



DOOR WISE FSI STATEMENT: 1 (BUILDING)

BUILDING WISE FSI STATEMENT																	
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[illegible]

[illegible][illegible]

The Rain Water Harvesting is required to be provided as per Direction of Govt. of Maharashtra No. TPB 432001/2153 Cr. - 230/01/UD-II, dated 10th March, 2005 as per schedule for every 300 sq.mts. built-up area. The system may be by open well 1 mtr. dia x 3 mtrs. deep with filtration chamber for every 300 sq.mtr. built-up area. Other options mentioned in the schedule may be adopted.

e) 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 Buildings	Per Capita Capacity
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	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 ANALYSIS OF THE BUILDING FOR EARTHQUAKE BE SUBMITTED WITH STRUCTURAL DESIGN & DRAWING MUST BE 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.

PLOT NO : 591,592		
BELONGS TO		
SHRI AHMED ABDUL AZIZ LALANI		
SMT. NAYYA AHMED ABDUL AZIZ LALANI,		
LAND USE AS PER SANCTION DEVELOPMENT PLAN : Resi Commercial		
LOCATION OF PLOT : Non-Congested		
ZONE AS PER APPENDIX - M : R1		
PROP BLDG USE SUBMITTED AS PER PLAN : Resi Commercial		

SPECIFICATIONS
PROPOSED COMMERCIAL/ RESIDENTIAL CONSTRUCTION ON CITY SURVEY PLOT No. 95&96, N.M.C.HOUSE NO. 699/A&700, WARD No. 53, NAZUL PLOT No. 591&592 .SITUATED AT MOUZA HANSAPURI, Tah. Dist. NAGPUR

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	1356.45
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 (2+3+4+5)		0.00
3.	BALANCE AREA OF PLOT (1-2)	1356.45
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)	1356.45
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) NDZ AREA		000.00

(g) OTHER (C & Z AREA ETC.)	0.00
TOTAL (a+b+c+d+e+f+g)	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. 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)	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 BUILDUP AREA PROPOSED	4059.50
19. CONSUMED FSI	2.99
B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	499.07
(ii) PROPOSED BALCONY AREA	416.56
(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.	81
(v) TENEMENTS PROPOSED	49
(vi) TENEMENTS EXISTING	0

(vii) TOTAL TENEMENTS ON THE PLOT (v+viv)		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	
DEMOLISHION 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:		ARCHITECT'S SIGN	
S H. TUPKAR			

	JOB NO. 	DRG. NO. 	SCALE 1:100	DRAWN BY 	CHECKED BY
	INWARD NO. 0106/HIP/TP/NM/	DATE 09-03-2018			

	KEY NO.	AN	SHEET NO.	4/4
Disclaimer: AutoDCR is an input based software tool used by Municipal Corporations but the final approval lies with concerned Officer / Authority.				

