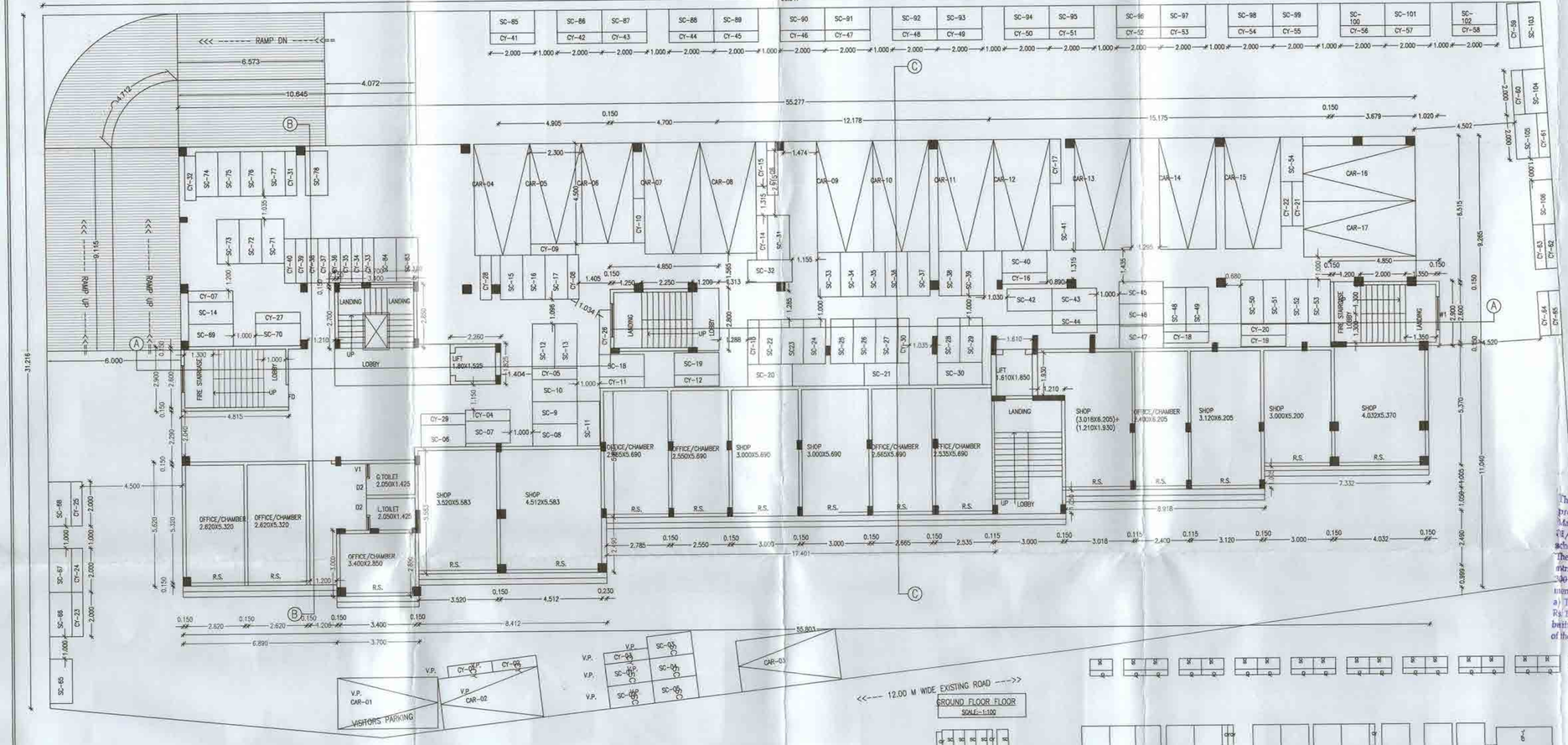
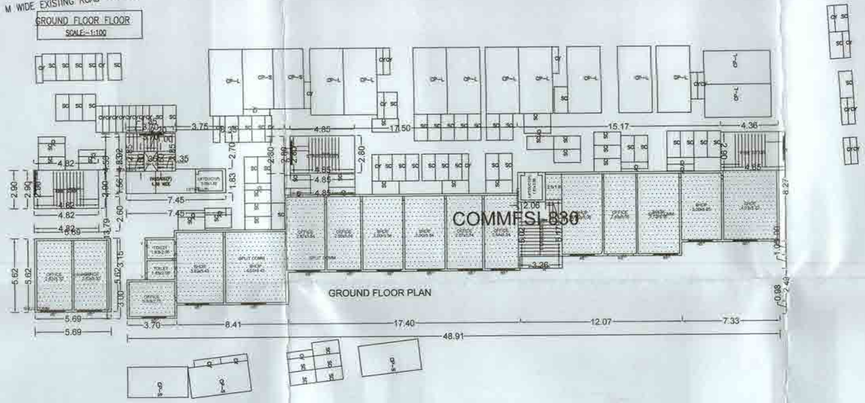
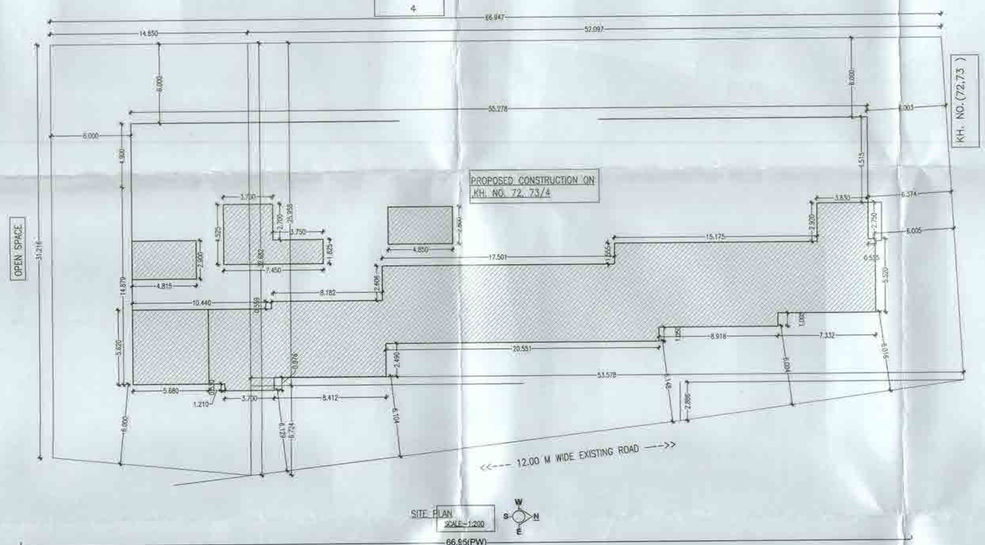
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

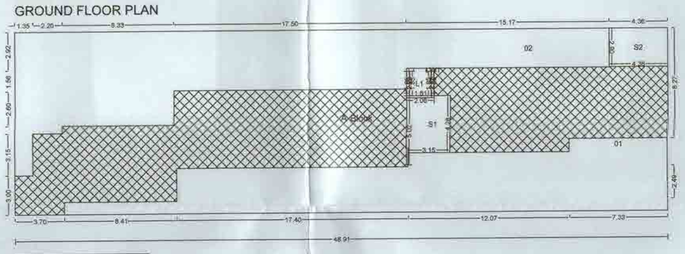
SHEET NO.2/4

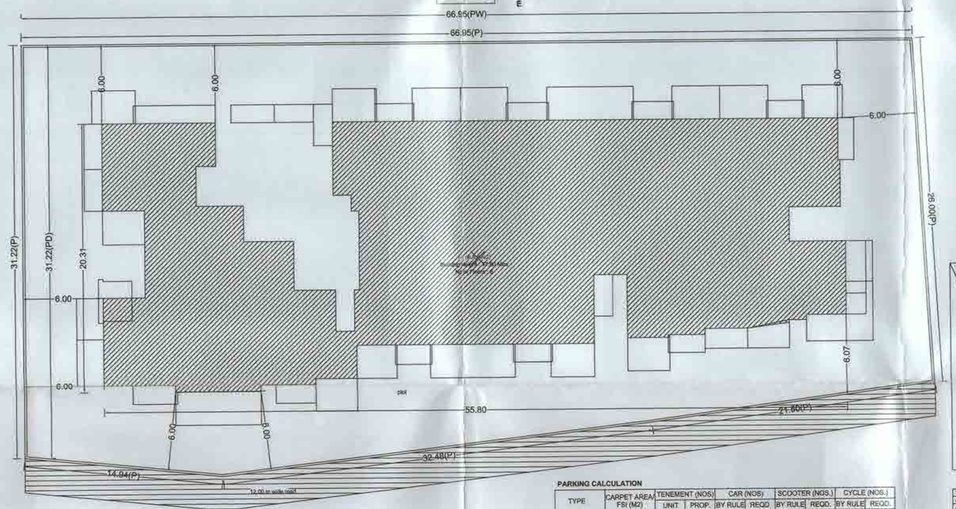


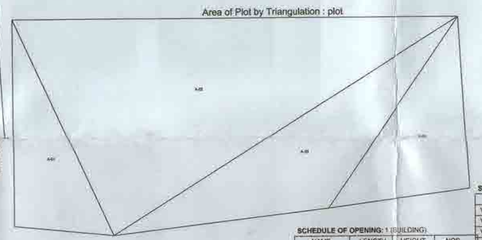




SITE PLAN
SCALE:-1:200







GROUND FLOOR PLAN

GROUND FLOOR PLAN

Polygon	Area
A-Block	13.58
S1	13.58
Total	0.00

GROUND FLOOR PLAN

Polygon	Area
A-Block	31.98
Total	31.98

GROUND FLOOR PLAN

Polygon	Area
A-Block	33.71
01	10.13
L1	2.97
LW1	1.15
V1	1.48
P1	8.92
S1	9.05
Total	0.02

GROUND FLOOR PLAN

Polygon	Area
A-Block	13.96
S1	13.96
Total	0.00

Polygon	Area
A-Block	674.50
01	163.46
02	213.16
L1	3.21
LW1	1.41
S1	13.76
S2	12.63
Total	266.88

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. GTBB/Dighori/TP/NMC/124 Date. 27/04/2017
SANCTIONED
subject to conditions mentioned in the building permit
Assistant Director
Town Planning
Nagpur Municipal Corporation

The Rain Water Harvesting is required to be provided as per Direction of Govt. of Maharashtra No. TPB 432001/2133/CR-230/01/UD-11, dated 10th March, 2005 as per schedule for every 300 sq.mtrs. built-up area. The system may be by open well 1 mtr. dia & mtrs. deep with filteration chamber 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. mtrs. built-up area, for failure of the building.

Provisions For Soalar Water Heating Systems
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 Capacity Recommended
1) Hospitals	–100 Ltrs. / day / person
2) Ho tels	–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

SESMIC ANALYSES 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.

Tillage	Area
A-01	331.08
A-02	4922.08
A-03	607.43
A-04	378.68
Total (plot)	6301.84

PARKING CALCULATION

TYPE	CARPET AREA FSI (M2)	TENEMENT (NOS.) UNIT	PROP.	CAR (NOS) BY RULE	REQD.	SCOOTER (NOS.) BY RULE	REQD.	CYCLE (NOS.) BY RULE	REQD.
Residential	0 - 40	4	3	1	1	4	3	4	3
Residential	40 - 100	2	39	1	20	4	78	2	39
Residential	100 - 150	1	0	1	0	2	0	2	0
Commercial	510.36	100	5	2	10	4	20	4	20
Total	Required	-	-	-	31	-	101	-	62
Total	Proposed	-	-	-	35	-	106	-	65

(50% TOTAL VISITOR PARKING INCLUDING VISITOR PARKING)

BUILDING WISE FSI STATEMENT

BUILDING	PROPOSED BUILT UP AREA COMM.	RESI.	IND.	SPEC.	EXISTING BUILT UP AREA COMM.	RESI.	IND.	SPEC.	BALCONY AREA PERM.(A)	PROP(B+C)	OPEN(B)	ENCLOC(C)	EXCESS(C) (above 10%)	EXCESS TERRACE	PERM. PREMIUM AREA	PROP PREMIUM AREA STAIR CASE	PASSAGE	LIFT/WALL	PROPOSED TENEMENTS	TOTAL BUILT UP AREA
1-1 (BUILDING)	569.89	2348.52	0.00	0.00	0.00	0.00	0.00	0.00	392.90	408.11	192.10	216.01	34.31	0.00	-	160.89	473.44	21.52	42	2918.21 + 34.31
Total	569.89	2348.52	0.00	0.00	0.00	0.00	0.00	0.00	392.90	408.11	192.10	216.01	34.31	0.00	850.76	160.89	473.44	21.52	42	2918.21 + 34.31

FLOOR WISE FSI STATEMENT: 1 (BUILDING)

FLOORS	PROPOSED BUILT UP AREA COMM.	RESI.	IND.	SPEC.	EXISTING BUILT UP AREA COMM.	RESI.	IND.	SPEC.	BALCONY AREA PERM.(A)	PROP(B+C)	OPEN(B)	ENCLOC(C)	EXCESS(C) (above 10%)	EXCESS TERRACE	PROP PREMIUM AREA STAIR CASE	PASSAGE	LIFT/WALL	PROPOSED TENEMENTS	TOTAL BUILT UP AREA
GROUND FLOOR	298.86	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39.21	8.92	2.56	0	298.89
PARKING FLOOR	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39.76	8.92	2.55	0	0.02
FIRST FLOOR	270.83	329.85	0.00	0.00	0.00	0.00	0.00	0.00	90.12	71.02	31.21	39.82	0.00	0.00	28.78	214.36	8.74	6	600.78
SECOND FLOOR	0.00	672.85	0.00	0.00	0.00	0.00	0.00	0.00	100.93	112.46	53.73	58.73	11.53	0.00	17.74	80.41	2.56	12	672.85
THIRD FLOOR	0.00	672.84	0.00	0.00	0.00	0.00	0.00	0.00	100.93	112.17	53.64	58.73	11.24	0.00	17.74	80.42	2.56	12	672.84
FOURTH FLOOR	0.00	672.85	0.00	0.00	0.00	0.00	0.00	0.00	100.93	112.46	53.73	58.73	11.53	0.00	17.74	80.41	2.56	12	672.85
Total	569.89	2348.52	0.00	0.00	0.00	0.00	0.00	0.00	392.90	408.11	192.10	216.01	34.31	0.00	160.89	473.44	21.52	42	2918.21 + 34.31

ALTERNATE TERRACE:1 (BUILDING)

FLOOR	PERM.	PROP.	EXCESS
GROUND FLOOR	0.00	0.00	0.00
PARKING FLOOR	0.00	0.00	0.00
FIRST FLOOR	95.12	33.37	0.00
SECOND FLOOR	100.93	73.60	0.00
THIRD FLOOR	100.93	81.73	0.00
FOURTH FLOOR	100.93	73.60	0.00
Total	392.90	262.29	0.00

TDR UTILISATION STATEMENT

TDR ORIGINAL DRC. NO.	047
ORIGINAL TDR ZONE	C
ORIGINAL RESERVATION DETAILS	Reservation
ORIGINAL TDR TO BE UTILISED AREA	250.000
SUB DRC. NO. & NAME	047/01 parking SHRI LAXMI VENTURE
SUB-DEV. RIGHT CERT. TDR ZONE	C
SUB DRC PROP. TDR TO BE UTILISED AREA IN SQ. MTR.	250.00
BALANCE OF TDR	0

FSI STATEMENT

SR NO.	DESCRIPTION	AREA
1	PLOT AREA	2031.810 SQ.M.
2	PERMISSIBLE FSI	1.25
3	PERMISSIBLE B.UP. AREA (2031.81X1.25)	2539.760 SQ.M.
4	PERMISSIBLE T.D.R. (40%)	1320.67 SQ.M.
5	PROPOSED T.D.R. (12.30%)	250.00 SQ.M.
6	PERMISSIBLE 30% PREMIUM (PAID) FSI OF PLOT AREA 2031.81X30%	609.543 SQ.M.
7	PROPOSED PREMIUM (PAID) FSI (9.01%)	182.757 SQ.M.
8	TOTAL PERMISSIBLE FSI	1.25+0.65+0.30 = 2.20
9	TOTAL PROPOSED/CONSUMED FSI	1.25+0.123+0.080 = 1.453

CARPET AREA CALCULATIONS: GROUND FLOOR

Sr. No.	Flat No.	Carpet No./Ref.	Carpet Area Excluding inner wall (Sq.m.)	Carpet Area Including Inner wall (Sq.m.)
1	OFFICE/CHAMBER-G-01	Split Carpet	17.05	14.302
2	OFFICE/CHAMBER-G-02	Split Carpet		14.232
3	OFFICE/CHAMBER-G-03	Split Carpet		9.690
4	SHOP-G-04	Split Carpet	59.8	19.550
5	SHOP-G-05	Split Carpet		20.180
6	OFFICE/CHAMBER-G-06	Split Carpet		10.301
7	OFFICE/CHAMBER-G-07	Split Carpet		14.512
8	SHOP-G-08	Split Carpet	60.30	17.060
9	SHOP-G-09	Split Carpet		22.020
10	OFFICE/CHAMBER-G-10	Split Carpet		15.163
11	OFFICE/CHAMBER-G-11	Split Carpet		14.613
12	SHOP-G-12	Split Carpet		23.083
13	OFFICE/CHAMBER-G-13	Split Carpet	50.28	14.660
14	SHOP-G-14	Split Carpet		15.960
15	SHOP-G-15	Split Carpet		15.500
16	SHOP-G-16	Split Carpet		23.553

BALCONY CALCULATIONS: 1 (BUILDING)

FLOOR	SIZE	OPEN	ENCLOSED	AREA	TOT. AREA
THIRD FLOOR PLAN...	1.44 X 3.00 X 1	0.00(0)	4.31(1)	4.31	112.19
	1.51 X 3.19 X 1	0.00(0)	4.79(1)	4.79	
	1.85 X 3.21 X 1	0.00(0)	5.69(1)	5.69	
	2.01 X 2.98 X 1	0.00(0)	5.99(1)	5.99	
	1.41 X 3.12 X 1	0.00(0)	4.38(1)	4.38	
	1.35 X 2.84 X 1	0.00(0)	3.99(1)	3.99	
	1.36 X 2.65 X 1	3.58(1)	0.00(0)	3.58	
	1.43 X 3.12 X 1	4.44(1)	0.00(0)	4.44	
	1.35 X 8.00 X 1	0.00(0)	8.10(1)	8.10	
	1.36 X 3.42 X 1	0.00(0)	4.81(1)	4.81	
	1.20 X 3.15 X 1	0.00(0)	3.78(1)	3.78	
	2.00 X 3.07 X 1	0.00(0)	6.13(1)	6.13	
	2.00 X 3.52 X 1	0.00(0)	7.04(1)	7.04	
	1.35 X 3.15 X 1	4.25(1)	0.00(0)	4.25	
	1.35 X 2.82 X 1	3.80(1)	0.00(0)	3.80	
	1.36 X 3.07 X 1	4.14(1)	0.00(0)	4.14	
	1.35 X 3.00 X 1	4.05(1)	0.00(0)	4.05	
	1.35 X 2.68 X 1	3.62(1)	0.00(0)	3.62	
	2.00 X 4.46 X 1	8.91(1)	0.00(0)	8.91	
	1.35 X 3.27 X 1	4.41(1)	0.00(0)	4.41	
	1.44 X 3.20 X 1	4.59(1)	0.00(0)	4.59	
	1.48 X 2.62 X 1	3.88(1)	0.00(0)	3.88	
	1.36 X 2.82 X 1	3.80(1)	0.00(0)	3.80	
FIRST FLOOR PLAN...	1.35 X 3.42 X 1	0.00(0)	4.61(1)	4.61	71.09
	1.35 X 2.94 X 1	0.00(0)	3.96(1)	3.96	
	1.35 X 3.15 X 1	4.25(1)	0.00(0)	4.25	
	1.43 X 3.12 X 1	4.44(1)	0.00(0)	4.44	
	1.35 X 6.15 X 1	0.00(0)	8.30(1)	8.30	
	1.35 X 5.19 X 1	0.00(0)	7.01(1)	7.01	
	1.35 X 3.27 X 1	4.41(1)	0.00(0)	4.41	
	1.35 X 2.83 X 1	3.86(1)	0.00(0)	3.86	
	1.35 X 3.07 X 1	4.14(1)	0.00(0)	4.14	
	1.35 X 3.00 X 1	4.05(1)	0.00(0)	4.05	
	1.35 X 2.68 X 1	3.62(1)	0.00(0)	3.62	
	2.00 X 6.64 X 1	0.00(0)	13.27(1)	13.27	
	1.50 X 3.96 X 1	0.00(0)	5.93(1)	5.93	
	1.50 X 1.56 X 1	2.35(1)	0.00(0)	2.35	
TYPICAL - 2, 4 FL...	1.44 X 3.00 X 2	0.00(0)	8.62(2)	8.62	224.94
	1.85 X 3.21 X 2	0.00(0)	11.39(2)	11.38	
	2.01 X 2.98 X 2	0.00(0)	11.99(2)	11.90	
	1.41 X 3.12 X 2	0.00(0)	8.76(2)	8.76	
	1.35 X 2.84 X 2	0.00(0)	7.92(2)	7.92	
	1.36 X 2.77 X 2	7.46(2)	0.00(0)	7.46	
	1.43 X 3.12 X 2	8.88(2)	0.00(0)	8.88	
	1.35 X 6.00 X 2	0.00(0)	16.20(2)	16.20	
	1.35 X 3.42 X 2	0.00(0)	9.22(2)	9.22	
	1.20 X 3.15 X 2	0.00(0)	7.56(2)	7.56	
	2.00 X 3.07 X 2	0.00(0)	12.26(2)	12.26	
	2.00 X 3.52 X 2	0.00(0)	14.08(2)	14.08	
	1.35 X 3.15 X 2	8.50(2)	0.00(0)	8.50	
	1.35 X 2.82 X 2	7.60(2)	0.00(0)	7.60	
	1.35 X 3.07 X 2	8.28(2)	0.00(0)	8.28	
	1.35 X 3.00 X 2	8.10(2)	0.00(0)	8.10	
	1.35 X 2.99 X 2	7.24(2)	0.00(0)	7.24	
	2.00 X 4.46 X 2	17.82(2)	0.00(0)	17.82	
	1.35 X 3.27 X 2	8.82(2)	0.00(0)	8.82	
	1.44 X 3.35 X 2	9.46(2)	0.00(0)	9.46	
	1.51 X 3.19 X 2	0.00(0)	8.58(2)	8.59	
	1.48 X 2.81 X 2	7.70(2)	0.00(0)	7.70	
	1.36 X 2.82 X 2	7.60(2)	0.00(0)	7.60	
Total	-	192.10(44)	216.01(39)	-	408.11

SCHEDULE OF OPENING: 1 (BUILDING)

NAME	LENGTH	HEIGHT	NOS.
V	0.50	0.60	02
V	0.59	0.60	03
W	0.60	1.20	10
V	0.62	0.60	02
V	0.75	0.60	02
V	0.98	0.60	03
W	1.19	1.20	04
W	1.20	1.20	103
W	1.27	1.20	02
W	1.32	1.20	04
RS	1.38	1.20	01
W	1.40	1.20	02
W	1.41	1.20	01
W	1.44	1.20	02
W	1.45	1.20	01
W	1.50	1.20	11
W	1.51	1.20	03
W	1.63	1.20	04
W	1.67	1.20	09
W	1.80	1.20	41
RS	1.80	1.20	30
RS	1.90	1.20	01
W	2.06	1.20	02
W	2.62	1.20	04

SCHEDULE OF OPENING: 1 (BUILDING)

NAME	LENGTH	HEIGHT	NOS.
D	0.73	2.10	04
D	0.74	2.10	01
D	0.75	2.10	42
D	0.76	2.10	01
D	0.78	2.10	04
D	0.79	2.10	04
D	0.83	2.10	12
D	0.89	2.10	04
D	0.90	2.10	02
D	0.92	2.10	04
D	1.00	2.10	49
D	1.02	2.10	04
D	1.08	2.10	01
D	1.15	2.10	01

STAMP OF APPROVAL

BELONGING TO :-
M/S SHREE LAXMI VENTURE PVT. LTD., NAGPUR THROUGH DIRECTORS
1) SHRI. VINOD PUNDLIKRAO KUBDE
2) SHRI. RAJESH HOMRAJ ROKADE
3) SHRI. GANESH HOMRAJ ROKADE
4) SHRI. UMESH RAMBHAU MHATRE

PLOT NO :
BELONGS TO — SIGN:
VINOD PUNDLIKRAO KUBDE

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 : Resi_Commercial

SPECIFICATIONS

PROPOSED MULTI FAMILY RESIDENTIAL/COMMERCIAL BUILDING ON C.T.S. NO-231/2, SHEET NO- ,KH. NO. 72, 73/4, P.H.NO.-34A, MOUZA - DIGHORI, NAGPUR(CITY)

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	2031.81
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)	2031.81
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)	2031.81
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) :	2031.81
8. PERMISSIBLE FSI	1.2500
PERM. BUILT UP AREA (7 x 8)	2539.76
9. TDR AREA (DRC No. 047/01 parking for Reservation)	250.00
ORIGINAL TDR AREA	250.00
BALANCE TDR AREA	0.00
10. SPECIAL CASES FSI	0.00
11. TOTAL PERM. BUILT UP AREA (8+9+10)	2789.76
12. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	2348.52
(b) PROPOSED COMMERCIAL AREA	569.69
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	2918.21
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.	34.31
16. EXISTING BUILT UP AREA	0.00
17. SURRENDERED AREA	000.00
18. TOTAL BUILT UP AREA PROPOSED	2952.52
19. CONSUMED FSI	1.45
B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	392.90
(ii) PROPOSED BALCONY AREA	408.11
(iii) EXCESS BALCONY AREA	34.31
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	2918.21
(ii) LESS NON_RESIDENTIAL AREA	569.69
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	2348.52
(iv) TENEMENTS PERMISSIBLE 250.00/Hec.	51
(v) TENEMENTS PROPOSED	42
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	42

PROJECT:
Survey No. : 231/2 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
ANJALI KADAM

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	0118/DIO/TP/NMC/17	DATE	01-04-2017	
KEY NO.	- - - -	PLOT NO.	Model	

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

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