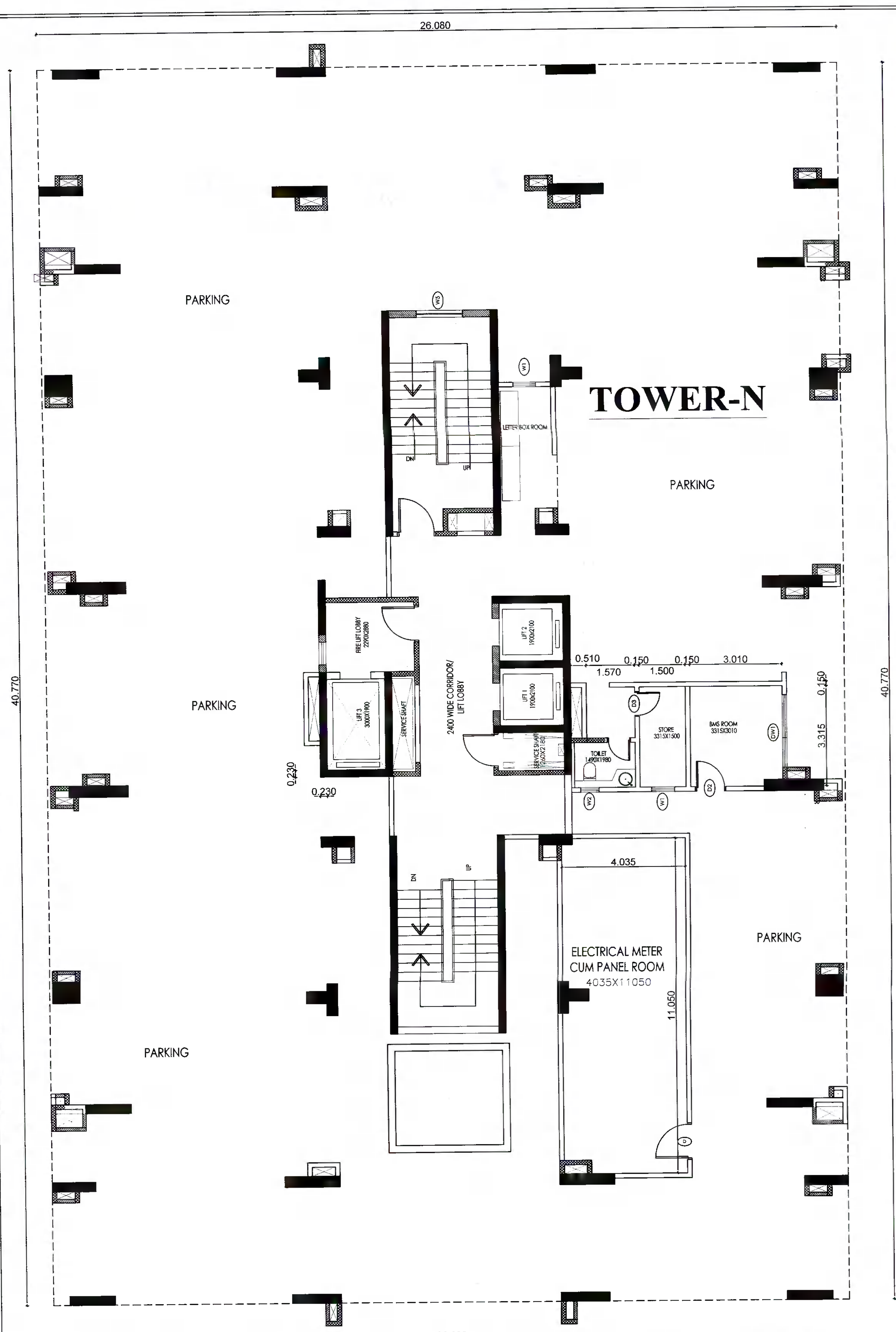
STILT FLOOR
TOWER N
SHEET NO.3/7

97/114



OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 253/B.P./Nagpur/ TP/NMC/274 Date 03/08/2019
SANCTIONED
subject to conditions mentioned in the building permit
Assistant Director Town Planning Nagpur Municipal Corporation

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 & 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

STAMP OF APPROVAL

PLOT NO :
BELONGS TO Goldbricks Infrastructure Pvt. Ltd. SIGN:
M/s. GOLDBRICKS INFRASTRUCTURE PVT. LTD.
Director

LAND USE AS PER SANCTION DEVELOPMENT PLAN : Resi_Commercial
LOCATION OF PLOT : Congested
ZONE AS PER APPENDIX -M : C
PROP BLDG USE SUBMITTED AS PER PLAN : Residential,Residential,Residential,Residential,Residential,Residential,Residential,Residential

SPECIFICATIONS
EXISTING/PROPOSED COMMERCIAL & RESIDENTIAL APARTMENT BUILDING AT PLOT NO.-1 , C.T.S. NO.- 101(PART), SHEET NO. 259, 260, 269, 270 & 271, MOUZA - NAGPUR, KH. NO.-419, 420, 424, 426/1, HOUSE NO.- 881, WARD NO.- 8, UMRER ROAD, GANESHPETH, NAGPUR.

A) AREA STATEMENT		SQ.M.
1. AREA OF PLOT		73775.111
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)		73775.111
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)		73775.111
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) :		73775.111
8. PERMISSIBLE FSI		2.0000
PERM. BUILT UP AREA (7 x 8)		147550.222
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)		147550.222
12. PROPOSED AREAS		
(a) PROPOSED RESIDENTIAL AREA		110224.319
(b) PROPOSED COMMERCIAL AREA		35159.320
(c) PROPOSED INDUSTRIAL AREA		0.00
(d) PROPOSED SPECIAL USE AREA		0.00
TOTAL PROPOSED AREA (a+b+c+d)		145383.640
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.		122.740
16. EXISTING BUILT UP AREA		0.00
17. SURRENDERED AREA		000.00
18. TOTAL BUILT UP AREA PROPOSED		145506.380
19. CONSUMED FSI		1.972
B) BALCONY STATEMENT		
(i) PERMISSIBLE BALCONY AREA		21807.546
(ii) PROPOSED BALCONY AREA		18476.010
(iii) EXCESS BALCONY AREA		122.740
C) TENEMENT STATEMENT		
(i) PROPOSED AREA (12)		145383.640
(ii) LESS NON_RESIDENTIAL AREA		35159.320
(iii) AREA AVAILABLE FOR TENEMENTS (i - ii)		110224.320
(iv) TENEMENTS PERMISSIBLE	250.00/Hec.	1844
(v) TENEMENTS PROPOSED		677
(vi) TENEMENTS EXISTING		480
(vii) TOTAL TENEMENTS ON THE PLOT (v+vi)		1157

PROJECT:
Survey No. : 101/1 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: RAJESH JAISWAL
Sankalp Creations
Rajesh Jaiswal
ARCHITECT
ARCHITECT'S SIGN:

JOB NO.	DRG NO.	SCALE	DRAWN BY	CHECKED BY
CA/95/18807, NMC/R/...		1:100		
INWARD NO.	0006/NG4/TP/NMC	DATE	20-08-2018	
KEY NO.	[illegible]	SHEET NO.	Model	

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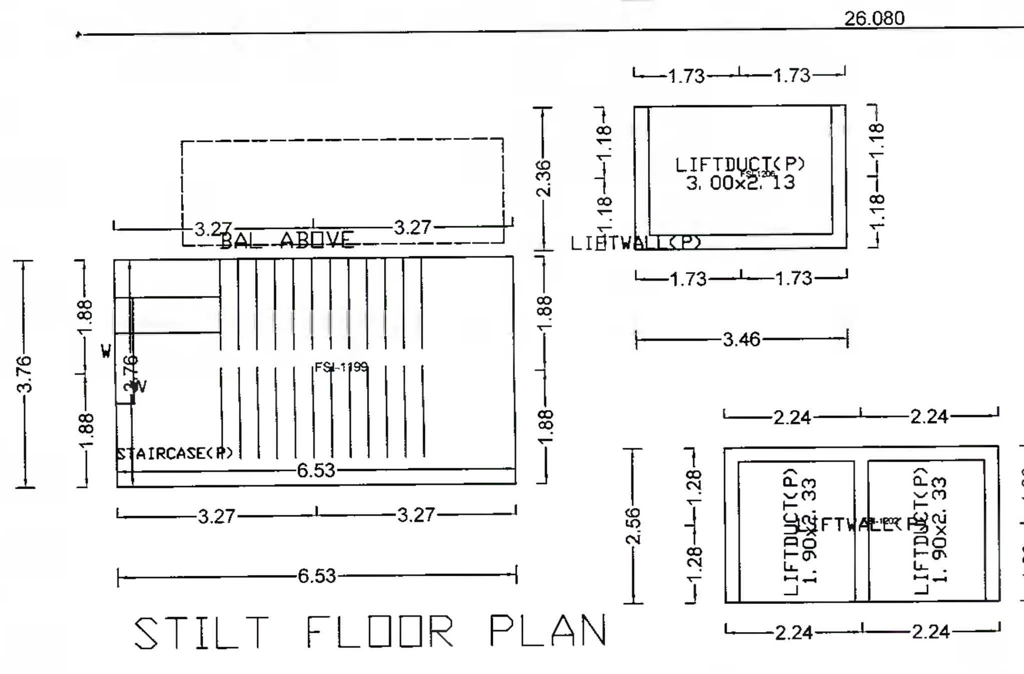
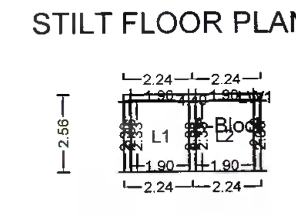


STILT FLOOR PLAN

STILT FLOOR PLAN

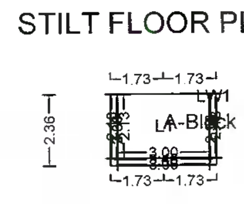
Polygon	Area
A-Block	24.55
S1	24.55
Total	0.00

STILT FLOOR PLAN



Polygon	Area
A-Block	11.49
L1	4.43
L2	4.43
LW1	2.64
Total	0.00

STILT FLOOR PLAN



Polygon	Area
A-Block	8.17
L1	6.39
LW1	1.78
Total	0.00