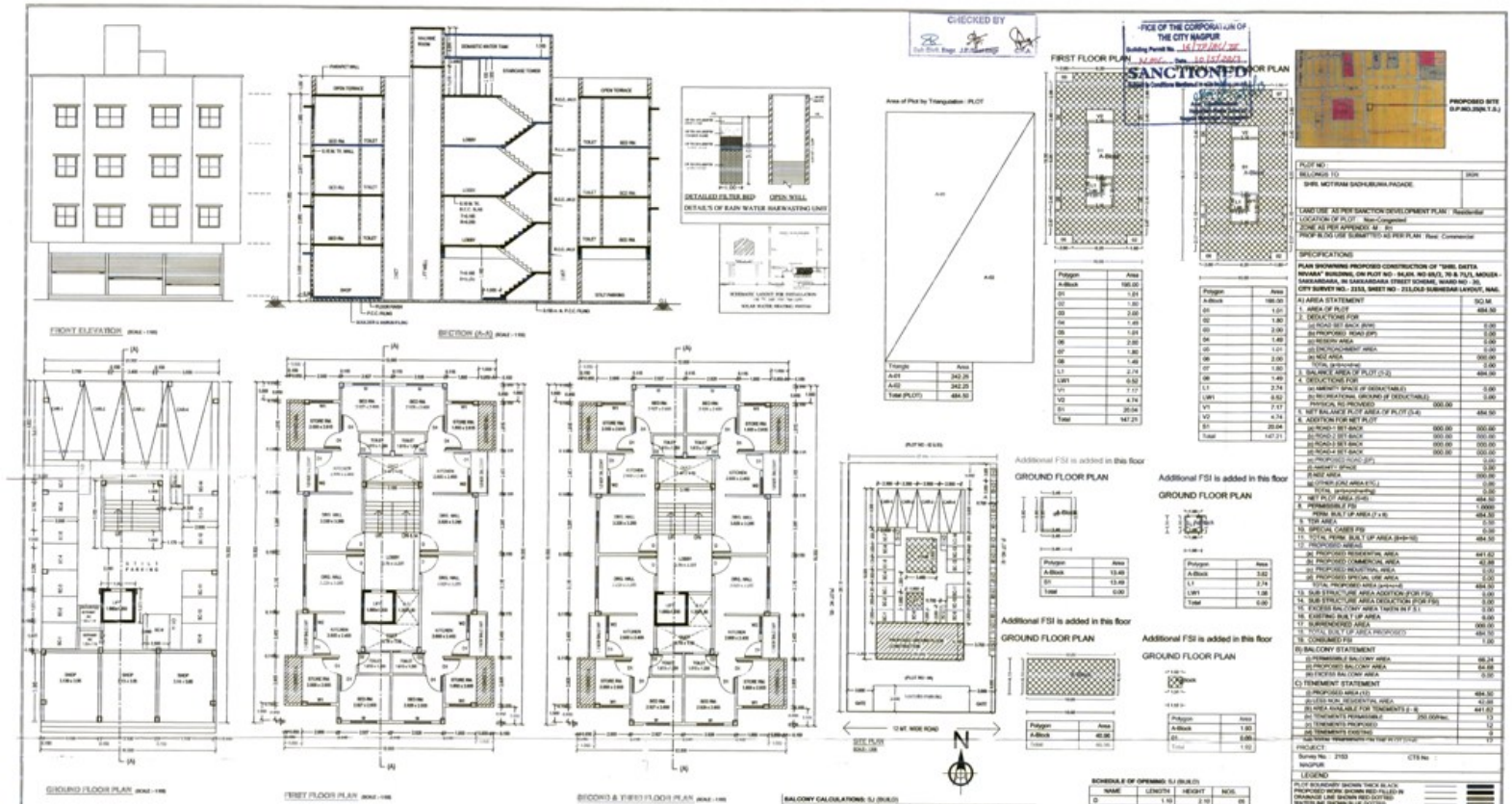


PLOT NO :	
BELONGS TO	SGK
SHRI. MOTIRAM SADHUBUWA PADADE.	
LAND USE AS PER SANCTION DEVELOPMENT PLAN :	Residential
LOCATION OF PLOT :	Non-Congested
ZONE AS PER APPENDIX - III :	III
PROP.BLDG USE SUBMITTED AS PER PLAN :	Resi. Commercial

SPECIFICATIONS

PLAN SHOWING PROPOSED CONSTRUCTION OF "SHRI. DATTA NIVARA" BUILDING, ON PLOT NO - 94,95, NO-35/3, 70 & 71/3, MOUZA - SAKSARDARA, IN SAKSARDARA STREET SCHEME, WARD NO - 35, CITY SURVEY NO. - 2153, SHEET NO - 213,OLD SUBHEDAR LAYOUT, NAG.

		SQ.M.
A)	AREA STATEMENT	
1.	AREA OF PLOT	484.50
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) NOZ AREA	000.00
	(f) TOTAL (a+b+c+d+e)	0.00
3.	BALANCE AREA OF PLOT (1-2)	484.50
4.	DEDUCTIONS FOR	
	(a) AMENITY SPACE (IF PERMITTABLE)	0.00
	(b) RECREATIONAL GROUND (IF DEDUCTABLE)	0.00
	PHYSICAL NO PROVIDED 000.00	
5.	NET BALANCE PLOT AREA (IF PLOT (3-4)	484.50
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
	(g) NOZ AREA	000.00
	(h) OTHER (ONE AREA ETC.)	0.00
	TOTAL (a+b+c+d+e+f+g)	0.00
7.	NET PLOT AREA (5+6)	484.50
8.	PERMISSIBLE FSI	1.0000
	PERM. BUILT UP AREA (7 x 8)	484.50
9.	TDR AREA	0.00
10.	SPECIAL CASES FSI	0.00
11.	TOTAL PERM. BUILT UP AREA (9+9+10)	484.50
12.	PROPOSED AREAS	
	(a) PROPOSED RESIDENTIAL AREA	441.62
	(b) PROPOSED COMMERCIAL AREA	42.88
	(c) PROPOSED INDUSTRIAL AREA	0.00
	(d) PROPOSED SPECIAL USE AREA	0.00
	TOTAL PROPOSED AREA (a+b+c+d)	484.50
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	0.00
17.	SURRENDERED AREA	000.00
18.	TOTAL BUILT UP AREA PROPOSED	484.50
19.	CONSUMED FSI	1.00
B)	BALCONY STATEMENT	
	(a) PERMISSIBLE BALCONY AREA	66.24
	(b) PROPOSED BALCONY AREA	64.68
	(c) EXCESS BAL.CONY AREA	0.00
C)	TENEMENT STATEMENT	
	(a) PROPOSED AREA (12)	484.50
	(b) LESS NUM. RESIDENTIAL AREA	42.88
	(c) AREA AVAILABLE FOR TENEMENTS (c - b)	441.62
	(d) TENEMENTS PERMISSIBLE 250 (SQ/Fee)	12
	(e) TENEMENTS PROPOSED	12
	(e) TENEMENTS EXISTING	0
	(e) TOTAL TENEMENTS (PROPOSED + EXISTING)	12

PROJECT :	
Survey No. : 2153	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 DIMENSIONITTOMN PLANNING SCHEME RECORDS.

ARCHITECT: RAJESH DADHE — ARCHITECTS SIGN

JOB NO.	ORG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		

AWARD NO. : SDT/1/DP/PART/TP/NAG/2013 DATE : 29-04-2013
KEY NO. : 19/01/2016/NS Mode :

AUTO-DCR(CE) NMC NAGPUR

FLOOR WISE FSI STATEMENT: SJ (BUILD)

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)	ENCLOSED(C)	EXCESS(C-PERM)		STAIR CASE	PASSAGE	LIFTWALL			
GROUND FLOOR	42.88	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	13.40	0.00	0.00	0	42.88
FIRST FLOOR	0.00	147.21	0.00	0.00	0.00	0.00	0.00	0.00	22.08	21.56	10.08	11.50	0.00	0.00	20.04	0.00	3.26	4	147.21
SECOND FLOOR	0.00	147.21	0.00	0.00	0.00	0.00	0.00	0.00	22.08	21.56	10.08	11.50	0.00	0.00	20.04	0.00	0.52	4	147.21
THIRD FLOOR	0.00	147.21	0.00	0.00	0.00	0.00	0.00	0.00	22.08	21.56	10.08	11.50	0.00	0.00	20.04	0.00	0.52	4	147.21
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 :	42.88	441.62	0.00	0.00	0.00	0.00	0.00	0.00	66.24	64.68	30.18	34.50	0.00	0.00	73.61	0.00	5.25	12	484.50

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)	ENCLOSED(C)	EXCESS(C-PERM)			STAIR CASE	PASSAGE	LIFTWALL		
SJ-1 (BUILD)	42.88	441.62	0.00	0.00	0.00	0.00	0.00	0.00	66.24	64.68	30.18	34.50	0.00	0.00	145.35	73.61	0.00	5.25	12	484.50
Total :	42.88	441.62	0.00	0.00	0.00	0.00	0.00	0.00	66.24	64.68	30.18	34.50	0.00	0.00	145.35	73.61	0.00	5.25	12	484.50

BALCONY CALCULATIONS: SJ (BUILD)

FLOOR	SIZE	OPEN	ENCLOSED	AREA	TOT AREA
FIRST FLOOR PLAN...	1.00 X 2.68 X 2	0.00(O)	5.76(C)	5.76	21.34
	1.00 X 2.87 X 2	0.00(O)	5.74(C)	5.74	
	1.00 X 2.38 X 4	10.08(A)	0.00(C)	10.08	
TYPICAL - (3) F.L	1.00 X 1.88 X 4	0.00(O)	11.52(A)	11.52	42.68
	1.00 X 2.87 X 4	0.00(O)	11.48(A)	11.48	
	1.00 X 2.38 X 8	20.12(B)	0.00(C)	20.12	
Total :	-	30.19(12)	34.50(12)	-	64.68

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	5	12	1	1	4	12	4	12
Residential	40 - 80	7	0	1	0	4	0	4	0
Residential	> 80	1	0	1	0	3	0	3	0
Commercial	36.37	100	0	2	1	4	2	4	2
Total	Required	-	-	-	4	-	14	-	14
Total	Proposed	-	-	-	4	-	14	-	14

SCHEDULE OF OPENING: SJ (BUILD)

NAME	LENGTH	HEIGHT	NOS.
D	1.10	2.10	05
D1	1.00	2.10	36
D2	0.75	2.10	12

SCHEDULE OF OPENING: SJ (BUILD)

NAME	LENGTH	HEIGHT	NOS.
W	1.50	1.20	18
W1	1.30	1.20	18
W2	1.00	0.90	12
V	0.90	0.60	13

ALTERNATE TERRACE: SJ (BUILD)

FLOOR	PERM	PROP	EXCESS
GROUND FLOOR	0.00	0.00	0.00
FIRST FLOOR	22.08	0.00	6.00
SECOND FLOOR	22.08	0.00	6.00
THIRD FLOOR	22.08	0.00	6.00
TERRACE FLOOR	0.00	0.00	0.00
Total :	66.24	0.00	6.00