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sheet no 2 / 5

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 75/BP/Borgaon/ TP/NMC/13 Date 30/10/2013
Rev:-1st
SANCTIONED
subject to conditions mentioned in the building permit
Assistant Director Town Planning Nagpur Municipal Corporation

The area admeasuring 697.73 Sq.M. For Construction of Market as shown in the Plan. Third floor shall be handed over to Nagpur Municipal Corporation free of cost as per regulation No.28 (Table 2-Sr. No.02) of DCR.2000

The Rain Water Harvesting is required to be provided as per Directon of Govt. of Maharashtra No. TPB 432001/233 (CR - 230/01/UD-II, dated 10th March 2005 as per schedule for every 300 sq.mtrs. built-up area. The system may be by open well 1 mtr. diameter mtrs. deep with filteration chamber for every 200 sq.mtr. built-up area. Other alternatives mentioned in the schedule may be adopted.
a) The authority may impose a levy of Rs. 1000/- per annum for every 100 sq.mtr. of built-up area, for failure of the owner of the building.

PROVISIONS For Soaar 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) Hotels	---150 Ltrs./day/person.
3) Hostel & other such buildings	---25 Ltrs./day/person.
4) Resident	---25 Ltrs./day/person.

If the provisions as above is not made, the occupancy certificate will not be issued from NMC.

Area of Plot by Triangulation : PLOT

Angle	Area
A-01	1047.63
A-02	287.50
A-03	199.65
A-04	100.54
Total (PLOT)	1635.32

SESMIC 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.

RAMP TOWARDSTOWARDS LOWER BASEMENT

UPPER BASEMENT FLOOR PLAN

PROPOSED UPPER BASEMENT PLAN
SCALE - 1 : 100

Polygon	Area
A-Block	22.39
01	0.00
02	0.00
A-S1	0.00
Total	22.40

LOWER BASEMENT FLOOR PLAN

Polygon	Area
A-Block	22.39
01	0.00
02	0.00
A-S1	0.00
Total	22.40

PROPOSED LOWER BASEMENT PLAN
SCALE - 1 : 100

BALCONY CALCULATIONS: 1 (BUILDING)

FLOOR	SIZE	OPEN	ENCLOSED	AREA	TOT. AREA
FIRST FLOOR PLAN...	2.00 X 17.65 X 1	35.10(1)	0.00(0)	35.10	131.39
	1.81 X 47.45 X 1	85.00(1)	0.00(0)	85.00	
	2.00 X 5.64 X 1	11.29(1)	0.00(0)	11.29	
SECOND FLOOR PLAN...	2.27 X 7.50 X 1	0.00(0)	16.13(1)	16.13	152.15
	1.79 X 6.75 X 1	0.00(0)	11.51(1)	11.51	
	2.01 X 9.78 X 1	19.56(1)	0.00(0)	19.56	
	2.01 X 17.35 X 1	34.51(1)	0.00(0)	34.51	
	1.52 X 47.06 X 1	70.44(1)	0.00(0)	70.44	
THIRD FLOOR PLAN...	1.57 X 21.27 X 1	0.00(0)	32.71(1)	32.71	150.32
	2.27 X 7.50 X 1	0.00(0)	16.13(1)	16.13	
	1.79 X 6.75 X 1	0.00(0)	11.51(1)	11.51	
	2.01 X 9.78 X 1	19.56(1)	0.00(0)	19.56	
	2.01 X 15.05 X 1	29.91(1)	0.00(0)	29.91	
	1.58 X 25.79 X 1	40.50(1)	0.00(0)	40.50	
FOURTH FLOOR PLAN...	2.01 X 8.70 X 1	17.20(1)	0.00(0)	17.20	142.53
	2.05 X 8.94 X 1	17.57(1)	0.00(0)	17.57	
	2.01 X 11.44 X 1	22.24(1)	0.00(0)	22.24	
	1.45 X 45.02 X 1	64.22(1)	0.00(0)	64.22	
	2.24 X 9.55 X 1	21.30(1)	0.00(0)	21.30	
FIFTH FLOOR PLAN...	2.00 X 8.70 X 1	17.19(1)	0.00(0)	17.19	143.06
	2.23 X 9.78 X 1	21.81(1)	0.00(0)	21.81	
	2.05 X 8.94 X 1	17.57(1)	0.00(0)	17.57	
	2.00 X 11.44 X 1	22.22(1)	0.00(0)	22.22	
	1.45 X 45.02 X 1	64.27(1)	0.00(0)	64.27	
SIXTH FLOOR PLAN...	1.82 X 9.56 X 1	17.66(1)	0.00(0)	17.66	121.30
	2.01 X 7.50 X 1	14.37(1)	0.00(0)	14.37	
	2.01 X 11.44 X 1	22.25(1)	0.00(0)	22.25	
	1.44 X 47.08 X 1	67.02(1)	0.00(0)	67.02	
Total	-	752.75(23)	87.98(5)	-	840.72

SCHEDULE OF OPENING: 1 (BUILDING)

NAME	LENGTH	HEIGHT	NOS.
D1	0.90	2.10	01
R.S.	3.00	2.700	02

SCHEDULE OF OPENING: 1 (BUILDING)

NAME	LENGTH	HEIGHT	NOS.
W	2.00	1.50	01

ALTERNATE TERRACE: 1 (BUILDING)

FLOOR	PERM.	PROP.	EXCESS
UPPER BASEMENT FLOOR	0.00	0.00	0.00
LOWER BASEMENT FLOOR	0.00	0.00	0.00
GROUND FLOOR	0.00	0.00	0.00
FIRST FLOOR	88.86	0.00	0.00
SECOND FLOOR	89.65	0.00	0.00
THIRD FLOOR	89.66	0.00	0.00
FOURTH FLOOR	89.65	0.00	0.00
FIFTH FLOOR	89.64	0.00	0.00
SIXTH FLOOR	89.65	0.00	0.00
TERRACE FLOOR	0.00	0.00	0.00
Total	537.12	0.00	0.00

FLOOR WISE FSI STATEMENT: 1 (BUILDING)

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(B+C)	OPEN(B)	ENCLO(C)	EXCESS(D) (>=B+C)		STAIR CASE	PASSAGE	LIFT/WALL		
UPPER BASEMENT FLOOR	22.40	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	22.40
LOWER BASEMENT FLOOR	22.40	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	22.40
GROUND FLOOR	388.82	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	388.82
FIRST FLOOR	592.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	88.86	131.38	131.38	0.00	42.52	0.00	0.00	0.00	0.00	0	592.42
SECOND FLOOR	597.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	89.65	152.14	124.51	25.72	62.49	0.00	0.00	0.00	0.00	0	597.68
THIRD FLOOR	597.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	89.66	150.32	89.98	29.72	60.66	0.00	0.00	0.00	0.00	0	597.73
FOURTH FLOOR	597.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	89.65	142.53	142.53	0.00	52.87	0.00	0.00	0.00	0.00	0	597.67
FIFTH FLOOR	597.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	89.64	143.06	143.06	0.00	53.42	0.00	0.00	0.00	0.00	0	597.62
SIXTH FLOOR	597.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	89.65	121.30	121.30	0.00	31.65	0.00	0.00	0.00	0.00	0	597.64
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	2818.93	0.00	0.00	1195.26	0.00	0.00	0.00	0.00	537.12	840.72	752.75	54.44	303.61	0.00	0.00	0.00	0.00	0	4014.18 + 303.61

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.
Commercial	2056.20	100	20	2	41	4	82	4	82
Special	1195.26	0	0	0	0	0	0	0	0
Total	Required	-	-	-	41	-	82	-	82
Total	Proposed	-	-	-	48	-	92	-	92

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) (>=B+C)			STAIR CASE	PASSAGE	LIFT/WALL		
1-1 (BUILDING)	2818.93	0.00	0.00	1195.26	0.00	0.00	0.00	0.00	537.12	840.72	752.75	54.44	303.61	0.00	0.00	0.00	0.00	0.00	0	4014.18 + 303.61
Total	2818.93	0.00	0.00	1195.26	0.00	0.00	0.00	0.00	537.12	840.72	752.75	54.44	303.61	0.00	1136.25	0.00	0.00	0.00	0	4014.18 + 303.61

PLOT NO :
BELONGS TO — SIGN:
SUPREME URBAN REALITY
Director
LAND USE AS PER SANCTION DEVELOPMENT PLAN : Commercial
LOCATION OF PLOT : Non Congested
ZONE AS PER APPENDIX VI :
PROP BLDG USE SUBMITTED AS PER PLAN : Commercial

SPECIFICATIONS
(Revised)
PROPOSED COMMERCIAL COMPLEX SCHEME AT KH. NO. 174/1, MOUZA : BORGAON, CORPORATION HOUSE NO. 125-A, CITY SURVEY NO. 497, SHEET NO. 60, NAGPUR, TAH. & DISTT. : NAGPUR.

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	1515.00
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)	1515.00
4. DEDUCTIONS FOR	
(a) AMENITY SPACE (IF DEDUCTABLE)	0.00
(b) RECREATIONAL GROUND (IF DEDUCTABLE)	0.00
PHYSICAL RQ PROVIDED 000.00	
5. NET BALANCE PLOT AREA OF PLOT (3-4)	1515.00
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
(g) NDZ AREA	000.00
(g) OTHER (ORE AREA ST.)	0.00
TOTAL (a+b+c+d+e+f+g)	0.00
7. NET PLOT AREA (5+6) :	1515.00
8. PERMISSIBLE FSI	2.5000
PERM. BUILT UP AREA (7 x 8)	3787.50
9. TDR AREA	0.00
10. SPECIAL CASES FSI	0.00
11. TOTAL PERM. BUILT UP AREA (8+9+10)	3787.50
12. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	0.00
(b) PROPOSED COMMERCIAL AREA	2818.93
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	1195.26
TOTAL PROPOSED AREA (a+b+c+d)	4014.18
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.	303.61
16. EXISTING BUILT UP AREA	0.00
17. SURRENDERED AREA	000.00
18. TOTAL BUILT UP AREA PROPOSED	4317.79
19. CONSUMED FSI	2.85
B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	537.12
(ii) PROPOSED BALCONY AREA	840.72
(iii) EXCESS BALCONY AREA	303.61
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	4014.18
(ii) LESS NON_RESIDENTIAL AREA	4014.18
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	0.00
(iv) TENEMENTS PERMISSIBLE 250.00/Hec.	38
(v) TENEMENTS PROPOSED	0
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS (iv THE PLOT (v+vi)	0

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: ARCHITECTS SIGN
ASHFAQUE AHMED
Ashfaque Ahmed Consultancy Services Pvt. Ltd.
Cell 9890066-2027, FLV-4734,
WT L.S. No. 1939, Sur Lic. No. 473
Architects, Interior Designer, Landscape Designers,
Valuers, Engineers & Govt. Approved Plan Surveyors

JOB NO. : DRGNO. : SCALE : 1:100 DRAWN BY CHECKED BY
INWARD NO. 0078/BOG/TP/NMC/13 DATE 18-04-2013
KEY NO. SHEET NO. Model

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