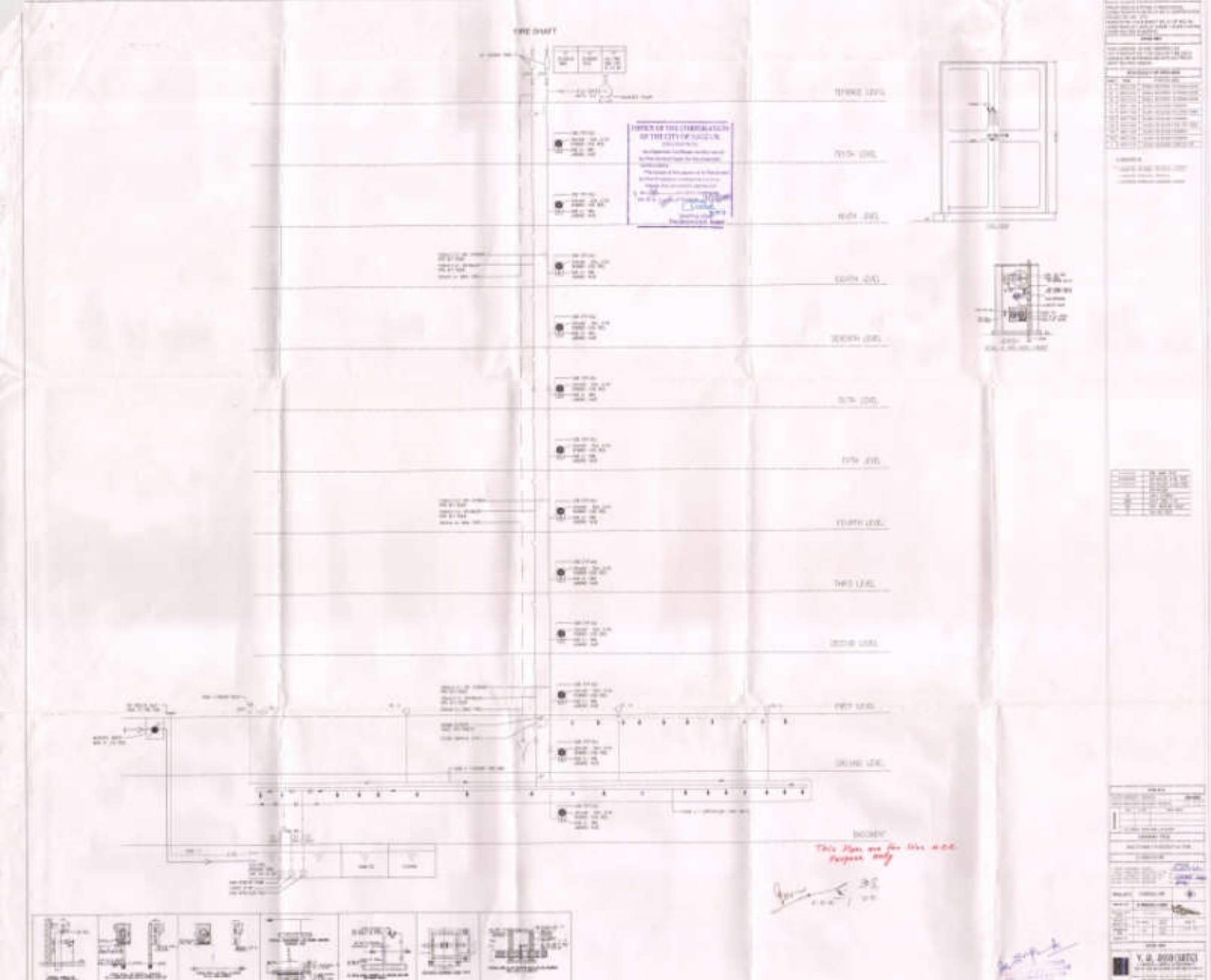

FIRE SHAFT
TERRACE LEVEL
TENTH LEVEL
NINTH LEVEL
EIGHTH LEVEL
SEVENTH LEVEL
SIXTH LEVEL
FIFTH LEVEL
FOURTH LEVEL
THIRD LEVEL
SECOND LEVEL
FIRST LEVEL
GROUND LEVEL
BASEMENT
This Plans are for Site A.C.C. Purposes only

SHEET NO.3/3

TYPICAL - 2, 4, 6, 8& 10 FLOOR PLAN

Polygon	Area
A-Block	450.37
01	68.70
02	12.60
L1	2.47
L2	2.47
LW1	1.89
P1	38.74
S1	11.65
S2	13.73
Total	357.11

2nd, 4th, 6th, 8th, 10th, FLOOR PLAN SCALE 1:100

TYPICAL 3, 5, 7& 9 FLOOR PLAN

Polygon	Area
A-Block	450.37
01	68.70
02	12.60
L1	2.47
L2	2.47
LW1	1.89
P1	38.74
S1	11.65
S2	13.73
Total	357.11

3rd, 5th, 7th, 9th, FLOOR PLAN SCALE 1:100

FIRST FLOOR PLAN

Polygon	Area
A-Block	450.37
01	68.70
02	12.60
L1	2.47
L2	2.47
LW1	1.89
P1	38.74
S1	11.65
S2	13.73
Total	357.11

FIRST FLOOR PLAN SCALE 1:100

STAMP OF APPROVAL

PLOT NO. 4

BELONGS TO

RADHIKA R. SAHANI & UTTAM CHAND CHUNNILAL MOHAD & OTHERS

LAND USE AS PER SANCTION DEVELOPMENT PLAN Residential

LOCATION OF PLOT : Non-Congested

ZONE AS PER APPENDIX 'M' : R1

ROAD IN FRONT IS 9M(30'0") AS PER PLAN (Residential)

SPECIFICATIONS

PROPOSED MULTI FAMILY RESIDENTIALCONSTRUCTION ON NO. 4 CORPORATION HOUSE NO. 845 CITY SURVEY NO. SHEET NO. 54 OF MOUZA WADPRA AS SITUATE AT KAMB MENTAL HOSPITAL ROAD NAGPUR.

A) AREA STATEMENT	
1. AREA OF PLOT	
2. DEDUCTIONS FOR	
(a) ROAD SET BACK (R/W)	
(b) PROPOSED ROAD (DP)	
(c) RESERV AREA	
(d) ENCROACHMENT AREA	
(e) NOC AREA	
TOTAL (a+b+c+d+e)	
3. BALANCE AREA OF PLOT (1-2)	
4. DEDUCTIONS FOR	
(a) AMENITY SPACE (IF DEDUCTABLE)	
(b) RECREATIONAL GROUND (IF DEDUCTABLE)	
PHYSICAL (b) PROVIDED	000.00
5. NET BALANCE PLOT AREA (3-4)	
6. ADDITION FOR NET PLOT	
(a) ROAD-1 SET BACK	000.00
(b) ROAD-2 SET BACK	000.00
(c) ROAD-3 SET BACK	000.00
(d) ROAD-4 SET BACK	000.00
(e) PROPOSED ROAD (DP)	
(f) AMENITY SPACE	
(g) NET AREA	
(g) OTHER (CRZ 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 0)	
9. TDR AREA	(2007 No. 16 for Reservation)
10. SPECIAL CASES FSI	
11. TOTAL PERM. BUILT UP AREA (8+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. EXISTING BALCONY AREA TAKEN INTO FSI	
16. EXISTING BUILT UP AREA	
17. SURRENDERED AREA	
18. TOTAL BUILT UP AREA PROPOSED	
19. CONSUMED FSI	

B) BALCONY STATEMENT	
(a) PERMISSIBLE BALCONY AREA	
(b) PROPOSED BALCONY AREA	
(c) EXCESS BALCONY AREA	

C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	
RESIDENTIAL/INDUSTRIAL AREA	
(a) AREA AVAILABLE FOR TENEMENTS (i - a)	
(b) TENEMENTS PERMISSIBLE	250.00/Hec.
(c) TENEMENTS PROPOSED	
(d) TENEMENTS COST (Rs)	
(e) TOTAL TENEMENTS ON THE PLOT (Unit)	

PROJECT:

Survey No. : 209 CTS No.

NAGPUR.

LEGEND

PLOT BOUNDARY SHOWN THICK BLACK
PROPOSED WORK SHOWN RED FILLED IN
DRAINAGE LINE SHOWN RED DOTTED
WATER LINE SHOWN BLUE DOTTED
EXISTING TO BE RETAINED SHOWN BLACK DOTTED
DEMOLITION SHOWN BY OTHER PEN (YELLOW)

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE AND THAT THE DIMENTIONS OF THE SIDES, ETC. PLOTS STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND WORKED OUT IN SQUARE METRE TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERS PLANNING SCHEME RECORDS.

ARCHITECT

Virendra bilwani prasad khare

JOB NO.	DRG NO.	SCALE	DRAWN/BY
		1:100	
INWARD NO.	0100/WK/UTP/		DATE
KEY NO.			SHEET NO.

OFFICE OF THE CORPORATION OF THE CITY OF NAGPUR.
(FIRE SERVICE)
No Objection Certificate hereby issued by Fire Service Deptt. for the proposed construction.
This copy of this approval is Plastic coat to Fire Protection arrangements only.
Please See conditions mentioned in N.O.C. Certificate No. G. A. / F.S./P.B./dated

Chief Fire Officer
Fire Service N.M.C. Nagpur

This Plan are for Fire N.O.C. Purpose only.

S.D.E. / D.F.

TDR UTILISATION STATEMENT

TDR ORIGINAL DRC NO.	038
ORIGINAL TDR ZONE	M
ORIGINAL RESERVATION DETAILS	Reservation
ORIGINAL TDR TO BE UTILISED AREA	13000.00
SUB DRC NO. & NAME	07 Radhika R. Sahani
SUB-DEV. RIGHT CERT. TDR ZONE	M
SUB DRC PROP. TDR TO BE UTILISED AREA IN SQ. MTR.	969.72

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 - 60	2	0	1	0	4	0	4	0
Residential	> 80	1	20	1	20	2	40	2	40
Total	Required	-	-	-	20	-	40	-	40
Total	Proposed	-	-	-	20	-	40	-	40

BALCONY CALCULATIONS: PROPOSED (BUILDING)

FLOOR	SIZE	NOS.	ENCLOSED	AREA	TYP. AREA
TYPICAL - 3, 5, 7,	1.89 X 3.80 X 4	27.44(4)	0.00(0)	27.44	154.84
	1.73 X 3.77 X 4	26.00(4)	0.00(0)	26.00	
	1.50 X 5.23 X 4	0.00(0)	31.38(4)	31.38	
	2.30 X 3.88 X 4	0.00(0)	35.64(4)	35.64	
	2.30 X 3.76 X 4	0.00(0)	34.40(4)	34.40	
TYPICAL - 2, 4, 6,	1.89 X 3.80 X 5	34.30(5)	0.00(0)	34.30	193.55
	1.73 X 3.77 X 5	32.50(5)	0.00(0)	32.50	
	1.50 X 5.23 X 5	0.00(0)	39.23(5)	39.23	
	2.30 X 3.88 X 5	0.00(0)	44.55(5)	44.55	
	2.30 X 3.76 X 5	0.00(0)	43.00(5)	43.00	
FIRST FLOOR PLAN	1.89 X 3.80 X 1	6.89(1)	0.00(0)	6.89	38.71
	1.73 X 3.77 X 1	6.58(1)	0.00(0)	6.58	
	1.50 X 5.23 X 1	0.00(0)	7.84(1)	7.84	
	2.30 X 3.88 X 1	0.00(0)	8.91(1)	8.91	
	2.30 X 3.76 X 1	0.00(0)	8.60(1)	8.60	
Total		107.31(31)	200.15(58)		387.11

FLOOR WISE FSI STATEMENT: PROPOSED (BUILDING)

FLOORS	PROPOSED BUILT UP AREA				EXISTING BUILT UP AREA				BALCONY AREA				EXCESS TERRACE	PROP PREMIUM AREA			PROPERTY TENEMENTS	TOTAL BUILT UP AREA
	COMM.	RESI.	IND.	SPEC.	COMM.	RESI.	IND.	SPEC.	PERM.(A)	PROP.(B+C)	OPEN(D)	ENCLO.(C)	EXCESS (A-B-C)	STAIR CASE	PASSAGE	LIFT/WALL		
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	17.69	0.00	0.00	0.00
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	17.69	0.00	1.89	0.00
FIRST FLOOR	0.00	257.11	0.00	0.00	0.00	0.00	0.00	0.00	38.57	38.72	13.36	25.35	0.15	0.00	15.54	38.74	6.84	2 257.11
SECOND FLOOR	0.00	257.11	0.00	0.00	0.00	0.00	0.00	0.00	38.57	38.72	13.36	25.35	0.15	0.00	15.54	38.74	1.89	2 257.11
THIRD FLOOR	0.00	257.11	0.00	0.00	0.00	0.00	0.00	0.00	38.57	38.72	13.36	25.35	0.15	0.00	15.54	38.74	1.89	2 257.11
FOURTH FLOOR	0.00	257.11	0.00	0.00	0.00	0.00	0.00	0.00	38.57	38.72	13.36	25.35	0.15	0.00	15.54	38.74	1.89	2 257.11
FIFTH FLOOR	0.00	257.11	0.00	0.00	0.00	0.00	0.00	0.00	38.57	38.72	13.36	25.35	0.15	0.00	15.54	38.74	1.89	2 257.11
SIXTH FLOOR	0.00	257.11	0.00	0.00	0.00	0.00	0.00	0.00	38.57	38.72	13.36	25.35	0.15	0.00	15.54	38.74	1.89	2 257.11
SEVENTH FLOOR	0.00	257.11	0.00	0.00	0.00	0.00	0.00	0.00	38.57	38.72	13.36	25.35	0.15	0.00	15.54	38.74	1.89	2 257.11
EIGHTH FLOOR	0.00	257.11	0.00	0.00	0.00	0.00	0.00	0.00	38.57	38.72	13.36	25.35	0.15	0.00	15.54	38.74	1.89	2 257.11
NINTH FLOOR	0.00	257.11	0.00	0.00	0.00	0.00	0.00	0.00	38.57	38.72	13.36	25.35	0.15	0.00	15.54	38.74	1.89	2 257.11
TENTH FLOOR	0.00	257.11	0.00	0.00	0.00	0.00	0.00	0.00	38.57	38.72	13.36	25.35	0.15	0.00	15.54	38.74	1.89	2 257.11
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	2571.10	0.00	0.00	0.00	0.00	0.00	0.00	385.67	387.15	133.62	253.53	1.49	0.00	190.78	387.40	25.78	20 2571.10 + 1.49

BUILDING WISE FSI STATEMENT

BUILDING	PROPOSED BUILT UP AREA				EXISTING BUILT UP AREA				BALCONY AREA				EXCESS TERRACE	PERM. PREMIUM AREA	PROP PREMIUM AREA			PROPERTY TENEMENTS	TOTAL BUILT UP AREA
	COMM.	RESI.	IND.	SPEC.	COMM.	RESI.	IND.	SPEC.	PERM.(A)	PROP.(B+C)	OPEN(D)	ENCLO.(C)	EXCESS (A-B-C)		STAIR CASE	PASSAGE	LIFT/WALL		
PROPOSED-1 (BUILDING)	0.00	2571.10	0.00	0.00	0.00	0.00	0.00	0.00	385.67	387.15	133.62	253.53	1.49	0.00	190.78	387.40	25.78	20	2571.
Total	0.00	2571.10	0.00	0.00	0.00	0.00	0.00	0.00	385.67	387.15	133.62	253.53	1.49	0.00	492.88	190.78	387.40	25.78	20	2571.

SCHEDULE OF OPENING: PROPOSED (BUILDING)

NAME	LENGTH	HEIGHT	NOS
D	1.00	2.10	10
D1	1.00	2.10	60
D2	0.75	2.10	30

ALTERNATE TERRACE PROPOSED (BUILDING)

FLOOR	PERM	PROP	EXCESS
BASEMENT FLOOR	0.00	0.00	0.00
GROUND FLOOR	0.00	0.00	0.00
FIRST FLOOR	38.57	0.00	0.00
SECOND FLOOR	38.74	39.39	0.65
THIRD FLOOR	38.74	39.39	0.65
FOURTH FLOOR	38.74	39.39	0.65
FIFTH FLOOR	38.74	39.39	0.65
SIXTH FLOOR	38.74	39.39	0.65
SEVENTH FLOOR	38.74	39.71	0.00
EIGHTH FLOOR	38.74	39.39	0.65
NINTH FLOOR	38.74	39.71	0.00
TENTH FLOOR	39.04	39.39	0.64
TERRACE FLOOR	0.00	0.00	0.00
Total	387.66	392.99	5.32

SCHEDULE OF OPENING: PROPOSED (BUILDING)

NAME	LENGTH	HEIGHT	NOS
W	1.89	1.50	50
W1	1.00	1.20	30
W2	1.50	1.20	22
W3	1.20	0.60	10
W4	1.00	1.80	20
W5	1.44	1.80	40
W6	2.20	1.50	20
V	0.60	0.75	10

TYPICAL DETAIL OF PEDESTAL MOUNTED M. S. HOSE CABINET FOR EXTERNAL HYDRANT

TYPICAL DETAIL OF WALL MOUNTED M. S. HOSE CABINET

TYPICAL ARRANGEMENT OF UNDER GROUND HYDRANT TYPE

DETAIL OF ROAD CROSSING

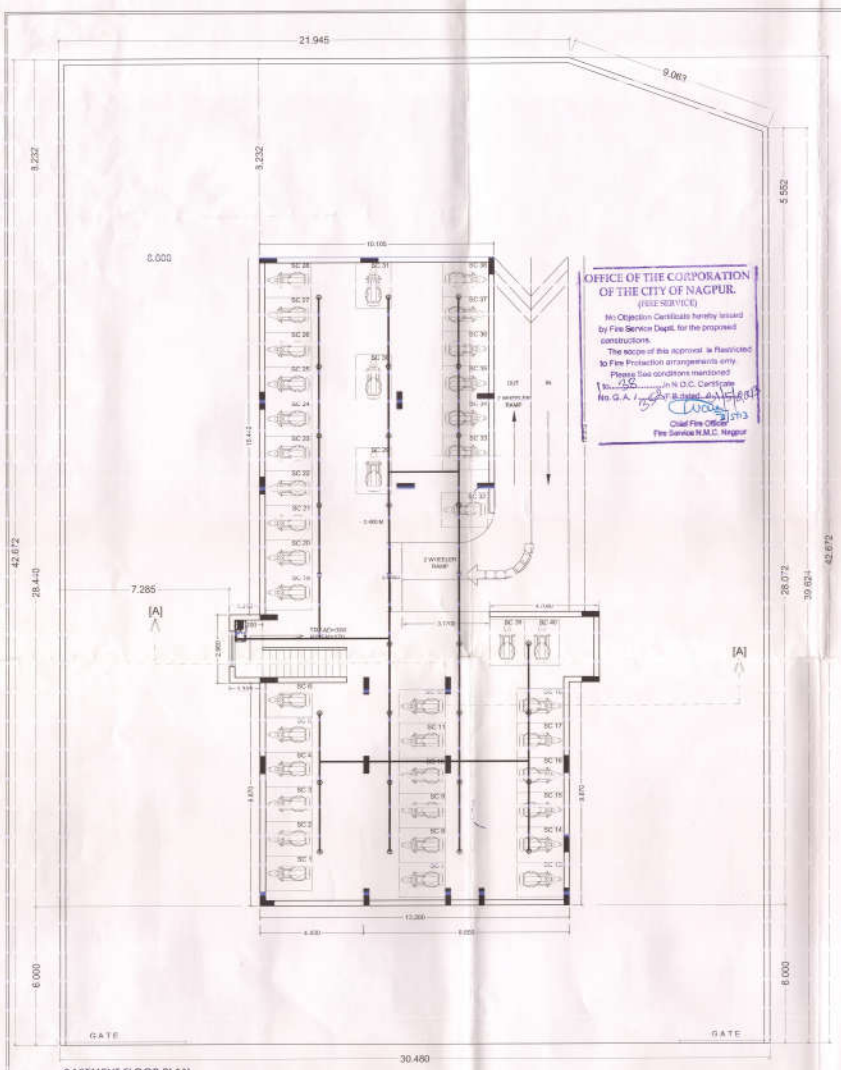
TYPICAL ARRANGEMENT OF SCHOOLS NEARBY MAINS

TYP VALVE CHAMBER DETAIL PLAN

TYPICAL DETAIL OF BUTTER FLAY VALVE CHAMBER SIZE - 600 L X 600 W

AUTO-DCR© NMC NAGPUR

SHEET NO.2/3



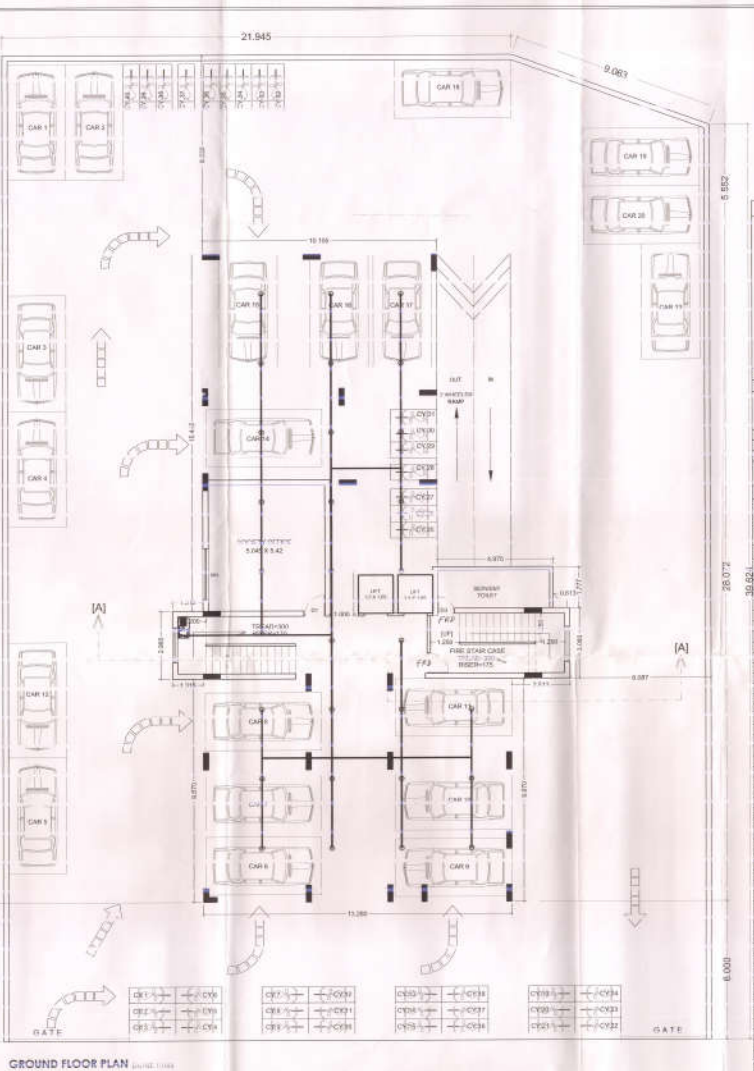
BASEMENT FLOOR PLAN

SCALE 1:100

BASEMENT FLOOR PLAN



Polygon	Area
A-Block	13.79
S1	13.79
Total	0.00



GROUND FLOOR PLAN

SCALE 1:100

Additional FSI is added in this floor

GROUND FLOOR PLAN



Polygon	Area
A-Block	13.79
S1	13.79
Total	0.00

Additional FSI is added in this floor

GROUND FLOOR PLAN



Polygon	Area
A-Block	7.07
G1	0.13
G2	0.13
L1	2.47
L2	2.47
LW1	1.89
Total	0.00

STAMP OF APPROVAL

PLOT NO : 4

BELONGS TO — SIGN

RAJMIRA R. SHAHANI & UTTAM CHAND CHUNNILAL MUNOT & OTHER

LAND USE AS PER SANCTION DEVELOPMENT PLAN : Residential

LOCATION OF PLOT : Non-Congested

ZONE AS PER APPENDIX 'R' : R1

PROP BLDG USE SUBMITTED AS PER PLAN : Residential

SPECIFICATIONS

PROPOSED MULTIFAMILY RESIDENTIALCONSTRUCTION ON PLOT NO. 4 CORPORATION HOUSE NO. 845 CITY SURVEY NO. 209 & SHEET NO. 54 OF MOUZA WADPAKAD SITUATE AT KADBI CHOWK MENTAL HOSPITAL ROAD NAGPUR.

A) AREA STATEMENT		SQ.M.
1. AREA OF PLOT		1287.64
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) NOD AREA		000.00
TOTAL (a+b+c+d+e)		0.00
3. BALANCE AREA OF PLOT (1-2)		1287.64
4. DEDUCTIONS FOR		
(a) AMENITY SPACE (IF DEDUCTABLE)		0.00
(b) RECREATIONAL GROUND (IF DEDUCTABLE)		0.00
PHYSICAL INFRASTRUCTURE	(MAX.40)	
5. NET BALANCE PLOT AREA OF PLOT (3-4)		1287.64
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) NOZ 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)		1287.64
8. PERMISSIBLE FSI		1.2500
PERM. BUILT UP AREA (7 X 8)		1609.54
9. TDR AREA	(DRC No. 38 for Reservation)	962.72
10. SPECIAL CASES FSI		0.00
11. TOTAL PERM. BUILT UP AREA (8+9+10)		2575.26
12. PROPOSED AREAS		
(a) PROVISIONED RESIDENTIAL AREA		2571.10
(b) PROPOSED COMMERCIAL AREA		0.00
(c) PROPOSED INDUSTRIAL AREA		0.00
(d) PROPOSED OTHER USE AREA		0.00
TOTAL PROPOSED AREA (a+b+c+d)		2571.10
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.		1.49
16. EXISTING BUILT UP AREA		0.00
17. SURRENDERED AREA		000.00
18. TOTAL BUILT UP AREA PROPOSED		2572.59
19. CONSUMED FSI		2.00

B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	385.87
(ii) PROPOSED BALCONY AREA	387.13
(iii) EXCESS BALCONY AREA	1.49

C) TENEMENT STATEMENT		
(i) PROPOSED AREA (12)		2571.10
(ii) LESS NON_RESIDENTIAL AREA		0.00
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)		2571.10
(iv) TENEMENTS PERMISSIBLE	250.00/Nos	33
(v) TENEMENTS PROPOSED		20
(vi) TENEMENTS ADDITIONAL		0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)		20

PROJECT:

Survey No. : 209 — CTS No. :

NAGPUR.

LEGEND

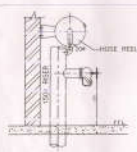
PLOT BOUNDARY SHOWN THICK BLACK
PROPOSED WORK SHOWN RED FILLED IN
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLUE DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHWORK SHOWN HATCHED YELLOW

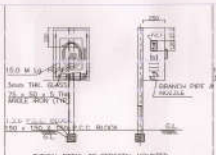
CERTIFICATE OF AREA

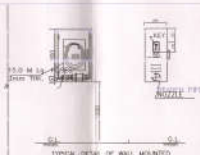
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON _____ AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS _____ SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF DOCUMENTATION PLANNING SCHEME RECORDS.

ARCHITECT : Virendra Ishwari prasad khare — ARCHITECT'S SIGN

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	DTBS/WWK/FP/			15-05-2013
KEY NO.		SHEET NO.		Model

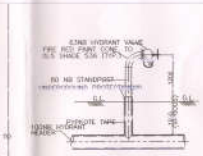

TYPICAL DETAIL OF HYDRANT & HOSE REEL

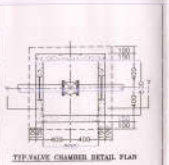

TYPICAL DETAIL OF PEDESTAL MOUNTED M. S. HOSE CABINET FOR EXTERNAL HYDRANT

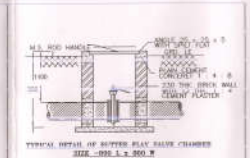

TYPICAL DETAIL OF WALL MOUNTED M. S. HOSE CABINET


TYPICAL ARRANGEMENT OF UNDER GROUND HYDRANT PIPE

DETAIL OF ROAD CROSSING


TYPICAL ARRANGEMENT OF SINGLE HEADED HYDRANT VALVE


TYP.VALVE CHAMBER DETAIL PLAN

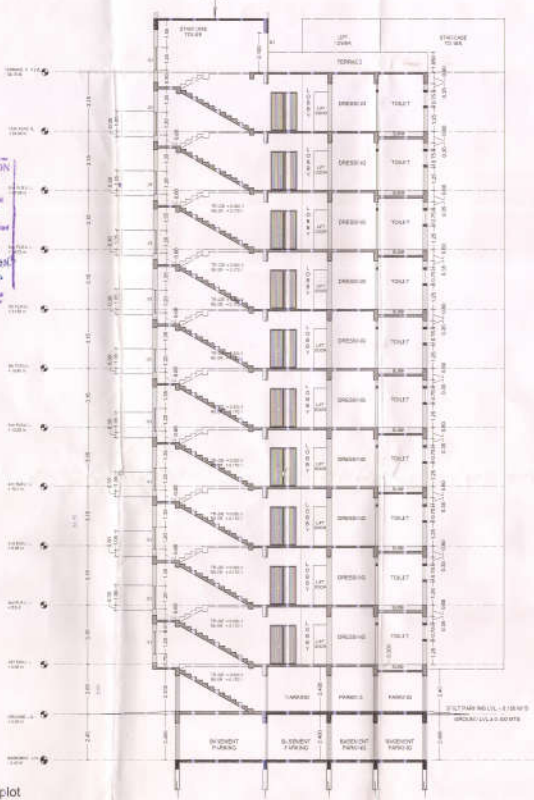

TYPICAL DETAIL OF SLUICED PLAY VALVE CHAMBER SIZE -900 L x 900 W

AUTO-DCR CELL NMC NAGPUR

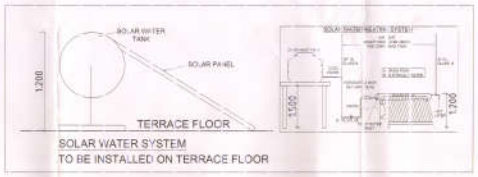
SHEET NO.1/3



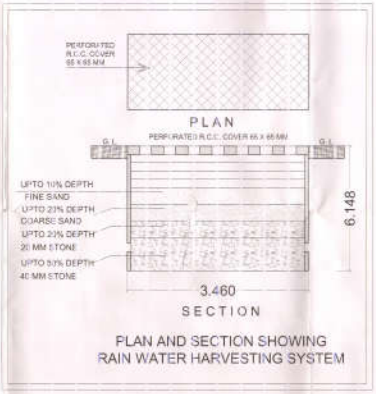
FRONT ELEVATION (SCALE 1:100)



SECTION A-A (SCALE 1:100)

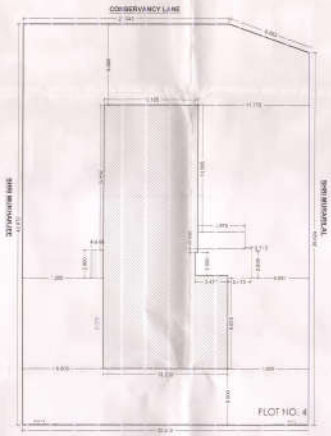


SOLAR WATER SYSTEM
TO BE INSTALLED ON TERRACE FLOOR



PLAN AND SECTION SHOWING
RAIN WATER HARVESTING SYSTEM

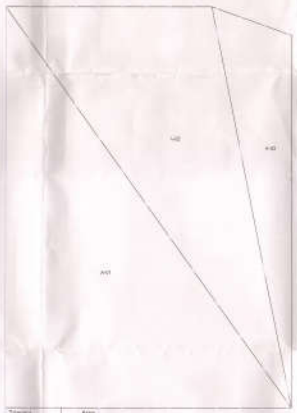
OFFICE OF THE CORPORATION
OF THE CITY OF NAGPUR
(FIRE SERVICE)
No Objection Certificate hereby issued by Fire Service Deptt. for the proposed construction.
The scope of this sanction is Restricted to Fire Protection arrangements only.
Please See conditions mentioned
vide U.O. Note No. dated
No. G.A. / dated
Chief Fire Officer
Fire Service M.S.E.C. Nagpur



24.000 M. ROAD WIDE

SITE PLAN (SCALE 1:200)

Area of Plot by Triangulation : plot



Triangle	Area
A-01	580.32
A-02	469.20
A-03	169.10
Total (sq.m)	1218.64



PROPOSED SITE
D.P.NO.7(N.T.S.)

FLOOR WISE PSI STATEMENT: PROPOSED (BUILDING)

FLOOR'S	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(C)	ENCLOSED	PROP PSI	STAIR CASE	PASSAGE	LIFT WALL		
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	0.00
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	17.69	0.00	1.69	0	0.00
FIRST FLOOR	0.00	257.11	0.00	0.00	0.00	0.00	0.00	0.00	33.57	38.72	13.36	25.23	0.18	0.00	15.54	38.74	1.69	2	257.11
SECOND FLOOR	0.00	257.11	0.00	0.00	0.00	0.00	0.00	0.00	33.57	38.72	13.36	25.23	0.18	0.00	15.54	38.74	1.69	2	257.11
THIRD FLOOR	0.00	257.11	0.00	0.00	0.00	0.00	0.00	0.00	33.57	38.72	13.36	25.23	0.18	0.00	15.54	38.74	1.69	2	257.11
FOURTH FLOOR	0.00	257.11	0.00	0.00	0.00	0.00	0.00	0.00	33.57	38.72	13.36	25.23	0.18	0.00	15.54	38.74	1.69	2	257.11
FIFTH FLOOR	0.00	257.11	0.00	0.00	0.00	0.00	0.00	0.00	33.57	38.72	13.36	25.23	0.18	0.00	15.54	38.74	1.69	2	257.11
SIXTH FLOOR	0.00	257.11	0.00	0.00	0.00	0.00	0.00	0.00	33.57	38.72	13.36	25.23	0.18	0.00	15.54	38.74	1.69	2	257.11
SEVENTH FLOOR	0.00	257.11	0.00	0.00	0.00	0.00	0.00	0.00	33.57	38.72	13.36	25.23	0.18	0.00	15.54	38.74	1.69	2	257.11
EIGHTH FLOOR	0.00	257.11	0.00	0.00	0.00	3.00	0.00	0.00	33.57	38.72	13.36	25.23	0.18	0.00	15.54	38.74	1.69	2	257.11
NINTH FLOOR	0.00	257.11	0.00	0.00	0.00	3.00	0.00	0.00	33.57	38.72	13.36	25.23	0.18	0.00	15.54	38.74	1.69	2	257.11
TENTH FLOOR	0.00	257.11	0.00	0.00	0.00	3.00	0.00	0.00	33.57	38.72	13.36	25.23	0.18	0.00	15.54	38.74	1.69	2	257.11
TERRACE FLOOR	0.00	0.00	0.00	0.00	0.00	3.00	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	2571.10	0.00	0.00	0.00	9.00	0.00	0.00	335.67	387.15	133.60	252.33	1.80	0.00	160.09	387.40	20.28	20	2571.10 + 1.80

BUILDING WISE PSI STATEMENT

BUILDING	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(C)	ENCLOSED	PROP PSI	STAIR CASE PASSAGE LIFT WALL		
PROP.3BDG-1 (BUILDING)	0.00	2571.10	0.00	0.00	0.00	9.00	0.00	0.00	335.67	387.15	133.60	252.33	1.80	0.00	20	2571.10 + 1.80
Total	0.00	2571.10	0.00	0.00	0.00	9.00	0.00	0.00	335.67	387.15	133.60	252.33	1.80	0.00	20	2571.10 + 1.80

PARKING CALCULATION

TYPE	CARPET AREA P.S.I (NO.)	TENEMENT NOS.			CAR (NOS)			SCOOTER PKG.			CYCLE (NOS.)
		UNIT	RIGID	SPL RULE	REQD.	SPL RULE	REQD.	SPL RULE	REQD.	SPL RULE	REQD.
Res tenant	0 - 40	4	0	1	0	4	0	4	0	4	0
Res tenant	40 - 80	2	2	1	2	4	2	4	0	4	0
Res tenant	> 80	1	20	1	20	3	40	3	0	3	0
Total	Required				20		40		0		0
Total	Proposed				20		40		0		0

BALCONY CALCULATIONS: PROPOSED (BUILDING)

FLOOR		BDG	OPEN	ENCLOSED	AREA	TOT. AREA
TYPICAL 1 & 7		69 X 0.40 X 4	27.6 (A)	0.00 (C)	27.60	194.94
		73 X 0.77 X 4	28.10 (A)	0.00 (C)	28.10	
		36 X 0.09 X 4	0.00 (B)	31.20 (A)	31.20	
		2.36 X 0.40 X 4	0.00 (B)	35.64 (A)	35.64	
		2.36 X 0.77 X 4	0.00 (B)	34.40 (A)	34.40	
TYPICAL 2, 4, 6...		69 X 0.40 X 5	34.5 (A)	0.00 (C)	34.50	193.50
		73 X 0.77 X 5	32.5 (A)	0.00 (C)	32.50	
		36 X 0.10 X 5	0.00 (B)	39.20 (A)	39.20	
		2.36 X 0.40 X 5	0.00 (B)	44.55 (A)	44.55	
		2.36 X 0.77 X 5	0.00 (B)	43.00 (A)	43.00	
FIRST FLOOR PLAN		69 X 0.40 X 1	6.9 (A)	0.00 (C)	6.90	35.77
		73 X 0.77 X 1	5.6 (A)	0.00 (C)	5.60	
		36 X 0.10 X 1	0.00 (B)	7.56 (A)	7.56	
		2.36 X 0.40 X 1	0.00 (B)	8.51 (A)	8.51	
		2.36 X 0.77 X 1	0.00 (B)	8.80 (A)	8.80	
Total		-	109.60 (D)	315.53 (D)	-	387.71

TDR UTILISATION STATEMENT

TDR ORIGINAL DRC NO.	000
ORIGINAL TDR ZONE	B
ORIGINAL RESERVATION DETAILS	Reservation
ORIGINAL TDR TO BE UTILISED AREA	1201.84
SUB DRC NO. & NAME	07 Ra Ritika R. Bahare
SUB-DEV. RIGHT CERT. TDR ZONE	B
SUB DRC PROP. TDR TO BE UTILISED AREA IN SQ.MTR.	960.72

ALTERNATE TERRACE PROPOSED (BUILDING)

FLOOR	PROP. (SQ.M.)
BASEMENT FLOOR	0.00
GROUND FLOOR	0.00
FIRST FLOOR	6.57
SECOND FLOOR	8.74
THIRD FLOOR	8.74
FOURTH FLOOR	8.74
FIFTH FLOOR	8.74
SIXTH FLOOR	8.74
SEVENTH FLOOR	8.74
EIGHTH FLOOR	8.74
NINTH FLOOR	8.74
TENTH FLOOR	8.57
TERRACE FLOOR	0.00
Total	97.85

SCHEDULE OF OPENING: PROPOSED (BUILDING)

NAME	LENGTH	HEIGHT	NOS.
D	1.05	2.10	16
D1	1.05	2.10	65
D2	1.15	2.10	36

SCHEDULE OF OPENING: PROPOSED (BUILDING)

NAME	LENGTH	HEIGHT	NOS.
W	1.50	1.20	36
W1	1.80	1.20	65
W2	1.50	1.20	32
W3	0.60	0.60	16
W4	0.60	1.20	20
W5	2.20	1.00	20
W6	2.20	1.00	20
W7	0.60	0.75	50

PLOT NO. 4
BDLG.NO.3-1 454
RAJKUMAR SHANKAR & UTTAM CHAND CHUNNILAL MOHATA & OTHER
CASE / USE AS PER SANCTION DEVELOPMENT PLAN Residential
LOCATION OF PLOT Nagpur
ZONE / NO PER APPR. DEV. PLAN B
PROP. BLDG. USE SUBMITTED AS PER PLAN Residential

SPECIFICATIONS

PROPOSED MULTI STOREY RESIDENTIAL CONSTRUCTION ON PLOT NO. 4 CORPORATION HOUSE NO. 045 CITY SURVEY NO. 269 & SHEET NO. 14 OF MOUZA WADPAYAD SITUATE AT KADIS CHOWK MENTAL HOSPITAL ROAD NAGPUR.

A) AREA STATEMENT

			SQ.FT.
1. AREA OF PLOT			1201.84
2. DEDUCTIONS FOR			
(i) ROAD (SET BACK)			0.00
(ii) PROP. (R.G. NO. DP)			0.00
(iii) RESERV. AREA			0.00
(iv) ENCRO. ADMEASURE AREA			0.00
(v) MISC AREA			000.00
TOTAL (sq.mtrs)			0.00
3. BALANCE AREA OF PLOT (1-2)			1201.84
4. DEDUCTIONS			
(i) AMENITY SPACE (IF DEDUCTABLE)			0.00
(ii) NO.OF UNITS (PROPOSED IF DEDUCTABLE)			0.00
TYPICAL RESI. FLR AREA	000.00		
5. NET BALANCE PLOT AREA OF PLOT (3-4)			1201.84
6. ADDITION FOR NET PLOT			
(i) ROAD - SET BACK	000.00	000.00	
(ii) ROAD - SET BACK	000.00	000.00	
(iii) ROAD - SET BACK	000.00	000.00	
(iv) ROAD - SET BACK	000.00	000.00	
(v) PROP. RESERVATION		0.00	
(vi) AMENITY SPACE		0.00	
(vii) MISC AREA		000.00	
(viii) OTHER (ENCROACHMENTS)		0.00	
TOTAL (sq.mtrs)		0.00	
7. NET PLOT AREA (5+6)			1201.84
8. PERMISSIBLE FSI			1.2000
TOTAL BUILT UP AREA (7 x 8)			1805.94
9. T.D.R. AREA		(DRC No. 98 to Reservation)	960.72
10. SPECIAL CASES FSI			0.00
11. TOTAL PERMISSIBLE B.T.U.P. AREA (9+10)			2571.26
12. PROPOSED AREAS			
(a) PROP. RESIDENTIAL AREA			2571.10
(b) PROP. NON-RESIDENTIAL AREA			0.00
(c) PROP. SECTION (ASTRA) AREA			0.00
(d) PROP. SEC. SPECIAL USE AREA			0.00
TOTAL PROPOSED AREA (a+b+c+d)			2571.10
13. SUBJECTED TO PAY AREA (EXCESS FSI)			0.00
14. SUB STRUCTURE AREA (EXCESS TDR FSI)			0.00
15. EXCESS BALCONY AREA (AS PER B.E.)			1.49
16. EXISTING BUILT UP AREA			0.00
17. SURRENDERED AREA			000.00
18. TOTAL B.U.P. AREA PROPOSED			2571.10
19. OVER ALL FSI			1.00

B) BALCONY STATEMENT

i. PERMISSIBLE BALCONY AREA	335.67
ii. PROPOSED BALCONY AREA	387.15
iii. EXCESS BALCONY AREA	1.49

C) TENEMENT STATEMENT

i. PROPOSED NOS. (A-1.2)	257.1 10
ii. PROPOSED NOS. (A-3)	0.00
iii. PROPOSED NOS. (A-4)	0.00
iv. PROPOSED NOS. (A-5)	0.00
TOTAL PROPOSED TENEMENTS	257.1 10
i. TENEMENTS PERMISSIBLE (50.00 Min)	33
ii. TENEMENTS PROPOSED	20
iii. TENEMENTS EXISTING	0
(iv) TOTAL TENEMENTS ON THE PLOT (i+ii)	20

PROPOSED

Survey No. 269 CTS No. -
NAGPUR
LE SCALE

PLOT BOUNDARY (SHOWN THICK BLACK)
PROPOSED WORK (SHOWN RED FILLED IN)
EXISTING WORK (SHOWN RED LETTED)
WATER FLOW & DRAIN (LINE DOT TED)
ENTRY TO THE PLOT (SHOWN THICK ARROWED)
DRAIN LEVELS (SHOWN HATCHED YELLOW)

CERTIFICATE OF AREA

I CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SHOWN THEREOF IS SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLAN AND SCHEME RECORDS

ARCHITECT

Virendra bhaat prasad kram

ARCHITECT SIGN

JC.S.NO.	DRG.NO.	SCA. S	DRAWN BY	CHECKED BY
		1:100		
IN WARD NO.	DISTRICT/TEHSIL			15-05-2013
KEY NO.			SHEET NO.	Model

AUTODESK DELL
NMC NAGPUR