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OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 4738/21 Application No. [illegible] Date: 24/12/21
SANCTIONED
subject to conditions mentioned in the building permit
Assistant Director Town Planning
Nagpur Municipal Corporation

The Raw Water Harvesting is required to be provided as per Directive of Govt. of Maharashtra No. TPS 1509/1231/CR - 25/09 /UD-13, dated 16th March, 2009 as per schedule for every 300 sq.mts. built-up area. The system may be by open well 1 mtr dia x 6 mts. deep well/ thereby 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 System.
Active Water Heating System should be installed in the building for the following uses of 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) Hostels & other such buildings — 25 Ltrs./day/person.
4) Residence — 20 Ltrs./day/person.
If the provisions as above is not made, the occupancy certificate will not be issued to the building.

SEISMIC ANALYSIS OF THE BUILDING FOR EARTHQUAKE IS 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.

STAMP OF APPROVAL

PLOT NO.- 01 — S-Dn
SE/OMS/S TO
VSS-WARI-NHH CO-OPERATIVE HOUSING SOCIETY
LAND USE AS PER SANCTION/DEVELOPMENT PLAN
LOCATION OF PLOT — Non Congested
ZONE AS PER APPENDIX-M - 01
PROPOSED USE SUBMITTED AS PER PLAN - Residential Cum Commercial

SPECIFICATIONS

PROPOSED RESIDENTIAL FLAT SCHEME ON PLOT NO.- 01, K.H.NO. - 48A, CTS NO. - 571, SHEET NO. - ,,,,,,,,,,, MOUZA - MANEWADA, TAH. & DIST - NAGPUR.

A) AREA STATEMENT		SQ.M.
1. AREA OF PLOT		8355.06
2. DEDUCTION FOR:		
(a) ROAD SET-BACK (RG3)		0.00
(b) PROPOSED ROAD (DP)		0.00
(c) RESERVE AREA		0.00
(d) ENCROACHMENT AREA		0.00
(e) NDZ AREA		603.00
TOTAL (a+b+c+d+e)		0.00
3. BALANCE AREA OF PLOT (1-2)		0.00
4. DEDUCTIONS FOR:		
(a) AMENITY SPACE (IF ANY)(ACTUAL)		0.00
(b) RECREATIONAL GROUND (IF ANY)(ACTUAL)		0.00
PHYSICAL (c) PROVIDED	000.00	
5. NET BALANCE PLOT AREA OF PLOT (3-4)		0.00
6. ADDITION FOR NET PLOT:		
(a) ROAD / SET BACK — ROAD WIDENING		488.527
(b) ROAD (R-36) SET BACK	000.00	000.00
(c) ROAD (13.72 M) SET BACK	000.00	603.00
(d) ROAD (9 M) SET BACK	000.00	603.00
(e) PROPOSED ROAD (DP)		0.00
(f) AMENITY SPACE		0.00
(g) NDZ AREA		603.00
(h) OTHER (ENCUMBERED)		0.00
TOTAL (a+b+c+d+e+f+g)		485.83
7. NET PLOT AREA (5+6)	8355.06 - 485.827	6960.907
8. PERMISSIBLE FSI		2.0000
PERMISSIBLE BUILT UP AREA (7 x 8)		13921.133
9. TDR/LOADING No. 2125/1.2/4911 for Reservation		3823.00
ORIGINAL FSI AREA		9523.00
BALANCE TDR AREA		0.00
10. SPECIAL CASES FSI		0.00
11. TOTAL PERM. BUILT UP AREA (8+9+10)		14974.133
12. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		14244.69
(b) PROPOSED COMMERCIAL AREA		295.41
(c) PROPOSED INDUSTRIAL AREA		0.00
(d) PROPOSED PUBLIC USE AREA		0.00
TOTAL PROPOSED AREA (a+b+c+d)		14540.10
13. SUB STRUCTURE AREA ADDITION FOR FSI		0.00
14. SUB STRUCTURE AREA DEDUCTION (FOR CS)		0.00
15. EXCESS BALCONY AREA - AGIN N.P.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. DONSUMED FSI		1.644
B) BALCONY STATEMENT		
(a) PROPOSED AREA (12)		2135.73
(b) PERMISSIBLE BALCONY AREA		1210.12
(c) EXCESS BALCONY AREA		0.00
C) TENEMENT STATEMENT		
(a) PROPOSED AREA (12)		14543.10
(b) LESS NON RESIDENTIAL AREA		298.41
(c) AREA AVAILABLE FOR TENEMENTS (a-b)		14244.69
(d) TENEMENTS PER HUNDRED	250.00 Nos.	221
(e) TENEMENTS PROPOSED		216
(f) TENEMENTS EXISTING		0
(g) TOTAL TENEMENTS ON THE PLOT (e+f)		216

PROJECT:
Survey No. : — CTS No. :
NAGPUR.

LEGEND
PLOT BOUNDARY SHOWN THICK BLACK
PROPOSED WORK SHOWN RED / B.I.P.I.N
DRAINAGE / SHOWN RED DOTTED
WALLING SHOWN BLUE DOTTED
EXISTING WORK SHOWN BLACK
DEMOLISHED SHOWN WITH CRISS CROSS

CERTIFICATE OF AREA
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON ---- AND THAT THE DIMENSIONS ON THE SKETCH ON THE FLOOR PLANS ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT AMOUNTS TO ---- SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

ARCHITECT: — ARCH/12276/2016
MADHAV H DESHPANDE / VINAY DESHPANDE
B.E.(Civil) Regn. No. L-9412
M.E.(Civil - Hydraulics)

JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
		1:100		
INWARD NO.	DP/MADP/PH/	DATE	19-01-2022	
KEY NO.	3[4].[19]	SHEET NO.	Model	

1ST, 3RD, 5TH & 7TH FLOOR PLAN
(SCALE - 1:100)

2 BHK - 19 FLATS X 4 FLOORS = 76 NO'S
3 BHK - 9 FLATS X 4 FLOORS = 36 NO'S

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

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