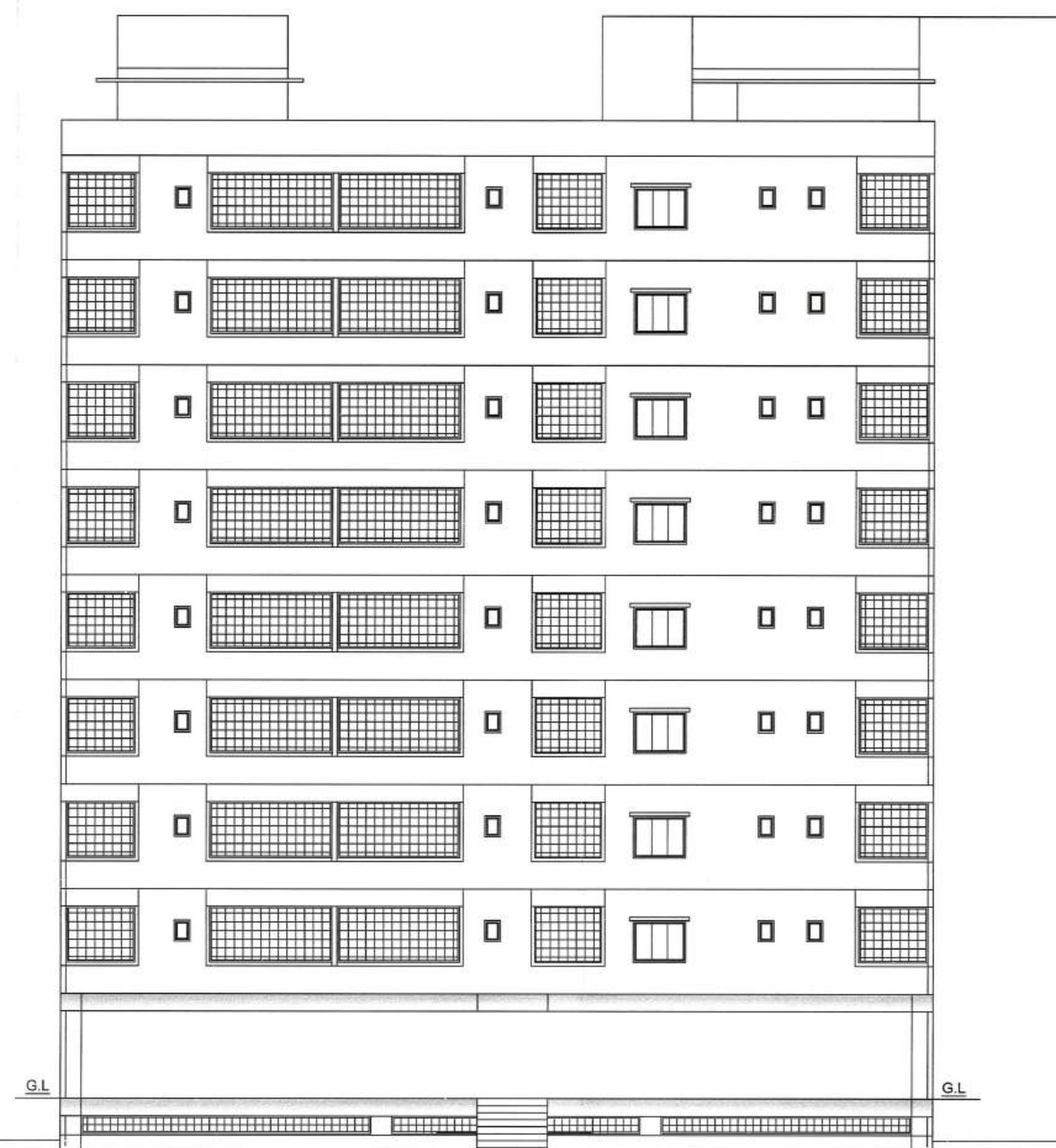
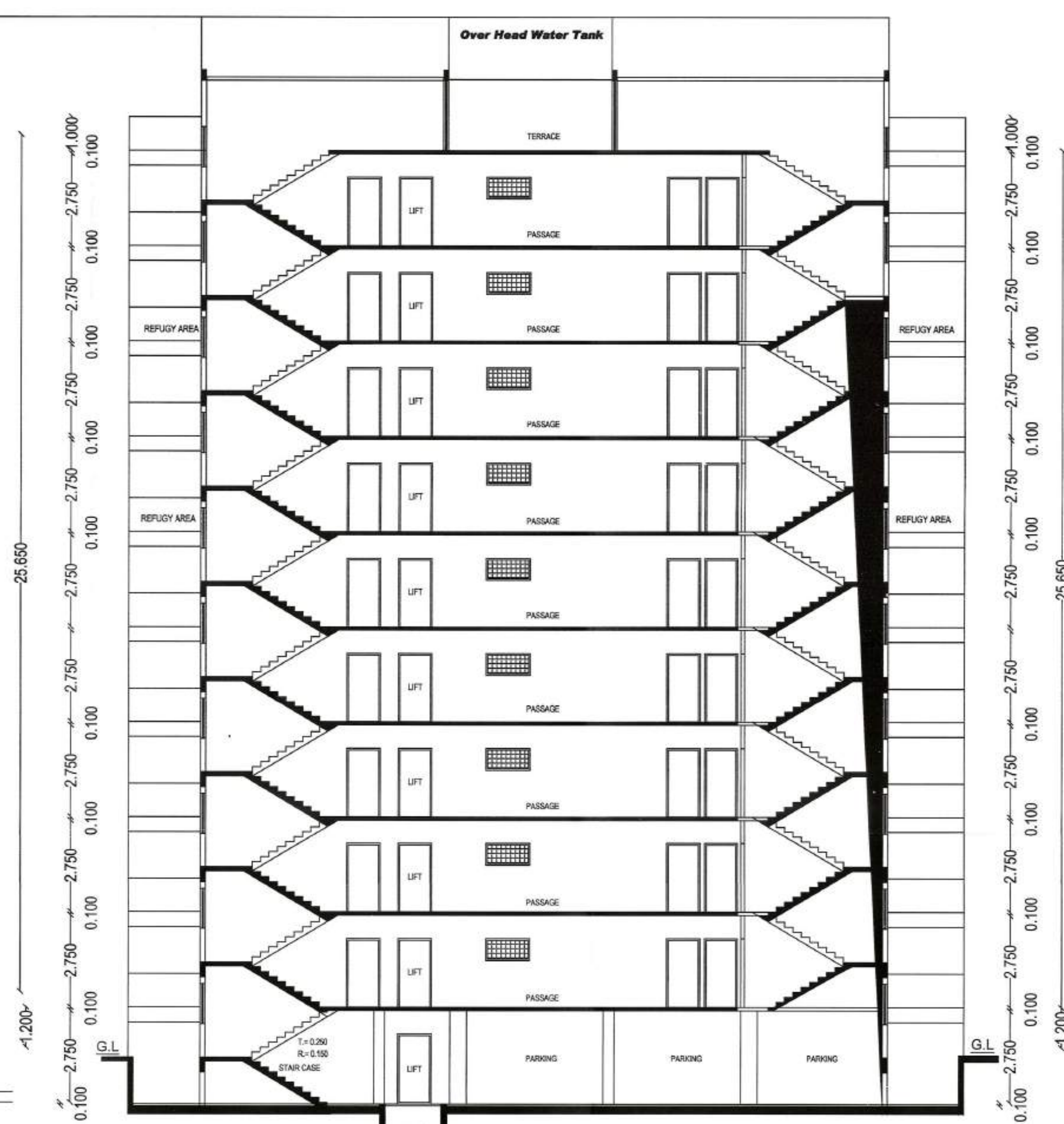




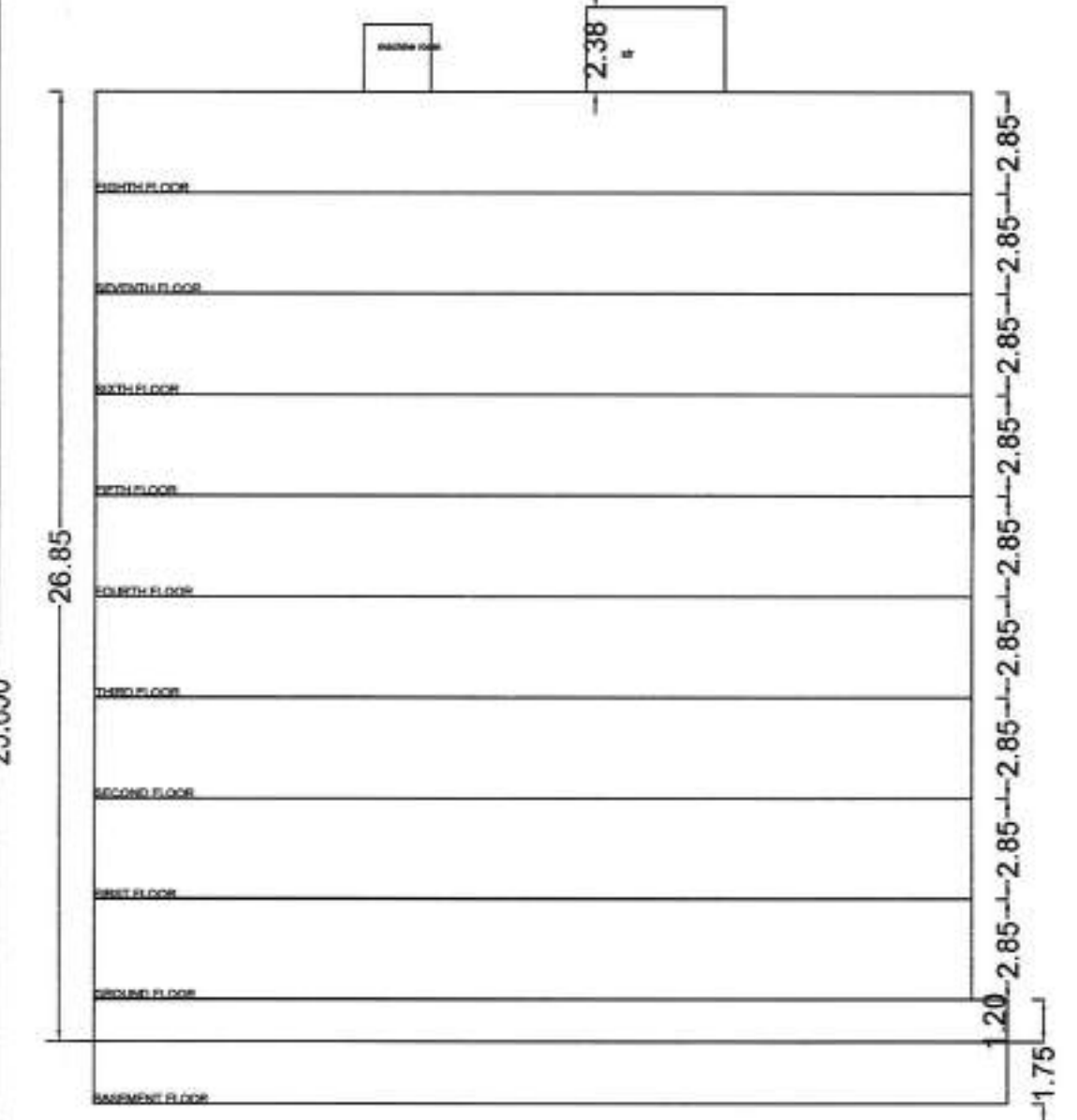
FRONT ELEVATION (EAST SIDE)



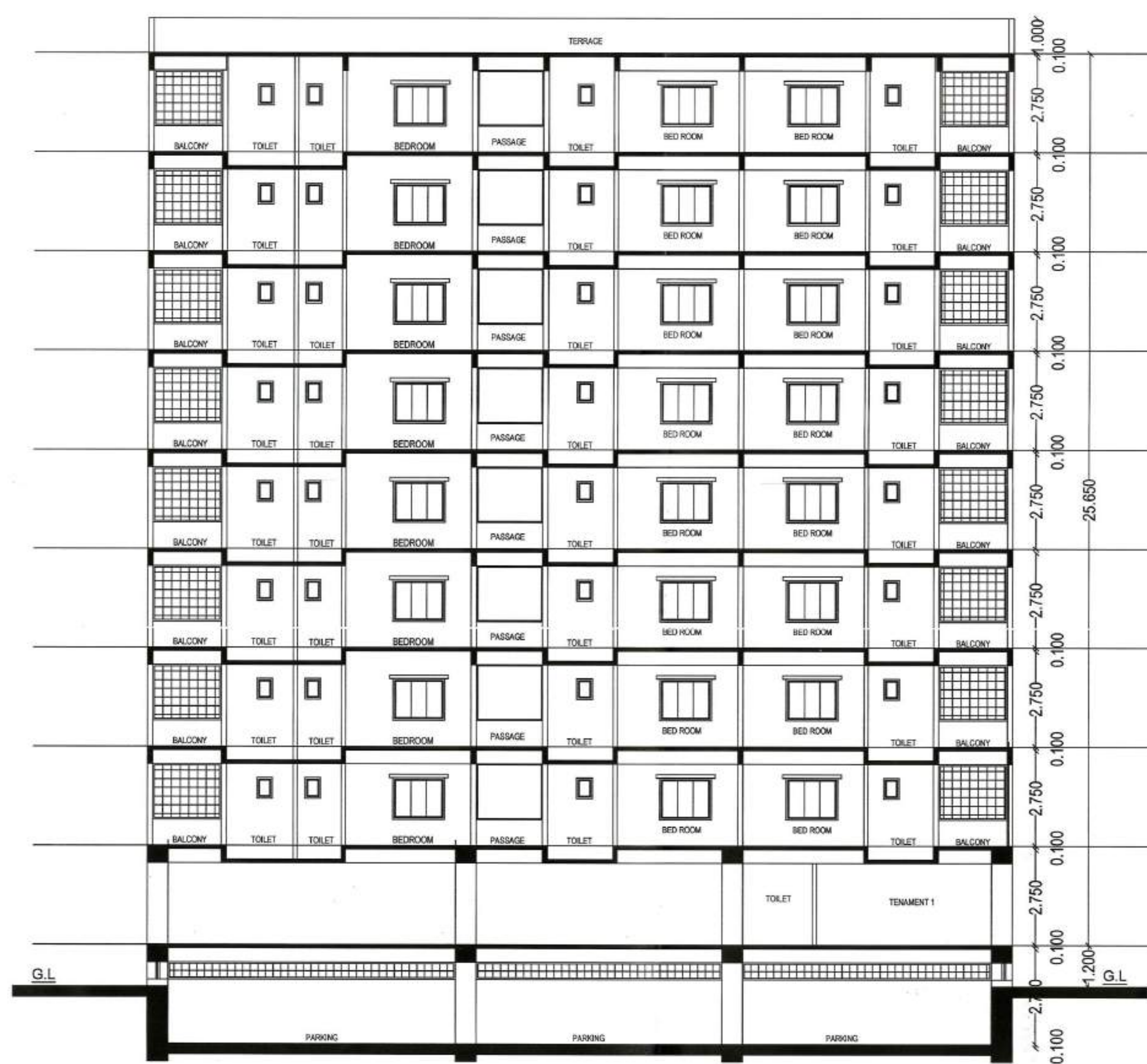
BACK ELEVATION (WEAST SIDE)



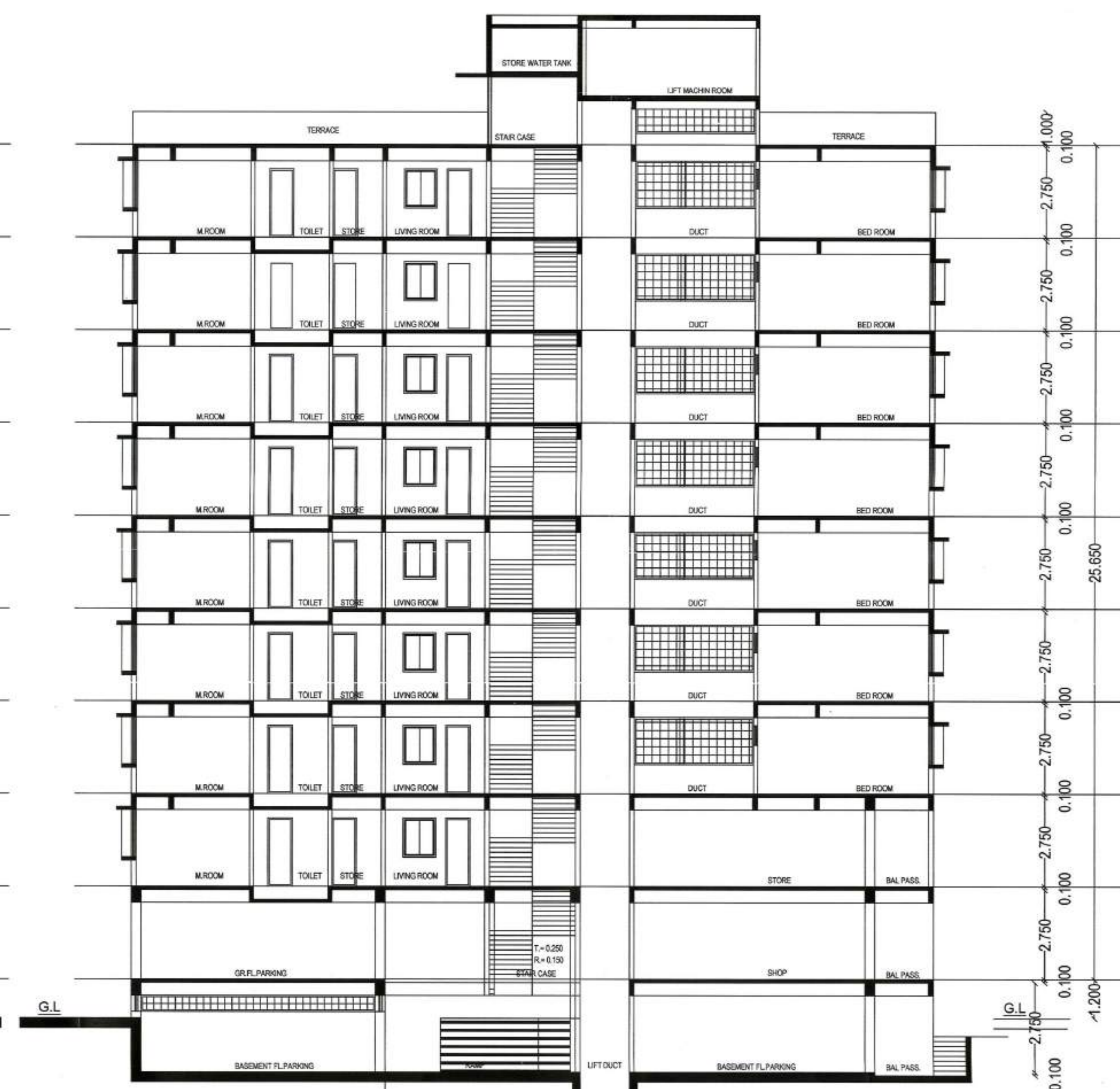
SECTION AT -AA-



section

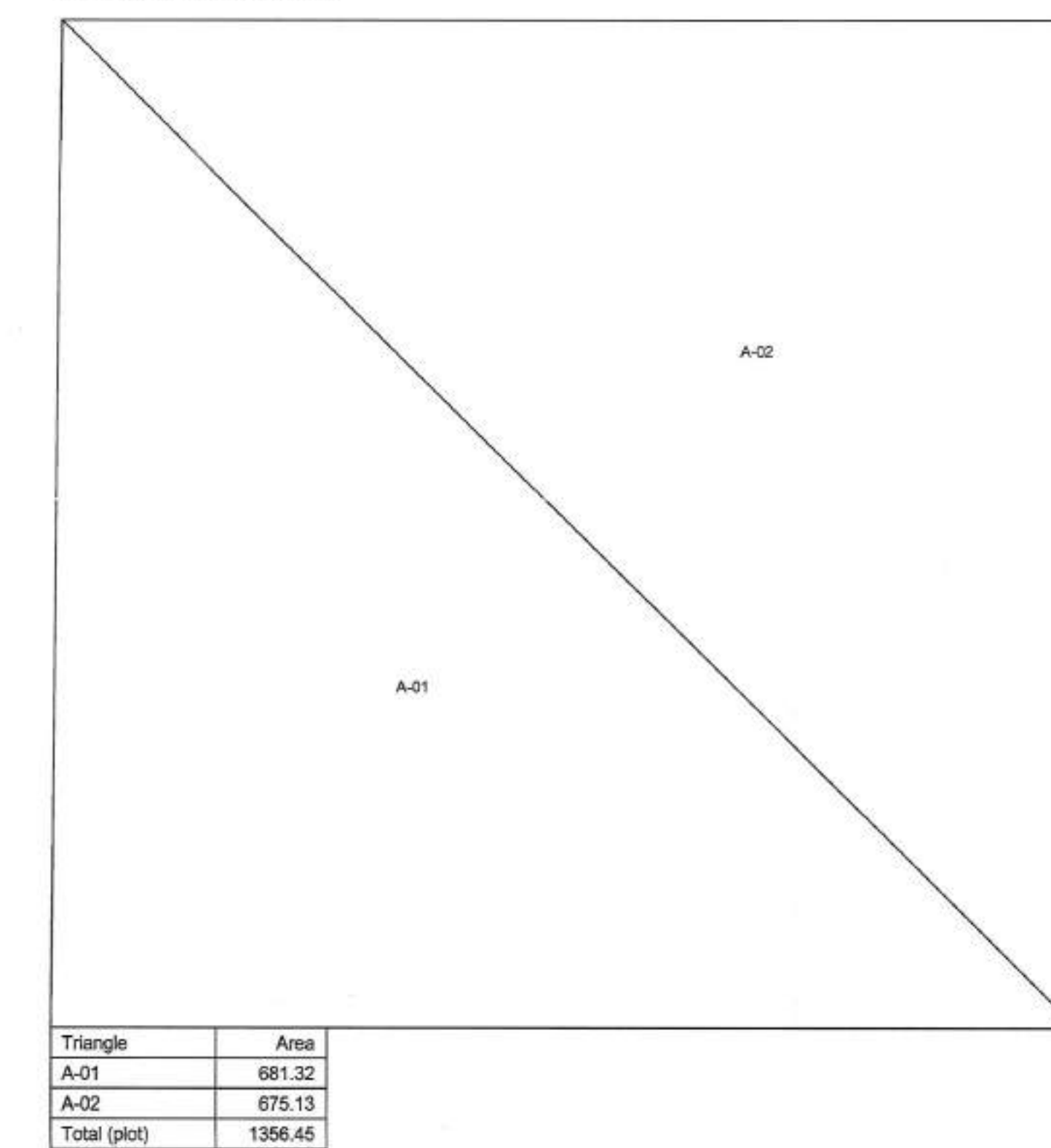


SECTION AT -BB-



SECTION AT -CC-

Area of Plot by Triangulation: plot



The San Water Harvesting is required to be provided as per Direction of Govt. of Maharashtra No. TFR-2200/2202 CR-280/01/UD-II, dated 10th March, 2005 as per schedule for every 100 sq.mts. built-up area. The system may be by open well 1 mtr. dia & 1 mtr. deep with filtration chamber for every 300 sq.mtr. built-up area. Other systems mentioned in the schedule 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.

Provisions 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 under:
Type of Building Per Capita Capacity
i) Hospitals 400 Ltrs./day/person
ii) Hotels 150 Ltrs./day/person
iii) Hostels & other such buildings 75 Ltrs./day/person
iv) Resident 25 Ltrs./day/person
If the provisions as above is not met, the occupancy certificate will not be issued from NMC.

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

PLOT NO: 591.592
BELONGS TO
SHRI AHMED ABDUL AZIZ LALANI
SMT. NAQYA-ABDUL AZIZ LALANI
LAND USE AS PER SANCTION DEVELOPMENT PLAN: Res. Commercial
LOCATION OF PLOT: Non-Congested
ZONE AS PER APPENDIX M: R1
PROP. BLDG USE SUBMITTED AS PER PLAN: Res. Commercial

PROPOSED COMMERCIAL/ RESIDENTIAL CONSTRUCTION ON CITY SURVEY PLOT NO. 591.592, N.M.C. HOUSE NO. 699A/3700, WARD No. 53, NAGPUR. PLOT NO. 591.592, SITUATED AT MOUZA HANSAPURI, Tah. Dist. NAGPUR

SPECIFICATIONS	
PROPOSED COMMERCIAL/ RESIDENTIAL CONSTRUCTION ON CITY SURVEY PLOT NO. 591.592, N.M.C. HOUSE NO. 699A/3700, WARD No. 53, NAGPUR. PLOT NO. 591.592, SITUATED AT MOUZA HANSAPURI, Tah. Dist. NAGPUR	
A) AREA STATEMENT	
1. AREA OF PLOT	1356.45
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK (R/W)	0.00
(b) PROPOSED ROAD (DP)	0.00
(c) RESERVY AREA	0.00
(d) ENCROACHMENT AREA	0.00
(e) NDZ AREA	0.00
TOTAL (a-e) (deductible)	0.00
3. BALANCE AREA OF PLOT (1-2)	1356.45
4. DEDUCTIONS FOR	
(a) AMENITY SPACE (IF DEDUCTIBLE)	0.00
(b) RECREATIONAL GROUND (IF DEDUCTIBLE)	0.00
PHYSICAL RG PROVIDED	000.00
5. NET BALANCE PLOT AREA OF PLOT (3-4)	1356.45
6. ADDITION FOR NET PLOT	
(a) ROAD-1 SET-BACK	000.00
(b) ROAD-2 SET-BACK	000.00
(c) ROAD-3 SET-BACK	000.00
(d) ROAD-4 SET-BACK	000.00
(e) PROPOSED ROAD (DP)	0.00
(f) AMENITY SPACE	0.00
(g) NDZ AREA	000.00
(h) OTHER (CRZ AREA ETC.)	0.00
TOTAL (a-h) (add-on)	0.00
7. NET PLOT AREA (5+6)	1356.45
8. PERMISSIBLE FSI	3.0000
PERM. BUILT UP AREA (7 x 8)	4069.35
9. TOR AREA	0.00
ORIGINAL TOR AREA	0.00
BALANCE TOR AREA	0.00
10. SPECIAL CASES FSI	0.00
11. TOTAL PERM. BUILT UP AREA (8+9+10)	4069.35
12. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	3481.21
(b) PROPOSED COMMERCIAL AREA	578.29
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	4059.50
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	4059.50
19. CONSUMED FSI	2.99

B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	489.07
(ii) PROPOSED BALCONY AREA	476.56
(iii) EXCESS BALCONY AREA	0.00
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	4059.50
(ii) LESS NON RESIDENTIAL AREA	578.29
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	3481.21
(iv) TENEMENTS PERMISSIBLE	250.00 Hec.
(v) TENEMENTS PROPOSED	49
(vi) TENEMENTS EXISTING	0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	49

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 DIMENSIONS 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
INWARD NO. 0106/HPT/PLAN/DAT/09-03-2018
KEY NO. AN SHEET NO. 1/4
Disclaimer: AutoDCR is an input based software tool used by Municipal Corporations but the final approval lies with concerned Officer / Authority.

FLOOR WISE FSI STATEMENT: 1 (BUILDING)													
FLOORS	PROPOSED BUILT UP AREA				EXISTING BUILT UP AREA				BALCONY AREA				TOTAL BUILT UP AREA
	COMM.	RES.	IND.	SPEC.	COMM.	RES.	IND.	SPEC.	PERM.(A)	PROHIB.(B)	OPEN(B)	ENCLOS.(C)	
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
GROUND FLOOR	308.53	154.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	462.58
FIRST FLOOR	289.75	259.86	0.00	0.00	0.00	0.00	0.00	0.00	38.95	23.43	23.43	0.00	529.42
SECOND FLOOR	0.00	438.21	0.00	0.00	0.00	0.00	0.00	0.00	65.73	62.35	62.35	0.00	438.21
THIRD FLOOR	0.00	438.21	0.00	0.00	0.00	0.00	0.00	0.00	65.73	62.35	62.35	0.00	438.21
FOURTH FLOOR	0.00	438.21	0.00	0.00	0.00	0.00	0.00	0.00	65.73	62.35	62.35	0.00	438.21
FIFTH FLOOR	0.00	438.22	0.00	0.00	0.00	0.00	0.00	0.00	65.73	40.70	40.70	0.00	438.22
SIXTH FLOOR	0.00	438.21	0.00	0.00	0.00	0.00	0.00	0.00	65.73	62.35	62.35	0.00	438.21
SEVENTH FLOOR	0.00	438.22	0.00	0.00	0.00	0.00	0.00	0.00	65.73	40.70	40.70	0.00	438.22
EIGHTH FLOOR	0.00	438.21	0.00	0.00	0.00	0.00	0.00	0.00	65.73	62.35	62.35	0.00	438.21
Total	578.29	3481.21	0.00	0.00	0.00	0.00	0.00	0.00	499.07	416.56	416.56	0.00	4059.50