLINE
DRAINAGE LINE SHOWN RED DOTTED
WATER LINE SHOWN BLUE DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHED SHOWN ATTACHED YELLOW

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON ____ AND FIXED THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS _____ SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF DOMESTIFICATION / PLANNING SCHEME / RECORDS

ARCHITECT: ARCH. LICENSE NO.
VIRENDRA ISHWARI PRASAD KHARE

JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	P/KHARE/PAN/9575			03/12/2025
KEY NO.			SHEET NO.	13/24

Disclaimer: AutoDCR is an input based software tool used by Municipal Corporations but the final approval lies with concerned Officer / Authority.