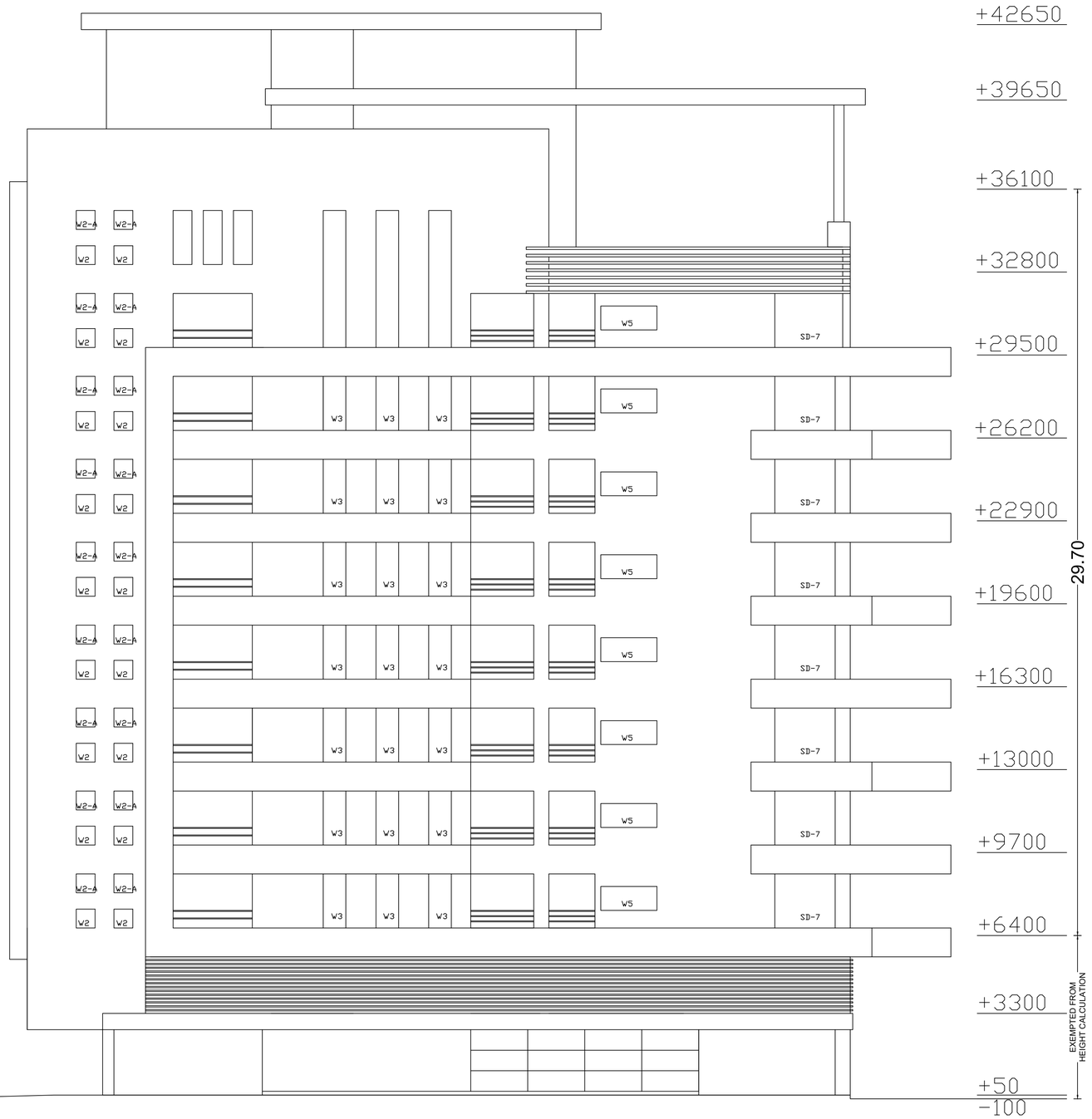
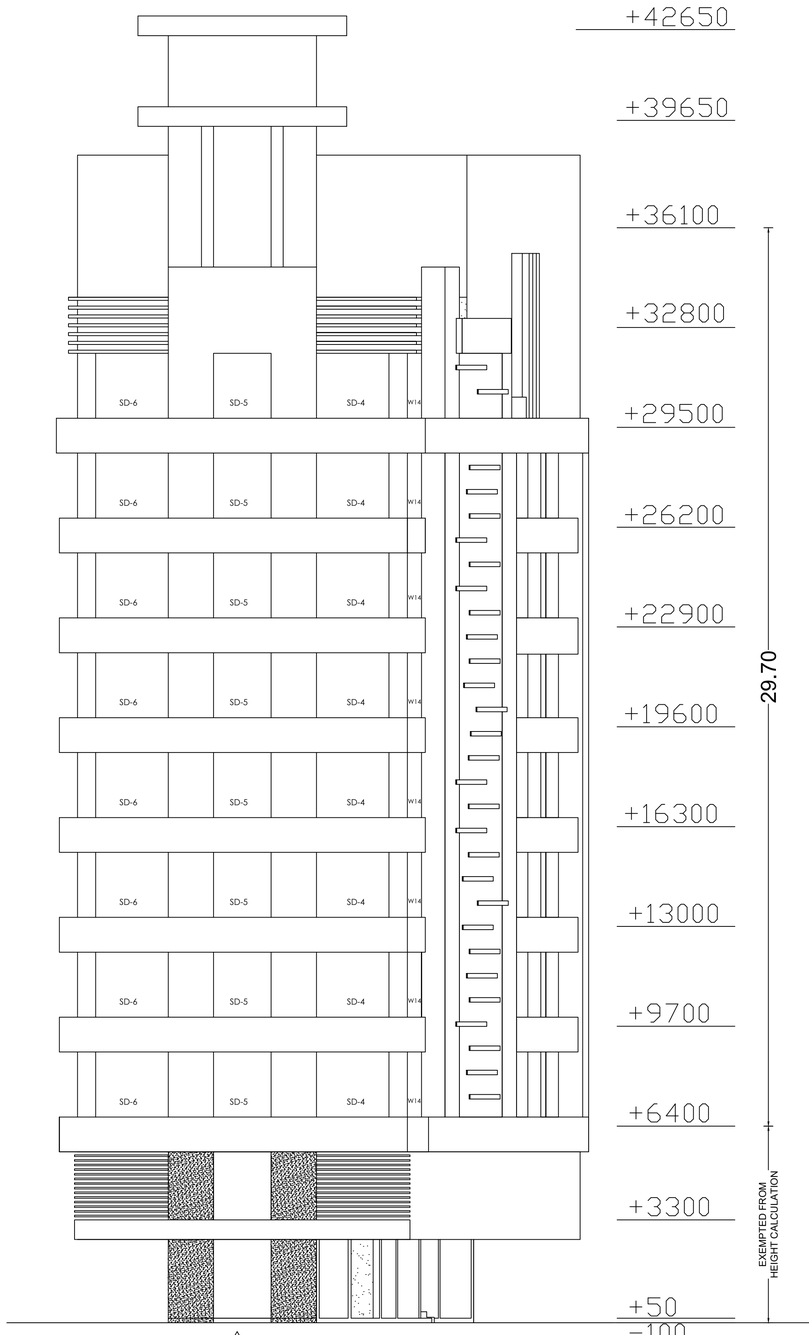


SOUTH EAST ELEVATION



NORTH EAST ELEVATION

PLOT NO : 95

BELONGS TO | SIGN:

NAVNIT STAR REALITY LTD. THROUGH BHARAT NAVNIT SETH AND OTHERS

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

SPECIFICATIONS

SHRI. BHARAT NAVNIT SHETH & OTHERS
95, CANAL ROAD, RAMDASPETH NAGPUR.

A) AREA STATEMENT		SQ.M.
1. AREA OF PLOT		1290.52
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)		1290.52
4. DEDUCTIONS FOR		
(a) AMENITY SPACE (IF DEDUCTABLE)		0.00
(b) RECREATIONAL GROUND (IF DEDUCTABLE)		0.00
PHYSICAL RG PROVIDED	000.00	
5. NET BALANCE PLOT AREA OF PLOT (3-4)		1290.52
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
(f) NDZ AREA		000.00
(g) OTHER (CRZ AREA ETC.)		0.00
TOTAL (a+b+c+d+e+f+g)		0.00
7. NET PLOT AREA (5+6) :		1290.52
8. PERMISSIBLE FSI		1.2500
PERM. BUILT UP AREA (7 x 8)		1613.15
9. TDR AREA	(DRC No. 23/08 for Road)	868.95
ORIGINAL TDR AREA		891.86
BALANCE TDR AREA		22.91
10. SPECIAL CASES FSI		0.00
11. TOTAL PERM. BUILT UP AREA (8+9+10)		2482.10
12. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		1290.71
(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)		1290.71
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.		1191.39
16. EXISTING BUILT UP AREA		0.00
17. SURRENDERED AREA		000.00
18. TOTAL BUILT UP AREA PROPOSED		2482.10
19. CONSUMED FSI		1.92
B) BALCONY STATEMENT		
(i) PERMISSIBLE BALCONY AREA		193.61
(ii) PROPOSED BALCONY AREA		1385.00
(iii) EXCESS BALCONY AREA		1191.39
C) TENEMENT STATEMENT		
(i) PROPOSED AREA (12)		1290.71
(ii) LESS NON_RESIDENTIAL AREA		0.00
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)		1290.71
(iv) TENEMENTS PERMISSIBLE	250.00/Hec.	32
(v) TENEMENTS PROPOSED		8
(vi) TENEMENTS EXISTING		0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)		8

PROJECT:

Survey No. : 1036 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: | ARCHITECT'S SIGN.

ASHOK SHEODANMAL MOKHA

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	0027/LAD/TP/N/2017	DATE		27-03-2017
KEY NO.	¥¯¸´²±§	SHEET NO.		Model

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