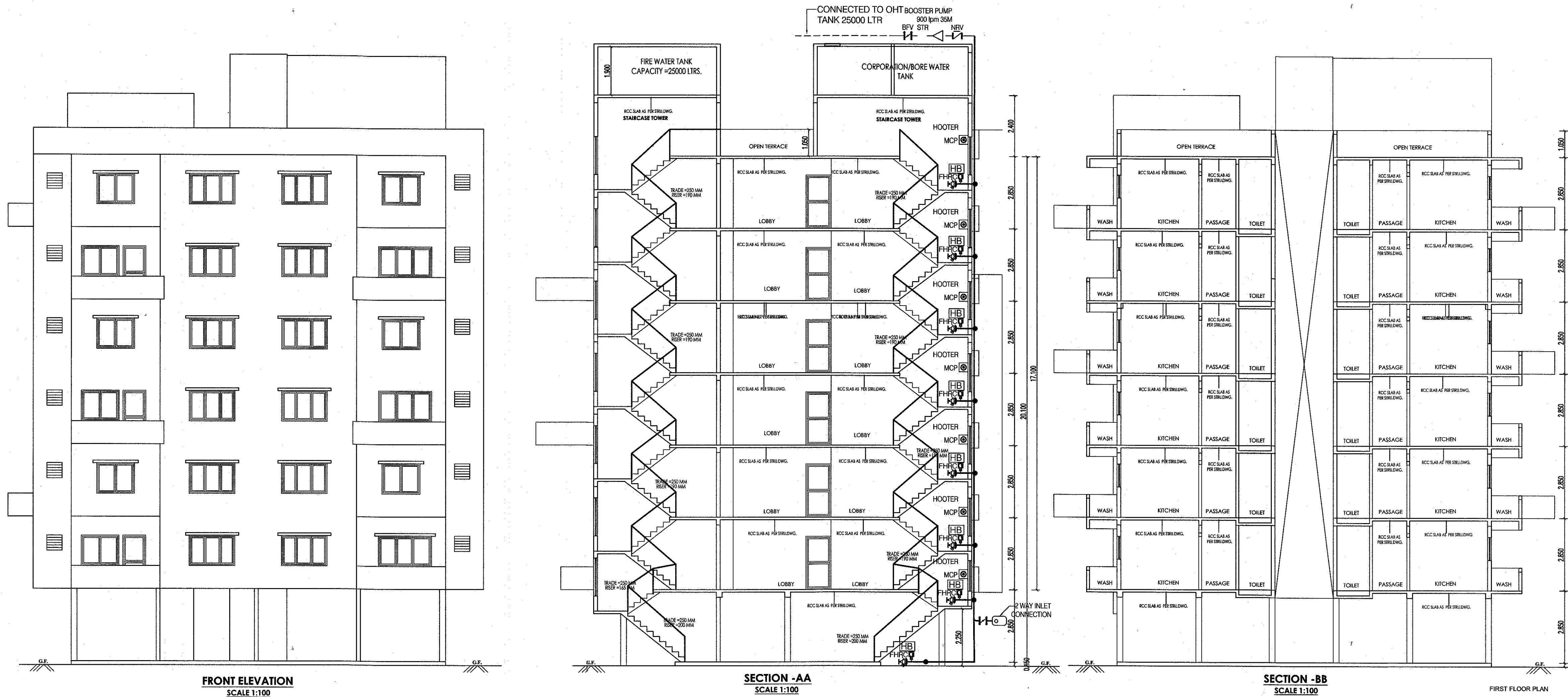
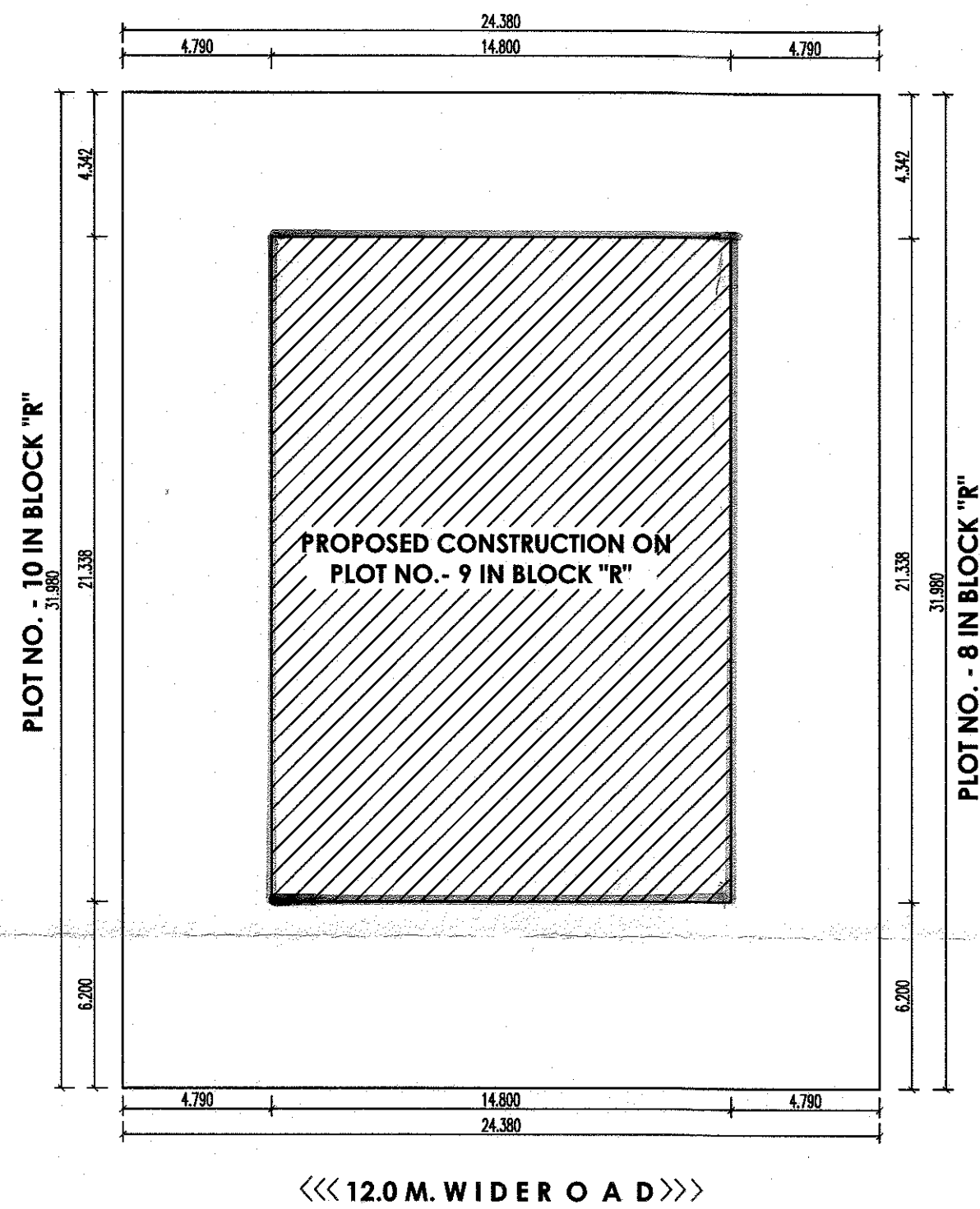
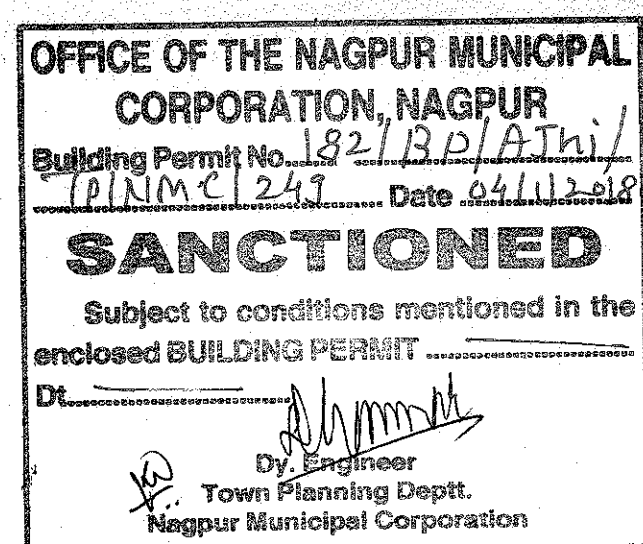
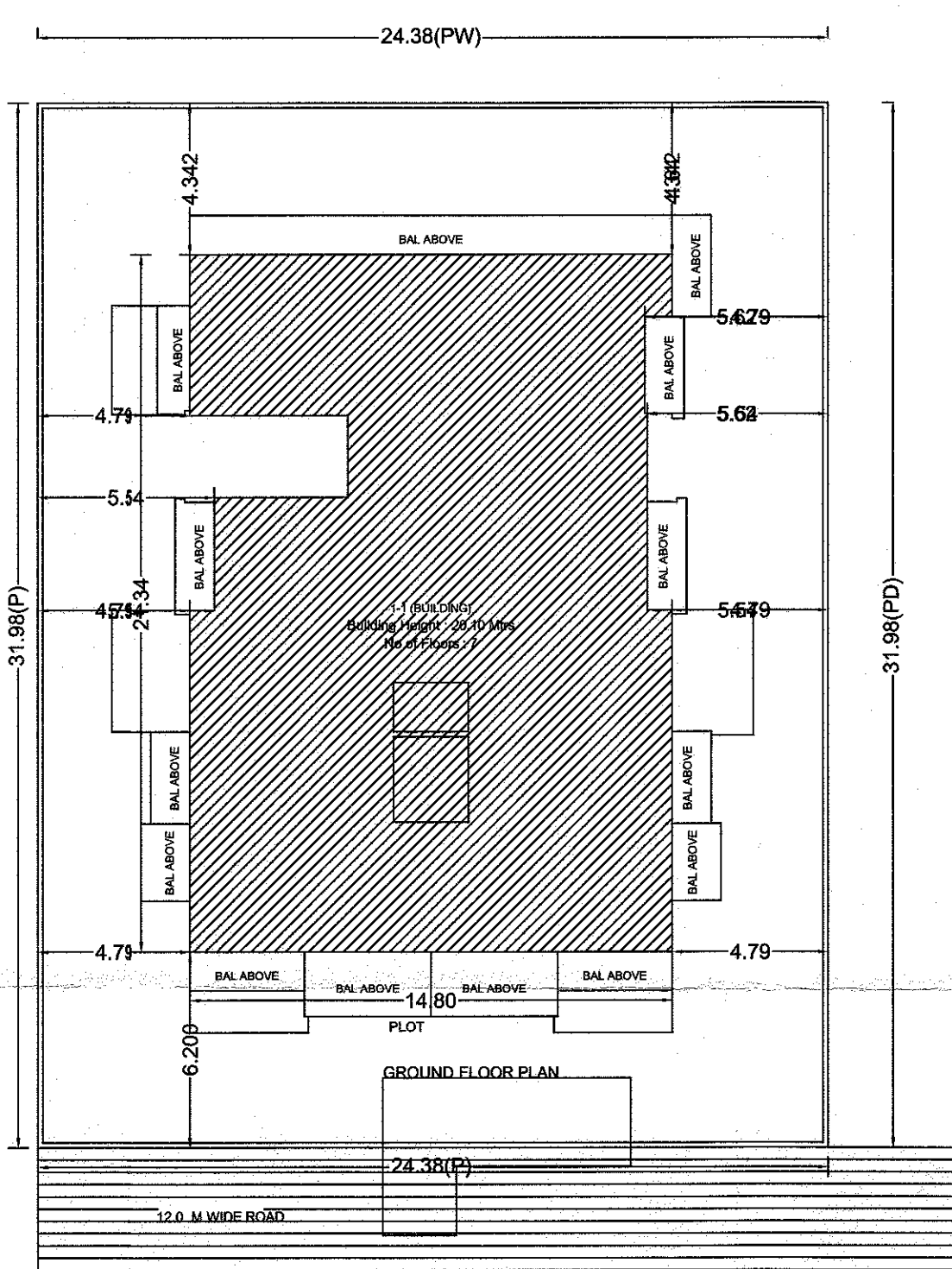




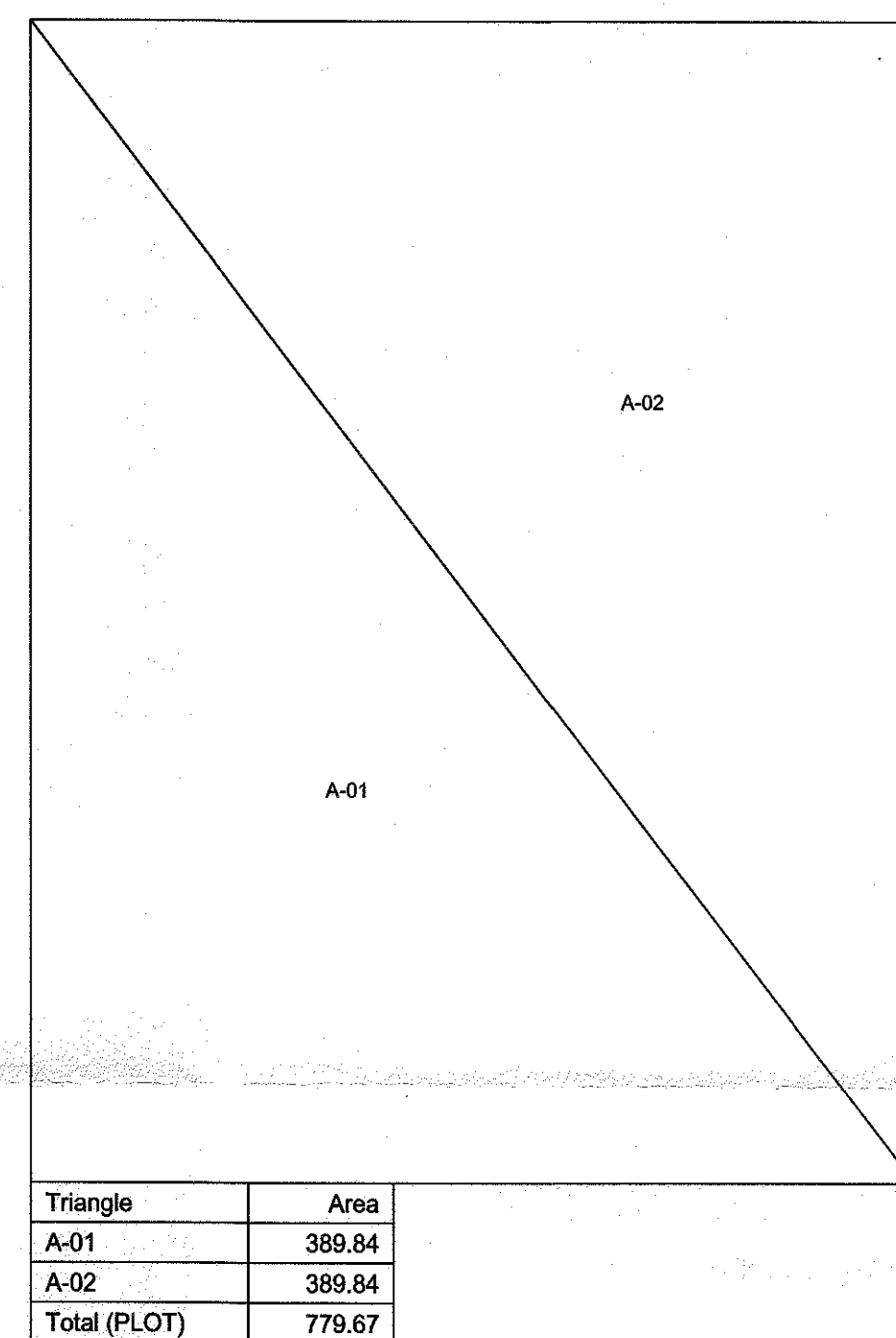
The Rain Water Harvesting is required to be provided as per Direction of Govt. of Maharashtra No. TP-632001/2003 CR - 230/01/UD-II, dated 19th March, 2005 as per schedule for every 200 sq.mtr. built-up area. The system may be by open well 1 mtr. dia & 1 mtr. deep with 100mm dia. pipe for every 300 sq.mtr. 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.mtr. of built-up area, for failure of the owner of the building.



SITE PLAN
SCALE 1:200



Area of Plot by Triangulation : PLOT



Triangle	Area
A-01	389.84
A-02	389.84
Total (PLOT)	779.67

Provisions for Solar Water Harvesting Systems: Solar Water Harvesting Systems should be installed in the building for the following uses at the per capita capacity mentioned as under:
Type of Buildings Per Capita Capacity
1) Hospitals 100 litres/person/day
2) Public buildings 50 litres/person/day
3) Residential buildings 30 litres/person/day
4) Residential buildings 30 litres/person/day
If the provisions as above are not made, the occupancy certificate will not be issued from NMC.

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

STAMP OF APPROVAL

PLOT NO. '9' IN BLOCK 'R'	
BELONGS TO	SIGN:
SHRI. SACHIN S/O ASHOK KHARE (plot no 9/R)	
LAND USE: AS PER SANCTION DEVELOPMENT PLAN Residential	
LOCATION OF PLOT: Non-Congested	
ZONE AS PER APPENDIX 'M' - R1	
PROPOSED BLDG USE SUBMITTED AS PER PLAN: Residential	
SPECIFICATIONS	
REVISED PLAN SHOWING PROPOSED MULTI FAMILY RESIDENTIAL BUILDING ON PLOT NO. 9 IN BLOCK 'R' IN THE LAYOUT OF SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LTD. NAGPUR, KH. NO. -41/42/72.25 AND 26/14 MOUZA - AJNI WARD NO.75 TAHASIL - NAGPUR, DIST-NAGPUR.	
A) AREA STATEMENT	
1. AREA OF PLOT (INCLUDING CONSERVANCY LANE)	775.86
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK (R/W)	0.00
(b) ROAD-1 SET-BACK	0.00
(c) RESERV AREA	0.00
(d) ENCROACHMENT AREA	0.00
(e) NDZ AREA	0.00
TOTAL (a+b+c+d+e)	0.00
3. BALANCE AREA OF PLOT (1-2)	775.86
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)	775.86
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)	0.00
(f) AMENITY SPACE	0.00
(g) NDZ AREA	000.00
(h) OTHER (CRZ AREA ETC.)	0.00
TOTAL (a+b+c+d+e+f+g)	0.00
7. NET PLOT AREA (5+6)	775.86
8. PERMISSIBLE	
PERM. BUILT UP AREA (7 x 8)	775.86
9. TDR AREA (DRC No. 020/01 for Reservation)	482.25
ORIGINAL TDR AREA	1750.00
BALANCE TDR AREA (PRESSIBLE FOR UTILIZATION 444.388 - 37.86 = 482.249)	482.25
10. SPECIAL CASES FSI (30% PAID PERMUM FS)	237.75
11. TOTAL PERM. BUILT UP AREA (8+9+10)	1490.850
12. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	1285.20
(b) PROPOSED COMMERCIAL AREA	0.00
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA (30% PAID FSI)	221.31
TOTAL PROPOSED AREA (a+b+c+d)	1285.20
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.	194.22
16. EXISTING BUILT UP AREA	0.00
17. SURRENDERED AREA	000.00
18. TOTAL BUILT UP AREA PROPOSED	1479.42
19. CONSUMED FSI	1.90
B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	192.78
(ii) PROPOSED BALCONY AREA	387.02
(iii) EXCESS BALCONY AREA	194.22
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	1285.20
(ii) LESS NON-RESIDENTIAL AREA	0.00
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	1285.20
(iv) TENEMENTS PERMISSIBLE	250.00/Hec.
(v) TENEMENTS PROPOSED	18
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	18
PROJECT:	
Survey No.	CTS No. : 346
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 DEMOLITION 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 OWNERSHIP/TOWN PLANNING SCHEME RECORDS.	
ARCHITECT:	ARCHITECT'S SIGN
SAURABH C JAGDALE	
JOB NO.	DRG. NO. 18/2018
INWARD NO.	0188/AJ/TP/M/2018
KEY NO.	W.B. : 245
SHEET NO. Model	
03-08-2017	

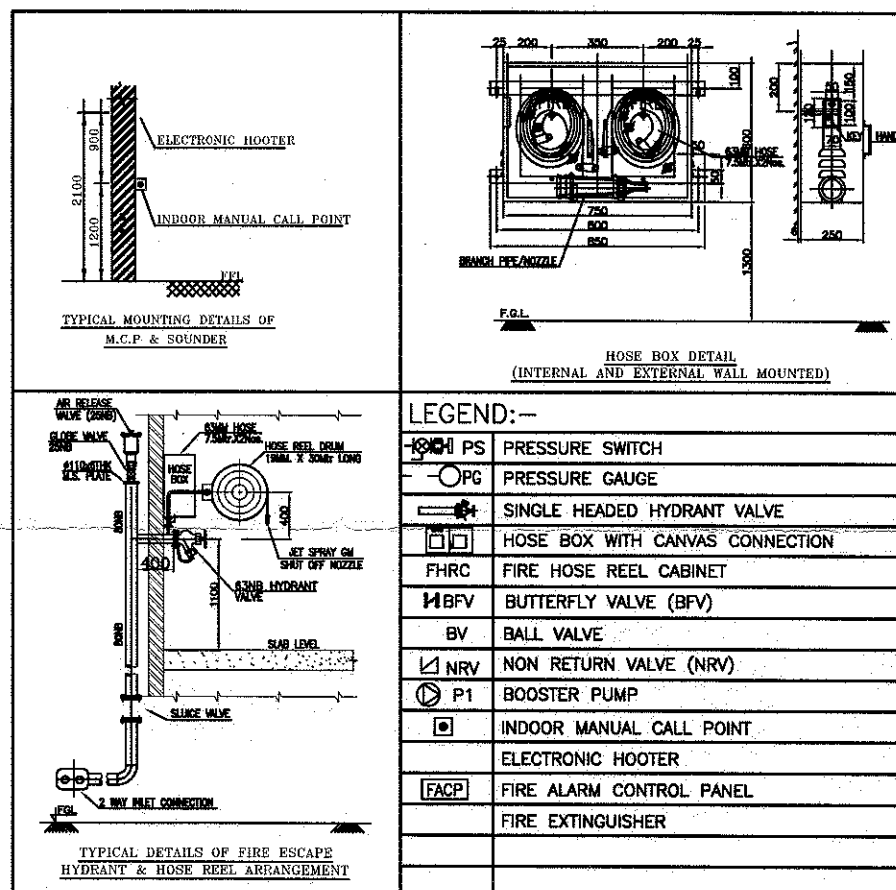
BALCONY CALCULATIONS: 1 (BUILDING)						
FLOOR	SIZE	OPEN	ENCLOSED	AREA	TOT. AREA	
FIRST FLOOR PLAN...	1.20 X 14.80 X 1	0.00(0)	17.76(1)	17.76	74.37	
	1.20 X 3.53 X 2	8.10(2)	0.00(0)	8.10		
	1.00 X 3.34 X 1	3.32(1)	0.00(0)	3.32		
	1.20 X 3.11 X 1	3.61(1)	0.00(0)	3.61		
	1.50 X 2.37 X 2	0.00(0)	7.10(2)	7.10		
	2.00 X 3.89 X 2	0.00(0)	15.54(2)	15.54		
	1.20 X 2.82 X 2	6.76(2)	0.00(0)	6.76		
	1.20 X 3.52 X 2	8.44(2)	0.00(0)	8.44		
	1.20 X 3.12 X 1	3.74(1)	0.00(0)	3.74		
TYPICAL - 2, 4, 6...	1.20 X 14.80 X 3	0.00(0)	53.28(3)	53.28	187.53	
	1.20 X 3.42 X 6	24.00(6)	0.00(0)	24.00		
	1.20 X 3.11 X 3	10.83(3)	0.00(0)	10.83		
	1.50 X 2.37 X 6	0.00(0)	21.30(6)	21.30		
	2.00 X 3.89 X 6	0.00(0)	46.62(6)	46.62		
	1.20 X 2.82 X 6	20.28(6)	0.00(0)	20.28		
	1.20 X 3.12 X 3	11.22(3)	0.00(0)	11.22		
TYPICAL - 3, 5 FL...	1.20 X 14.80 X 2	0.00(0)	35.52(2)	35.52	125.22	
	1.20 X 3.53 X 4	16.20(4)	0.00(0)	16.20		
	1.20 X 3.11 X 2	7.22(2)	0.00(0)	7.22		
	1.50 X 2.37 X 4	0.00(0)	14.20(4)	14.20		
	2.00 X 3.89 X 4	0.00(0)	31.06(4)	31.06		
	1.20 X 2.82 X 4	13.52(4)	0.00(0)	13.52		
	1.20 X 3.12 X 2	7.46(2)	0.00(0)	7.46		
Total		144.68(39)	242.33(30)		387.01	

SCHEDULE OF OPENING: 1 (BUILDING)			
NAME	LENGTH	HEIGHT	NOS.
D	0.75	2.10	08
D	0.90	2.10	16
D	1.11	2.10	02
SCHEDULE OF OPENING: 1 (BUILDING)			
NAME	LENGTH	HEIGHT	NOS.
V	0.60	0.60	03
W	0.60	1.20	01
V	0.70	0.60	06
W	1.15	1.20	02
W	1.38	1.20	06
W	1.40	1.20	06
W	1.50	1.20	08
W	1.62	1.20	06
W	1.80	1.20	15
W	1.90	1.20	06
W	2.40	1.20	02

ALTERNATE TERRACE: 1 (BUILDING)									
FLOOR	PERM.	PROP.	EXCESS						
GROUND FLOOR	0.00	0.00	0.00						
FIRST FLOOR	32.13	0.00	0.00						
SECOND FLOOR	32.13	19.15	0.00						
THIRD FLOOR	32.13	26.20	0.00						
FOURTH FLOOR	32.13	19.15	0.00						
FIFTH FLOOR	32.13	26.20	0.00						
SIXTH FLOOR	32.13	19.15	0.00						
Total	192.78	109.85	0.00						

TDR UTILISATION STATEMENT									
TDR ORIGINAL DRC NO 020									
ORIGINAL TDR ZONE B									
ORIGINAL RESERVATION DETAILS Reservation									
ORIGINAL TDR TO BE UTILISED AREA 1750.000									
SUB DRC NO. & NAME 020/01 SHRI SACHIN ASHOK KHARE									
SUB-DEV. RIGHT CERT. TDR ZONE B									
SUB DRC PROP. TDR TO BE UTILISED AREA IN SQ. MTR. 482.25									
BALANCE OF TDR 1267.75									

PARKING CALCULATION									
TYPE	CARPET AREA FSI (M2)	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS.)	CYCLE (NOS.)	REQD.	BY RULE	REQD.	BY RULE
Residential	0 - 40	4	0	1	0	4	0	4	0
Residential	40 - 100	2	18	1	9	4	36	2	18
Residential	> 100	1	0	1	0	2	0	2	0
Total	Required	-	-	-	-	9	-	36	-
Total	Proposed	-	-	-	-	9	-	36	-



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)		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	1.64	0	0.00		
FIRST FLOOR	0.00	214.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32.13	74.35	33.96	40.39	42.22	0.00	9.24	58.14	4.88	3	214.20	
SECOND FLOOR	0.00	214.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32.13	62.49	22.10	40.39	30.36	0.00	9.24	58.14	1.64	3	214.20	
THIRD FLOOR	0.00	214.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32.13	62.60	22.21	40.39	30.46	0.00	9.24	58.14	1.64	3	214.20	
FOURTH FLOOR	0.00	214.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32.13	62.49	22.10	40.39	30.36	0.00	9.24	58.14	1.64	3	214.20	
FIFTH FLOOR	0.00	214.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32.13	62.60	22.21	40.39	30.46	0.00	9.24	58.14	1.64	3	214.20	
SIXTH FLOOR	0.00	214.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32.13	62.49	22.10	40.39	30.36	0.00	9.24	58.14	1.64	3	214.20	
Total	0.00	1285.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	192.78	387.02	144.68	242.33	194.22	0.00	65.84	361.37	14.71	18	1285.20 + 194.22	

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)			STAIR CASE	PASSAGE	LIFT/WALL			
1-1 (BUILDING)	0.00	1285.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	192.78	387.02	144.68	242.33	194.22	0.00	-	65.84	361.37	14.71	18	1285.20
Total	0.00	1285.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	192.78	387.02	144.68	242.33	194.22	0.00	443.88	65.84	361.37	14.71	18	1285.20 + 194.22

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)	ENCLOS(C)			EXCESS(D) EXCESS(D)	STAIR CASE	PASSAGE			LIFT/WALL	
1-1 (BUILDING)	0.00	1285.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	192.78	387.02	144.68	242.33	194.22	0.00	-	65.84	361.37	14.71	18	1285.20
Total	0.00	1285.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	192.78	387.02	144.68	242.33	194.22	0.00	443.88	65.84	361.37	14.71	18	1285.20