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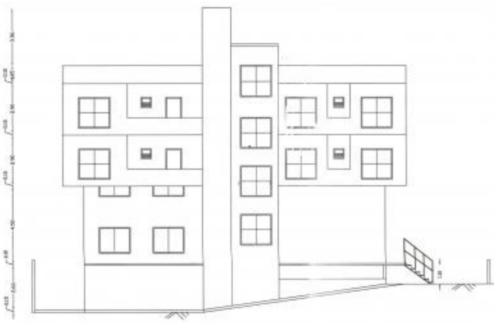
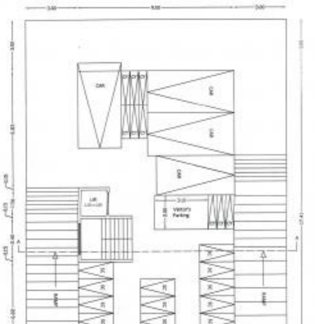
FRONT ELEVATION
(Scale-1:100)



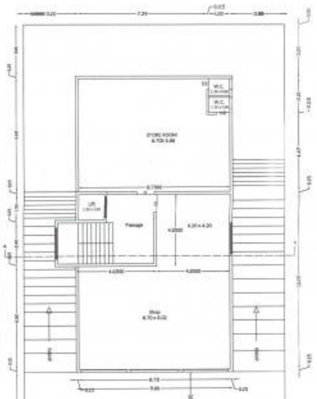
SIDE ELEVATION
(Scale-1:100)

SECTION A-A
(Scale-1:100)

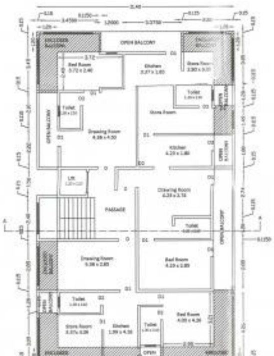
OFFICE OF THE NAGPUR MUNICIPAL CORPORATION, NAGPUR
Building Permit No. 313/BP/...
SANCTIONED
Subject to conditions mentioned in the enclosed BUILDING PERMIT
Dy. Engineer
Town Planning Deptt.
Nagpur Municipal Corporation



BASEMENT FLOOR PLAN
(Scale-1:100)



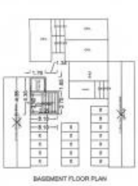
GROUND FLOOR PLAN
(Scale-1:100)



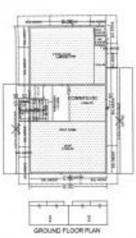
1ST & 2ND FLOOR PLAN
(Scale-1:100)

SITE PLAN
(Scale-1:200)

N



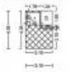
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

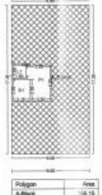
TYPICAL - 1, 2 FLOOR PLAN

BASEMENT FLOOR PLAN



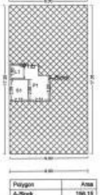
Polygon	Area
A-Block	13.48
D1	3.30
L1	2.25
Total	9.03

GROUND FLOOR PLAN



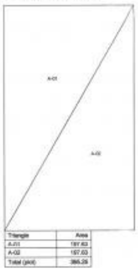
Polygon	Area
A-Block	156.15
L1	2.26
LW1	0.79
P1	11.26
S1	8.48
Total	136.37

TYPICAL - 1, 2 FLOOR PLAN

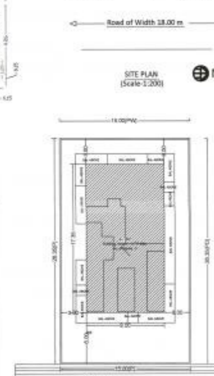


Polygon	Area
A-Block	156.15
L1	2.25
LW1	0.79
P1	8.68
S1	8.48
Total	137.95

Area of Plot by Triangulation : plot



Triangle	Area
A-01	197.63
A-02	197.63
Total (plot)	395.25



ALTERNATE TERRACE: A (BC)

FLOOR	PERM.	PROP.	EXCESS
BASEMENT FLOOR	0.00	0.00	0.00
GROUND FLOOR	0.00	0.00	0.00
FIRST FLOOR	20.69	0.00	0.00
SECOND FLOOR	20.69	0.00	0.00
TERRACE FLOOR	0.00	0.00	0.00
Total	41.38	0.00	0.00

BALCONY CALCULATIONS: A (BC)

FLOOR	SIZE	OPEN	ENCLOSED	AREA	TOT. AREA
TYPICAL - 1, 2 FL...	1.21 X 3.72 X 2	0.00(0)	8.92(2)	8.92	127.94
	1.21 X 2.82 X 2	0.00(0)	6.04(2)	6.04	
	1.21 X 1.87 X 2	0.00(0)	4.48(2)	4.48	
	1.21 X 3.32 X 4	0.00(0)	15.92(4)	15.92	
	1.21 X 1.60 X 2	0.00(0)	3.84(2)	3.84	
	1.21 X 4.27 X 2	0.00(0)	10.24(2)	10.24	
	1.21 X 4.74 X 2	0.00(0)	11.36(2)	11.36	
	1.21 X 3.21 X 2	0.00(0)	7.70(2)	7.70	
	1.21 X 2.97 X 2	0.00(0)	7.12(2)	7.12	
	1.21 X 4.47 X 2	10.72(2)	0.00(0)	10.72	
	1.21 X 1.20 X 6	8.64(6)	0.00(0)	8.64	
	1.21 X 9.12 X 2	21.88(2)	0.00(0)	21.88	
	1.21 X 4.62 X 2	11.08(2)	0.00(0)	11.08	
Total	-	52.32(12)	75.60(20)	-	127.92

SCHEDULE OF OPENING: A (BC)

NAME	LENGTH	HEIGHT	NOS.
D2	0.75	2.10	11
D1	0.75	2.10	02
D1	0.90	2.10	18
D	0.90	2.10	02
D1	0.94	2.10	02
D2	0.95	2.10	06
D	1.00	2.10	03
RS	8.47	2.10	01

SCHEDULE OF OPENING: A (BC)

NAME	LENGTH	HEIGHT	NOS.
V	0.60	0.60	12
V	0.45	0.60	01
V	0.68	0.60	01
W	0.90	1.20	02
W	1.00	1.20	02
FGW	1.20	1.20	02
W	1.41	1.20	02
FGW	1.50	1.20	02
W	1.58	1.20	03
W	1.86	1.20	06
FGW	1.84	1.20	02
FGW	2.29	1.20	02
FGW	2.45	1.20	02
FGW	2.46	1.20	02
FGW	2.76	1.20	02
FGW	3.44	1.20	02

PARKING CALCULATION

TYPE	CARPET AREA/ FSI (M2)	TENEMENT (NOS) UNIT	TENEMENT (NOS) PROP.	CAR (NOS) BY RULE	CAR (NOS) REQD.	SCOOTER (NOS.) BY RULE	SCOOTER (NOS.) REQD.	CYCLE (NOS.) BY RULE	CYCLE (NOS.) REQD.
Residential	0 - 40	4	0	1	0	4	0	4	0
Residential	40 - 80	2	6	1	3	4	12	4	12
Residential	> 80	1	0	1	0	2	0	2	0
Commercial	127.00	100	1	2	3	4	5	4	5
Total	Required	-	-	-	6	-	17	-	17
Total	Proposed	-	-	-	6	-	18	-	19

FLOOR WISE FSI STATEMENT: A (BC)

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)	ENCLO(C)	EXCESS(D)	EXCESS TERRACE	PROP PREMIUM AREA STAIR CASE	PASSAGE	LIFT/WALL	PROPOSED TENEMENTS	TOTAL BUILT UP AREA
BASEMENT FLOOR	0.00	0.00	0.00	0.00	0.00	9.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	9.03
GROUND FLOOR	0.00	0.00	0.00	0.00	136.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.72	11.28	0.79	0	136.37
FIRST FLOOR	0.00	0.00	0.00	0.00	0.00	137.85	0.00	0.00	20.69	63.98	26.21	37.75	43.27	0.00	8.72	9.68	3.04	3	137.85
SECOND FLOOR	0.00	0.00	0.00	0.00	0.00	137.95	0.00	0.00	20.69	63.98	26.21	37.75	43.27	0.00	8.72	8.68	0.79	3	137.95
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	0.00	0.00	0.00	136.37	284.92	0.00	0.00	41.38	127.92	52.42	75.50	86.54	0.00	26.16	30.62	4.62	6	421.30 + 86.54

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)	ENCLO(C)	EXCESS(D)	EXCESS TERRACE	PERM. PREMIUM AREA	PROP PREMIUM AREA STAIR CASE	PASSAGE	LIFT/WALL	PROPOSED TENEMENTS	TOTAL BUILT UP AREA
A-1 (BC)	0.00	0.00	0.00	0.00	136.37	284.92	0.00	0.00	41.38	127.92	52.42	75.50	86.54	0.00	-	26.16	30.62	4.62	6	421.30 + 86.54
Total	0.00	0.00	0.00	0.00	136.37	284.92	0.00	0.00	41.38	127.92	52.42	75.50	86.54	0.00	152.35	26.16	30.62	4.62	6	421.30 + 86.54

PROPOSED SITE D.P.SHEET NO.23(N.T.S.)

STAMP OF APPROVAL

PLOT NO : 4
BELONGS TO
SHRI. AKSHAY PRATAPSINGH HINGLE
SHRI. SHIVAM MANMOHAN HINGLE
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 THE EXISTING CONSTRUCTION WITH PROPOSED ALTERATION ON PLOT NO. 4, HOUSE NO. 1954/A, WARD NO. 70(74),CITY SURVEY NO. 1107, SHEET NO. 28, KH. NO. 83,84/1, MZ-PARSODI, BHAMTI-PARSODI STREET SCHEME, Tah. & DIST. NAGPUR.

A) AREA STATEMENT		SQ.M.
1. AREA OF PLOT		395.25
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)		395.25
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)		395.25
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) :		395.25
8. PERMISSIBLE FSI		1.0000
PERM. BUILT UP AREA (7 x 8)		395.25
9. TDR AREA		0.00
ORIGINAL TDR AREA		0.00
BALANCE TDR AREA		0.00
10. SPECIAL CASES FSI (ADDITIONAL F.S.I. 30%)		118.57
11. TOTAL PERM. BUILT UP AREA (8+9+10)		513.82
12. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		0.00
(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)		0.00
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.		86.54
16. EXISTING BUILT UP AREA		507.84
17. SURRENDERED AREA		000.00
18. TOTAL BUILT UP AREA		507.84
19. CONSUMED FSI		1.28
B) BALCONY STATEMENT		
(i) PERMISSIBLE BALCONY AREA		41.38
(ii) PROPOSED BALCONY AREA		127.92
(iii) EXCESS BALCONY AREA		86.54
C) TENEMENT STATEMENT		
(i) PROPOSED AREA (12)		0.00
(ii) LESS NON_RESIDENTIAL AREA		136.37
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)		371.47
(iv) TENEMENTS PERMISSIBLE	250.00/Hec.	10
(v) TENEMENTS PROPOSED		6
(vi) TENEMENTS EXISTING		0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)		6

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
VARSHA HINGE Mrs. Varsha D. Hinge NIT L.S.No. 700, NMC L.S. No. 306, Nagpur

JOB NO.	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	0118/17/BND/TP/MRB			05-03-2018
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.

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