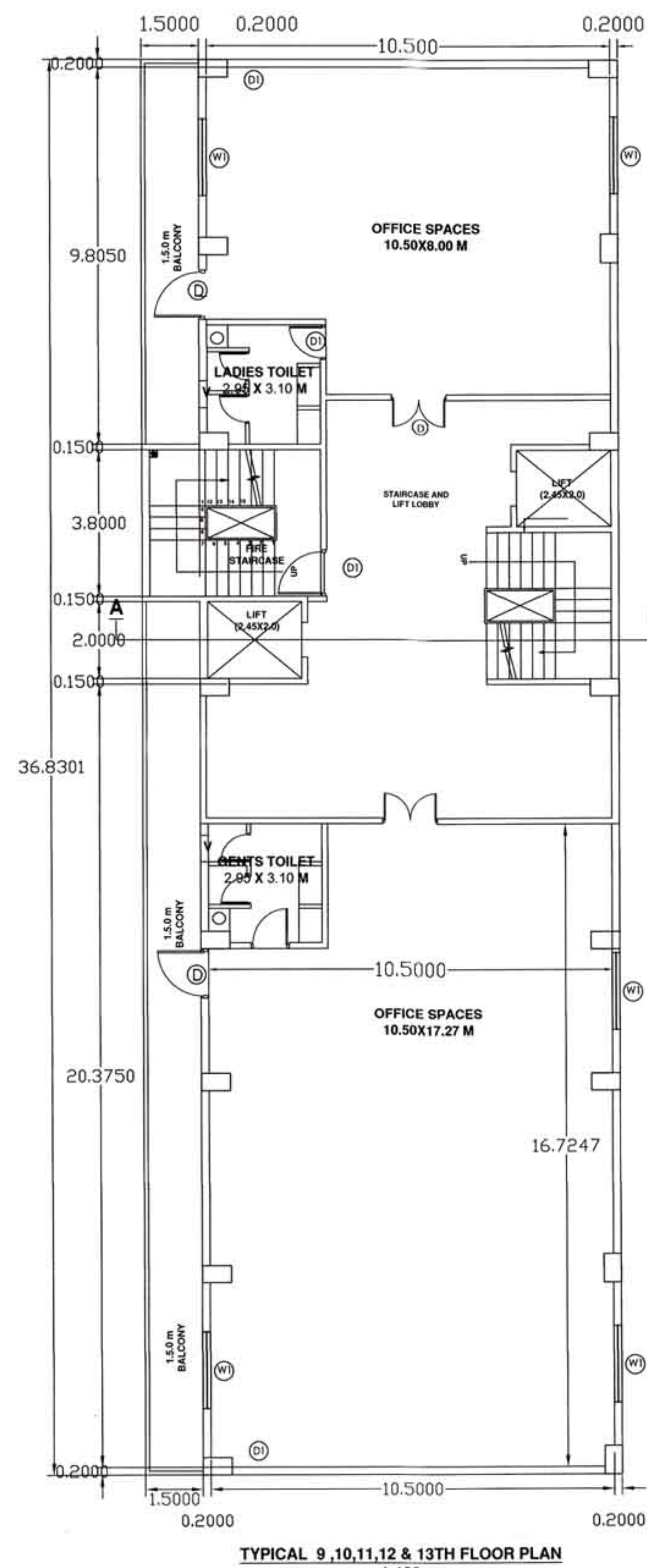
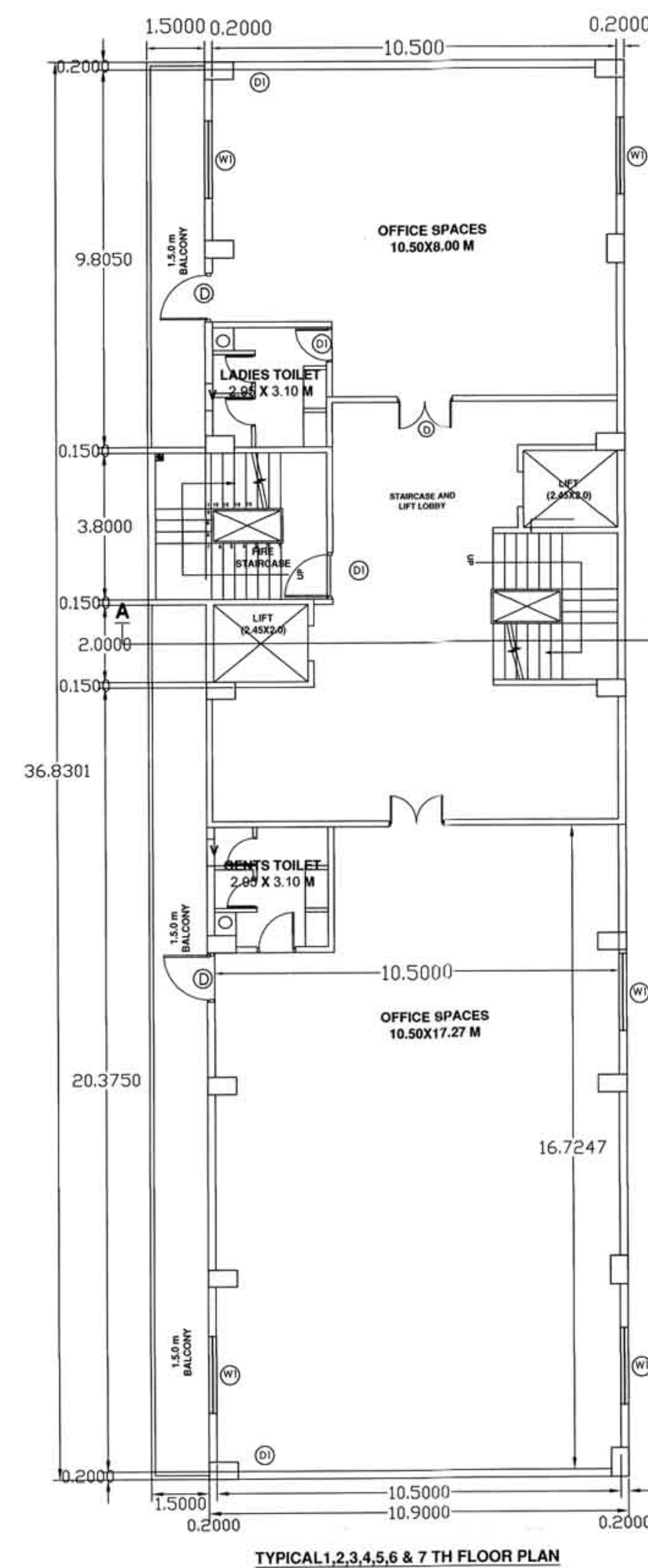
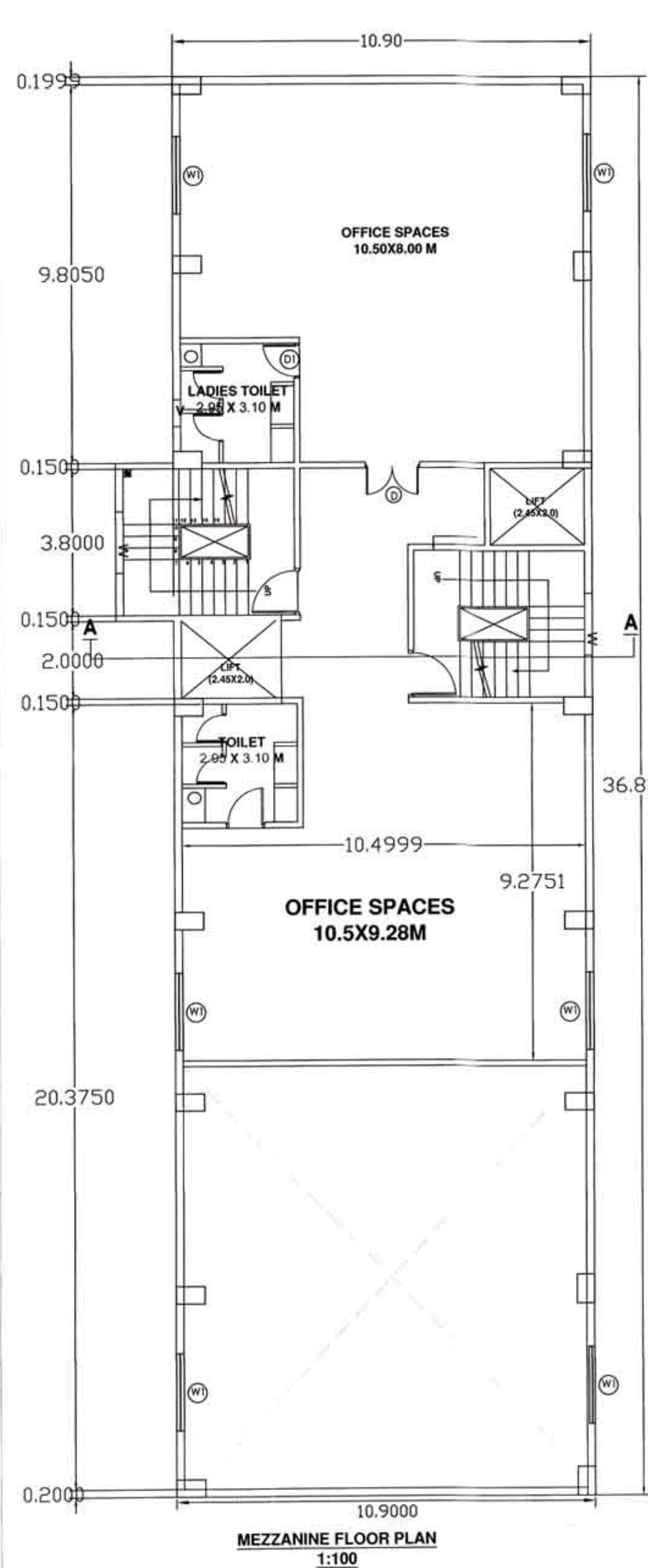




The Rain Water Harvesting is required to be provided as per Direction of Govt. of Maharashtra No. 178/42001/2133 CP-230/31/UD-II, dated 10th March, 2005 as per schedule for every 30 sq.m. built-up area. The system may be by open well / under dia 8 mm / deep with filtration chamber for every 30 sq.m. built-up area. Other options mentioned in the schedule may be adopted. a) The authority may impose a levy of Rs. 100/- per annum for every 100 sq.m. 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 on the building for the following uses at the per capita capacity mentioned as under:
Type of Building Per Capita Capacity
1) Hospitals - 100 Ltrs./day/person
2) Hotels - 120 Ltrs./day/person
3) Hostels & other such buildings - 75 Ltrs./day/person
4) Residential - 75 Ltrs./day/person
If the provision is not made, the owner shall pay Rs. 100/- per annum for every 100 sq.m. of built-up area.

STAMP OF APPROVAL

PLOT NO: 198
BELONGS TO: PRAFULVED INFRA PRIVATE LIMITED THROUGH DIRECTOR SHRI. PRAFUL NARENDRA DESHMUKH
LAND USE: AS PER SANCTION DEVELOPMENT PLAN: COMMERCIAL
LOCATION OF PLOT: NON-CONGESTED
ZONE AS PER APPENDIX - M: C
PROP BLDG USE SUBMITTED AS PER PLAN: COMMERCIAL

SPECIFICATIONS
PROPOSED COMMERCIAL COMPLEX PLAN ON NAZUL PLOT NO.198,NMC HOUSE NO.230, WARD NO.73, CTS NO. 222, SITUATED AT - DHARAMPETH, MOUZA - AMBAZARI DIST. NAGPUR.

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	1337.50
2. DEDUCTIONS FOR	
(a) ROAD SET-BACK (RW)	67.07
(b) PROPOSED ROAD (DP)	0.00
(c) RESERVY AREA	0.00
(d) ENCROACHMENT AREA	0.00
(e) NOZ AREA	0.00
TOTAL (a+b+c+d+e)	67.07
3. BALANCE AREA OF PLOT (1-2)	1270.43
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)	1270.43
6. ADDITION FOR NET PLOT	
(a) ROAD-1 SET-BACK ROAD WINDING	67.07
(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)	000.00
(f) AMENITY SPACE	000.00
(g) NOZ AREA	000.00
(h) OTHER (CRZ AREA ETC.)	00.00
TOTAL (a+b+c+d+e+f+g+h)	73.20
7. NET PLOT AREA (5+6)	1337.50
8. PERMISSIBLE FSI (AS PER TOD)	3.500
PERM. BUILT UP AREA (7 x 8) GR. DT 02-11-18	4681.25
9. TOD AREA, PERMISSIBLE	3007.12
TOD AREA USED	2679
10. SPECIAL CASES FSI	00
11. TOTAL PERM. BUILT UP AREA (8+9+10)	4681.25
12. PROPOSED AREAS	
(a) PROPOSED RESIDENTIAL AREA	0.00
(b) PROPOSED COMMERCIAL AREA	4275.26
(c) PROPOSED INDUSTRIAL AREA	0.00
(d) PROPOSED SPECIAL USE AREA	0.00
TOTAL PROPOSED AREA (a+b+c+d)	4275.26
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.	75.30
16. EXISTING BUILT UP AREA	0.00
17. SURRENDERED AREA	0.00
18. TOTAL BUILT UP AREA PROPOSED	4350.56
19. CONSUMED FSI	3.25

B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	570.13
(ii) PROPOSED BALCONY AREA	638.24
(iii) EXCESS BALCONY AREA	75.30
C) TENEMENT STATEMENT	
(i) PROPOSED AREA (12)	4275.26
(ii) LESS NON-RESIDENTIAL AREA	4275.26
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)	0.00
(iv) TENEMENTS PERMISSIBLE	250.00/HEC.
(v) TENEMENTS PROPOSED	0.00
(vi) TENEMENTS EXISTING	0.00
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)	0

PROJECT: Survey No.: CTS No.: 222
NAGPUR.

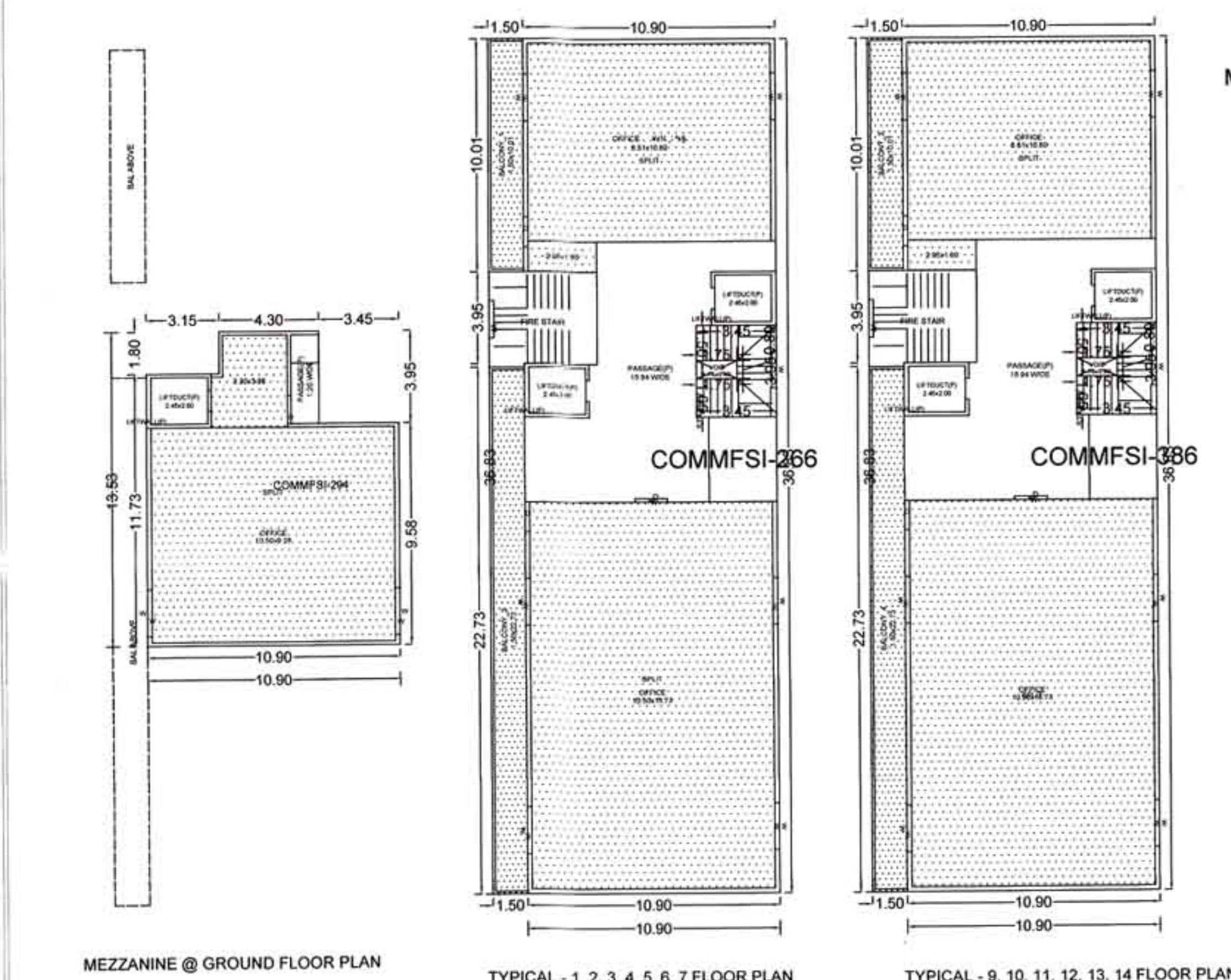
LEGEND
PLOT BOUNDARY SHOWN THICK BLACK
PROPOSED WORK SHOWN RED FILLED IN
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLUE DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLITION SHOWN HATCHED YELLOW

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 TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

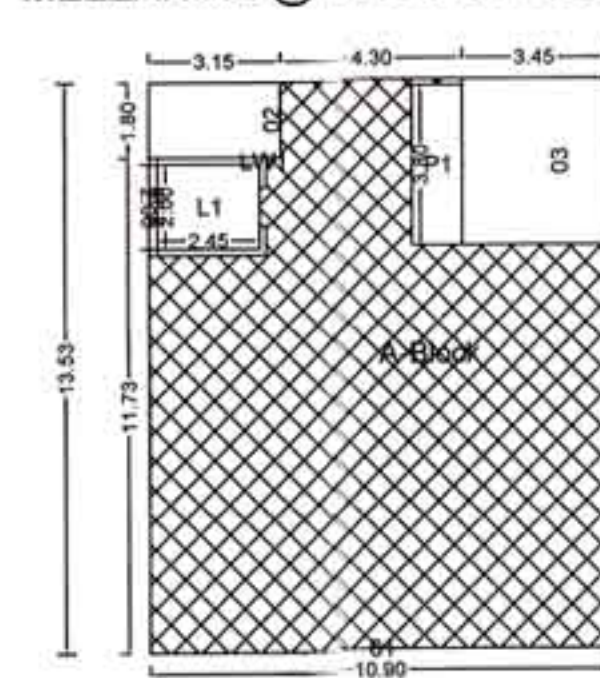
ARCHITECT: PRANAV A LOKHOTIYA
AR. PRANAV LAKHOTIYA
NMC/R - 498

JOB NO. 198/2019 SCALE: 1:100
INWARD NO. 0166/AMZ/TP/NMC/19-07-2018
KEY NO. at SHEET NO. 4/5

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

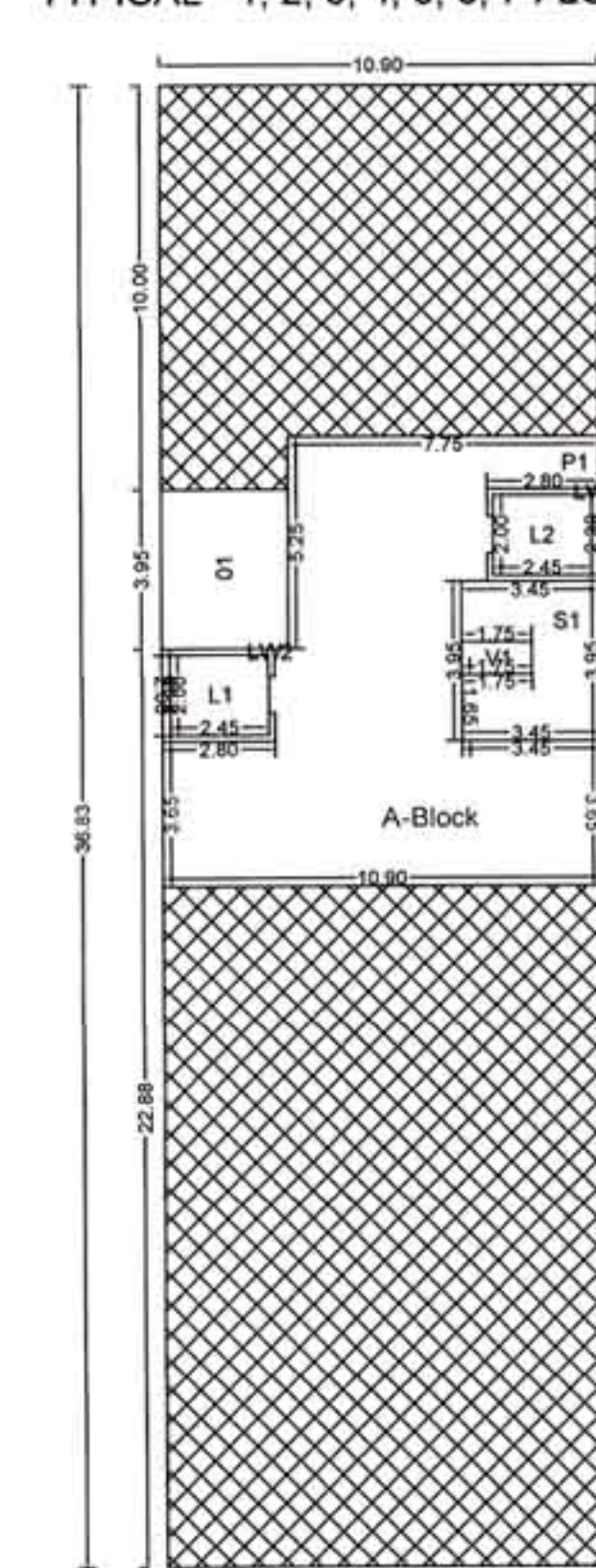


MEZZANINE @ GROUND FLOOR PLAN



Polygon	Area
A-Block	147.42
O1	0.00
O2	5.67
O3	13.63
L1	4.90
LW1	1.41
P1	4.56
Total	117.26

TYPICAL - 1, 2, 3, 4, 5, 6, 7 FLOOR PLAN



Polygon	Area
A-Block	401.45
O1	12.44
L1	4.90
L2	4.90
LW1	1.41
LW2	1.41
V1	1.40
P1	79.31
S1	12.23
Total	283.46

Polygon	Area
A-Block	401.45
O1	12.44
L1	4.90
L2	4.90
LW1	1.41
LW2	1.41
V1	1.40
P1	79.31
S1	12.23
Total	283.46

FLOOR WISE FSI STATEMENT-A (PROPOSED BUILDING)																	S1			
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)	ENCLD(C)	EXCESS(D) D>B+C+D4		STAIR CASE	PASSAGE	LIFTWALL			
LOWER 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	0.00	12.23	0.00	2.81	0	0.00	
UPPER 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	0.00	16.27	0.00	2.81	0	0.00	
GROUND FLOOR	356.97	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	12.23	5.54	2.79	0	356.97	
MEZZA. @ GROUND FLOOR	117.26	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	12.23	4.56	1.41	0	117.26	
FIRST FLOOR	283.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.52	49.10	49.10	0.00	6.58	0.00	12.23	79.31	12.61	0	283.47
SECOND FLOOR	283.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.52	49.10	49.10	0.00	6.58	0.00	12.23	79.31	2.81	0	283.47
THIRD FLOOR	283.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.52	49.10	49.10	0.00	6.58	0.00	12.23	79.31	2.81	0	283.47
FOURTH FLOOR	283.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.52	49.10	49.10	0.00	6.58	0.00	12.23	79.31	2.81	0	283.47
FIFTH FLOOR	283.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.52	49.10	49.10	0.00	6.58	0.00	12.23	79.31	2.81	0	283.47
SIXTH FLOOR	283.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.52	49.10	49.10	0.00	6.58	0.00	12.23	79.31	2.81	0	283.47
SEVENTH FLOOR	283.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.52	49.10	49.10	0.00	6.58	0.00	12.23	79.31	2.81	0	283.47
EIGHTH 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	12.23	79.31	2.81	0	0.01
NINTH FLOOR	283.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.52	49.10	49.10	0.00	6.58	0.00	12.23	79.31	2.81	0	283.47
TENTH FLOOR	283.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.52	49.10	49.10	0.00	6.58	0.00	12.23	79.31	2.81	0	283.47
ELEVENTH FLOOR	283.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	42.52	49.10	49.10	0.00	6.58	0.00	12.23	79.31	2.81	0	283.47
TWELFTH FLOOR	295.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44.35	49.10	49.10	0.00	4.75	0.00	0.00	79.31	2.81	0	295.70
THIRTEENTH FLOOR	295.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44.35	49.10	49.10	0.00	4.75	0.00	0.00	79.31	2.81	0	295.70
FOURTEENTH FLOOR	374.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	56.23	49.10	49.10	0.00	0.00	0.00	0.00	0.00	2.81	0	374.93
Total	4275.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	570.13	638.24	638.24	0.00	75.30	0.00	187.49	1041.13	58.96	0	4275.26 + 75.30