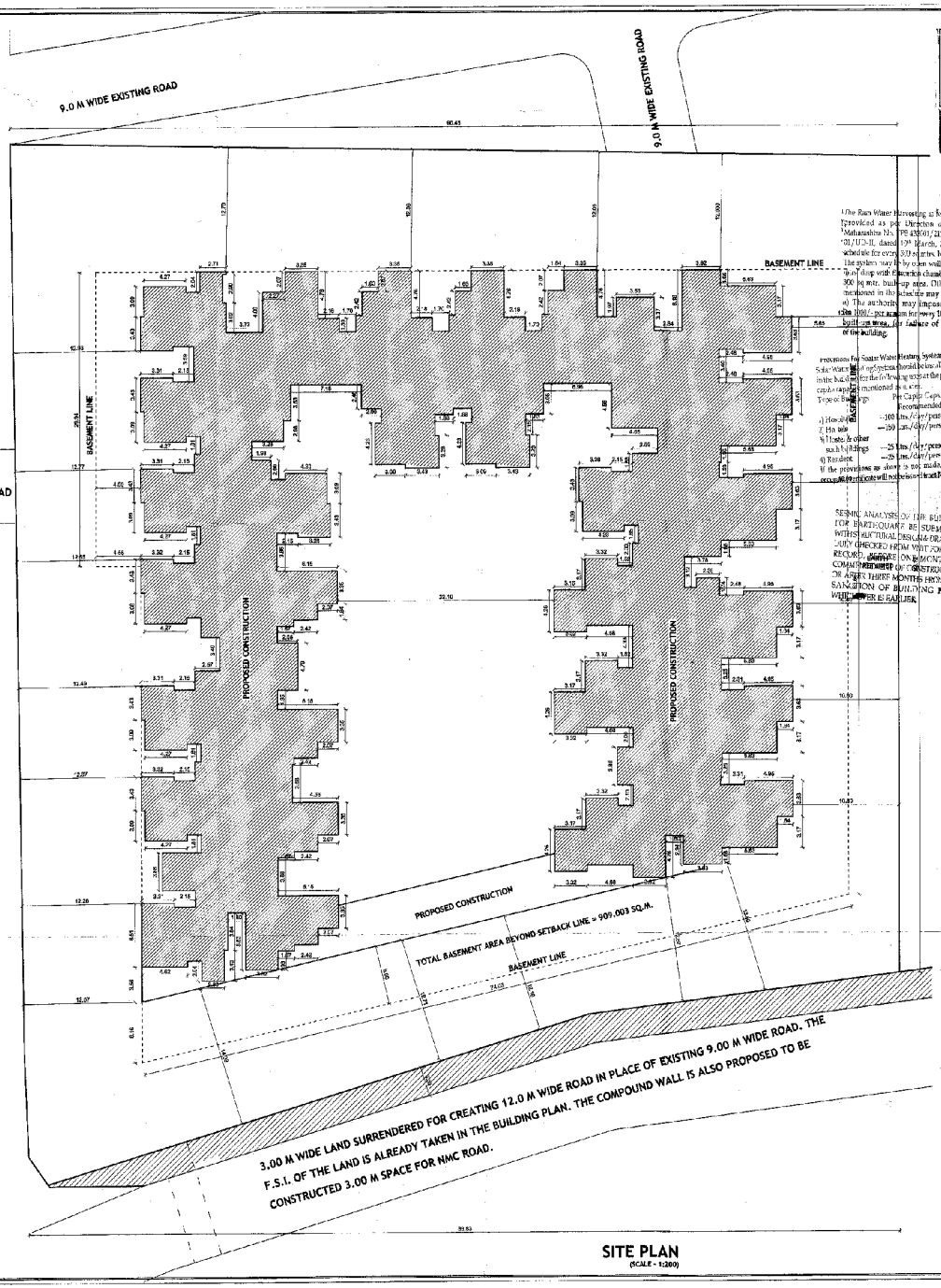
SHEET NO. - 1/9

SITE PLAN

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No.:0.S./Tax/Amanewada/... Date.. 04/11/2019
SANCTIONED
subject to conditions mentioned in the building permit
Assistant Director Town Planning
Nagpur Municipal Corporation

STAMP OF APPROVAL



SITE PLAN
(SCALE - 1:200)

i) The Rain Water Harvesting is required to be provided as per Direction of Govt. of Maharashtra No. PS 43601/2133 CR - 230/01/UD-11, dated 19th March, 2001 as per schedule for every 307 sq.mts. built-up area. The system may be by open well 2 mtr. dia to 3 mtr. deep with Encircle chamber for every 300 sq.mtr. built-up area. Other options mentioned in the circular may be adopted.
ii) The authority may imposed a levy of Rs. 1000/- per annum for every 100 sq.mts. built-up area, for failure of RWH system of the building.

provisions for Solar Water Heating System.
Solar Water Heating system should be installed in the building as per the following scale at the point of consumption mentioned as under.

Type of Building	Per Capita Capacity Recommended
a) Hospitals	-100 Lits./day/person
b) Hotels	-150 Lits./day/person
c) Hotels in other than hilly areas	-25 Lits./day/person
d) Residential	-25 Lits./day/person

If the provisions as above is not made, the occupancy certificate will not be granted.

SEISMIC ANALYSIS OF THE BUILDING FOR EARTHQUAKE BE SUBMITTED WITH STRUCTURAL DESIGN & DRAWING. DULY CHECKED FROM VNIT /COEP RECORD. SHOULD BE SUBMITTED ON MONTHLY BASIS DURING THE COMMENCEMENT OF CONSTRUCTION OR AFTER THREE MONTHS FROM THE PHYSICAL NO PROVIDED SANCTION OF BUILDING PLAN WHICHEVER IS EARLIER.

OWNER'S NAME	SIGN
VISHWABHARTI CO-OPERATIVE HOUSING SOCIETY	
LAND USE AS PER SANCTION DEVELOPMENT PLAN	
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. - 454, CTS NO. - 571, SHEET NO. - .....,
MOUZA - MANEWADA, TAH. & DIST. - NAGPUR.

A) AREA STATEMENT		SQ.M
1. AREA OF PLOT		8355.68
2. DEDUCTIONS FOR		
(a) ROAD SET-BACK (RW)		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
(c) PHYSICAL NO PROVIDED	000.00	
5. NET BALANCE PLOT AREA (3-4)		0.00
6. ADDITION FOR NET PLOT		
(a) ROAD 1 SET-BACK ROAD WIDENING		486.827
(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
(g) NDZ AREA		309.00
(g) OTHER (ORZ AREA ETC.)		0.00
TOTAL (a+b+c+d+e+f+g)		486.83
7. NET PLOT AREA (5+6) (8355.68 -486.827)		8840.007
8. PERMISSIBLE FSI		1.2600
PERM. BUILT UP AREA (7 x 8)		11051.198
9. TDR AREA (vide No. C.P.091.0936/1.014/01, for Reservation)		3523.00
ORIGINAL TDR AREA		3523.00
BALANCE TDR AREA		0.00
10. SPECIAL CASES FSI		0.00
11. TOTA. PERM. BUILT UP AREA (9+9+10)		14574.193
12. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		14044.69
(b) PROPOSED COMMERCIAL AREA		295.41
(c) PROPOSED INDUSTRIAL AREA		0.00
(d) PROPOSED SPECIAL USE AREA		0.00
TOTAL PROPOSED AREA (a+b+c+d)		14648.10
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. TOTA. BUILT UP AREA PROPOSED		14648.10
19. CONSUMED FSI		1.644
B) BALCONY STATEMENT		
(i) PERMISSIBLE BALCONY AREA		2139.73
(ii) PROPOSED BALCONY AREA		1246.12
(iii) EXCESS BALCONY AREA		0.00
C) TENEMENT STATEMENT		
(i) PROPOSED AREA (1)		14643.10
(ii) LESS NON-RESIDENTYAL AREA		298.41
(iii) AREA AVAILABLE FOR TENEMENTS (- ii)		14044.69
(iv) TENEMENTS PERMISSIBLE 25c.mt/Hec.		223
(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
WATER LINE SHOWN BLUE DOTTED
EXISTING TO BE RETAINED HATCHED
DETAILS SHOWN SHOWN IN 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
MADHAV W DESHPANDE

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	0012/MADTP/NMC/19		DATE	16-11-2019
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.