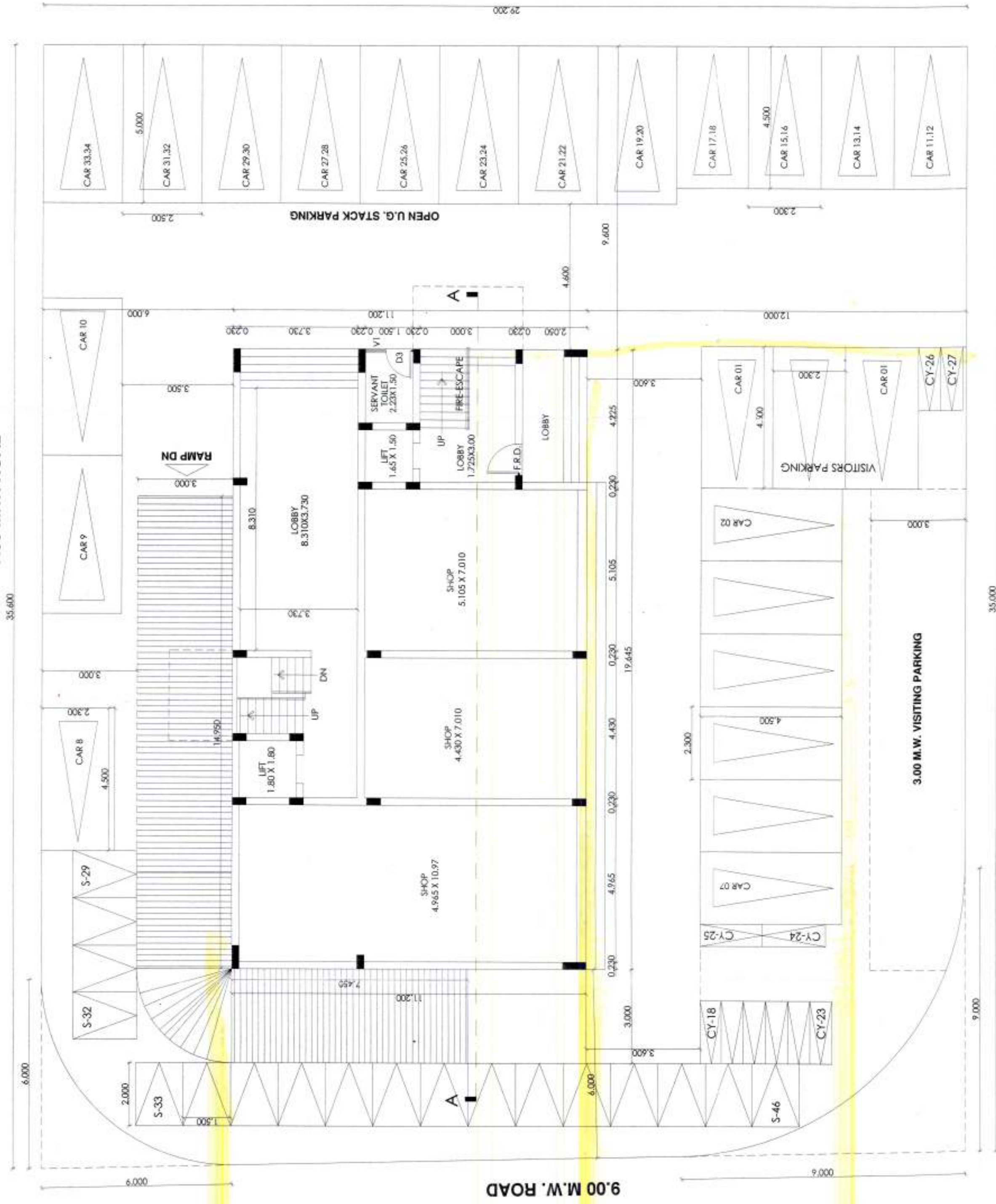
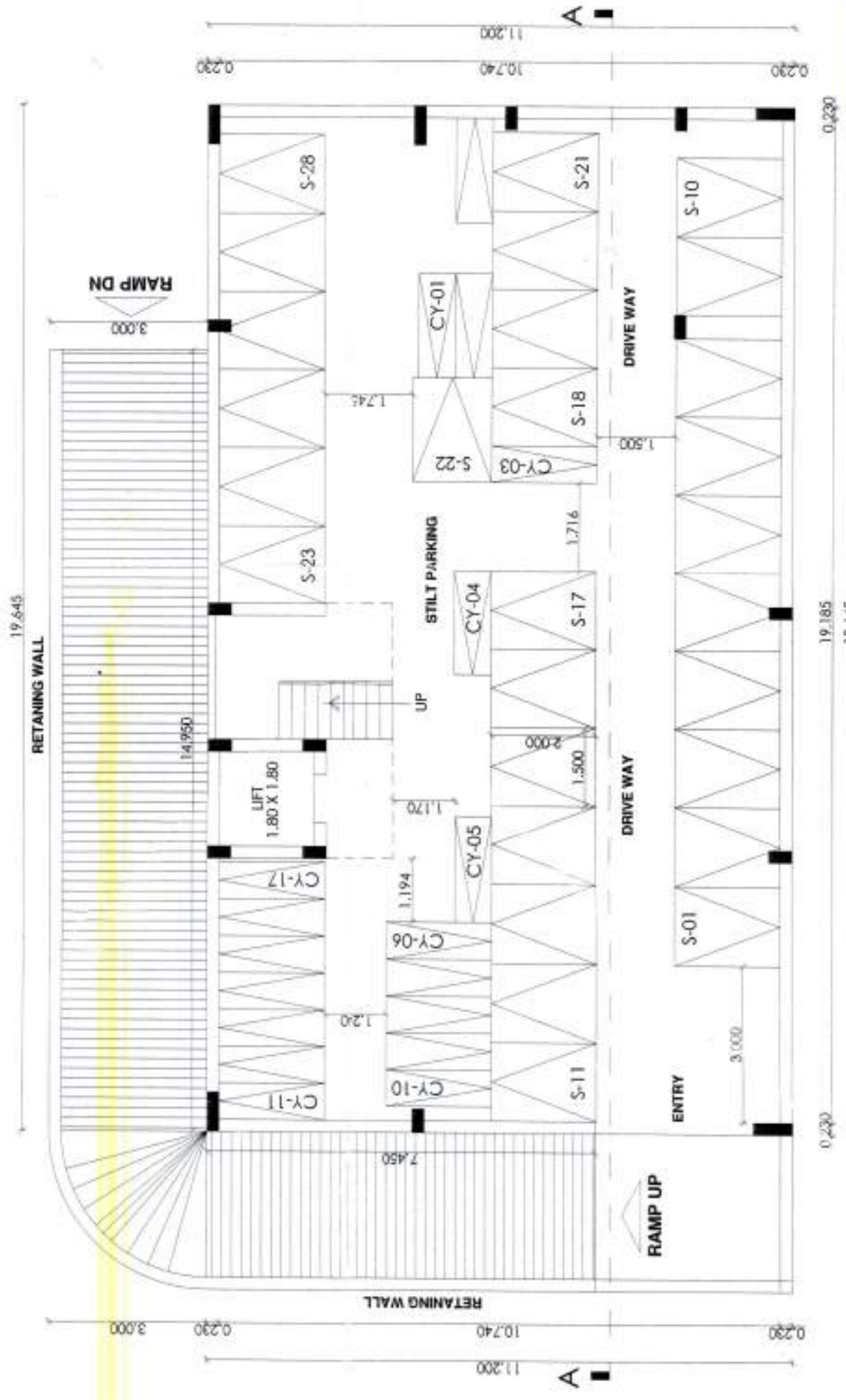


7.50 M.W. ROAD



24.00 M.W. NORTH AMBAZARI ROAD

GROUND FLOOR PLAN SCALE: 1:100



BASEMENT FLOOR PLAN SCALE: 1:100

TERRACE FLOOR PLAN SCALE: 1:100



BASEMENT FLOOR PLAN

Polygon	Area
A-Block	17.60
L1	3.24
LW1	1.35
LW2	0.52
P1	3.03
S1	9.47
Total	0.00

GROUND FLOOR PLAN

Polygon	Area
A-Block	220.03
L1	11.56
L2	3.24
LW1	2.47
LW2	1.21
P1	1.35
P2	45.88
S1	14.81
Total	133.13

The Rain Water Harvesting is required to be provided as per Direction of Govt. of Maharashtra No. IT-24300/2133 CR-239/07/UD-II, dated 17th March, 2005 as per schedule for each 300 sq.mts. built-up area. The system may be by any of the following methods, deep with filtration chamber, 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. 100/- per annum for every 100 sq.mts of built-up area, for failure of the owner of the building.

Provision for Sewer Water Harvesting System. Sewer Water Harvesting System should be installed in the building for the following classes as per capita capacity mentioned in the schedule. Type of Buildings Per Capita Capacity 1) Hospitals -100 Ltrs./day/person, 2) Hotels -150 Ltrs./day/person, 3) Housed & other such buildings -25 Ltrs./day/person, 4) Resident If the provisions as above is not made, the occupancy certificate will not be issued from NMC.

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

STAMP OF APPROVAL

PLOT NO: 389
BELONGS TO
M/S. UNIVERSAL HOUSE PVT. LTD., DIRECTOR
1) SHRI SANJAY SUDHAKAR KULI KARNI
2) SHRI ASHISH ARUN KALODE
LAND USE AS PER SANCTION DEVELOPMENT PLAN
LOCATION OF PLOT : Non-Congested
ZONE AS PER APPENDIX M : R2
PROP. BLDG. USE SUBMITTED AS PER PLAN : Real Commercial

SPECIFICATIONS	
PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING PLAN ON PLOT NO. 389, CIVIL STATION EXPANSION SCHEME NIT AMBAZARI BASTI PRESENT NAGPUR OF NAGPUR MUNICIPAL CORPORATION, NAGPUR. THE PLOT IS BOUNDARY NO. 73, NORTH AMBAZARI ROAD, GANDHI NAGAR, AMBAZARI, DIST. NAGPUR.	
A) AREA STATEMENT	SQ.M.
1. TOTAL PLOT AREA	1004.20
2. DEDUCTIONS FOR	
(a) ROAD SET BACK (RW)	0.00
(b) PROPOSED ROAD (DP)	0.00
(c) RESERVE AREA	0.00
(d) PROPOSED AREA	0.00
(e) ROAD SET BACK	0.00
(f) ROAD SET BACK	0.00
(g) ROAD SET BACK	0.00
(h) ROAD SET BACK	0.00
(i) ROAD SET BACK	0.00
(j) ROAD SET BACK	0.00
(k) ROAD SET BACK	0.00
(l) ROAD SET BACK	0.00
(m) ROAD SET BACK	0.00
(n) ROAD SET BACK	0.00
(o) ROAD SET BACK	0.00
(p) ROAD SET BACK	0.00
(q) ROAD SET BACK	0.00
(r) ROAD SET BACK	0.00
(s) ROAD SET BACK	0.00
(t) ROAD SET BACK	0.00
(u) ROAD SET BACK	0.00
(v) ROAD SET BACK	0.00
(w) ROAD SET BACK	0.00
(x) ROAD SET BACK	0.00
(y) ROAD SET BACK	0.00
(z) ROAD SET BACK	0.00
3. BALANCE AREA OF PLOT (1-2)	1004.20
4. DEDUCTIONS FOR	
(a) AMENITY SPACE (IF DEDUCTIBLE)	0.00
(b) AMENITY SPACE (IF DEDUCTIBLE)	0.00
(c) AMENITY SPACE (IF DEDUCTIBLE)	0.00
(d) AMENITY SPACE (IF DEDUCTIBLE)	0.00
(e) AMENITY SPACE (IF DEDUCTIBLE)	0.00
(f) AMENITY SPACE (IF DEDUCTIBLE)	0.00
(g) AMENITY SPACE (IF DEDUCTIBLE)	0.00
(h) AMENITY SPACE (IF DEDUCTIBLE)	0.00
(i) AMENITY SPACE (IF DEDUCTIBLE)	0.00
(j) AMENITY SPACE (IF DEDUCTIBLE)	0.00
(k) AMENITY SPACE (IF DEDUCTIBLE)	0.00
(l) AMENITY SPACE (IF DEDUCTIBLE)	0.00
(m) AMENITY SPACE (IF DEDUCTIBLE)	0.00
(n) AMENITY SPACE (IF DEDUCTIBLE)	0.00
(o) AMENITY SPACE (IF DEDUCTIBLE)	0.00
(p) AMENITY SPACE (IF DEDUCTIBLE)	0.00
(q) AMENITY SPACE (IF DEDUCTIBLE)	0.00
(r) AMENITY SPACE (IF DEDUCTIBLE)	0.00
(s) AMENITY SPACE (IF DEDUCTIBLE)	0.00
(t) AMENITY SPACE (IF DEDUCTIBLE)	0.00
(u) AMENITY SPACE (IF DEDUCTIBLE)	0.00
(v) AMENITY SPACE (IF DEDUCTIBLE)	0.00
(w) AMENITY SPACE (IF DEDUCTIBLE)	0.00
(x) AMENITY SPACE (IF DEDUCTIBLE)	0.00
(y) AMENITY SPACE (IF DEDUCTIBLE)	0.00
(z) AMENITY SPACE (IF DEDUCTIBLE)	0.00
5. NET BALANCE PLOT AREA OF PLOT (3-4)	1004.20
6. ADDITION FOR NET PLOT	
(a) ROAD-1 SET BACK	0.00.00
(b) ROAD-2 SET BACK	0.00.00
(c) ROAD-3 SET BACK	0.00.00
(d) ROAD-4 SET BACK	0.00.00
(e) ROAD-5 SET BACK	0.00.00
(f) ROAD-6 SET BACK	0.00.00
(g) ROAD-7 SET BACK	0.00.00
(h) ROAD-8 SET BACK	0.00.00
(i) ROAD-9 SET BACK	0.00.00
(j) ROAD-10 SET BACK	0.00.00
(k) ROAD-11 SET BACK	0.00.00
(l) ROAD-12 SET BACK	0.00.00
(m) ROAD-13 SET BACK	0.00.00
(n) ROAD-14 SET BACK	0.00.00
(o) ROAD-15 SET BACK	0.00.00
(p) ROAD-16 SET BACK	0.00.00
(q) ROAD-17 SET BACK	0.00.00
(r) ROAD-18 SET BACK	0.00.00
(s) ROAD-19 SET BACK	0.00.00
(t) ROAD-20 SET BACK	0.00.00
(u) ROAD-21 SET BACK	0.00.00
(v) ROAD-22 SET BACK	0.00.00
(w) ROAD-23 SET BACK	0.00.00
(x) ROAD-24 SET BACK	0.00.00
(y) ROAD-25 SET BACK	0.00.00
(z) ROAD-26 SET BACK	0.00.00
7. NET PLOT AREA (5-6)	1004.20
8. PERMISSIBLE FSI	1.2500
9. PERMISSIBLE FSI (7 x 8)	1255.24
10. TOR AREA (CIRC NO. 05/20103 for Reservation)	1150.00
11. BALANCE TOR AREA	0.00
12. SPECIAL CASES FSI	2405.24
13. TOTAL PERM. BUILT UP AREA (8+9+10)	1403.14
14. PROPOSED RESIDENTIAL AREA	295.83
15. PROPOSED COMMERCIAL AREA	295.83
16. PROPOSED SPECIAL USE AREA	0.00
17. TOTAL PROPOSED AREA ADDITION (FOR FSI)	1698.97
18. SUB STRUCTURE AREA DEDUCTION (FOR FSI)	0.00
19. EXISTING BUILT UP AREA	685.14
20. SUBSTRUCTURE AREA TAKEN IN F.S.I.	0.00
21. SURRENDERED AREA	0.00.00
22. TOTAL BUILT UP AREA PROPOSED	2382.11
23. CONSUMED FSI	2.37
B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	234.88
(ii) PERMISSIBLE BALCONY AREA	915.02
(iii) EXCESS BALCONY AREA	683.14
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	1698.97
(ii) LESS NON-RESIDENTIAL AREA	295.83
(iii) AREA AVAILABLE FOR TENEMENTS (i-ii)	1403.14
(iv) TENEMENTS PERMISSIBLE	250.00/Hec.
(v) TENEMENTS PROPOSED	25
(vi) BALANCE TENEMENTS	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	8
PROJECT:	
Survey No. : 597	CTS No. :
NAGPUR.	

LEGEND
PLOT BOUNDARY SHOWN THICK BLACK
EXISTING BUILDING SHOWN WITH
WATERLINE SHOWN BLUE DOTTED
PROPOSED BUILDING SHOWN WITH
DEMOLITION SHOWN HATCHED YELLOW

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON
PLOT NO. 389, CIVIL STATION EXPANSION SCHEME NIT AMBAZARI BASTI PRESENT NAGPUR OF NAGPUR MUNICIPAL CORPORATION, NAGPUR. THE PLOT IS BOUNDARY NO. 73, NORTH AMBAZARI ROAD, GANDHI NAGAR, AMBAZARI, DIST. NAGPUR. THE AREA AS MEASURED ON THE SITE AND THE AREA
TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN
PLANNING SCHEME RECORDS.

ARCHITECT:

PRASHANT SATPUTE

ARCHITECT'S SIGN

JOB NO. : 0897/AMZTP/08/07

SCALE : 1:100

INWARD NO. : 0897/AMZTP/08/07

KEY NO. : 1/10

SHEET NO. : 22-08-2016

Model

Disclaimer: AutoCAD is an input based software tool used by

Municipal Corporations but the final approval lies with concerned

Officer / Authority.