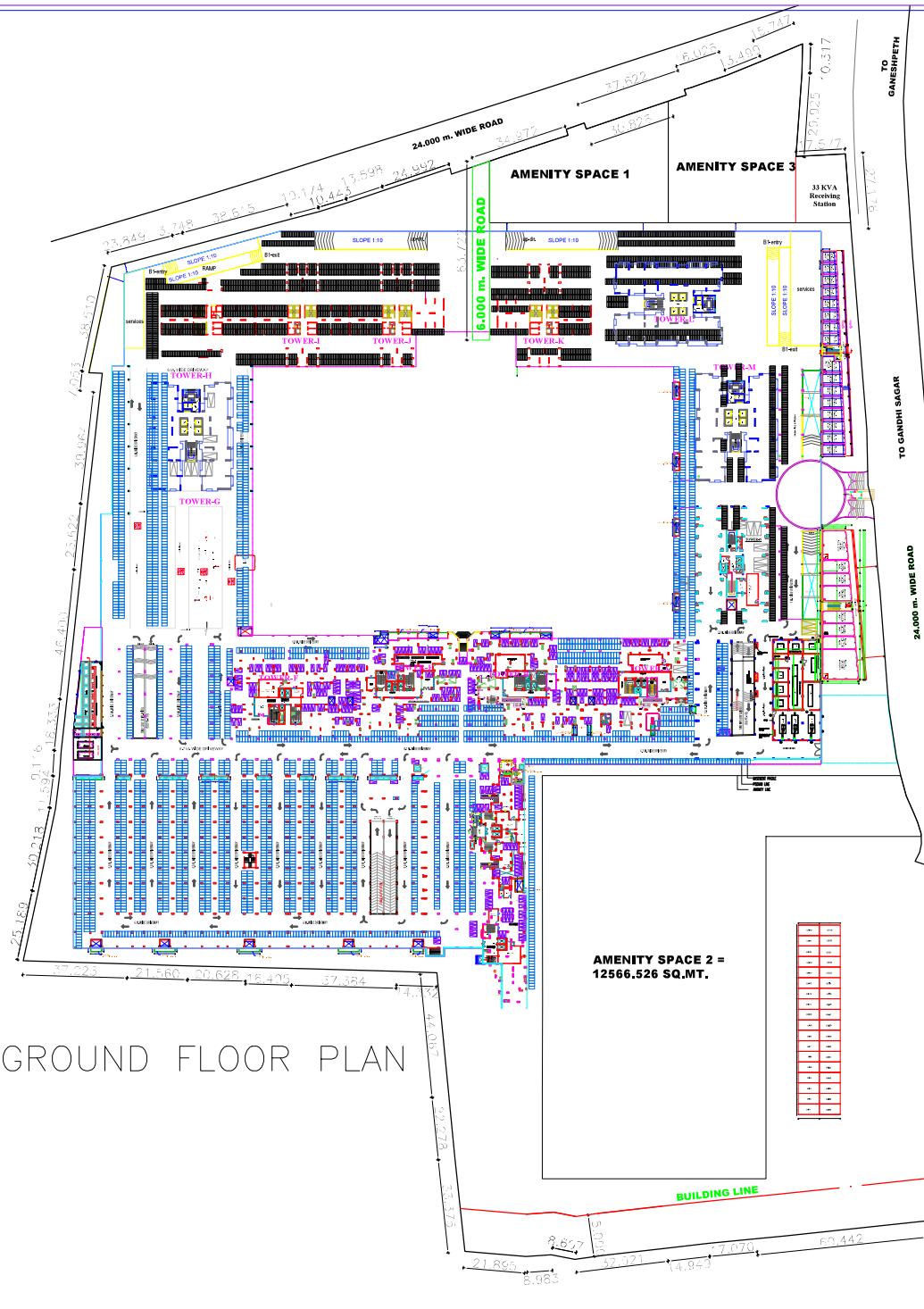


# GROUND FLOOR PLAN

## FSI DETAILS

| 9 Index | Basic FSI (on serial no 1) | Premium FSI (on serial no 1) | TDR (on serial no 1) | Incentive FSI for green building If Applicable ( on basic FSI) | Ancillary Area 60% of (2+3+4+5) | Ancillary Area 80% of (2+3+4+5) | Total | Inclusive Housing (20%) If Applicable | Drawing Value |
|---|---|---|---|---|---|---|---|---|---|
| 9.1 Permissible Index | 2.00 | 0.30 | 0.50 | 0.00 | 0.00 | 0.00 | 2.80 | 0.00 | 0.00 |
| 9.2 Existing Consumed Index | 0.97 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 9.3 Balance Index to be Consume | 1.03 | 0.30 | 0.50 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 9.4 Total Permissible PLine Area() | 88065.83 | 25650.24 | 42750.40 | 0.00 | 51418.28 | 17031.11 | 227230.75 | 0.00 | 0.00 |
| 9.5 Proposed P Line Area (Should not exceed 9.4 ) | 88065.83 | 7135.00 | 11785.19 | 0.00 | 394.45 | 17031.11 | 124411.58 | 0.00 | 124411.58 |
| 9.6 Index Consumed | 2.00 | 0.08 | 0.13 | 0.00 | 0.00 | 0.00 | 2.21 | 0.00 | 0.00 |

## Parking Check (Table 8B)

| Building Name | USE | REQ. RATIO | | NO.OF Tenal/Area | PRP. RATIO | |
|---|---|---|---|---|---|---|
| | | car | Scooter | | car | Scooter |
| Retail 1 | Commertial | 1 | 6 | 7867.27 | 78.67 | 472.04 |
| Tower L | Residential | 1 | 1 | 4 | 4.00 | 4.00 |
| Tower L | Residential | 2 | 1 | 4 | 8.00 | 4.00 |
| Tower K | Residential | 1 | 2 | 48 | 24.00 | 48.00 |
| Tower M | Residential | 1 | 1 | 52 | 52.00 | 52.00 |
| Tower M | Residential | 2 | 1 | 52 | 104.00 | 52.00 |
| Tower H | Residential | 1 | 1 | 52 | 52.00 | 52.00 |
| Tower H | Residential | 2 | 1 | 52 | 104.00 | 52.00 |
| Tower J | Residential | 1 | 2 | 212 | 106.00 | 212.00 |
| Tower I | Residential | 1 | 2 | 212 | 106.00 | 212.00 |
| Total | - | - | - | - | 638.67 | 1160.04 |
| Visitors parking(5%) | - | - | - | - | 28.00 | 34.40 |
| Total | - | - | - | - | 666.67 | 1194.44 |

## Parking Check As Per Multiplying Factor : 0.90

| Building Name | Required | | Proposed | | Status |
|---|---|---|---|---|---|
| | Car/Mini Bus | Scooter | Car/Mini Bus | Scooter | |
| Total | 600 | 1147 | 602 | 1200 | OK |

Signature valid

Digitally signed by Pramod Bhat Ramchandra Devkinande
Date: 2024.06.14 17:04:53 IST
Reason: Approved
Location: Maharashtra Town Development Authority
Project Code: 1000000000000000000
Application Number: 1000000000000000000
Proposal Number: 2-1000000000000000000
Certificate Number: MAHRERA2024APL05231

Proforma I Area Statement
A Area of plot (Minimum area of a.) to be considered or area of subplot with sanctioned layout No.-
(a) As per ownership document (7/12, CTS extract)
(b) as per TILR or City Survey measurement sheet
(c) as per Demarcated drawing area
Less
Area not in possession
Deletions area (-)
Additions by
(a) Proposed D.P./D.P. Road widening Area (Service Road / Highway widening
(b) Any DCR Relaxation/Fungible area
Total(+/-)
Adjusted area of plot (+/-)
C Amenity Space
Open Space (1% ) > 20000 sqmt
Required (=0.1)(20 - 20000 sqmt)
(b) Above 20000 sqmt - (a) = 1 % of Total area
Open Plot Area (=C)
D Recreational Open Space
In Time (5) to more than 4000 sqmt - 10 % of (B) is required.
Provided
(a) Exemption to the open space subject to orders/ regs P.G.I. 4.12.3)
(b) Unrestricted area (open space subject to payment of 10 % land value of land at (7) as per annual statement of rates)

Certificate of Area
Certified that the plot under reference was surveyed by me on 20.04.24 and the dimensions of bodes etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership ( 7/12, Scheme Records,Land Records Department/City Survey records.
Signature
Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration -
We undersigned hereby confirm that I/We would abide by rules approved by Authority / Collector, I/We would execute the structure as per approved plans, I/We I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature
Architect/ Licensed Engineer/ Supervisor name and signature
Job No.

Name Of Owner: Dadhichi Infrastructure Private Limited

Postal Address: Anandam world City, Umrer Road, Ganeshpeth, Nagpur

Name Of Architect:

DESCRIPTION OF PROJECT :
Type of Proposal : Mixed
BUILDING ON CTS No(SUBURB)Y No.(NAME)

SITE ADDRESS
Old No.- CTS No., 181 (Part), Sheet No. 250, 268, 269, 278 & 279, Mouza - Kalgaon, Kh. No. 819, 820, 824, 824/1, Khasra No. 801, Wardha - Umrer Road, Ganeshpeth, Nagpur.

AREA STATEMENT (BASED ON PLOT AREA)

Name of Architect / Engineer / Supervisor :
Address :
PIN CODE :- 441 801, Cotton Market, Bhatt Road, Nagpur - 440018
Mobile :-

SCALE :- 1:100 | Date :- 30/07/24

JOB NO :- | DRAWN BY :- | CHECK BY :-

SUBMISSION DRAWING