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AUTO DCR PLOT

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KEY NO.	DCR/MH/CR/TP/NM/0178	SHEET NO.	Modal
N	JAMMARI NO.	009/BOC/TPN/NM/0178	18-04-2013

JOB NO. 178 DATE OF SUBMISSION 18-04-2013 CHECKED BY

ASHFAQUE AHMED

ARCHITECT: ARCHITECTS SIGN

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON ___ AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE SAID PLOT STATED ON THE PLAN ARE AS INDICATED ON THE SITE AND THE AREA SO WORKED OUT IS ___ SQUARE METERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS

PLOT BOUNDARY SHOWN THICK ... AOK
PROPOSED WORK SHOWN RED ... ED IN
EXISTING TO BE RETAINED HATCHED
DEDUCTION SHOWN HATCHED YELLOW

LEGEND

Survey No. :
VILLAGE : CTS No. :

PROJECT:

(A) TENEMENTS ON THE PLOT (n+g)	0
(A) TENEMENTS EXISTING	0
(A) TENEMENTS PROPOSED	0
(A) TENEMENTS PERMISSIBLE	250.00/Hec.
(B) AREA AVAILABLE FOR TENEMENTS (I-B)	0.00
(B) LESS NON RESIDENTIAL AREA	4014.18
(I) PROPOSED AREA (12)	4014.18
(I) EXCESS BALCONY AREA	303.61

C) TENEMENT STATEMENT

(I) PERMISSIBLE BALCONY AREA	637.12
(I) PROPOSED BALCONY AREA	840.73

B) BALCONY STATEMENT

19. CONSUMED FSI	4177.79
18. TOTAL BUILT UP AREA PROPOSED	000.00
17. SUPERIMPOSED AREA	0.00
16. EXISTING BUILT UP AREA	303.61
15. EXCESS BALCONY AREA TAKEN IN F.S.I.	0.00
14. SUB STRUCTURE AREA ADDITION (FOR FSI)	0.00
13. SUB STRUCTURE AREA	4014.18
TOTAL PROPOSED AREA (8+9+10+11)	4014.18
(H) PROPOSED COMMERCIAL AREA	1196.28
(G) PROPOSED SPECIAL AREA	0.00
(F) PROPOSED NON-RESIDENTIAL AREA	2818.90
(E) PROPOSED RESIDENTIAL AREA	0.00
12. PROPOSED AREAS	3787.90
11. TOTAL PERM BUILT UP AREA (8+9+10)	0.00
10. SPECIAL CASES FSI	0.00
9. TDR AREA	3787.90
PERM BUILT UP AREA (-B)	2.5000
8. PERMISSIBLE FSI	1515.00
7. NET PLOT AREA (5+6)	0.00
TOTAL (a+b+c+d+e+f)	000.00
(g) OTHER OPZ AREA ( )	000.00
(f) NOZ AREA	0.00
(e) AMENITY SPACE	0.00
(d) PROPOSED ROAD (Cm)	000.00
(c) ROAD-4 SET-BACK	000.00
(b) ROAD-3 SET-BACK	000.00
(a) ROAD-2 SET-BACK	000.00
(a) ROAD-1 SET-BACK	000.00
6. ADDITION FOR NET PLOT	1515.00
5. NET BALANCE PLOT AREA (1-4) OF PLOT	000.00
PHYSICAL RG PROJECT	0.00
(b) RECREATIONAL GROUND (IF DEDUCTABLE)	0.00
(a) AMENITY SPACE (IF DEDUCTABLE)	0.00
4. DEDUCTIONS FOR	1515.00
3. BALANCE AREA OF PLOT(1-2)	0.00
TOTAL (a+b+c+d+e)	000.00
(e) NOZ AREA	0.00
(d) ENCROACHMENT AREA	0.00
(c) RESERV AREA	0.00
(b) PROPOSED ROAD (DP)	0.00
(a) ROAD SET BACK (R/M)	0.00
2. DEDUCTIONS FOR	1515.00
1. AREA OF PLOT	SQ.M.

A) AREA STATEMENT

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

SPECIFICATIONS

PROP BLDG USE SUBMITTED AS PER PLAN : Commercial

ZONE AS PER APPENDIX 'A' -

LOCATION OF PLOT : Non-Congested

LAND USE AS PER SANCTION DEVELOPMENT PLAN : Commercial

BELONGS TO

PLOT NO. :

SIGN

SUPERIOR REALTORS P. LTD.

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	88.66	0.00	0.00
FIRST FLOOR	88.66	0.00	0.00
THIRD FLOOR	88.66	0.00	0.00
SECOND FLOOR	88.66	0.00	0.00
FOURTH FLOOR	88.66	0.00	0.00
FIFTH FLOOR	88.66	0.00	0.00
SIXTH FLOOR	88.66	0.00	0.00
TERRACE FLOOR	0.00	0.00	0.00
Total	537.12	0.00	0.00

SCHEDULE OF OPENING : 1 (BUILDING)

NAME	LENGTH	HEIGHT	NOS.
W	2.00	1.50	01
V			

PARKING CALCULATION

TYPE	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS.)	CYCLE (NOS.)
CARPET AREA (M2)	UNIT PROP.	BY RULE REQD.	BY RULE REQD.	BY RULE REQD.
Commercial	100 20	2 41	4 82	4 82
Special	0 0	0 0	0 0	0 0
Total	- -	- 41	- 82	- 82
Total	Required	-	-	- 92
	Provided	-	- 48	- 92

SCHEDULE OF OPENING : 1 (BUILDING)

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

FLOOR WISE FSI STATEMENT : 1 (BUILDING)

FLOORS	EXISTING BUILT UP AREA			PROPOSED BUILT UP AREA						BALCONY AREA				STAIR CASE	PROP PREMIUM AREA		EXCESS TERRACE	PROPOSED TENEMENTS	LIFT/MALL	TOTAL BUILT UP AREA
	COMM.	RESI.	SPEC.	COMM.	RESI.	IND.	SPEC.	PERM.(A)	PROP(B+C)	EXCESS(D)	PERM.	PROP	EXCESS		PERM	PROP				
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	0.00	0.00	0.00
SIXTH FLOOR	0.00	0.00	0.00	687.64	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	687.64
FIFTH FLOOR	0.00	0.00	0.00	687.67	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	687.67
FOURTH FLOOR	687.67	0.00	0.00	687.67	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	687.73
THIRD FLOOR	687.73	0.00	0.00	687.73	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	687.73
SECOND FLOOR	687.68	0.00	0.00	687.68	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	687.68
FIRST FLOOR	552.42	0.00	0.00	552.42	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	552.42
GROUND FLOOR	388.62	0.00	0.00	388.62	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	388.62
LOWER BASEMENT FLOOR	22.40	0.00	0.00	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	22.40
UPPER 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	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	2818.93	0.00	0.00	2818.93	0.00	0.00	1196.28	0.00	0.00	0.00	0.00	0.00	0.00	303.61	0.00	0.00	0.00	0.00	0.00	4014.18 + 303.61

BUILDING WISE FSI STATEMENT

BUILDING	EXISTING BUILT UP AREA				PROPOSED BUILT UP AREA						BALCONY AREA				STAIR CASE	PROP PREMIUM AREA		EXCESS TERRACE	PROPOSED TENEMENTS	LIFT/MALL	TOTAL BUILT UP AREA
	COMM.	RESI.	IND.	SPEC.	COMM.	RESI.	IND.	SPEC.	PERM.(A)	PROP(B+C)	EXCESS(D)	PERM.	PROP	EXCESS		PERM	PROP				
1-1 (BUILDING)	2818.93	0.00	0.00	1196.28	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
Total	2818.93	0.00	0.00	1196.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	303.61	0.00	0.00	0.00	0.00	0.00	0.00	4014.18 + 303.61

PROPOSED FOURTH PLAN SCALE 1:100

PROPOSED THIRD FLOOR PLAN SCALE 1:100

PROPOSED SECOND FLOOR PLAN SCALE 1:100

FOURTH FLOOR PLAN

THIRD FLOOR PLAN

SECOND FLOOR PLAN

Polygon	Area
A-Block	981.68
01	23.86
02	329.89
03	21.86
L1	4.51
L2	4.51
L3	23.86
I2	21.86
I1	329.89
D1	23.86
A-Block	981.68

Total
687.73
3.91
4.51
4.62
23.86
329.89
21.86
3.91
687.67

Total
687.73
3.91
4.51
21.86
329.89
23.86
981.68

Polygon	Area
A-Block	981.68
01	23.86
02	329.89
03	21.86
L1	4.51
L2	3.91
L3	687.73

BALCONY CALCULATIONS: 1 (BUILDING)

FLOOR	SIZE	OPEN	ENCLOSED	AREA	TOT AREA
FIRST FLOOR	2.00 X 68.10 X 1	36.10(1)	0.00(0)	36.10	131.39
	1.81 X 47.45 X 1	85.80(1)	0.00(0)	86.00	
	2.00 X 5.64 X 1	11.28(1)	0.00(0)	11.28	
SECOND FLOOR	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	0.00(0)	19.66(1)	19.66	
	2.01 X 17.36 X 1	34.61(1)	0.00(0)	34.61	
	1.52 X 47.06 X 1	70.44(1)	0.00(0)	70.44	
THIRD FLOOR PLAN	2.27 X 27.27 X 1	0.00(0)	32.71(1)	32.71	150.22
	1.79 X 6.75 X 1	0.00(0)	11.51(1)	11.51	
	2.01 X 9.78 X 1	0.00(0)	19.66(1)	19.66	
	2.01 X 15.05 X 1	29.99(1)	0.00(0)	29.91	
	1.58 X 25.79 X 1	40.90(1)	0.00(0)	40.90	
FOURTH FLOOR PLAN	2.01 X 8.70 X 1	17.50(1)	0.00(0)	17.50	142.53
	2.05 X 8.94 X 1	17.57(1)	0.00(0)	17.57	
	2.34 X 9.55 X 1	21.30(1)	0.00(0)	21.30	
	1.45 X 45.02 X 1	64.22(1)	0.00(0)	64.22	
	2.01 X 11.44 X 1	22.24(1)	0.00(0)	22.24	
	2.05 X 8.94 X 1	17.57(1)	0.00(0)	17.57	
FIFTH FLOOR PLAN	2.00 X 8.70 X 1	17.40(1)	0.00(0)	17.39	142.06
	2.23 X 9.78 X 1	21.81(1)	0.00(0)	21.81	
	2.00 X 11.44 X 1	22.88(1)	0.00(0)	22.26	
	2.01 X 7.50 X 1	14.37(1)	0.00(0)	14.37	
SIXTH FLOOR PLAN	1.82 X 9.56 X 1	17.66(1)	0.00(0)	17.66	121.30
	1.45 X 45.02 X 1	64.27(1)	0.00(0)	64.27	
	2.00 X 11.44 X 1	22.22(1)	0.00(0)	22.22	
	2.05 X 8.94 X 1	17.57(1)	0.00(0)	17.57	
	2.23 X 9.78 X 1	21.81(1)	0.00(0)	21.81	
	1.44 X 47.06 X 1	67.62(1)	0.00(0)	67.62	
Total	-	752.79(23)	87.98(8)	-	840.73

Triangle	Area
A-01	100.63
A-02	287.50
A-03	199.86
A-04	100.54
Total (PLOT)	1536.32

Area of Plot by Triangulation : PLOT

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. TP/NP/0178 Date 25/6/2013
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 Director of Govt. of Maharashtra No. TPB-432001/2335 CR - 230/ 01 (UD-II) dated 19th March, 2005 as per schedule for every 300 sq.mtrs. built-up area. The system may be by open well 1 mtr. dia & 3mtr. deep with filteration chamber for every 300 sq.mtr. built-up area. Other options mentioned in the schedule may be adopted at The authority may impose a levy of Rs. 1000/- per annum for every 100 sq.mtrs. of built-up area, for failure of the owner of the building.

Provisions for Solar Water Heating System
Solar Water Heating System should be installed on the building for the following uses at the per capita capacity mentioned as under.

Type of Building	Per Capita Capacity
1) Hospitals	—100 Ltrs./day/person.
2) Hostels & other residential buildings	—75 Ltrs./day/person.
3) Restaurant	—25 Ltrs./day/person.
If the provisions as above is not made, the occupancy certificate will be issued from basic	

The area admeasuring 687.73 Sq.M. For Construction of Mixed is shown in the Plan. This Floor shall be handed over to Nagpur Municipal Corporation free of cost as per regulation No.29 (Table 2Sr. No.02) of DCR 2000

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