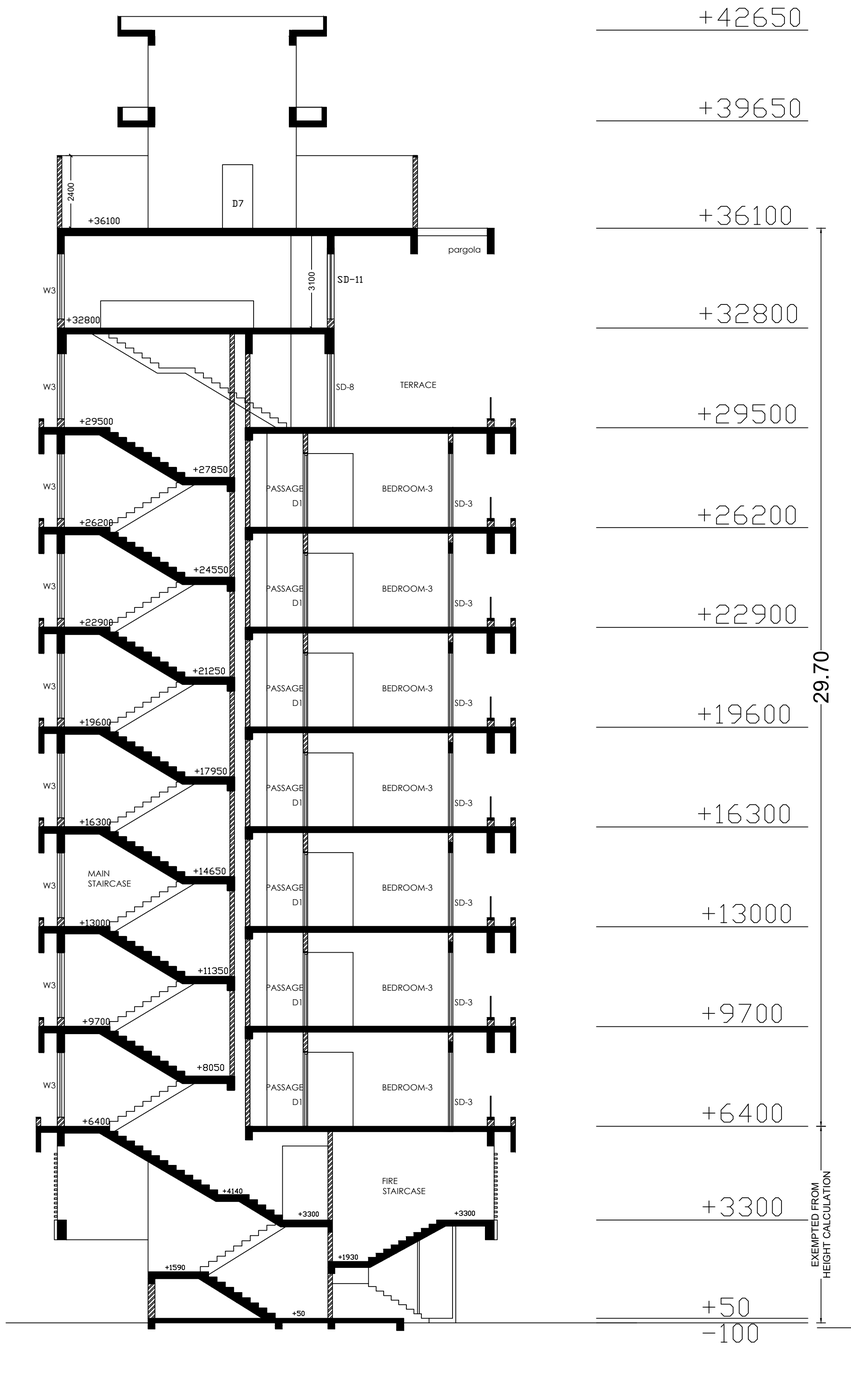
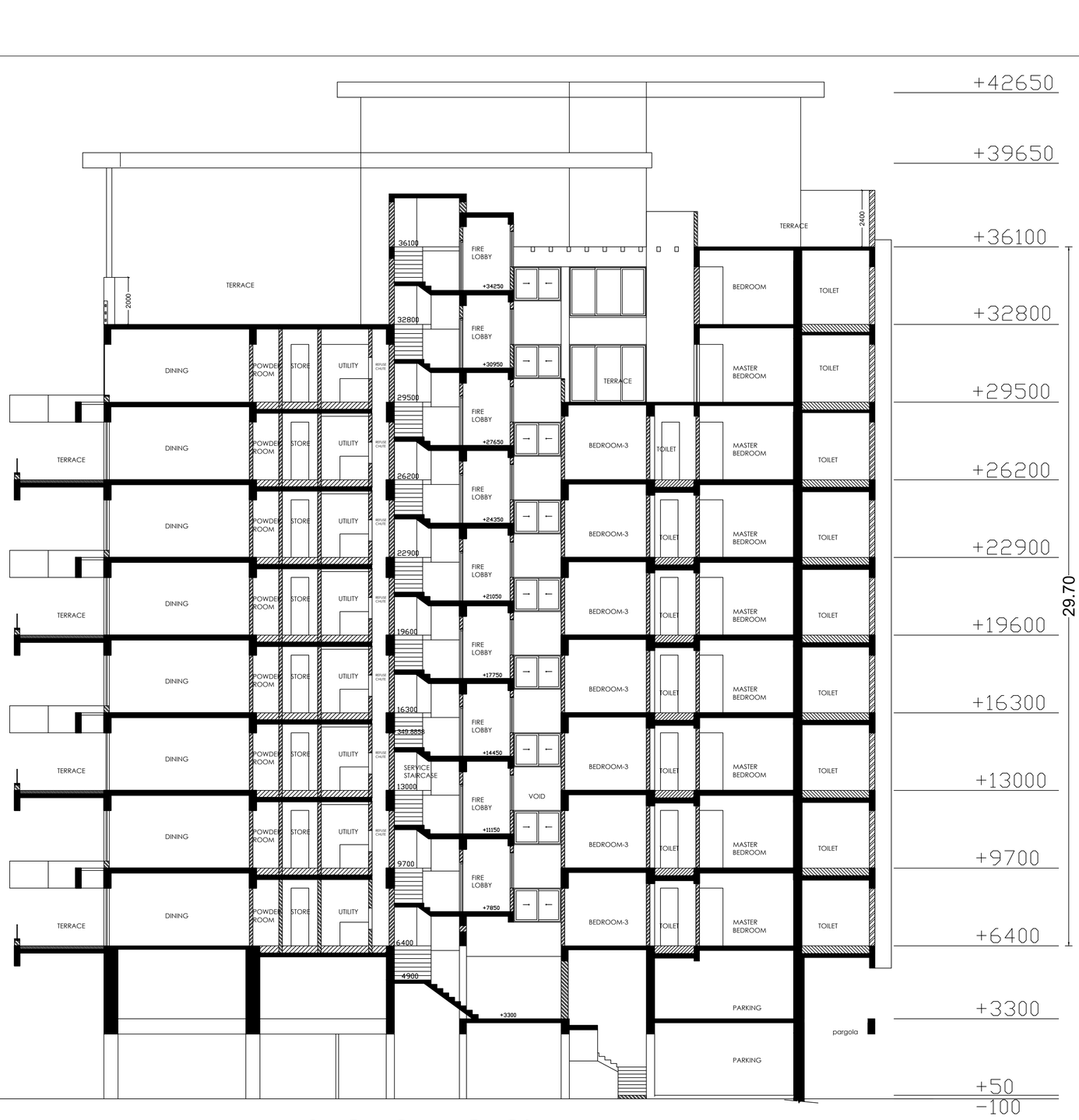
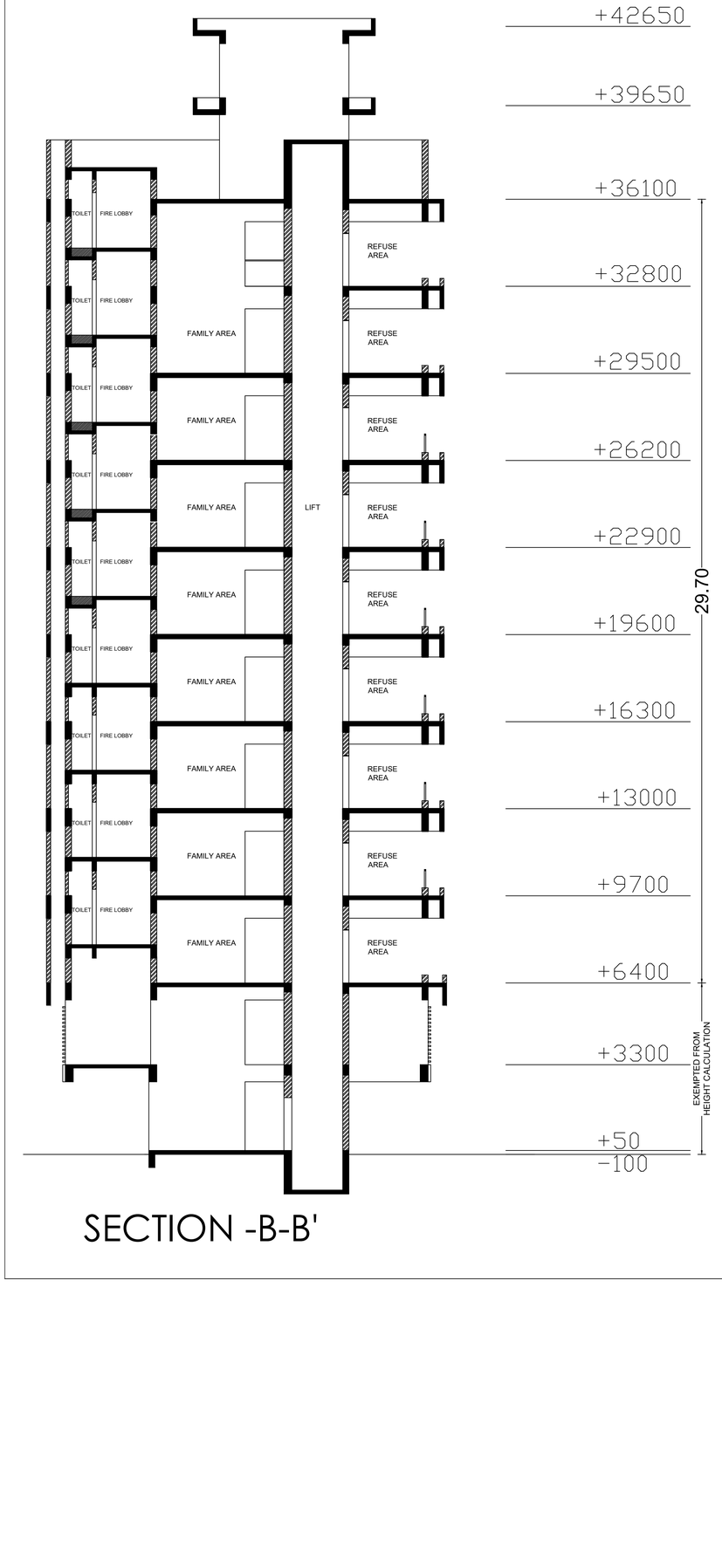


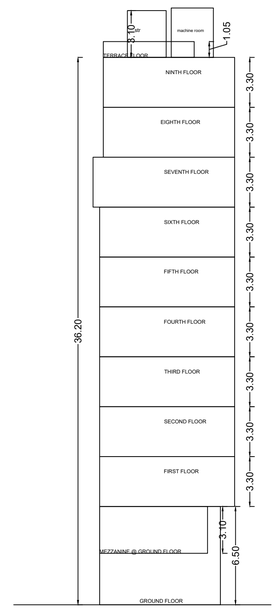
SECTION -A-A'



SECTION -C-C'



SECTION -B-B'



section

SCHEDULE OF OPENING: 1 (BUILDING)

NAME	LENGTH	HEIGHT	NOS.
D	0.80	2.10	08
D	0.87	2.10	07
D	1.00	2.10	21
D	1.49	2.10	08

SCHEDULE OF OPENING: 1 (BUILDING)

NAME	LENGTH	HEIGHT	NOS.
W	1.29	1.20	07
W	1.45	1.20	08
W	1.61	1.20	03
W	1.62	1.20	04
W	1.67	1.20	01
W	1.80	1.20	50
W	1.92	1.20	08
W	2.02	1.20	07
W	2.03	1.20	08
W	2.07	1.20	08
W	2.09	1.20	08
W	3.07	1.20	07

ALTERNATE TERRACE:1 (BUILDING)

FLOOR	PERM.	PROP.	EXCESS
GROUND FLOOR	0.00	0.00	0.00
MEZZANINE @ GROUND FLOOR	0.00	0.00	0.00
FIRST FLOOR	23.50	17.78	0.00
SECOND FLOOR	23.50	17.78	0.00
THIRD FLOOR	23.50	17.78	0.00
FOURTH FLOOR	23.50	17.78	0.00
FIFTH FLOOR	23.50	17.78	0.00
SIXTH FLOOR	23.50	17.78	0.00
SEVENTH FLOOR	23.50	17.78	0.00
EIGHTH FLOOR	20.13	17.78	0.00
NINTH FLOOR	8.95	0.00	0.00
TERRACE FLOOR	0.00	0.00	0.00
Total	193.61	142.20	0.00

TDR UTILISATION STATEMENT

TDR ORIGINAL DRC. NO	23
ORIGINAL TDR ZONE	B
ORIGINAL RESERVATION DETAILS	Road
ORIGINAL TDR TO BE UTILISED AREA	891.860
SUB DRC. NO. & NAME	23/08 shankarlal bhagwatiprasad jalan
SUB-DEV. RIGHT CERT. TDR ZONE	B
SUB DRC PROP. TDR TO BE UTILISED AREA IN SQ. MTR.	868.95
BALANCE OF TDR	22.91

BALCONY CALCULATIONS: 1 (BUILDING)

FLOOR	SIZE	OPEN	ENCLOSED	AREA	TOT. AREA
TYPICAL - 1, 3, 5...	3.01 X 9.31 X 4	0.00(0)	111.72(4)	111.72	650.24
	3.00 X 6.26 X 4	0.00(0)	75.08(4)	75.08	
	2.96 X 12.17 X 4	0.00(0)	137.88(4)	137.88	
	2.98 X 10.33 X 4	0.00(0)	123.04(4)	123.04	
	3.11 X 16.60 X 4	0.00(0)	202.52(4)	202.52	
TYPICAL - 2, 4, 6...	3.00 X 6.25 X 3	0.00(0)	56.25(3)	56.25	487.44
	3.00 X 9.30 X 3	0.00(0)	83.73(3)	83.73	
	2.98 X 10.33 X 3	0.00(0)	92.28(3)	92.28	
	3.11 X 16.60 X 3	0.00(0)	151.89(3)	151.89	
	2.96 X 12.17 X 3	0.00(0)	103.29(3)	103.29	
EIGHTH FLOOR PLAN...	2.99 X 10.28 X 1	0.00(0)	30.64(1)	30.64	163.23
	3.01 X 9.36 X 1	0.00(0)	28.11(1)	28.11	
	3.15 X 16.60 X 1	0.00(0)	51.43(1)	51.43	
	3.01 X 6.21 X 1	0.00(0)	18.62(1)	18.62	
	2.96 X 12.17 X 1	0.00(0)	34.43(1)	34.43	
NINTH FLOOR PLAN...	3.00 X 4.52 X 1	0.00(0)	13.52(1)	13.52	84.17
	3.15 X 16.60 X 1	0.00(0)	51.43(1)	51.43	
	3.00 X 6.41 X 1	0.00(0)	19.22(1)	19.22	
Total	-	0.00(0)	1385.00(43)	-	1385.00

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.
Residential	0 - 40	4	0	1	0	4	0	4	0
Residential	40 - 80	2	0	1	0	4	0	4	0
Residential	> 80	1	8	1	8	2	16	2	16
Total	Required	-	-	-	8	-	16	-	16
Total	Proposed	-	-	-	16	-	20	-	16

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) D=(B+C-A)		STAIR CASE	PASSAGE	LIFT/WALL		
GROUND 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	22.57	0.00	5.34	0	0.00
MEZZANINE @ GROUND 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	22.56	0.00	5.34	0	0.00
FIRST FLOOR	0.00	156.70	0.00	0.00	0.00	0.00	0.00	0.00	23.50	162.55	0.00	162.55	139.04	0.00	35.85	25.49	15.86	1	156.70
SECOND FLOOR	0.00	156.69	0.00	0.00	0.00	0.00	0.00	0.00	23.50	162.47	0.00	162.47	138.97	0.00	35.85	25.45	5.34	1	156.69
THIRD FLOOR	0.00	156.70	0.00	0.00	0.00	0.00	0.00	0.00	23.50	162.55	0.00	162.55	139.04	0.00	35.85	25.49	5.34	1	156.70
FOURTH FLOOR	0.00	156.69	0.00	0.00	0.00	0.00	0.00	0.00	23.50	162.47	0.00	162.47	138.97	0.00	35.85	25.45	5.34	1	156.69
FIFTH FLOOR	0.00	156.70	0.00	0.00	0.00	0.00	0.00	0.00	23.50	162.55	0.00	162.55	139.04	0.00	35.85	25.49	5.34	1	156.70
SIXTH FLOOR	0.00	156.69	0.00	0.00	0.00	0.00	0.00	0.00	23.50	162.47	0.00	162.47	138.97	0.00	35.85	25.45	5.34	1	156.69
SEVENTH FLOOR	0.00	156.70	0.00	0.00	0.00	0.00	0.00	0.00	23.50	162.55	0.00	162.55	139.04	0.00	35.85	25.49	5.34	1	156.70
EIGHTH FLOOR	0.00	134.20	0.00	0.00	0.00	0.00	0.00	0.00	20.13	163.22	0.00	163.22	143.09	0.00	35.85	25.51	5.34	1	134.20
NINTH FLOOR	0.00	59.65	0.00	0.00	0.00	0.00	0.00	0.00	8.95	84.17	0.00	84.17	75.22	0.00	0.00	31.91	5.34	0	59.65
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	0.00	1290.71	0.00	0.00	0.00	0.00	0.00	0.00	193.61	1385.00	0.00	1385.00	1191.39	0.00	331.93	235.73	69.24	8	1290.71 + 1191.39

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) D=(B+C-A)			STAIR CASE	PASSAGE	LIFT/WALL		
1-1 (BUILDING)	0.00	1290.71	0.00	0.00	0.00	0.00	0.00	0.00	193.61	1385.00	0.00	1385.00	1191.39	0.00	-	331.93	235.73	69.24	8	1290.71 + 1191.39
Total	0.00	1290.71	0.00	0.00	0.00	0.00	0.00	0.00	193.61	1385.00	0.00	1385.00	1191.39	0.00	744.63	331.93	235.73	69.24	8	1290.71 + 1191.39

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/	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.