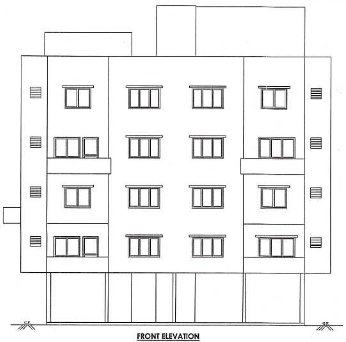
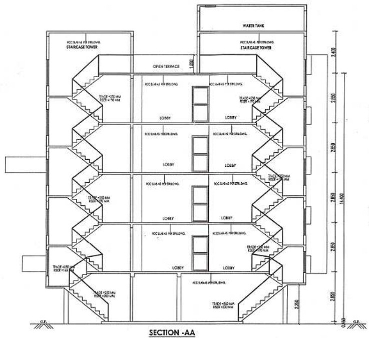
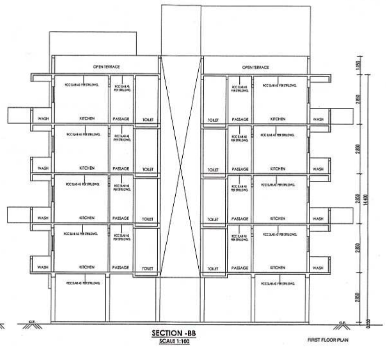


FRONT ELEVATION
SCALE 1:100

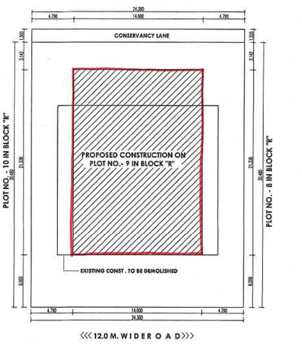


SECTION -AA
SCALE 1:100



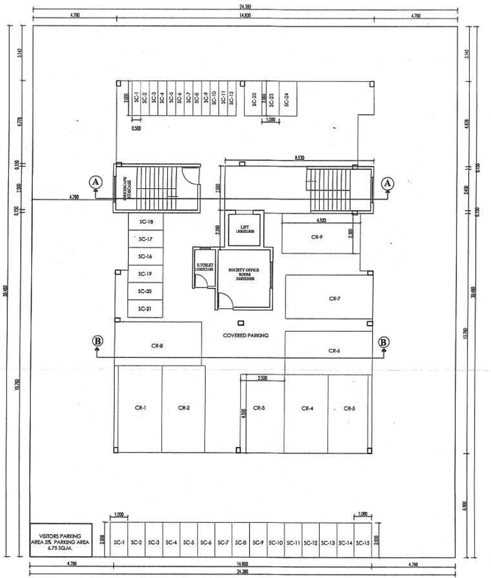
SECTION -BB
SCALE 1:100

FIRST FLOOR PLAN


CONSERVANCY LANE
PROPOSED CONSTRUCTION ON PLOT NO. - 9 IN BLOCK "R"
PLOT NO. - 10 IN BLOCK "R"
PLOT NO. - 8 IN BLOCK "R"
EXISTING CONST. TO BE DEMOLISHED

<<< 12.0 M. W I D E R O A D >>>

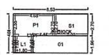
SITE PLAN
SCALE 1:200



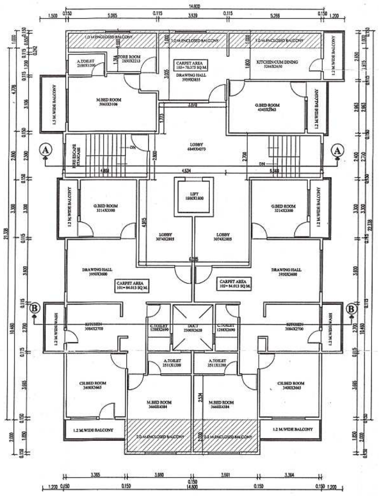
<<< 12.0 M. W I D E R O A D >>>

Additional FSI is added in this floor **GROUND FLOOR PLAN**
SCALE 1:100

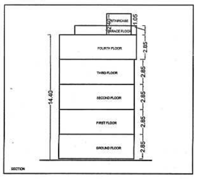
GROUND FLOOR PLAN

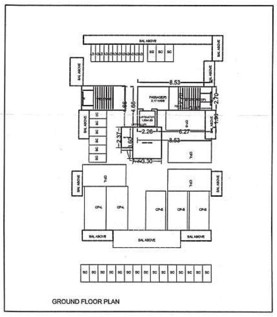


Polygon	Area
A-Block	39.75
01	12.29
L1	3.24
LW1	1.30
P1	12.53
S1	10.40
Total	0.00

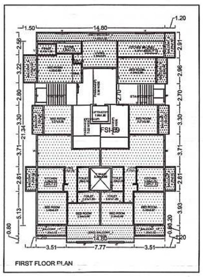


1ST FLOOR PLAN
SCALE 1:100



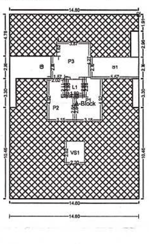


GROUND FLOOR PLAN



FIRST FLOOR PLAN

FIRST FLOOR PLAN



Polygon	Area
A-Block	315.82
01	0.00
02	5.18
03	15.59
L1	3.24
LW1	1.64
VS1	6.03
P1	13.36
P2	13.11
P3	18.76
S1	15.03
Total	223.89

OFFICE OF THE NAGPUR MUNICIPAL CORPORATION, NAGPUR
Building Permit No. 60/BP/Ajni/ TP/NMC/249 Date 19/07/2017
SANCTIONED
Subject to conditions mentioned in the enclosed BUILDING PERMIT
Dt.
Dy. Engineer
Town Planning Deptt.
Nagpur Municipal Corporation

BALCONY CALCULATIONS: A (BUILDING)

FLOOR	SIZE	OPEN	ENCLOSED	AREA	TOT. AREA
FIRST FLOOR PLAN...	2.00 X 7.77 X 1	0.00(0)	15.54(1)	15.54	65.34
	1.21 X 3.30 X 2	7.92(2)	0.00(0)	7.92	
	1.00 X 14.80 X 1	0.00(0)	14.80(1)	14.80	
	1.21 X 2.96 X 1	3.55(1)	0.00(0)	3.55	
	1.21 X 2.92 X 1	3.50(1)	0.00(0)	3.50	
	1.21 X 2.82 X 2	6.76(2)	0.00(0)	6.76	
	1.50 X 3.22 X 1	4.83(1)	0.00(0)	4.83	
	1.20 X 3.52 X 2	8.44(2)	0.00(0)	8.44	
TYPICAL - 2& 4 FL...	1.21 X 2.96 X 2	7.12(2)	0.00(0)	7.12	103.60
	1.21 X 2.70 X 2	6.48(2)	0.00(0)	6.48	
	1.21 X 3.30 X 4	15.84(4)	0.00(0)	15.84	
	1.00 X 14.80 X 2	0.00(0)	29.60(2)	29.60	
	2.00 X 7.77 X 2	0.00(0)	31.08(2)	31.08	
	1.20 X 2.92 X 2	7.00(2)	0.00(0)	7.00	
	1.20 X 2.70 X 2	6.48(2)	0.00(0)	6.48	
THIRD FLOOR PLAN...	1.00 X 14.80 X 1	0.00(0)	14.80(1)	14.80	51.79
	1.20 X 2.91 X 1	3.49(1)	0.00(0)	3.49	
	1.21 X 3.30 X 2	7.92(2)	0.00(0)	7.92	
	2.00 X 7.77 X 1	0.00(0)	15.54(1)	15.54	
	1.21 X 2.96 X 1	3.56(1)	0.00(0)	3.56	
	1.20 X 2.70 X 2	6.48(2)	0.00(0)	6.48	
Total	-	99.33(27)	121.36(8)	-	220.69

SCHEDULE OF OPENING: A (BUILDING)

NAME	LENGTH	HEIGHT	NOS.
D	0.68	2.10	04
D	0.69	2.10	04
D	0.75	2.10	24
D	0.90	2.10	36
D	0.91	2.10	04
D	1.00	2.10	12
D	1.11	2.10	08
D	1.35	2.10	04

SCHEDULE OF OPENING: A (BUILDING)

NAME	LENGTH	HEIGHT	NOS.
V	0.60	0.60	16
V	0.70	0.60	04
W	1.15	1.20	08
W	1.40	1.20	04
W	1.50	1.20	17
W	1.62	1.20	04
W	1.80	1.20	12
W	1.90	1.20	08
W	2.20	1.20	04
W	2.40	1.20	08

SESMIC ANALYSIS OF THE BUILDING FOR EARTHQUAKE BE SUBMITTED WITH STRUCTURAL DESIGN & DRAWING DULY CHECKED FROM VNIT FOR NMC RECORD, BEFORE ONE MONTH OF COMMENCEMENT OF CONSTRUCTION OR AFTER THREE MONTHS FROM THE SANCTION OF BUILDING PLAN WHICHEVER IS EARLIER.

The Rain Water Harvesting is required to be provided as per Directon of Govt. of Maharashtra No. TPB 432001/21 [illegible] 01/UD-II, dated 10th March, 2005 [illegible] schedule for every 300 sq.mtrs. [illegible] The system may be by open well [illegible] mtrs. deep with filteration chamber [illegible] 300 sq.mtr. built-up area. Other [illegible] mentioned in the schedule may be [illegible]
a) The authority may impose [illegible] Rs. 1000/- per annum for every 100 [illegible] built-up area, for failure of the owner of the building.

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

Type of Buildings	Per Capita Recommended
1) Hospitals	--100 Ltrs./day/person.
2) Hotels	---150 Ltrs./day/person.
3) Hostel & other such buildings	---25 Ltrs./day/person.
4) Resident	---25 Ltrs./day/person,

If the provisions as above is not made, the occupancy certificate will not be issued from NMC.

TDR UTILISATION STATEMENT

TDR ORIGINAL DRC. NO	
ORIGINAL TDR ZONE	B
ORIGINAL RESERVATION DETAILS	Reservation
ORIGINAL TDR TO BE UTILISED AREA	0.000
SUB DRC. NO. & NAME	Sachin Khare
SUB-DEV. RIGHT CERT. TDR ZONE	B
SUB DRC PROP. TDR TO BE UTILISED AREA IN SQ. MTR.	37.86
BALANCE OF TDR	0

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		
A-1 (BUILDING)	0.00	895.58	0.00	0.00	0.00	0.00	0.00	0.00	134.34	220.69	99.33	121.36	86.35	0.00	-	70.52	193.45	11.09	12	895.58 + 86.35
Total	0.00	895.58	0.00	0.00	0.00	0.00	0.00	0.00	134.34	220.69	99.33	121.36	86.35	0.00	294.58	70.52	193.45	11.09	12	895.58 + 86.35

FLOOR WISE FSI STATEMENT: A (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	10.40	12.53	1.30	0	0.00
FIRST FLOOR	0.00	223.90	0.00	0.00	0.00	0.00	0.00	0.00	33.58	65.33	34.99	30.34	31.74	0.00	15.03	45.23	4.88	3	223.90
SECOND FLOOR	0.00	223.90	0.00	0.00	0.00	0.00	0.00	0.00	33.58	51.79	21.45	30.34	18.20	0.00	15.03	45.23	1.64	3	223.90
THIRD FLOOR	0.00	223.90	0.00	0.00	0.00	0.00	0.00	0.00	33.58	51.78	21.45	30.34	18.20	0.00	15.03	45.23	1.64	3	223.90
FOURTH FLOOR	0.00	223.90	0.00	0.00	0.00	0.00	0.00	0.00	33.58	51.79	21.45	30.34	18.20	0.00	15.03	45.23	1.64	3	223.90
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	895.58	0.00	0.00	0.00	0.00	0.00	0.00	134.34	220.69	99.33	121.36	86.35	0.00	70.52	193.45	11.09	12	895.58 + 86.35

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 - 100	2	10	1	5	4	20	2	20
Residential	> 80	1	2	1	2	2	4	2	4
Total	Required	-	-	-	6	-	24	-	12
Total	Proposed	-	-	-	9	-	24	-	12

STAMP OF APPROVAL

PLOT NO : 9	
BELONGS TO	SIGN:
SACHIN S/O ASHOK KHARE	
LAND USE AS PER SANCTION DEVELOPMENT PLAN : Residential	
LOCATION OF PLOT : Non-Congested	
ZONE AS PER APPENDIX -M : R2	
PROP BLDG USE SUBMITTED AS PER PLAN : Residential	

SPECIFICATIONS

PLAN SHOWING MULTY FAMILY RESIDENTIAL BUILDING ON PLOT NO. 9 IN BLOCK "R" IN THE LAYOUT OF SCIENTIFIC COOPETATIVE HOUSING SOCIETY LTD. NAGPUR., KH. NO. -4/1,4/2,7/2,25 AND 26/1-4 MOUZA - AJNI WARD NO.75 TAHSIL - NAGPUR. DIST.- NAGPUR.

A) AREA STATEMENT		SQ.M.
1. AREA OF PLOT		738.70
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)		738.70
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)		738.70
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) :		738.70
8. PERMISSIBLE FSI		1.0000
PERM. BUILT UP AREA (7 x 8)		738.70
9. TDR AREA	(DRC No. for Reservation)	37.86
ORIGINAL TDR AREA		0.00
BALANCE TDR AREA		0.00
10. SPECIAL CASES FSI	30% PAID PREMIUM	221.61
11. TOTAL PERM. BUILT UP AREA (8+9+10)		998.17
12. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		895.58
(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)		895.58
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.		86.35
16. EXISTING BUILT UP AREA		0.00
17. SURRENDERED AREA		000.00
18. TOTAL BUILT UP AREA PROPOSED		981.93
19. CONSUMED FSI		1.33
B) BALCONY STATEMENT		
(i) PERMISSIBLE BALCONY AREA		134.34
(ii) PROPOSED BALCONY AREA		220.69
(iii) EXCESS BALCONY AREA		86.35
C) TENEMENT STATEMENT		
(i) PROPOSED AREA (12)		895.58
(ii) LESS NON_RESIDENTIAL AREA		0.00
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)		895.58
(iv) TENEMENTS PERMISSIBLE	250.00/Hec.	18
(v) TENEMENTS PROPOSED		12
(vi) TENEMENTS EXISTING		0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)		12

PROJECT:
Survey No :   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:
SAURABH C JAGDALE SOURABH JAGDALE ARCHITECT N.I.T.L.S. No. 1763 NMC/R/184	Jagdale

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		

INWARD NO.	0030/AJI/TP/NMC	DATE	25-04-2017
KEY NO.	at	SHEET NO.	01/02

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