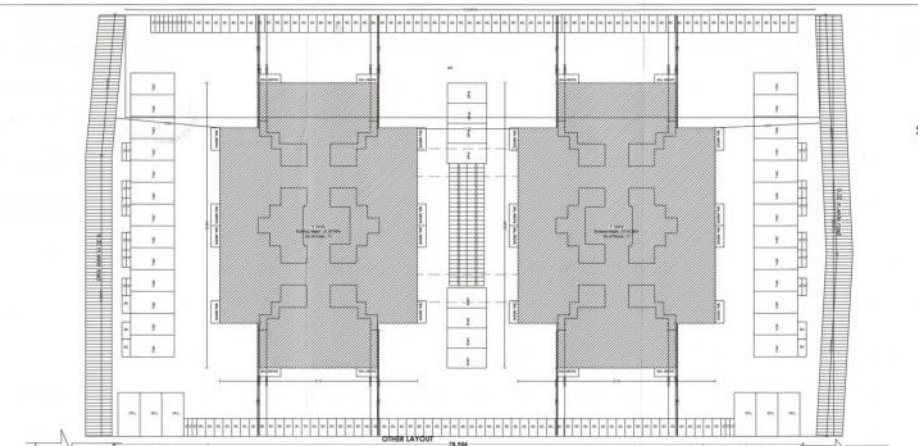


SITE PLAN SCALE 1:200



DP NO.-29

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 2420/1843/Dy.No. 12/2/17
SANCTIONED
subject to conditions mentioned in the attached annexure.
Assistant Director
Town Planning
Nagpur Municipal Corporation

The Rain Water Harvesting is required to be provided as per Director of Govt. of Maharashtra No. UD-41001/233/CR-230/ DUD-13, dated 19th March, 2009 as per schedule for every 80 sq.mts. built-up area. The system may be in open well (1 mts. dia x 6 mts. deep with 3 recharge chamber for every 300 sq.mts. built-up area. Other options mentioned in the schedule may be accepted.
a) The authority may impose a levy of Rs. 5000/- per annum for every 500 sq.mts. of built-up area, for failure of the owner of the building.

rwh system for Storm Water Drainage System storm Water Drainage System should be installed in the building for the following uses at the per capita capacity mentioned as under :

Type of Building	Per Capita Capacity Recommended
a) Hospitals	—400 Ltrs./day/person.
b) Hotels	—450 Ltrs./day/person.
c) Hostels & other such buildings	—20 Ltrs./day/person.
d) Residence	—25 Ltrs./day/person.

f) the possession as above is not made, the occupancy certificate shall be issued from MnC

SEISMIC ANALYSIS OF THE BUILDING FOR EARTHQUAKE IS SUBMITTED WITH(STRUCTURAL DESIGN & DRAWING. BUILT UP/LAND USE) NOT FOR RMC RECORD. BEFORE ONE MONTH TO COMMENCEMENT OF CONSTRUCTION OR AFTER THREE MONTHS FROM THE SANCTION OF BUILDING PLAN WHICHEVER IS EARLIER.

STAMP OF APPROVAL

PLOT NO.
BELONGS TO — SIGN
SHRI. HANUMANTRAO MORBAJI GUDADHE THROUGH P.O.A. SHRI. PRAFULLA V.GUDADHE.

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

SPECIFICATIONS

PROPOSED AFFORDABLE GROUP HOUSING SCHEME ON KH.NO-171/2 , OF MOUZA - JAITALA TAH & DIST-NAGPUR.

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	4867.00
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK (NW)	0.00
(b) PROPOSED ROAD (DP)	0.00
(c) RESERV AREA	0.00
(d) ENCROACHMENT AREA	0.00
(e) NOZ AREA	000.00
TOTAL (a+b+c+d+e)	0.00
3. BALANCE AREA OF PLOT (1-2)	4867.00
4. DEDUCTIONS FOR	
(a) AMENITY SPACE (IF DEDUCTIBLE)	0.00
(b) RECREATIONAL GROUND (IF DEDUCTABLE)	0.00
PHYSICAL RG PROVIDED 000.00	
5. NET BALANCE PLOT AREA OF PLOT (3-4)	4136.95
6. ADDITION FOR NET PLOT	
(a) ROAD-1 SET-BACK 282.00	282.00
(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) NOZ AREA	000.00
(g) OTHER (SRZ AREA ETC.)	0.00
TOTAL (a+b+c+d+e+f+g)	282.00
7. NET PLOT AREA (5)	4136.95
8. PERMISSIBLE FSI (4867.00 X 65% X 1.20)	1,264/-
PERM. BUILT UP AREA (7 x 8) (4136.95 X 1.20)	5171.18
9. TDR AREA	0.00
ORIGINAL TDR AREA (4867.00X 40% = 1894.78)	1894.78
BALANCE TDR AREA	0.00
10. PREMIUM FSI (AREA 4867.00 X 30% = 1241.08)	1241.08
11. TOTAL PERM. BUILT UP AREA (8+9+10)	8359.04
12. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	8337.14
(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)	8337.14
13. SUB STRUCTURE AREA ADDITON (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	8337.14
19. CONSUMED FSI	1.86
B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	1250.60
(ii) PROPOSED BALCONY AREA	601.70
(iii) EXCESS BALCONY AREA	0.00
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	8337.14
(ii) LESS NON_RESIDENTIAL AREA	0.00
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	8337.14
(iv) TENEMENTS PERMISSIBLE 250.00/Nos.	116
(v) TENEMENTS PROPOSED	236
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	236

PROJECT:
Survey No. / 695 — CTS No.
NAGPUR.

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

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON ..... AND THAT THE DIMENTIONS OF THE BODS, 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: — ARCHITECT'S SIGN
RAVINDRA S SONKUSARE

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		

INWARD NO. : CR/1/JAIT/PM/[illegible] — DATE: 09-12-2017
KEY NO. : [illegible] — SHEET NO. : Model

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