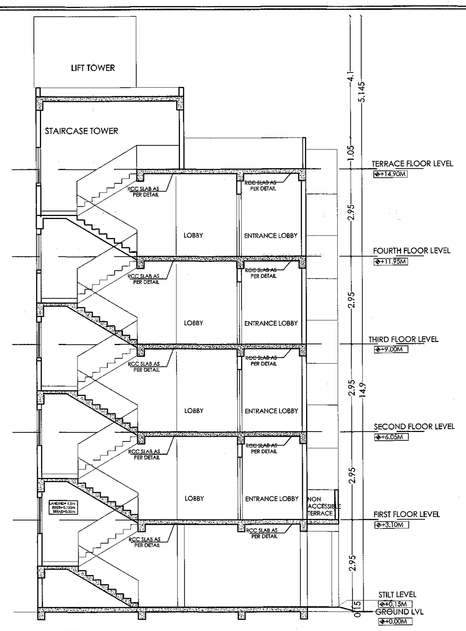
NORTH SIDE ELEVATION

SCALE- 1:100

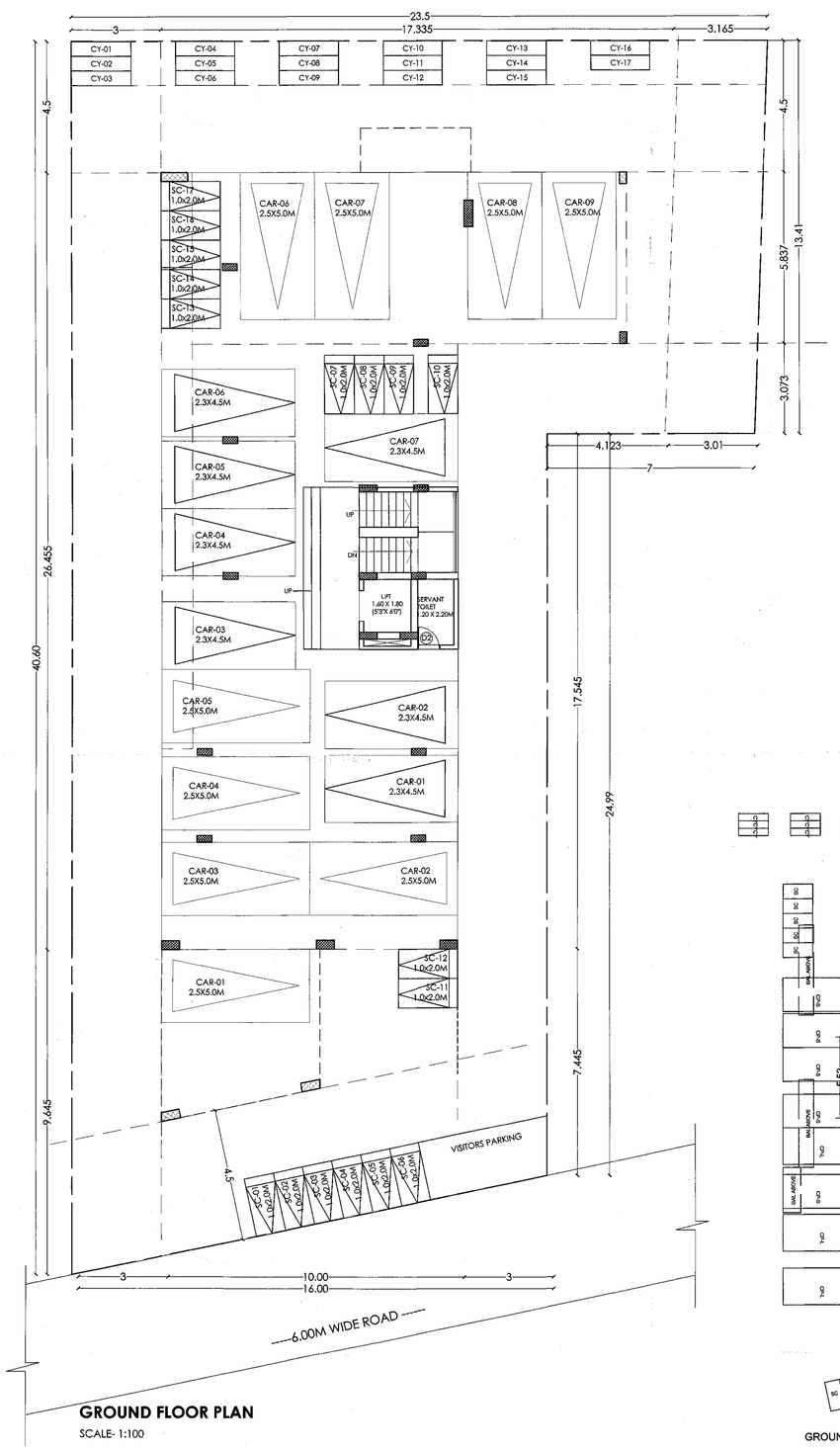


SECTION A-A

SCALE- 1:100

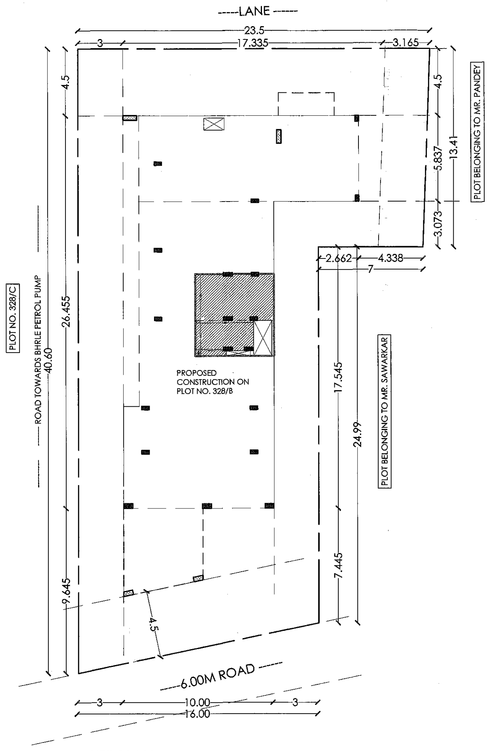
SECTION B-B

SCALE- 1:100



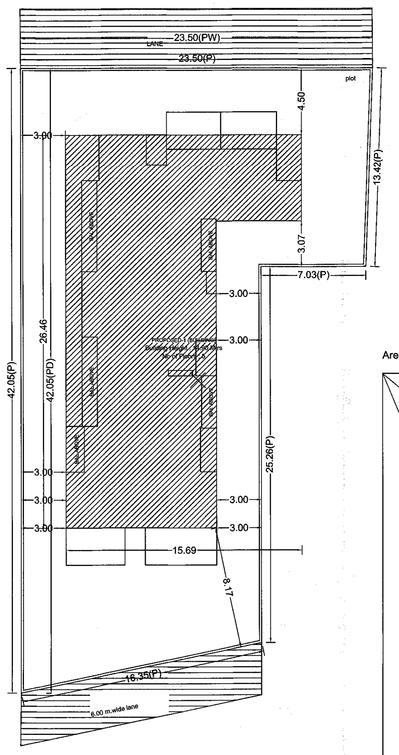
GROUND FLOOR PLAN

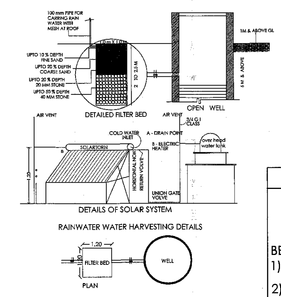
SCALE- 1:100



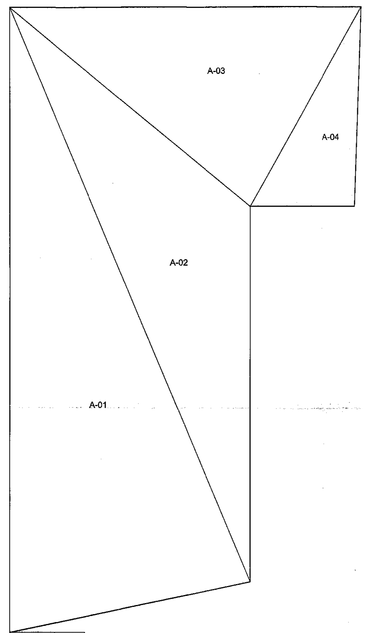
SITE PLAN

SCALE- 1:200

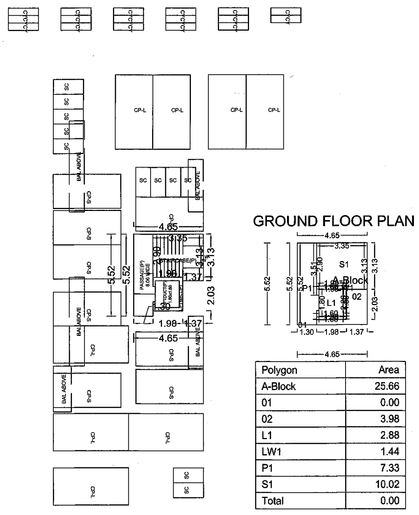




Area of Plot by Triangulation : plot

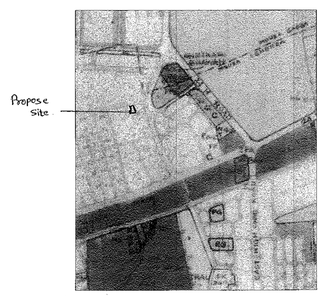


Triangle	Area
A-01	336.49
A-02	203.11
A-03	197.37
A-04	47.12
Total (sqm)	743.20



GROUND FLOOR PLAN

SCALE- 1:100



Polygon	Area
A-Block	25.66
01	0.00
02	3.98
L1	2.88
LW1	1.44
P1	7.33
S1	10.02
Total	0.00

LOCATION PLAN (D.P. NO. 18)

SCALE- NTS

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 188/BP/Lendra/TP/NMC/1968 Date.... 13.07.2018
SANCTIONED
subject to conditions mentioned in the building permit
Assistant Director
Town Planning
Nagpur Municipal Corporation

The Ram Water Harvesting is required to be provided as per Directon of Govt. of Maharashtra No. TPB 432001/2133 CR - 230/01/UD-II, 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 t 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.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 Recommended
1) Hospitals	-100 Ltrs./day/person,
2) Hotels	—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 IS SUBMITTED WITHSTRUCTURAL 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

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	4	0	1	0	4	0	4	0
Residential	40 - 80	2	0	1	0	4	0	4	0
Residential	> 80	1	8	1	8	2	16	2	16
Total	Required	-	-	-	8	-	16	-	16
Total	Proposed	-	-	-	16	-	17	-	17

ALTERNATE TERRACE:PROPOSED (BUILDING)

FLOOR	PERM.	PROP.	EXCESS
GROUND FLOOR	0.00	0.00	0.00
FIRST FLOOR	27.83	0.00	0.00
SECOND FLOOR	27.83	21.24	0.00
THIRD FLOOR	27.83	18.75	0.00
FOURTH FLOOR	27.83	21.24	0.00
Total	111.31	61.23	0.00

SCHEDULE OF OPENING: PROPOSED (BUILDING)

NAME	LENGTH	HEIGHT	NOS.
V	0.60	0.60	12
W5	0.70	1.20	08
W1	1.20	1.20	16
W4	1.25	1.20	04
W	1.49	1.20	05
W	1.72	1.20	04
W6	2.50	1.20	04

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)	ENCLO(C)	EXCESS(D) D=(B+C)-A		STAIR CASE	PASSAGE	LIFT/WALL		
PROPOSED-1 (BUILDING)	0.00	742.05	0.00	0.00	0.00	0.00	0.00	0.00	111.31	91.47	14.78	76.68	0.00	0.00	-	48.10	119.69	10.08	8	742.05
Total	0.00	742.05	0.00	0.00	0.00	0.00	0.00	0.00	111.31	91.47	14.78	76.68	0.00	0.00	222.61	48.10	119.69	10.08	8	742.05

FLOOR WISE FSI STATEMENT: PROPOSED (BUILDING)

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)	ENCLO(C)	EXCESS(D) D=(B+C)-A		STAIR CASE	PASSAGE	LIFT/WALL		
GROUND 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	10.02	7.33	1.44	0	0.00
FIRST FLOOR	0.00	185.51	0.00	0.00	0.00	0.00	0.00	0.00	27.83	22.87	3.70	19.17	0.00	0.00	9.52	28.09	4.32	2	185.51
SECOND FLOOR	0.00	185.51	0.00	0.00	0.00	0.00	0.00	0.00	27.83	22.87	3.70	19.17	0.00	0.00	9.52	28.09	1.44	2	185.51
THIRD FLOOR	0.00	185.51	0.00	0.00	0.00	0.00	0.00	0.00	27.83	22.87	3.70	19.17	0.00	0.00	9.52	28.09	1.44	2	185.51
FOURTH FLOOR	0.00	185.51	0.00	0.00	0.00	0.00	0.00	0.00	27.83	22.87	3.70	19.17	0.00	0.00	9.52	28.09	1.44	2	185.51
Total	0.00	742.05	0.00	0.00	0.00	0.00	0.00	0.00	111.31	91.47	14.78	76.68	0.00	0.00	48.10	119.69	10.08	8	742.05

BALCONY CALCULATIONS: PROPOSED (BUILDING)

FLOOR	SIZE	OPEN	ENCLOSED	AREA	TOT. AREA
FIRST FLOOR PLAN...	1.01 X 3.53 X 1	0.00(0)	3.53(1)	3.53	22.88
	1.00 X 3.53 X 1	0.00(0)	3.53(1)	3.53	
	1.00 X 6.00 X 1	0.00(0)	6.00(1)	6.00	
	1.01 X 6.12 X 1	0.00(0)	6.12(1)	6.12	
	1.21 X 3.08 X 1	3.70(1)	0.00(0)	3.70	
TYPICAL - 2& 4 FL...	1.01 X 3.53 X 2	0.00(0)	7.06(2)	7.06	45.76
	1.00 X 3.53 X 2	0.00(0)	7.06(2)	7.06	
	1.00 X 6.00 X 2	0.00(0)	12.00(2)	12.00	
	1.01 X 6.12 X 2	0.00(0)	12.24(2)	12.24	
	1.21 X 3.08 X 2	7.40(2)	0.00(0)	7.40	
THIRD FLOOR PLAN...	1.01 X 3.53 X 1	0.00(0)	3.53(1)	3.53	22.88
	1.00 X 3.53 X 1	0.00(0)	3.53(1)	3.53	
	1.00 X 6.00 X 1	0.00(0)	6.00(1)	6.00	
	1.01 X 6.12 X 1	0.00(0)	6.12(1)	6.12	
	1.21 X 3.08 X 1	3.70(1)	0.00(0)	3.70	
Total	-	14.78(4)	76.68(16)	-	91.47

STAMP OF APPROVAL

BELONGING TO
1) GEETA SHARAD ANANDIKAR
2)SACHIN SHARAD ANANDIKAR
THROUGH P.O.A.HOLDER -
SHRI SHARAD ANANDIKAR

PLOT NO :	
BELONGS TO	SIGN:
SMT.GEETA SHARAD ANANDIKAR AND OTHERS	
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

PROPOSED RESIDENTIAL FLAT SCHEME ON PLOT NO. 887, HOUSE NO. 328/B, 328/C, KH.NO 28/5, C.S NO. 68, SHEET NO. 17/A/2,WARD NO 70, MOUZA -LENDHRA, TAH & DIST-NAGPUR,

A) AREA STATEMENT		SQ.M.
1. AREA OF PLOT		743.20
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)		743.20
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)		743.20
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) :		743.20
8. PERMISSIBLE FSI		1.0000
PERM. BUILT UP AREA (7 x 8)		743.20
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)		743.20
12. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		742.05
(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)		742.05
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		742.05
19. CONSUMED FSI		1.00
B) BALCONY STATEMENT		
(i) PERMISSIBLE BALCONY AREA		111.31
(ii) PROPOSED BALCONY AREA		91.47
(iii) EXCESS BALCONY AREA		0.00
C) TENEMENT STATEMENT		
(i) PROPOSED AREA (12)		742.05
(ii) LESS NON_RESIDENTIAL AREA		0.00
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)		742.05
(iv) TENEMENTS PERMISSIBLE	250.00/Hec.	19
(v) TENEMENTS PROPOSED		8
(vi) TENEMENTS EXISTING		0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)		8

PROJECT:
Survey No. : 68 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:
RAVINDRA S SONKUSARE

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	0070/LAD/TP/NMC	DATE	10-05-2018	
KEY NO.	[illegible]	SHEET NO.	Model	

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