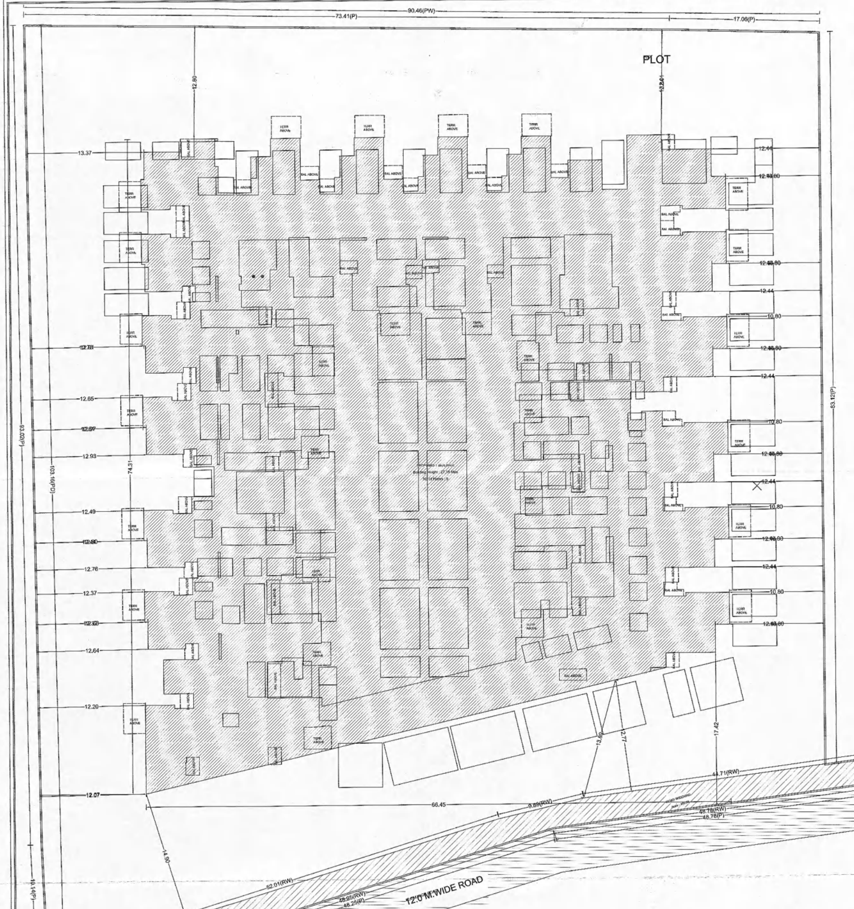
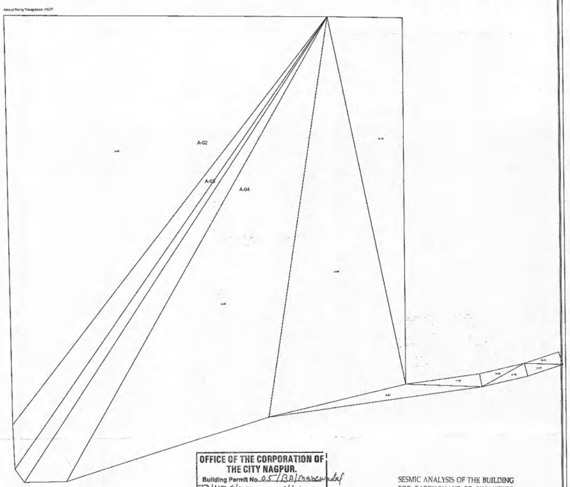
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

AUTO DCR SITE PLAN





OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 05/BP/Manewada/TP/NMC/110 Date 06/4/2017.
SANCTIONED
subject to conditions mentioned in the building permit
Assistant Director
Town Planning
Nagpur Municipal Corporation

SESMIC ANALYSIS OF THE BUILDING FOR EARTHQUAKE BE SUBMITTED WITH STRUCTURAL 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

Triangle	Area
A-01	3412.74
A-02	384.98
A-03	216.08
A-04	501.02
A-05	1989.77
A-06	1359.03
A-07	73.17
A-08	25.38
A-09	15.58
A-10	15.98
A-11	74.80
A-12	75.06
A-13	708.70
Total (PLOT)	8852.29

CONSIDER PLOT AREA = 8355.08

The Rain 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 6 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 Soalar 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

STAMP OF APPROVAL

PLOT NO : 01

BELONGS TO — SIGN:

VISHWABHARTI CO-OPERATIVE HOUSING SOCIETY A.B. Kharade सचिव

LAND USE AS PER SANCTION DEVELOPMENT PLAN : Residential

LOCATION OF PLOT : Non-Congested

ZONE AS PER APPENDIX -M : R1

PROP BLDG USE SUBMITTED AS PER PLAN : Residential Cum Commercial

SPECIFICATIONS

PROPOSED RESIDENTIAL FLAT SCHEME ON PLOT NO. - 01, KH.NO. - 45/4, CTS NO. - 571, SHEET NO. - ...., MOUZA - MANEWADA, TAH. & DIST. - NAGPUR.

A) AREA STATEMENT		SQ.M.
1. AREA OF PLOT		8355.08
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)		0.00
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)		0.00
6. ADDITION FOR NET PLOT		
(a) ROAD-1 SET-BACK	ROAD WIDENING	485.827
(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)		485.83
7. NET PLOT AREA (5+6) : (8355.08 +485.827)		8840.907
8. PERMISSIBLE FSI		1.2500
PERM. BUILT UP AREA (7 x 8)		11051.133
9. TDR ABBC No. 012/01,013/01,014/01, for Reservation)		3523.00
ORIGINAL TDR AREA		3523.00
BALANCE TDR AREA		0.00
10. SPECIAL CASES FSI		0.00
11. TOTAL PERM. BUILT UP AREA (8+9+10)		14574.133
12. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		14244.69
(b) PROPOSED COMMERCIAL AREA		298.41
(c) PROPOSED INDUSTRIAL AREA		0.00
(d) PROPOSED SPECIAL USE AREA		0.00
TOTAL PROPOSED AREA (a+b+c+d)		14543.10
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		14543.10
19. CONSUMED FSI		1.644
B) BALCONY STATEMENT		
(i) PERMISSIBLE BALCONY AREA		2136.73
(ii) PROPOSED BALCONY AREA		1246.12
(iii) EXCESS BALCONY AREA		0.00
C) TENEMENT STATEMENT		
(i) PROPOSED AREA (12)		14543.10
(ii) LESS NON_RESIDENTIAL AREA		298.41
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)		14244.69
(iv) TENEMENTS PERMISSIBLE	250.00/Hec.	221
(v) TENEMENTS PROPOSED		215
(vi) TENEMENTS EXISTING		0
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)		215

PROJECT:
Survey No. : CTS No :
NAGPUR.

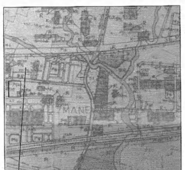
LEGEND
PLOT BOUNDARY SHOWN THICK BLACK
PROPOSED WORK SHOWN RED FILLED IN
DRAINAGE LINE SHOWN RED DOTTED
WATERLINE SHOWN BLUE DOTTED
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

CERTIFICATE OF AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON ____ ________ AND THAT THE 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: MADHAV W DESHPANDE — ARCHITECT'S SIGN
MADHAV DESHPANDE ARCHITECT N.M.C. Reg. No.: R-92

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	0012/MAD/TP/N			16-01-2017
KEY NO.		SHEET NO.	Model	

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



PROPOSED SITE D.P. SHEET NO. - 31

ALTERNATE TERRACE:PROPOSED (BUILDING)

FLOOR	PERM.	PROP.	EXCESS
BASEMENT FLOOR	0.00	0.00	0.00
GROUND FLOOR	0.00	0.00	0.00
FIRST FLOOR	277.33	236.35	0.00
SECOND FLOOR	277.33	226.61	0.00
THIRD FLOOR	277.33	236.35	0.00
FOURTH FLOOR	277.33	226.61	0.00
FIFTH FLOOR	277.33	236.35	0.00
SIXTH FLOOR	277.33	226.61	0.00
SEVENTH FLOOR	277.33	236.35	0.00
EIGHTH FLOOR	195.42	152.09	0.00
Total	2136.73	1777.32	0.00

TDR UTILISATION STATEMENT

TDR ORIGINAL DRC. NO	012/01,013/01,014/01,
ORIGINAL TDR ZONE	C
ORIGINAL RESERVATION DETAILS	Reservation
ORIGINAL TDR TO BE UTILISED AREA	3526.000
SUB DRC. NO. & NAME	012/01,013/01,014/01, VISHWABHARTI CO-OPERATIVE HOUSING SOCIETY
SUB-DEV. RIGHT CERT. TDR ZONE	C
SUB DRC PROP. TDR TO BE UTILISED AREA IN SQ. MTR.	3526.00
BALANCE OF TDR	0

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	215	1	108	4	430	2	215
Residential	> 80	1	0	1	0	2	0	2	0
Commercial	251.46	100	2	2	5	4	10	4	10
Total	Required	-	-	-	113	-	225	-	225
Total	Proposed	-	-	-	113	-	440	-	225

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)	298.41	14244.69	0.00	0.00	0.00	0.00	0.00	0.00	2136.73	1246.09	1246.09	0.00	0.00	0.00	-	377.90	2784.05	116.68	215	14543.10
Total	298.41	14244.69	0.00	0.00	0.00	0.00	0.00	0.00	2136.73	1246.09	1246.09	0.00	0.00	0.00	4362.93	377.90	2784.05	116.68	215	14543.10

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		
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	56.59	23.63	9.37	0	0.00
GROUND FLOOR	298.41	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	56.59	23.63	9.37	0	298.41
FIRST FLOOR	0.00	1848.84	0.00	0.00	0.00	0.00	0.00	0.00	277.33	162.17	162.17	0.00	0.00	0.00	33.09	353.66	35.91	28	1848.84
SECOND FLOOR	0.00	1848.84	0.00	0.00	0.00	0.00	0.00	0.00	277.33	162.17	162.17	0.00	0.00	0.00	33.09	353.66	9.37	28	1848.84
THIRD FLOOR	0.00	1848.84	0.00	0.00	0.00	0.00	0.00	0.00	277.33	162.17	162.17	0.00	0.00	0.00	33.09	353.66	9.37	28	1848.84
FOURTH FLOOR	0.00	1848.84	0.00	0.00	0.00	0.00	0.00	0.00	277.33	162.17	162.17	0.00	0.00	0.00	33.09	353.66	9.37	28	1848.84
FIFTH FLOOR	0.00	1848.84	0.00	0.00	0.00	0.00	0.00	0.00	277.33	162.17	162.17	0.00	0.00	0.00	33.09	353.66	9.37	28	1848.84
SIXTH FLOOR	0.00	1848.84	0.00	0.00	0.00	0.00	0.00	0.00	277.37	162.17	162.17	0.00	0.00	0.00	33.09	353.66	9.37	28	1848.84
SEVENTH FLOOR	0.00	1848.84	0.00	0.00	0.00	0.00	0.00	0.00	277.33	162.17	162.17	0.00	0.00	0.00	33.09	353.66	9.37	28	1848.84
EIGHTH FLOOR	0.00	1302.81	0.00	0.00	0.00	0.00	0.00	0.00	195.42	110.94	110.94	0.00	0.00	0.00	33.09	261.17	5.82	19	1302.81
Total	298.41	14244.69	0.00	0.00	0.00	0.00	0.00	0.00	2136.73	1246.09	1246.09	0.00	0.00	0.00	377.90	2784.05	116.68	215	14543.10

BALCONY CALCULATIONS: PROPOSED (BUILDING)

FLOOR	SIZE	OPEN	ENCLOSED	AREA	TOT. AREA
TYPICAL - 1, 3, 5...	1.50 X 1.93 X 12	34.80(12)	0.00(0)	34.80	649.00
	1.50 X 3.88 X 8	46.56(8)	0.00(0)	46.56	
	1.50 X 1.95 X 4	11.72(4)	0.00(0)	11.72	
	1.50 X 1.70 X 4	10.20(4)	0.00(0)	10.20	
	1.50 X 3.86 X 4	23.16(4)	0.00(0)	23.16	
	1.50 X 2.00 X 12	35.52(12)	0.00(0)	35.52	
	1.50 X 1.83 X 12	33.00(12)	0.00(0)	33.00	
	1.62 X 2.10 X 4	13.32(4)	0.00(0)	13.32	
	1.28 X 3.09 X 4	15.80(4)	0.00(0)	15.80	
	1.50 X 1.66 X 24	59.76(24)	0.00(0)	59.76	
	1.74 X 2.23 X 4	12.60(4)	0.00(0)	12.60	
	1.54 X 1.95 X 4	12.00(4)	0.00(0)	12.00	
	1.50 X 1.78 X 12	30.72(12)	0.00(0)	30.72	
	1.54 X 2.10 X 12	38.76(12)	0.00(0)	38.76	
	1.55 X 2.04 X 12	37.20(12)	0.00(0)	37.20	
	1.50 X 1.91 X 16	45.92(16)	0.00(0)	45.92	
	1.55 X 1.81 X 16	44.00(16)	0.00(0)	44.00	
	1.50 X 1.68 X 4	10.08(4)	0.00(0)	10.08	
	1.63 X 2.33 X 4	14.80(4)	0.00(0)	14.80	
	1.50 X 1.85 X 4	10.96(4)	0.00(0)	10.96	
	1.59 X 2.23 X 12	35.04(12)	0.00(0)	35.04	
	1.70 X 2.23 X 8	24.72(8)	0.00(0)	24.72	
	1.62 X 2.33 X 4	14.80(4)	0.00(0)	14.80	
	1.51 X 2.00 X 4	12.00(4)	0.00(0)	12.00	
	1.50 X 1.86 X 4	11.16(4)	0.00(0)	11.16	
	1.50 X 1.73 X 4	10.40(4)	0.00(0)	10.40	
TYPICAL - 2, 4& 6...	1.50 X 1.93 X 9	26.10(9)	0.00(0)	26.10	486.75
	1.50 X 3.88 X 6	34.92(6)	0.00(0)	34.92	
	1.50 X 1.95 X 3	8.79(3)	0.00(0)	8.79	
	1.50 X 1.70 X 3	7.65(3)	0.00(0)	7.65	
	1.50 X 3.86 X 3	17.37(3)	0.00(0)	17.37	
	1.50 X 2.00 X 9	26.64(9)	0.00(0)	26.64	
	1.50 X 1.83 X 9	24.75(9)	0.00(0)	24.75	
	1.62 X 2.10 X 3	9.99(3)	0.00(0)	9.99	
	1.28 X 3.09 X 3	11.85(3)	0.00(0)	11.85	
	1.50 X 1.66 X 18	44.82(18)	0.00(0)	44.82	
	1.74 X 2.23 X 3	9.45(3)	0.00(0)	9.45	
	1.54 X 1.95 X 3	9.00(3)	0.00(0)	9.00	
	1.50 X 1.78 X 9	23.04(9)	0.00(0)	23.04	
	1.54 X 2.10 X 9	29.07(9)	0.00(0)	29.07	
	1.55 X 2.04 X 9	27.90(9)	0.00(0)	27.90	
	1.50 X 1.91 X 12	34.44(12)	0.00(0)	34.44	
	1.55 X 1.81 X 12	33.00(12)	0.00(0)	33.00	
	1.50 X 1.68 X 3	7.56(3)	0.00(0)	7.56	
	1.63 X 2.33 X 3	11.10(3)	0.00(0)	11.10	
	1.50 X 1.85 X 3	8.22(3)	0.00(0)	8.22	
	1.59 X 2.23 X 9	26.28(9)	0.00(0)	26.28	
	1.70 X 2.23 X 6	18.54(6)	0.00(0)	18.54	
	1.62 X 2.33 X 3	11.10(3)	0.00(0)	11.10	
	1.51 X 2.00 X 3	9.00(3)	0.00(0)	9.00	
	1.50 X 1.86 X 3	8.37(3)	0.00(0)	8.37	
	1.50 X 1.73 X 3	7.80(3)	0.00(0)	7.80	
EIGHTH FLOOR PLAN...	1.50 X 2.00 X 2	5.92(2)	0.00(0)	5.92	110.85
	1.50 X 1.83 X 3	8.25(3)	0.00(0)	8.25	
	1.62 X 2.10 X 1	3.33(1)	0.00(0)	3.33	
	1.28 X 3.09 X 1	3.95(1)	0.00(0)	3.95	
	1.50 X 1.66 X 6	14.94(6)	0.00(0)	14.94	
	1.74 X 2.23 X 1	3.15(1)	0.00(0)	3.15	
	1.54 X 1.95 X 1	3.00(1)	0.00(0)	3.00	
	1.50 X 1.78 X 2	5.12(2)	0.00(0)	5.12	
	1.54 X 2.10 X 3	9.69(3)	0.00(0)	9.69	
	1.50 X 1.70 X 1	2.55(1)	0.00(0)	2.55	
	1.50 X 1.93 X 2	5.66(2)	0.00(0)	5.66	
	1.63 X 2.33 X 1	3.70(1)	0.00(0)	3.70	
	1.50 X 1.85 X 1	2.74(1)	0.00(0)	2.74	
	1.59 X 2.23 X 3	8.76(3)	0.00(0)	8.76	
	1.70 X 2.23 X 2	6.18(2)	0.00(0)	6.18	
	1.62 X 2.33 X 1	3.70(1)	0.00(0)	3.70	
	1.51 X 2.00 X 1	3.00(1)	0.00(0)	3.00	
	1.55 X 2.04 X 2	6.20(2)	0.00(0)	6.20	
	1.50 X 1.91 X 1	2.87(1)	0.00(0)	2.87	
	1.55 X 1.81 X 1	2.75(1)	0.00(0)	2.75	
	1.50 X 1.86 X 1	2.79(1)	0.00(0)	2.79	
	1.50 X 1.73 X 1	2.60(1)	0.00(0)	2.60	
Total	-	1246.09(409)	0.00(0)	-	1246.12

SCHEDULE OF OPENING: PROPOSED (BUILDING)

NAME	LENGTH	HEIGHT	NOS.
W	0.45	1.20	52
W	0.59	1.20	24
V	0.60	0.60	96
W	0.60	1.20	258
W	0.62	1.20	24
W	0.63	1.20	32
W	0.68	1.20	28
W	0.80	1.20	52
W	0.81	1.20	31
W	0.90	1.20	48
W	0.93	1.20	31
W	0.99	1.20	16
W	1.00	1.20	24
W	1.14	1.20	28
W	1.20	1.20	31
V	1.34	0.60	01
W	1.40	1.20	28
W	1.44	1.20	32
W	1.48	1.20	28
W	1.49	1.20	10
W	1.50	1.20	208
W	1.52	1.20	31
W	1.53	1.20	48
W	1.65	1.20	10
W	1.72	1.20	10
W	1.75	1.20	32
W	1.79	1.20	28
W	1.80	1.20	148
W	1.84	1.20	24
W	2.13	1.20	07
W	2.20	1.20	48
R.S.	2.39	1.20	01
R.S.	2.52	1.20	01
R.S.	2.55	1.20	01
R.S.	2.57	1.20	01
R.S.	2.60	1.20	01
R.S.	2.61	1.20	01
R.S.	2.63	1.20	01
R.S.	2.64	1.20	01
R.S.	2.72	1.20	01
R.S.	2.78	1.20	01
R.S.	2.80	1.20	02
V	2.90	0.60	01
R.S.	3.34	1.20	01
R.S.	3.50	1.20	01
R.S.	3.61	1.20	01

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT