


## GROUND FLOOR PLAN

SCALE :- 1:100

SHEET NO: 1/6

FLOOR PLAN, AREA STATEMENT

PROPOSED COMMERCIAL CUM RESIDENTIAL MULTIFAMILY BUILDING PLAN ON PLOT NO:50, KH.NO:-278/1,278/2,280, MOUZA:-WANADONGRI, TAH.:-HINGNA, DIST:-NAGPUR.

BELONGING TO

SHRI NARENDRA SHIVAJIRAO WAGH
SOU. PRIYA NARENDRA WAGH
SHRI SUDHAKAR CHANGDEO WANJARI
SHRI SURENDRA SHIVAJIRAO WAGH
SOU. RICHA SURENDRA WAGH
SHRI PREM PRAKASH BHOYAR

Signature valid

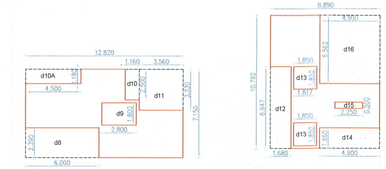
Digitally signed by KUSHAL JAIN
Date: 2024.03.15 17:14:32 IST
Reason: Approved drawing
Location: Wanadongri Notified Council
Project Code : CCWAN-23-78434
Application Number : CCWAN202300155
Proposal Number : 21788
Certificate Number : CCWAN/B/2024/APL/00325

| Project Details | |
|---|---|
| Building Type - Building Development | |
| Zone Type - Residential Zone | |
| Location - Non-Congested | |
| Ward No - | |
| Plot No. - 50 | |
| Cts No./Servey No. - 278/1, 278/2, 280 | |
| Sheet No. - - | |
| Zone Number: | |
| Ward Name : | |
| Prorata Value : | 1.33 |

| Owner details | | |
|---|---|---|
| Owner Name | Postal Address | Contact Number |
| Narendra Shivajirao Wagh | Plot No.238,Trimurti Ring Road,Nagpur,Nagpur,Maharashtra-440022 | 9326321001 |
| Priya Narendra Wagh | Nagpur | 9579580101 |
| Richa Surendra Wagh | Nagpur | 7720077662 |
| Surendra Shivajirao Wagh | Nagpur | 9373841001 |
| Sudhakar Changdev Wanjari | Nagpur | 9822471213 |
| Prem Prakash Bhoyar | Nagpur | 9172263220 |

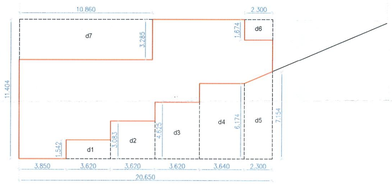
| PROPOSED GROUND FLOOR P-LINE AREA | | | | |
|---|---|---|---|---|
| BLOCK | I | II | III | IxIIxIII (SQM.) |
| | 1 | 20.650 | 11.404 | 235.49 |
| | 1 | 12.820 | 7.150 | 91.66 |
| | 1 | 8.890 | 10.792 | 95.94 |
| TOTAL | | | | 423.10 |
| DEDUCTION | | | | |
| d1 | 1 | 3.620 | 1.542 | 5.58 |
| d2 | 1 | 3.620 | 3.083 | 11.16 |
| d3 | 1 | 3.620 | 4.625 | 16.74 |
| d4 | 1 | 3.640 | 6.174 | 22.47 |
| d5 | 1 | 6.174+7.154/2x2.30 | | 15.33 |
| d6 | 1 | 2.300 | 1.674 | 3.85 |
| d7 | 1 | 10.860 | 3.285 | 35.68 |
| d8 | 1 | 6.000 | 2.390 | 14.34 |
| d9 | 1 | 2.800 | 1.800 | 5.04 |
| d10 | 1 | 1.160 | 2.500 | 2.90 |
| D10a | 1 | 4.500 | 1.180 | 5.31 |
| d11 | 1 | 3.560 | 3.330 | 11.85 |
| d12 | 1 | 1.680 | 6.647 | 11.17 |
| d13 | 2 | 1.850 | 1.850 | 6.85 |
| d14 | 1 | 4.900 | 1.650 | 8.09 |
| d15 | 1 | 2.250 | 0.500 | 1.13 |
| d15 | 1 | 4.900 | 5.562 | 27.25 |
| TOTAL | | | | 204.73 |
| TOTAL GROUND FLOOR P-LINE AREA : | | | | 218.37 |

COMMERCIAL AREA = 124.683 SQ.M.
124.683/1.8 = 69.268 SQ.M.
ANCILLARY 80% = 55.414 SQ.M.










BLOCK PLAN FOR GROUND FLOOR
P-LINE AREA SCALE :- 1:100

| Proforma I : Area Statement | |
|---|---|
| 1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No. | 1973.73 |
| (a) As per ownership document (7/12, CTS extract) | 1973.73 |
| (b) as per TILR or City Survey measurement sheet | 1978.86 |
| (c) as per Demarcated drawing area | 1973.73 |
| LESS | |
| 2.Area not in possession | 0.00 |
| 3. Entire area (1-2) | 1973.73 |
| 4.Deductions for | - |
| (a) Proposed D.P / D.P. Road widening Area /Service Road / Highway widening | 0.00 |
| (b) Any D.P. Reservation area | 0.00 |
| (Total a+b) | 0.00 |
| 5.Balance area of plot (3-4) | 1973.73 |
| 6. Amenity Space | 0.00 |
| (Applicable if (1) > 20000 sqmt | - |
| (Required -(a) Upto 20000 sqmt - Nil | - |
| (b) Above 20000 sqmt - (a) + 5 % of Total area | 0.00 |
| 7. Net Plot Area (5-6 ) | 1973.73 |
| 8. Recreational Open Space | - |
| (a) If area (6) is more than 4000 sqmt - 10 % of (6) is required. | 0.00 |
| Proposed___ | 0.00 |
| (b) If area is less than 4000 sqmt -Check - | - |
| i) If it is full number like 1,2,125,419,etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required | - |
| ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required. | - |
| (A) 10 % Subject to minimum 200 sqmt | 0.00 |
| Proposed _____ | 0.00 |
| (B) Exemption to leave open space subject to avaiiing basic F.S.I of 75 % | - |
| (C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate. | - |

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2023-09-01 and the dimensions of sides etc. of plot stated onplan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/Land Records Department/City Survey records.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also 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.

**LEGENDS:**

ROAD BOUNDARY SHOWN IN RED
PROPOSED WALLS SHOWN AS HATCHED
EXISTING WALLS SHOWN AS CROSS HATCHED
HATCHED LINE SHOWN BLUE DOTTED
ENCLOSED SHOWN BROWN
TERRACE SHOWN DARK YELLOW
PLOT BOUNDARY SHOWN
EXISTING SHOWN BLUE HATCHED

Wanjari, Prem Prakash Bhoyar
Postal Address : Plot No.238,Trimurti Ring Road,Nagpur,Nagpur,Maharashtra-440022,Nagpur

**DESCRIPTION OF PROJECT :**

Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.-278/1

SITE ADDRESS :
PLOT NO. 50, KH. NO. 278/1, 278/2, 280, P.H.NO. 46,
MOUZA-WANADONGARI, TAH-HINGNA, DIST-NAGPUR.

Name Of Engineer : ASHVIN ASHOK DARVHEKAR

| LOGO | ADDRESS OF OFFICE |
|---|---|
| | OFFICE - SATKAR APARTMENT NO.5, TRICHARAN HOUSING SOCIETY, HINGNA RING ROAD, NAGPUR. 440016. |

OWNERS SIGN - Verified by applicant

TECHNICAL PERSON SIGN
Signature valid

SCALE - 1:100 | Date: 01/02/24
JOB NO - CCWAN-23-78434 | CHECK BY - -

**SUBMISSION DRAWING**