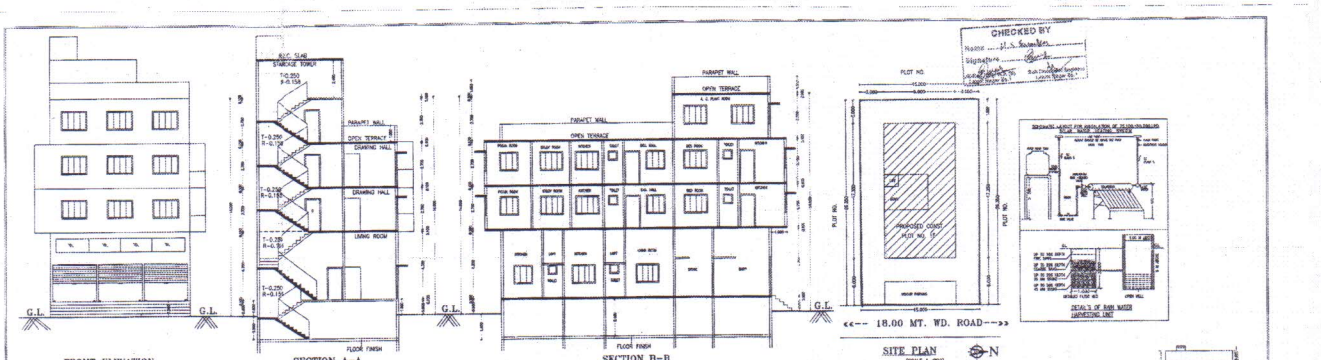
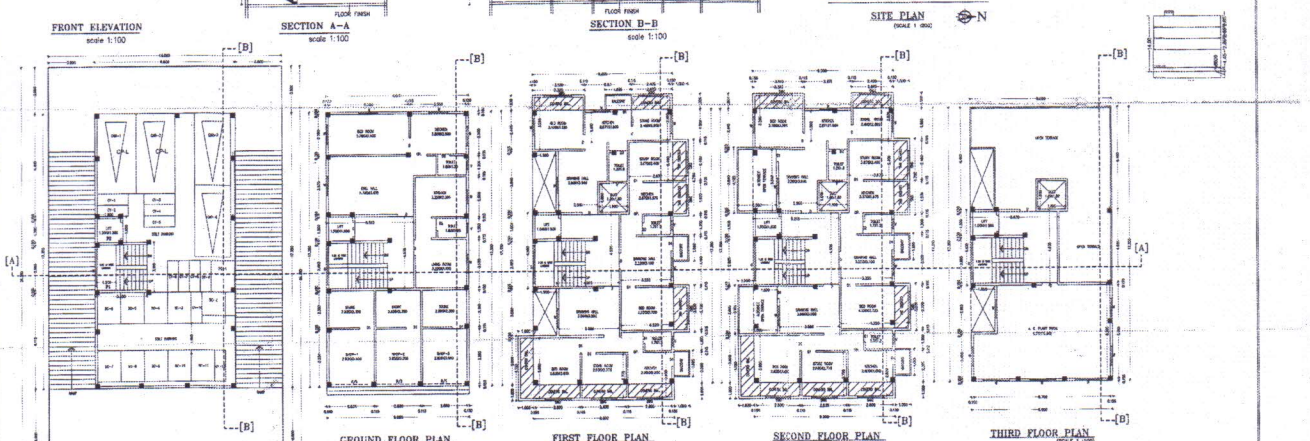
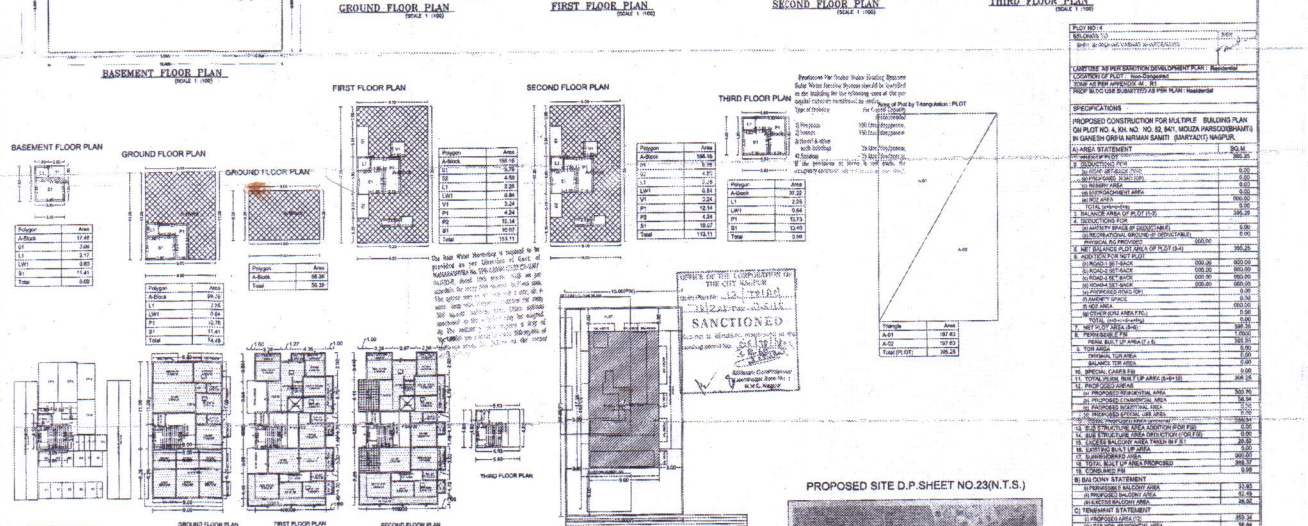






BALCONY CALCULATIONS: A (BC)					
FLOOR	SIZE	OPEN	ENCLOSED	AREA	TOT. AREA
SECOND FLOOR PLAN	1.00 X 16.00 X 1	0.00(0)	13.15(1)	13.15	30.49
	1.00 X 3.37 X 1	0.00(0)	3.37(1)	3.37	
	1.00 X 2.87 X 1	0.00(0)	2.87(1)	2.87	
	1.00 X 1.70 X 2	3.40(2)	0.00(0)	3.40	
	1.00 X 3.92 X 1	0.00(0)	3.92(1)	3.79	
	1.00 X 4.79 X 1	0.79(0)	4.79(1)	4.79	
FIRST FLOOR PLAN	1.00 X 16.00 X 1	0.00(0)	13.15(1)	13.15	32.15
	1.00 X 2.87 X 1	0.00(0)	2.87(1)	2.87	
	1.00 X 3.37 X 1	0.00(0)	3.37(1)	3.37	
	1.00 X 1.70 X 2	3.40(2)	0.00(0)	3.40	
	1.00 X 3.92 X 1	0.00(0)	3.92(1)	3.92	
	1.00 X 4.79 X 1	0.00(0)	4.79(1)	4.79	
Total		5.41(33)	13.46(16)		62.45

BOMBAY TYPE OF OPENING: A (BC)			
NAME	LENGTH	HEIGHT	NOS.
V	0.60	0.60	05
W	0.61	1.20	01
W	0.74	1.20	01
W	0.99	1.20	01
W	1.05	1.20	02
W	1.20	1.20	06
W	1.35	1.20	07
W	1.52	1.20	01
W	1.68	1.20	10
W	1.70	1.20	01
W	2.60	1.20	05

SCHEDULE OF OPENING: A (BC)			
NAME	LENGTH	HEIGHT	NOS.
D1	0.75	2.10	04
D	0.79	2.10	02
D	0.79	2.10	02
D1	0.88	2.10	01
D1	0.90	2.10	11
D	0.90	2.10	02
D1	0.91	2.10	10
D1	0.93	2.10	02
D1	0.97	2.10	15
D	1.00	2.10	05
D1	1.00	2.10	01
D1	1.00	2.10	01
GI*	1.40	2.10	01
RS	2.90	2.10	01
RS	2.94	2.10	02

ALTERNATE TERRACE A (BC)			
FLOOR	PERM.	PROP.	EXCESS
BASEMENT FLOOR	0.00	0.00	0.00
GROUND FLOOR	0.00	0.00	0.00
FIRST FLOOR	10.97	0.00	0.00
SECOND FLOOR	10.97	17.48	6.51
Height in Open	7.00	6.26	0.00
Total	31.70	17.48	6.51

FLOOR WISE FSI STATEMENT: A (BC)																			
FLOORS	PROPOSED BUILT UP AREA				EXISTING BUILT UP AREA				BALCONY AREA				EXCESS TERRACE	PROP PREMIUM AREA				PROPOSED TENEMENTS	TOTAL BUILT UP AREA
	COMM.	RESI.	IND.	SPEC.	COMM.	RESI.	IND.	SPEC.	PERM.(A)	PROP%=(C)	OPENING	ENCLOSED	EXCESS% =(D)	STAIR CASE	PASSAGE	LIFT/WALL	TENEMENTS		
BASEMENT 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	11.41	6.00	0.00	0		0.00
GROUND FLOOR	58.64	74.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.41	10.79	3.84	3		123.12
FIRST FLOOR	0.00	113.11	0.00	0.00	0.00	0.00	0.00	0.00	16.97	32.08	0.00	26.99	16.15	0.00	10.37	16.38	3.28	3	113.11
SECOND FLOOR	0.00	113.11	0.00	0.00	0.00	0.00	0.00	0.00	16.27	30.38	3.39	25.99	13.41	0.51	10.37	16.38	0.84	3	110.11
THIRD 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	10.48	-13.73	0.84	0	0.00
Total	58.64	300.70	0.00	0.00	0.00	0.00	0.00	0.00	33.93	62.46	3.39	52.98	29.52	0.51	61.96	57.37	8.41	9	359.34 + 29.52 = 0.51

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%=(C)	OPENING	ENCLOSED	EXCESS% =(D)		STAIR CASE	PASSAGE	LIFT/WALL		
A-1 (BC)	58.64	300.70	0.00	0.00	0.00	0.00	0.00	0.00	33.93	62.46	3.39	52.98	29.52	0.51	118.58	53.36	57.37	8.41	359.34 + 29.52 = 0.51
Total	58.64	300.70	0.00	0.00	0.00	0.00	0.00	0.00	33.93	62.46	3.39	52.98	29.52	0.51	118.58	53.36	57.37	8.41	9

PARKING CALCULATION														
TYPE	CARPET AREA FSI 2020	TENEMENT (NOS.)		CAR (NOS.)			SCOOTER (NOS.)			CYCLE (NOS.)			
		UNIT	PROP.	BY RULE	REQD.		BY RULE	REQD.		BY RULE	REQD.	
Residential	0 - 40	4	7	1	3	4	7	4	4	7	4	4
Residential	40 - 80	3	1	1	1	4	3	4	3	4	4	2
Residential	> 80	1	0	1	0	2	0	2	0	2	2	0
Commercial	45.58	150	0	2	1	1	3	1	1	3	1	1
Total	Required	-	-	-	4	-	-	-	11	-	-	11
Total	Proposed	-	-	-	4	-	-	-	11	-	-	11

PLOT NO.=4
BELONGS TO
SHRI. /M/S/SHRIMATI VAIBHAV M KHATEKAYO

LANDUSE AS PER SANCTION DEVELOPMENT PLAN : Residential
LOCATION OF PLOT : Non-Congested
ZONE AS PER APPENDIX-A : B1
PROP. BLDG USE SUBMITTED AS PER PLAN : Residential

SPECIFICATIONS

PROPOSED CONSTRUCTION FOR MULTIPLE BUILDING PLAN ON PLOT NO. 4, KH. NO. NO. 82, 84/1, MOUZA PARSODI(BHAMTI) IN GANESH GRIHA NIRMAN SAMITI (SMITA/OTI) NAGPUR.

A) AREA STATEMENT

	SQ.M.
1. OWNERSHIP PLOT	395.25
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK AREA	0.00
(b) RESERVATIONS, ROAD (UP)	0.00
(c) NURSERY AREA	0.00
(d) ENCROACHMENT AREA	0.00
(e) NIL AREA	000.00
TOTAL DEDUCTION	0.00
3. BALANCE AREA OF PLOT (1-2)	395.25
4. DEDUCTIONS FOR	
(a) AMENITY SPACE OF DEDUCTABLE	0.00
(b) RECREATIONAL SPACE OF DEDUCTABLE/ PHYSICAL INFRA PROVISION 000.00	0.00
5. NET BALANCE PLOT AREA OF PLOT (3-4)	395.25
6. ADDITION FOR NET PLOT	
(a) ROAD 1.50 / 1.80/2.4	000.00
(b) ROAD 2.SET BACK	000.00
(c) ROAD 3 SET BACK	000.00
(d) ROAD 4 SET BACK	000.00
(e) PROPOSED ROAD (DP)	0.00
(f) AMENITY SPACE	0.00
(f) NEW AREA	000.00
(g) OTHER (SPECIFY)	0.00
TOTAL (a+b+c+d+e+f+g)	0.00
7. NET PLOT AREA (5+6)	395.25
8. PERMISSIBLE FSI	1.00/1
PERM. BUILT UP AREA (7 x 8)	395.91
9. TDR AREA	0.00
ORIGINAL TDR AREA	0.00
BALANCE TDR AREA	0.00
10. SPECIAL CASES FSI	0.00
11. TOTAL PERMISSIBLE BUILT UP AREA (8+9+10)	395.25
12. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	300.70
(b) PROPOSED COMMERCIAL AREA	58.64
(c) PROPOSED HOSPITAL AREA	0.00
(d) PROPOSED OTHER USE AREA	0.00
TOTAL PROPOSED BUILT UP AREA	359.34
13. EXISTING/ FUTURE AREA ADDITION (FOR FSI)	0.00
14. EXISTING/ FUTURE AREA DEDUCTION (FOR FSI)	0.00
15. EXCESS BALCONY AREA TAKEN IN F.S.I.	29.52
16. EARTHQUAKE BUILT UP AREA	0.00
17. PLANNING BUILT UP AREA	359.07
18. TOTAL BUILT UP AREA PROPOSED	388.59
19. CONS.AREA FSI	0.98

B) BALCONY STATEMENT

(i) PERMISSIBLE BALCONY AREA	33.93
(ii) PROPOSED BALCONY AREA	62.46
(iii) EXCESS BALCONY AREA	28.52

C) TENEMENT STATEMENT

(i) PROPOSED AREA (12)	359.34
(a) USER AREA RESIDENTIAL AREA	58.64
(ii) AVERAGE AREA FOR TENEMENTS (-3)	300.70
(iii) TENEMENTS PROPOSED 350.00/Sqm.	10
(iv) TENEMENTS EXISTING	0
(v) TENEMENTS FUTURE	0
(vi) TOTAL TENEMENTS ON THE PLOT (i+ii)	8

ARCHITECT
Survey No.
NAGPUR.

CTS No.

LEGEND

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENTIONS OF THE AREAS, ETC. OF THE PLOT HEREIN SHOWN, THE PLAN ARE AS MEASURED ON THE SPOT AND ARE CORRECT. ALL BOUNDARIES AND CORNERS ARE DULY MARKED AND PILLARS WITH THE AREA INSCRIBED ON IT. ACCURANT OF OWNERSHIP/TOWN PLANNING SCHEME RECITED.

ARCHITECT
VARSHA HINGE

REGISTRATION NO.

SIGNATURE

ADDRESS OF ARCHITECT

JOB NO.	DRG NO.	SCALE	DRAWN / CHECKED BY
		1:100	
AWARD NO.	1552/10/B/OTHERS		03-06-2015
KEY NO.		DRAWING NO.	Model

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