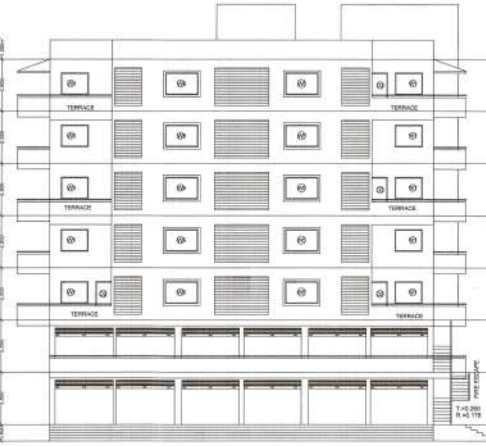
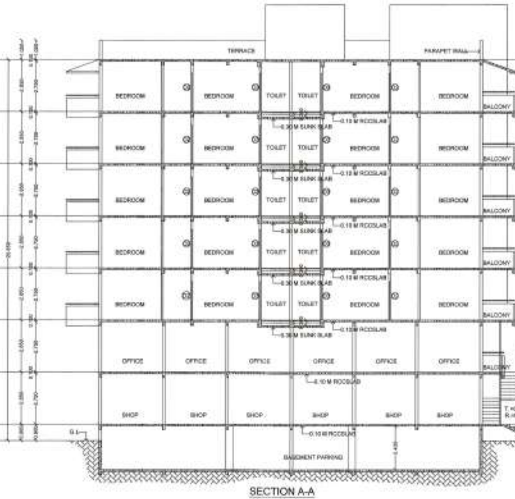
OFFICE OF THE NAGPUR MUNICIPAL CORPORATION, NAGPUR
Building Permit No. 3376BP/[illegible] (P)NMC/223 Date 25.3.18
SANCTIONED
Subject to conditions mentioned in the released BUILDING PERMIT
Assistant Director
Town Planning Deptt.
Nagpur Municipal Corporation



ELEVATION
SCALE : 1:100

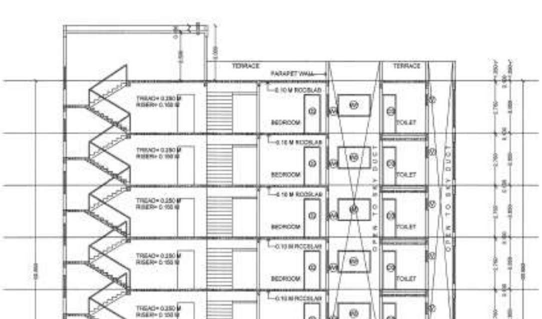


SECTION A-A
SCALE : 1:100

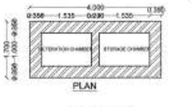
The Rain Water Harvesting is imposed as per provision as per Direction of Govt. of Maharashtra No. TPB/[illegible] dated 19th March, 2008 as per schedule for every 300 sq.mtrs. built-up area. [illegible] may be imposed by the authority [illegible] Rs. 1000/- per annum for every 100 sq.mts. of built-up 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 as the per capita capacity mentioned as under.
Type of Buildings — Per Capita Capacity [illegible]
1) Hospitals — [illegible]
2) Hotels — [illegible]
3) Hostel & other such buildings — [illegible]/person
4) Residential — [illegible]/person
If the provisions as above is not made, the occupancy certificate will not be issued from NMC.

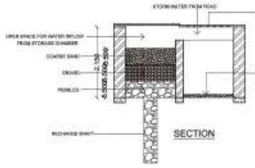
SEISMIC ANALYSIS OF THE BUILDING FOR EARTHQUAKE IS SUBMITTED WITH STRUCTURAL DESIGN & DRAWING DULY CHECKED FROM VNIT FOR NMC RECORD, BEFORE ONE MONTH OF COMMENCEMENT OF CONSTRUCTION OR AFTER THREE MONTHS FROM THE SANCTION OF BUILDING PLAN WHICHEVER IS EARLIER.



SECTION B-B
SCALE : 1:100



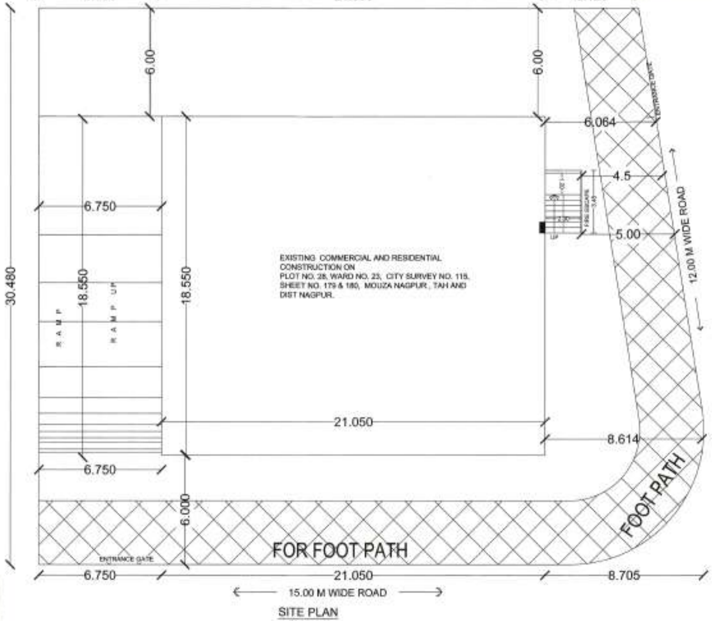
PLAN


STORM WATER FROM ROAD
R.C.C. JALI
OPEN SPACE FOR WATER INFLOW FROM STORAGE CHAMBER
COARSE SAND
GRAVEL
PEBBLES
SILT DEPOSITED TO BE REMOVED PERIODICALLY
RECHARGE SHAFT

SECTION

EXISTING SITE

D.P. PLAN NO. 19

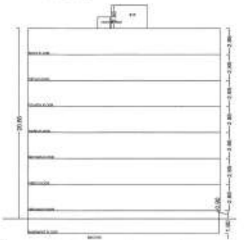


EXISTING COMMERCIAL AND RESIDENTIAL CONSTRUCTION ON
PLOT NO. 28, WARD NO. 23, CITY SURVEY NO. 115, SHEET NO. 179 & 180, MOUZA NAGPUR , TAH AND DIST NAGPUR.

SITE PLAN
SCALE : 1:100

SCHEDULE OF OPENING: 1 (BUILDING)

NAME	LENGTH	HEIGHT	NOS.
W	0.60	1.20	02
W	0.74	1.20	05
W	0.77	1.20	04
W	0.82	1.20	05
W	0.84	1.20	05
W	0.90	1.20	23
W	1.10	1.20	04
W	1.22	1.20	06
W	1.31	1.20	01
W	1.39	1.20	05
W	1.50	1.20	15
W	1.63	1.20	04
W	1.76	1.20	05
W	1.80	1.20	26
W	1.86	1.20	10
W	2.06	1.20	10
RS	2.15	1.20	25
W	2.30	1.20	05



FLOOR WISE FSI STATEMENT: FREE OF F.S.I

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		
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	19.100	0.00	1.68	0	0.00
GROUND FLOOR	0.0	0.00	0.00	0.00	387.077	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.100	0.00	1.69	0	387.077
FIRST FLOOR	0.00	0.00	0.00	0.00	259.227	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.100	0.00	4.98	0	259.227
SECOND FLOOR	0.00	0.00	0.00	0.00	0.00	371.599	0.00	0.00	55.739	55.41	38.115	17.295	12.957	0.00	24.404	0.00	1.66	4	371.599
THIRD FLOOR	0.00	0.00	0.00	0.00	0.00	371.599	0.00	0.00	55.739	55.41	38.115	17.295	12.957	0.00	24.404	0.00	1.66	4	371.599
FOURTH FLOOR	0.00	0.00	0.00	0.00	0.00	371.599	0.00	0.00	55.739	55.41	38.115	17.295	12.957	0.00	24.404	0.00	1.68	4	371.599
FIFTH FLOOR	0.00	0.00	0.00	0.00	0.00	371.599	0.00	0.00	55.739	55.41	38.115	17.295	12.957	0.00	24.404	0.00	1.68	4	371.599
SIXTH FLOOR	0.00	0.00	0.00	0.00	0.00	371.599	0.00	0.00	55.739	55.41	55.41	00.00	12.957	0.00	24.404	0.00	1.66	4	371.599
Total	0.00	0.00	0.00	0.00	616.304	1857.995	0.00	0.00	276.695	277.05	207.87	69.18	64.785	0.00	179.72	0.00	16.76	20	2474.299

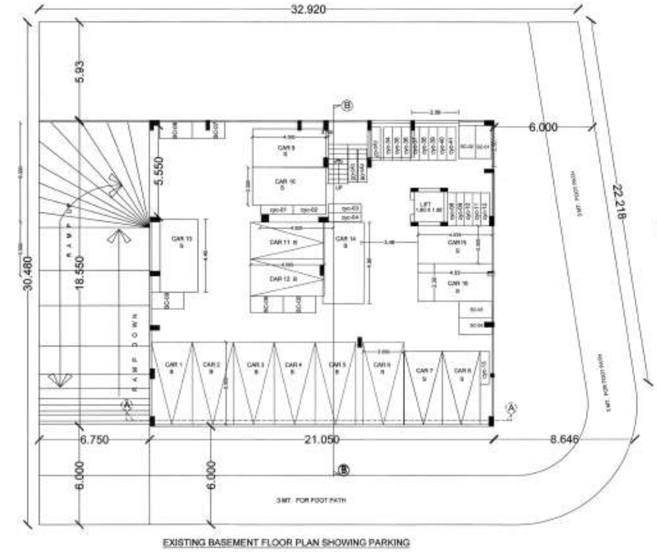
PARKING CALCULATION

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	1	5	0	0	1	5	2	10
Residential	40 - 80	-	-	-	-	-	-	-	-
Residential	> 80	1	15	01	15	2	30	1	15
Commercial	100	100	526	1	5	2	11	2	11
Total	Required	-	-	-	20	-	46	-	36
Total	Proposed	-	-	-	20	-	46	-	41

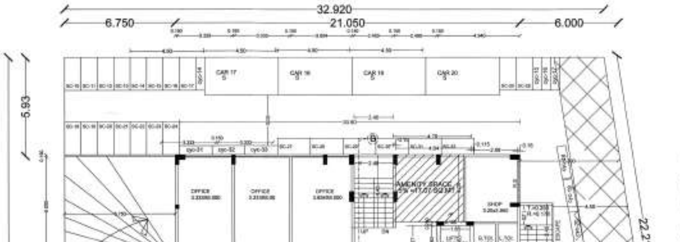
OWNER SIGN
[illegible] LTD MD KISHOR G. RAI

ARCHITECT:				ARCHITECT'S SIGN
S.H. TUPKAR				
JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	0230/NG4/TP/[illegible]	DATE	16-11-2017	
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.



EXISTING BASEMENT FLOOR PLAN SHOWING PARKING



EXISTING GROUND FLOOR PLAN

SCALE : 1:100

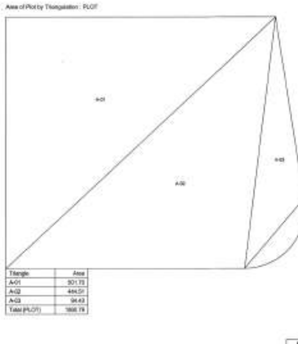
OFFICE OF THE NAGPUR MUNICIPAL CORPORATION, NAGPUR
Building Permit No. 3218/BPP/[illegible]
[illegible] Date 28.3.18
SANCTIONED
Subject to conditions mentioned in the enclosed BUILDING PERMIT
Town Planning Deptt.
Nagpur Municipal Corporation

The Rain Water Harvesting is required is to be provided as per Direction of Govt. of Maharashtra No. [illegible] dated 30th March, 2005 as per schedule for every 300 sq.mtrs. built-up area [illegible] of the building.

SEISMIC ANALYSIS OF THE BUILDING FOR EARTHQUAKE IS SUBMITTED WITH STRUCTURAL DESIGN DRAWING DULY CHECKED FROM [illegible] BEFORE STARTING [illegible] COMMENCEMENT OF CONSTRUCTION [illegible] SANCTION OF BUILDING PLAN [illegible]

Polygon	Area
A-Block	6.18
O1	0.21
L1	3.06
LWC	1.67
Total	0.00

Polygon	Area
A-Block	10.69
S1	10.69
Total	0.00



Triangle	Area
A-01	501.70
A-02	444.51
A-03	94.43
Total (PLOT)	1040.79

BASE F.S.I.

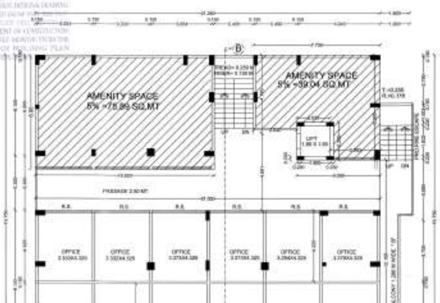
PLOT AREA : 1050.56 SQM

PERMISSIBLE F.S.I. 1.25 = 1313.20 SQM

AS PER I TOR POLICY FOR AMINITY

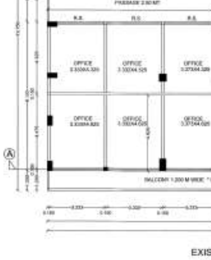
SPACE 5% BUILD UP AREA MAY BE

PROVIDED : 1313.20 SQM @ 5% =131.014 SQM

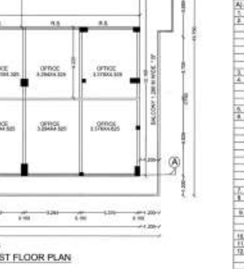


EXISTING FIRST FLOOR PLAN

SCALE : 1:100



Polygon	Area
A-Block	308.477
L1	3.30
LW1	1.60
S1	11.34
A.S	17.07
Total	357.077



Polygon	Area
A-Block	260.417
O1	39.04
O2	75.899
L1	3.30
LW1	1.68
S1	11.34
Total	259.227

STAMP OF APPROVAL

PLOT NO : 28	
BELONGS TO	SIGN
RAI UDYOG LTD MD KISHOR G. RAI	
LAND USE AS PER SANCTION DEVELOPMENT PLAN : Resi_Commercial	
LOCATION OF PLOT : NON-Congested	
ZONE AS PER APPENDIX -M : R2	
PROP BLDG USE SUBMITTED AS PER PLAN : Resi_Commercial	
SPECIFICATIONS	
EXISTING COMMERCIAL AND RESIDENTIAL CONSTRUCTION ON PLOT NO. 28, WARD NO. 23, CITY SURVEY NO. 115, SHEET NO. 179 & 180, MOUZA NAGPUR, TAH AND DIST NAGPUR.	

A) AREA STATEMENT		SQ.M
1. AREA OF PLOT		1050.46
2. DEDUCTIONS FOR		
(a) ROAD SET-BACK (RW)		0.00
(b) PROPOSED ROAD (DP)		0.00
(c) RESERV AREA		0.00
(d) ENCROACHMENT AREA		0.00
(e) NDZ AREA		380.00
TOTAL (a+b+c+d+e)		0.00
3. BALANCE AREA OF PLOT (1-2)		1050.46
4. DEDUCTIONS FOR		
(a) AMENITY SPACE (IF DEDUCTABLE)		0.00
(b) RECREATIONAL GROUND (IF DEDUCTABLE)		0.00
PHYSICAL RG PROVIDED	800.00	
5. NET BALANCE PLOT AREA OF PLOT (3-4)		1050.46
6. ADDITION FOR NET PLOT		
(a) ROAD-1 SET-BACK	800.00	300.00
(b) ROAD-2 SET-BACK	800.00	300.00
(c) ROAD-3 SET-BACK	800.00	300.00
(d) ROAD-4 SET-BACK	800.00	300.00
(e) PROPOSED ROAD (DP)		0.00
(f) AMENITY SPACE		0.00
(f) NDZ AREA		380.00
(g) OTHER (CRZ AREA ETC.)		0.00
TOTAL (a+b+c+d+e+f+g)		0.00
7. NET PLOT AREA (5+6)		1050.46
8. PERMISSIBLE FSI		1.25
PERM. BUILT UP AREA (7 x 8)		1313.075
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 (8+9+10)		2474.299
12. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		1857.995
(b) PROPOSED COMMERCIAL AREA		616.304
(c) PROPOSED INDUSTRIAL AREA		0.00
(d) PROPOSED SPECIAL USE AREA		0.00
TOTAL PROPOSED AREA (a+b+c+d)		2474.299
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.		0.00
16. EXISTING BUILT UP AREA		2474.2999
17. SURRENDERED AREA		380.00
18. TOTAL BUILT UP AREA PROPOSED		0.00
19. CONSUMED FSI		2.44
B) BALCONY STATEMENT		
(i) PERMISSIBLE BALCONY AREA		278.858
(ii) PROPOSED BALCONY AREA		277.08
(iii) EXCESS BALCONY AREA		0.00
C) TENEMENT STATEMENT		
(i) PROPOSED AREA (12)		2474.2999
(ii) LESS NON_RESIDENTIAL AREA		616.304
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)		1857.995
(iv) TENEMENTS PERMISSIBLE	250.00/Hec.	20
(v) TENEMENTS PROPOSED		0
(vi) TENEMENTS EXISTING		20
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)		20

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	—	▨
DEMOLITION 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 : S.H. TUPKAR — ARCHITECT'S SIGN

JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
AWARD NO.	3238/NGAIT/PM/ADTE			18-11-2017
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.

OWNER SIGN

RAI UDYOG LTD MD KISHOR G. RAI

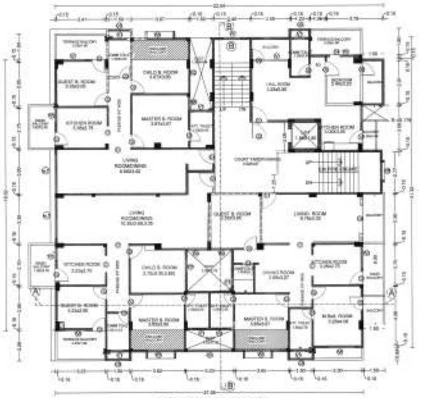
FLOOR WISE FSI STATEMENT: FREE OF F.S.I.

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	LIFTWALL		
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	19.100	0.00	1.60	0	0.00
GROUND FLOOR	0.0	0.00	0.00	0.00	357.077	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.100	0.00	1.60	0	357.077
FIRST FLOOR	0.00	0.00	0.00	0.00	259.227	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.100	0.00	0.00	0	259.227
SECOND FLOOR	0.00	0.00	0.00	0.00	0.00	371.599	0.00	0.00	55.730	55.41	38.115	17.295	12.957	0.00	24.484	0.00	1.60	4	371.599
THIRD FLOOR	0.00	0.00	0.00	0.00	0.00	371.599	0.00	0.00	55.730	55.41	38.115	17.295	12.957	0.00	24.484	0.00	1.60	4	371.599
FOURTH FLOOR	0.00	0.00	0.00	0.00	0.00	371.599	0.00	0.00	55.730	55.41	38.115	17.295	12.957	0.00	24.484	0.00	1.60	4	371.599
FIFTH FLOOR	0.00	0.00	0.00	0.00	0.00	371.599	0.00	0.00	55.730	55.41	38.115	17.295	12.957	0.00	24.484	0.00	1.60	4	371.599
SIXTH FLOOR	0.00	0.00	0.00	0.00	0.00	371.599	0.00	0.00	55.730	55.41	55.41	00.00	12.957	0.00	24.484	0.00	1.60	4	371.599
Total	0.00	0.00	0.00	0.00	616.304	1857.995	0.00	0.00	278.650	277.08	207.87	69.18	64.785	0.00	179.72	0.00	15.75	20	2474.299

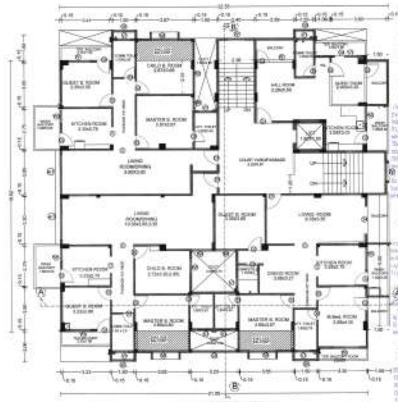
PARKING CALCULATION

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	1	6	6	0	1	9	2	10
Residential	40 - 80	-	-	-	-	-	-	-	-
Residential	> 80	1	16	01	15	2	30	1	15
Commercial	100	100	626	1	5	2	11	2	11
Total	Required	-	-	-	20	-	48	-	36
Total	Proposed	-	-	-	20	-	48	-	41

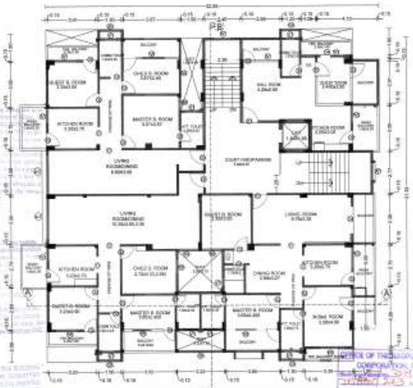
PERMISIBLE AMENITY SPACE 5%
AREA 132.00 SQ MT.
PROPOSED PROVIDED AMENITY SPACE OF GF
17.07 SQ MT.
PROPOSED PROVIDED AMENITY SPACE OF FF
39.04+75.89 SQ MT.
Total amenity space 17.50 + 39.04 + 75.89
= 132.00 sq mt.



EXISTING SECOND, THIRD & FIFTH FLOOR PLAN SCALE 1:100

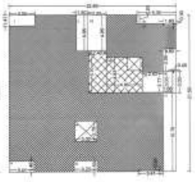


EXISTING FORTH FLOOR PLAN [SCALE 1:100]



EXISTING SIXTH FLOOR PLAN SCALE 1:100

Polygon	Area
A-Block	453.417
01	5.215
02	7.425
P 03	13.632
04	0.45
05	0.04
06	0.003
P 07	7.038
P 08	4.08
09	1.350
10	19.428
11	0.784
12	4.645
13	4.273
D 14	8.27
P 15	13.68
P 16	23.667
BAL	27.155
TOTAL DEDUCT.	153.808
TOTAL PER FL.	299.609
ADD PASSAGE	15.21
TOTAL AREA	271.398

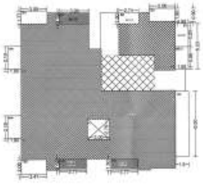


EXISTING BIU AREA STATEMENT SECOND, THIRD & FIFTH FLOOR PLAN SCALE 1:100

T BALCONY	Area
TB1	0.93
TB2	3.59
TB3	3.41
TT. TERRACE	15.42

BALCONY	AREA
B2	4.11
B3	8.345
B4	13.50
B6	5.58
B7	5.58
TOTAL	38.115

ENCLOSE BAL.	AREA
EB1	5.985
EB4	5.655
EB6	5.655
TOTAL	17.295

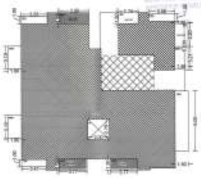


AREA STATEMENT BLOCK OF BALCONY & TERRACE EXISTING SECOND, THIRD & FIFTH FLOOR PLAN SCALE 1:100

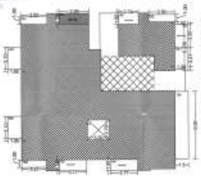
T BALCONY	Area
TB1	0.55
TB2	0.88
TB3	3.41
TT. TERRACE	10.52

BALCONY	AREA
B2	4.11
B3	8.345
B4	10.95
B6	6.58
B7	6.58
TOTAL	36.115

ENCLOSED BAL.	AREA
EB1	5.885
EB4	5.655
EB6	5.855
TOTAL	17.395



AREA STATEMENT BLOCK OF BALCONY & TERRACE EXISTING FORTH FLOOR PLAN SCALE 1:100



AREA STATEMENT BLOCK OF BALCONY & TERRACE EXISTING SIXTH FLOOR PLAN SCALE 1:100

BALCONY	AREA
B2	4.11
B3	8.345
B4	13.60
B6	5.58
B7	5.58
BAL	AREA
B1	5.885
B4	5.655
B6	5.855
TOTAL	55.41

OFFICE OF THE NAGPUR MUNICIPAL CORPORATION, NAGPUR

SANCTIONED

ARCHITECT				ARCHITECT'S SIGN
S.H. TUPKAR				
JOB NO.	DRAWN	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	0239/NGA/TP/	DATE		16.11.2017
KEY NO.		SHEET NO.		4A/4B

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

OWNER SIGN