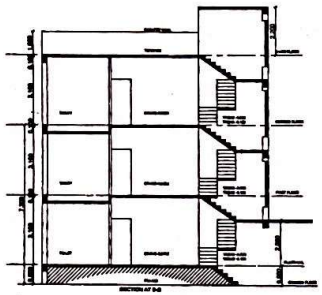
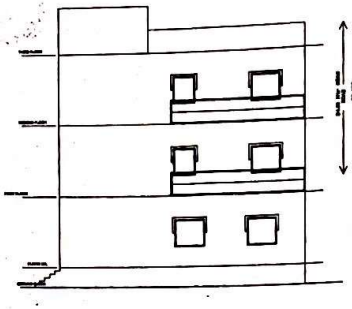
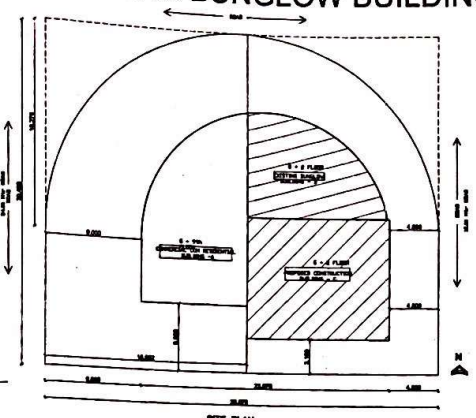
# B (EXISTING BUNGLOW BUILDING - B) SHEET NO . 1/1
# SHEET NO .3/4

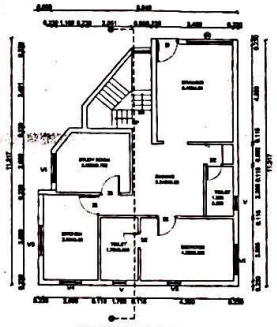




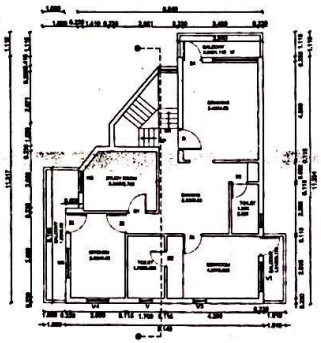


SITE PLAN
SCALE:- 1:200

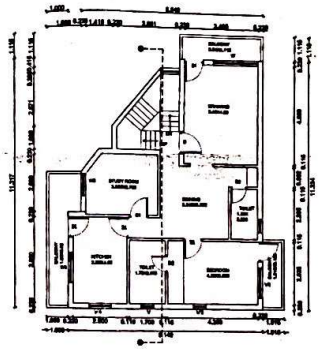
OFFICE OF THE CORPORATION OF THE CITY NAGPUR
Building Permit No. 158/BP/Residential/PM/NMC/485 17/11/2018
SANCTIONED
subject to enclosed conditions of building permit
AS PER APPROVAL GIVEN BY
MHADA W.L. 2621/U/16/CPP 19/11/2018
Town Planner
Nagpur Municipal Corporation



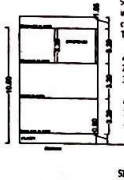
GROUND FLOOR PLAN
SCALE:- 1:100



FIRST FLOOR PLAN
SCALE:- 1:100



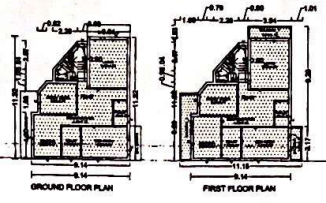
SECOND FLOOR PLAN
SCALE:- 1:100



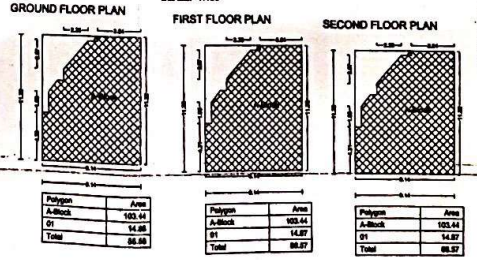
The Rain Water Harvesting is required to be provided as per Sanction of Govt. of Maharashtra No. TPS 2010/2133 CR - 220/ 21/UD-II, dated 19.11.10, 2015 as per schedule for every 10 sq.mtrs. builtup area. The system shall be inter-connected one dia meter deep recharge pit of one mtr dia for every 300 sq.mtr. built-up area. Other options mentioned in the booklet may be adopted
a) The authority may impose a levy of Rs. 1000/- per annum for every 100 sq.mts. of built-up area, for failure of the owner of the building.

provision for Solar Water Heating Systems Solar Water Heating System should be installed in the building for the following uses at the per capita capacity mentioned as it is under.
Type of Building
1) Hospitals
2) Hotels
3) Hostels & other mess buildings
4) Residence
If the provisions as above is not made, the occupancy certificate will not be issued from NMC

SEISMIC ANALYSIS OF THE BUILDING FOR EARTHQUAKE SE SUBMITTED WITHSTRUCTURAL DESIGN & DRAWING DULY CERTIFIED BY A CIVIL EXPERT FOR NMC RECORD. BEFORE ONE MONTH OF COMMENCEMENT OF CONSTRUCTION OR AFTER THREE MONTHS FROM THE SANCTION OF BUILDING PLAN WHICHEVER IS EARLIER.



GROUND FLOOR PLAN
FIRST FLOOR PLAN
SECOND FLOOR PLAN
TERRACE FLOOR PLAN



GROUND FLOOR PLAN
FIRST FLOOR PLAN
SECOND FLOOR PLAN

| Polygon | Area |
|---|---|
| A-Block | 103.44 |
| 01 | 14.87 |
| Total | 88.57 |

| Polygon | Area |
|---|---|
| A-Block | 103.44 |
| 01 | 14.87 |
| Total | 88.57 |

| Polygon | Area |
|---|---|
| A-Block | 103.44 |
| 01 | 14.87 |
| Total | 88.57 |

**BALCONY CALCULATIONS: B (EXISTING BUNGLOW BUILDING - B)**

| FLOOR | SIZE | OPEN | ENCLOSED | AREA | TOT. AREA |
|---|---|---|---|---|---|
| FIRST FLOOR PLAN... | 1.12 X 3.04 X 1 | 4.38(1) | 0.00(0) | 4.38 | 14.84 |
| | 1.02 X 3.18 X 1 | 3.23(1) | 0.00(0) | 3.22 | |
| | 1.00 X 6.20 X 1 | 7.33(1) | 0.00(0) | 7.33 | |
| SECOND FLOOR PLAN... | 1.12 X 3.04 X 1 | 4.38(1) | 0.00(0) | 4.38 | 14.88 |
| | 1.02 X 3.18 X 1 | 3.23(1) | 0.00(0) | 3.23 | |
| | 1.00 X 6.16 X 1 | 7.27(1) | 0.00(0) | 7.27 | |
| Total | - | 29.84(6) | 0.00(0) | - | 29.83 |

**ALTERNATE TERRACE:B (EXISTING BUNGLOW BUILDING - B)**

| FLOOR | PERM. | PROP. | EXCESS |
|---|---|---|---|
| GROUND FLOOR | 0.00 | 0.00 | 0.00 |
| FIRST FLOOR | 13.39 | 0.00 | 0.00 |
| SECOND FLOOR | 13.39 | 0.00 | 0.00 |
| TERRACE FLOOR | 0.00 | 0.00 | 0.00 |
| Total | 26.57 | 0.00 | 0.00 |

**SCHEDULE OF OPENING: B (EXISTING BUNGLOW BUILDING - B)**

| NAME | LENGTH | HEIGHT | NOS. |
|---|---|---|---|
| v | 0.60 | 0.60 | 06 |
| W | 0.90 | 1.20 | 03 |
| W | 1.00 | 1.20 | 06 |
| W | 1.36 | 1.20 | 07 |
| W | 2.10 | 1.20 | 03 |

**SCHEDULE OF OPENING: B (EXISTING BUNGLOW BUILDING - B)**

| NAME | LENGTH | HEIGHT | NOS. |
|---|---|---|---|
| D | 0.75 | 2.10 | 06 |
| D | 0.90 | 2.10 | 12 |
| D | 1.00 | 2.10 | 03 |
| D | 1.05 | 2.10 | 03 |

**FLOOR WISE FSI STATEMENT: B (EXISTING BUNGLOW BUILDING - B)**

| FLOORS | PROPOSED BUILT UP AREA | | | | EXISTING BUILT UP AREA | | | | BALCONY AREA | | | | | PROP PREMIUM AREA | | | | TOTAL BUILT UP AREA |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | COMM. | RESI. | IND. | SPEC. | COMM. | RESI. | IND. | SPEC. | PERM.(A) | PROP(B+C) | OPEN(B) | ENCLO(C) | EXCESS(B+C-A) | EXCESS TERRACE | STAIR CASE | PASSAGE | LIFT/WALL | PROPOSED TENEMENTS | |
| GROUND FLOOR | 0.00 | 88.68 | 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 | 1 | 88.68 |
| FIRST FLOOR | 0.00 | 88.57 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 13.39 | 14.84 | 14.84 | 0.00 | 1.45 | 0.00 | 0.00 | 0.00 | 0.00 | 1 | 88.57 |
| SECOND FLOOR | 0.00 | 88.57 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 13.39 | 14.88 | 14.88 | 0.00 | 1.81 | 0.00 | 0.00 | 0.00 | 0.00 | 1 | 88.57 |
| 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 | 265.72 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 26.57 | 29.84 | 29.84 | 0.00 | 3.26 | 0.00 | 0.00 | 0.00 | 0.00 | 3 | 265.72 + 3.26 |

| | |
|---|---|
| PLOT NO : 4 | |
| BELONGS TO | SIGN |
| KAMLADEVI S. ACHARYA | |
| LAND USE AS PER SANCTION DEVELOPMENT PLAN : Residential | |
| LOCATION OF PLOT : Non-Congested | |
| ZONE AS PER APPENDIX 4F : R2 | |
| PROP BLDG USE SUBMITTED AS PER PLAN : Residential,Resi_Commercial Residential | |
| SPECIFICATIONS | |
| EXISTING AND PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING PLAN ON PLOT NO.-4 , BHAGWAGHAR LAYOUT, NMC HOUSE NO.116, WARD NO.71, CITY SURVEY NO.91 MOUZA - LENDRA, TAH-DIST.-NAGPUR | |
| A) AREA STATEMENT | SQ.M. |
| 1. AREA OF PLOT | 871.04 |
| 2. DEDUCTIONS FOR | |
| (a) ROAD SET-BACK (SW) | 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) | 871.04 |
| 4. DEDUCTIONS FOR | |
| (a) AMENITY SPACE (IF DEDUCTABLE) | 0.00 |
| (b) RECREATIONAL GROUND (IF DEDUCTABLE) | 0.00 |
| PHYSICAL NO PROVIDED 000.00 | |
| 5. NET BALANCE PLOT AREA OF PLOT (3-4) | 871.04 |
| 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) : | 871.04 |
| 8. PERMISSIBLE FSI | 1.0000 |
| PERM. BUILT UP AREA (7 x 8) | 871.04 |
| 9. TDR AREA | 0.00 |
| ORIGINAL TDR AREA | 0.00 |
| BALANCE TDR AREA | 0.00 |
| 10. SPECIAL CASES FSI | 0.00 |
| 11. TOTAL PERM. BUILT UP AREA (9+9+10) | 871.04 |
| 12. PROPOSED AREAS | |
| (a) PROPOSED RESIDENTIAL AREA S=S-S | 888.68 |
| (b) PROPOSED COMMERCIAL AREA Resi.-(G) | 206.17 |
| (c) PROPOSED INDUSTRIAL AREA | 0.00 |
| (d) PROPOSED SPECIAL USE AREA | 0.00 |
| TOTAL PROPOSED AREA (a+b+c+d) 1094.85 | 1094.85 |
| 13. BUS STRUCTURE AREA ADDITION (FOR FSI) | 0.00 |
| 14. BUS STRUCTURE AREA DEDUCTION (FOR FSI) | 0.00 |
| 15. EXCESS BALCONY AREA TAKEN IN F.S.I. | 94.75 |
| 16. EXISTING BUILT UP AREA | 0.00 |
| 17. SURRENDERED AREA | 000.00 |
| 18. TOTAL BUILT UP AREA PROPOSED 1 2 1-7 5 | 1000.97 |
| 19. CONSUMED FSI 1:1.15 | 1.15 |
| B) BALCONY STATEMENT | |
| (i) PERMISSIBLE BALCONY AREA | 239.82 |
| (ii) PROPOSED BALCONY AREA | 305.07 |
| (iii) EXCESS BALCONY AREA | 94.75 |
| C) TENEMENT STATEMENT | |
| (i) PROPOSED AREA (12) | 1888.83 |
| (ii) LESS NON RESIDENTIAL AREA | 206.17 |
| (iii) AREA AVAILABLE FOR TENEMENTS (i - ii) | 802.66 |
| (iv) TENEMENTS PERMISSIBLE 250.00M²/tene. | 34 |
| (v) TENEMENTS PROPOSED | 10 |
| (vi) TENEMENTS EXISTING | 0 |
| (vii) TOTAL TENEMENTS ON THE PLOT(v+vi) | 10 |
| PROJECT: | |
| Survey No. : CTS No : NAGPUR. | |
| LEGEND | |
| PLOT BOUNDARY SHOWN THICK BLACK<br>PROPOSED WORK SHOWN RED FILLED IN<br>DRAINAGE LINE SHOWN RED DOTTED<br>WATERLINE SHOWN BLUE DOTTED<br>EXISTING TO BE RETAINED HATCHED<br>DEMOLISHION SHOWN HATCHED YELLOW | |
| CERTIFICATE OF AREA | |
| CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENTIONS OF THE BOSS, 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: PRANAV A LOKHOTIYA NMC/ R 490 NIT 2342 | ARCHITECT'S SIGN |
| JOB NO. / DRG.NO. / SCALE 1:100 / DRAWN BY / CHECKED BY | |
| INWARD NO. 02236/LADY/PM/BITE | 11-01-2019 |
| KEY NO. | SHEET NO. Model |

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