<<< ROAD >>>

PROPOSED CONSTRUCTION
ON C.S. No. 150,151,152

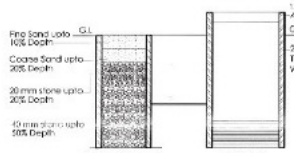
CTS 140

<<< 12.00 M WIDE ROAD >>>

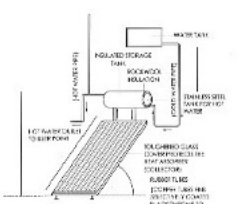
OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. ... Dated ... Name ...
SANCTIONED
subject to conditions mentioned on the building permit
Assistant Director
Town Planning
Nagpur Municipal Corporation

Rain Water Harvesting is required to be provided as per Direction of Govt. of Maharashtra No. TPB-432001/2130/CR - 230/01/UD-11 dated 15th March, 2005 as per which for every 100 sq.mtrs. built-up area. The system may be by open well / bore. Rs 5 mtrs. deep with 150mm rm chamber for every 300 sq.mtrs. built-up area. Other options mentioned in the schedule may be adopted. a) 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.

SEISMIC ANALYSIS OF THE BUILDING FOR EARTHQUAKE IS SUBMITTED WITH STRUCTURAL DESIGN & DRAWING DULY CHECKED FROM VJTI FOR THIS RECORD. BEFORE ONE MONTH OF COMMENCEMENT OF CONSTRUCTION OR AFTER THREE MONTHS FROM THE SANCTION OF BUILDING PLAN WHICHEVER IS EARLIER.

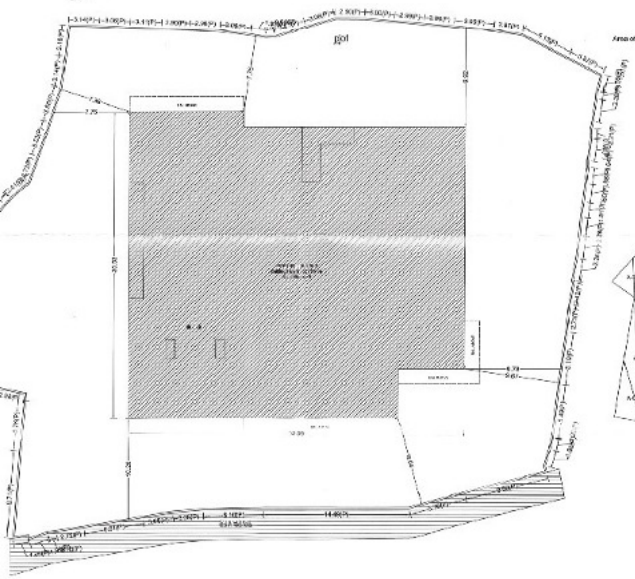


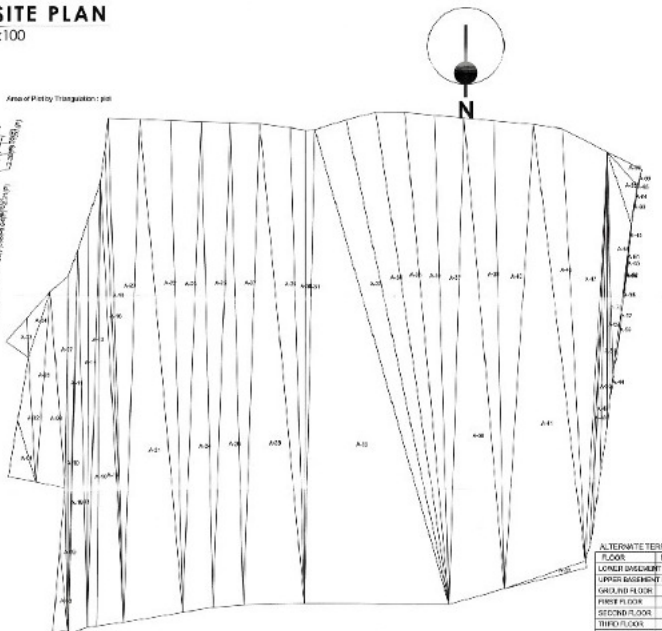
DETAILS OF RAIN WATER HARVESTING



SOLAR WATER HEATING SYSTEM

PROPOSED SITE PLAN
scale - 1:100





Triangle	Area
Total (plot)	2976.22

STAMP OF APPROVAL

PLOT NO.: 44,45,46,47,51
BELONGS TO
M/s. GOPIS HOTELS AND RSVL ESTATES PVT. LTD. DIRECTOR
-DILIP P. AGRAWAL
LAND USE AS PER SANCTIONED DEVELOPMENT PLAN: Road C...
LOCATION OF PLOT: Congestion
ZONE AS PER APPROVED PLAN: R2
PROPOSED USE SUBMITTED AS PER PLAN: Commercial

SPECIFICATIONS

PROPOSED MERCANTILE BUILDING ON INAZUL PLOT NO. 44,45,46,47,51 BEARING C.S. NO. 150,151,152,SHEET NO. 194, MOUZA-NAGPUR, SITUATED AT JAIL ROAD,NAGPUR.

A) AREA STATEMENT

1. AREA OF PLOT	
2. DEDUCTIONS FOR	
(a) ROAD SET BACK (RSB)	
(b) PROPOSED ROAD (DP)	
(c) RESERVATION	
(d) PHYSICAL ENCUMBRANCES AREA	
(e) NALA AREA	
TOTAL (a+b+c+d+e)	
3. BALANCE AREA OF PLOT (1-2)	
4. DEDUCTIONS FOR	
(a) AMENITY SPACE (IF ANY) (IF DEDUCTABLE)	
(b) RECREATIONAL GROUND (IF DEDUCTABLE)	
PHYSICAL AS PROVIDED	000.00
5. NET BALANCE PLOT AREA OF PLOT (3-4)	
6. ADDITION FOR NET PLOT	
(a) ROAD / SET BACK	000.00
(b) ROAD SETBACK	000.00
(c) ROAD SETBACK	000.00
(d) ROAD SETBACK	000.00
(e) PROPOSED REDUCTION	
(f) AMENITY SPACE	
(g) NALA AREA	
(h) OTHER (ANY AREA ETC.)	
TOTAL (a+b+c+d+e+f+g)	
7. NET PLOT AREA (5+6)	
8. PERMISSIBLE FSI	
PERM. BUILT UP AREA (7 x 8)	
9. TDR AREA	
(A) ACTUAL TDR AREA	
(B) ALLOWABLE TDR AREA	
10. SPECIAL CASES FSI	
11. TOTAL PERM. BUILT UP AREA (9+9+10)	
12. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	
(b) PROPOSED COMMERCIAL AREA	
(c) PROPOSED INDUSTRIAL AREA	
(d) PROPOSED SPECIAL USE AREA	
TOTAL PROPOSED AREA (a+b+c+d)	
13. SUB STRUCTURE AREA ADDITION FOR FSI	
14. SUB STRUCTURE AREA DEDUCTION FOR FSI	
15. EXCESS BALCONY AREA TAKEN IN F.S.I.	
16. EXISTING BUILT UP AREA	
17. SUPPRESSED AREA	
18. TOTAL BUILT UP AREA PROPOSED	
19. CONSTRUCTED TO	

B) BALCONY STATEMENT

1) PERMISSIBLE BALCONY AREA	
2) PROPOSED BALCONY AREA	
3) EXCESS BALCONY AREA	

C) TENEMENT STATEMENT

(a) PROPOSED AREA (2)	
a) RESIDENTIAL TENEMENT AREA	
b) AREA AVAILABLE FOR TENEMENTS (1)-a	
(c) TENEMENTS PERMISSIBLE	250.94 Nos.
(d) TENEMENTS PROPOSED	
(e) TENEMENTS EXISTING	
(f) TOTAL TENEMENTS ON THE PLOT (c+e)	

PROJECT:
Survey No : 150,151,152 CTS No :
NAGPUR.

LEGEND

FLOOR HEIGHT MEASURED FROM FINISH FLOOR LEVEL
PROPOSED WORK SHOWN RED FILLED IN
EXISTING (AS SHOWN IN BLUE LINES)
WHERE LINE SHOWN BLUE DOTTED
EXISTING TO BE RETAINED/DEMOLISHED
DEMOLITION SHOWN HATCHED YELLOW

CERTIFIED THAT I HAVE EXPLORED THE PLOT UNDER REFERENCE AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF PLOT SHOWN ON THE PLAN ARE AS MEASURED ON THE SITE AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP.
PLANNING SUPERVISOR/DESIGNER

ARCHITECT:
ADITYA INDURKAR

JOB NO.	DRG NO.
SCALE	1:100
DRAWN BY	
IMXPRO NO.	
KEY NO.	
SHEET NO.	

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

ALTERNATE TERRACE PROPOSED (BUILDING)

FLOOR	PERM.	PROP. EXCESS
LOWER BASEMENT FLOOR	0.00	0.00
UPPER BASEMENT FLOOR	0.00	0.00
GROUND FLOOR	0.00	0.00
FIRST FLOOR	100.16	0.00
SECOND FLOOR	100.16	0.00
THIRD FLOOR	100.16	0.00
FOURTH FLOOR	100.16	0.00
FIFTH FLOOR	100.16	0.00
SIXTH FLOOR	100.16	0.00
SEVENTH FLOOR	100.16	0.00
TERRACE FLOOR	0.00	0.00
TOTAL	701.14	0.00

SCHEDULE OF OPENING: PROPOSED (BUILDING)

NAME	LENGTH	HEIGHT	NOS.
RS	3.14	2.13	28

SCHEDULE OF OPENING: PROPOSED (BUILDING)

NAME	LENGTH	HEIGHT	NOS.
V	0.60	0.60	23
W	0.60	1.20	01
V	1.50	0.60	08
W	1.50	1.20	08
W	2.00	1.20	10
RS	3.66	1.20	08
RS	5.14	1.20	282
RS	4.84	1.20	05

BALCONY CALCULATIONS: PROPOSED (BUILDING)

FLOOR	SIZE	OPEN	ENCLOSED	AREA	TOT. AREA
THIRD FLOOR PLAN	1.50 X 11.43 X 1	0.00(0)	17.14(1)	17.14	58.23
	1.50 X 5.99 X 1	0.00(0)	8.98(1)	8.98	
	1.50 X 4.74 X 1	0.00(0)	7.11(1)	7.11	
	1.50 X 16.57 X 1	24.86(1)	0.00(0)	24.86	
TYPICAL - 1, 2, 4...	1.50 X 11.43 X 6	0.00(0)	102.84(6)	102.84	268.38
	1.50 X 5.99 X 5	0.00(0)	44.93(5)	44.93	
	1.50 X 4.74 X 5	0.00(0)	35.55(5)	35.55	
	1.50 X 16.57 X 9	149.13(9)	0.00(0)	149.13	
Total	-	173.99(10)	254.58(21)	-	415.83

PARKING CALCULATION

TYPE	CARPET AREA (SQ.MT.)	TENEMENT (NOS.)	CAR (NOS.)		SCOOTER (NOS.)		CYCLE (NOS.)	
		UNIT	PROP.	BY RULE	REQD.	BY RULE	REQD.	BY RULE	REQD.
Commercial	4299.37	180	42	2	90	2	88	4	172
Total	Required	-	-	-	90	-	88	-	172
Total	Proposed	-	-	-	114	-	101	-	215

E FSI STATEMENT: PROPOSED (BUILDING)

	PROPOSED BUILT UP AREA			EXISTING BUILT UP AREA			BALCONY AREA					PROP PREMIUM AREA			PROPOSED TENEMENTS	TOTAL BUILT UP AREA
	COMM.	RES.	IND.	SPEC.	COMM.	RES.	IND.	SPEC.	PERM.(A)	PROP.(B)	EXCESS (B-A)	ENCLOSED	EXCESS ENCLOSED	STAIR CASE	PASSAGE	LIFT WELL		
	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	23.69	0.00	0	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	23.69	0.00	0	0.00
	667.75	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	23.69	165.74	0	667.75
	667.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.16	50.72	23.05	26.37	0.00	8.00	23.69	141.10	3	667.75
	667.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.16	50.72	23.05	26.37	0.00	8.00	23.69	141.10	3	667.75
	667.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.16	50.72	23.05	26.37	0.00	8.00	23.69	141.10	3	667.75
	667.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.16	50.72	23.05	26.37	0.00	8.00	23.69	141.10	3	667.75
	667.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.16	50.72	23.05	26.37	0.00	8.00	23.69	141.10	3	667.75
	667.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.16	50.72	23.05	26.37	0.00	8.00	23.69	141.10	3	667.75
	8.00	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
	5342.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	701.14	418.08	193.64	254.59	0.00	0.00	233.90	1128.44	49.90	0	5342.05

E FSI STATEMENT

	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.	RES.	IND.	SPEC.	COMM.	RES.	IND.	SPEC.	PERM.(A)	PROP.(B)	EXCESS (B-A)	ENCLOSED	EXCESS ENCLOSED		STAIR CASE	PASSAGE	LIFT WELL	
BUILDING	5342.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	701.14	418.08	193.64	254.59	0.00	0.00	-	2059.59	1173.44	49.90	0	5342.05
	5342.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	701.14	418.08	193.64	254.59	0.00	0.00	1934.70	2059.59	1173.44	49.90	0	5342.05