SHEET NO: 2/6

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 Nagpur Municipal Council
Project Code : CCWAN23078434
Application Number : CCWAN202300155
Proposal Number : 217897
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

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 availing 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:

ALL REQUIRED WORK WHITE
NEW WORK SHOWN BLACK
DRAWING LINE SHOWN YELLOW/LIGHT
WATER LINE SHOWN BLUE DOTTED
EXISTING BAL. SHOWN BROWN
PROPOSED BAL. SHOWN YELLOW
DRAIN LINE SHOWN GREEN
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.

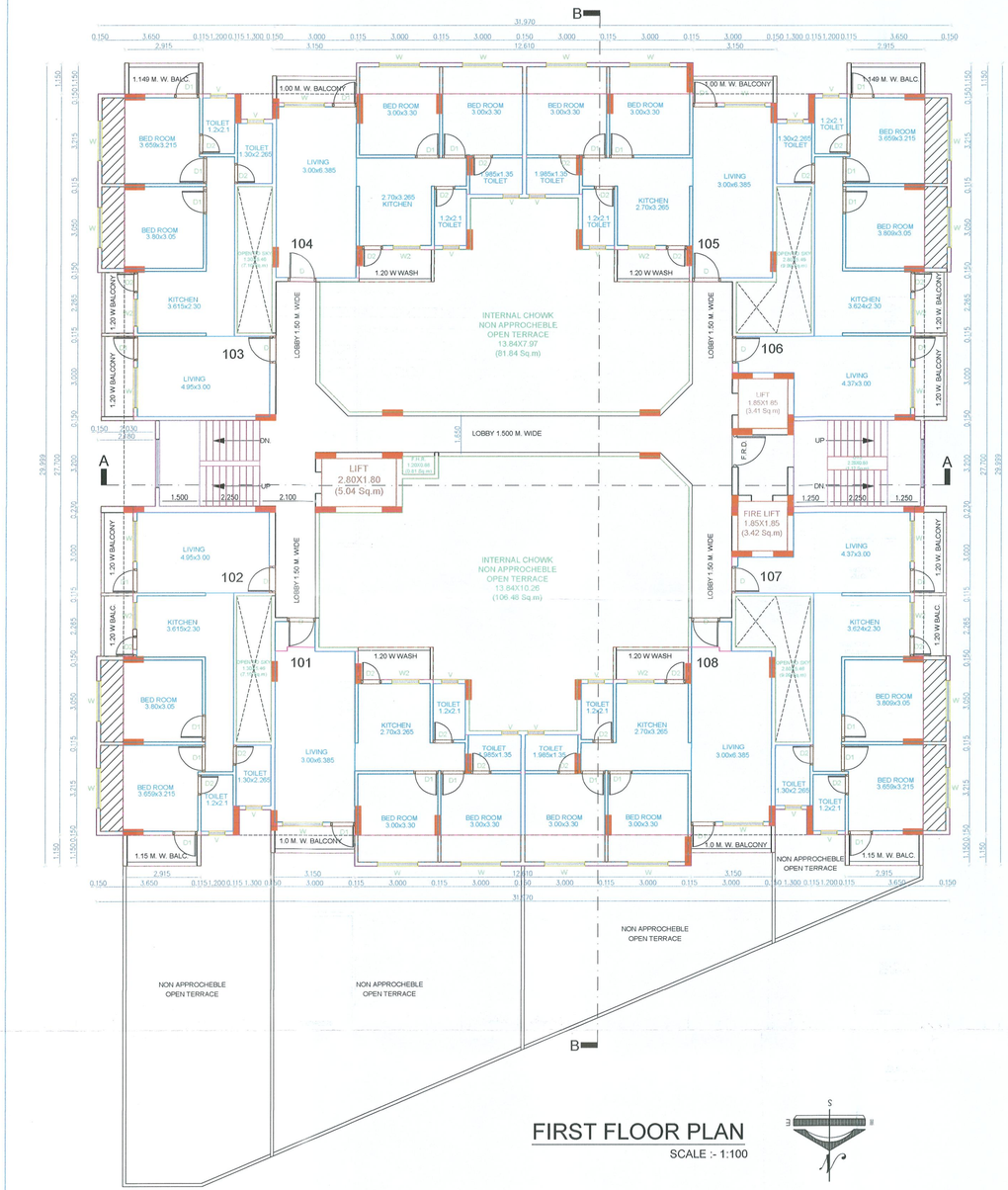
Name Of Engineer : ASHVIN ASHOK DARVHEKAR

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

OWNERS SIGN -	TECHNICAL PERSON SIGN
Verified by applicant	Signature valid

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

SUBMISSION DRAWING



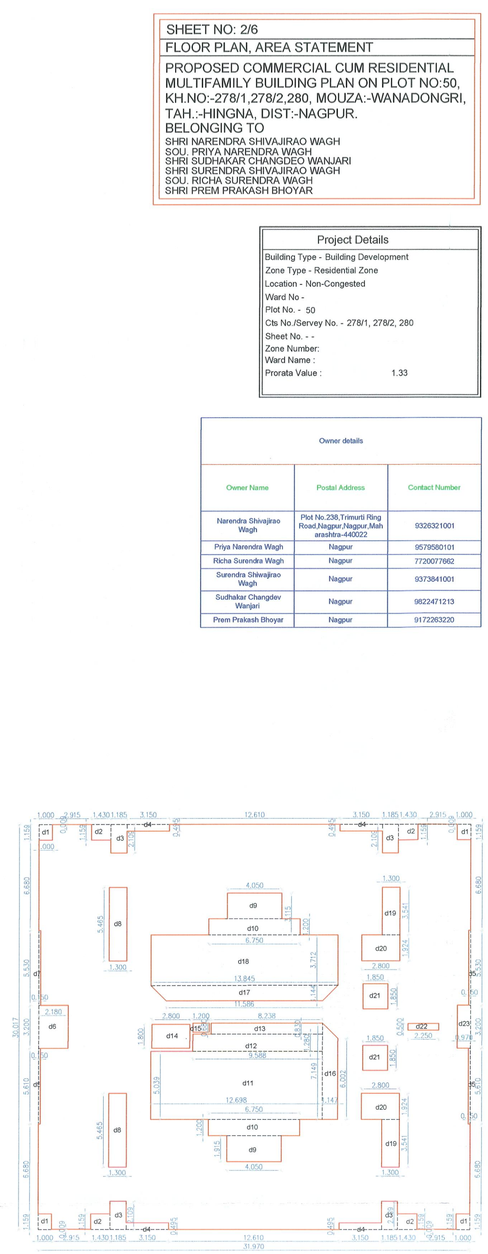
FIRST FLOOR PLAN

SCALE :- 1:100

1ST FLOOR

PROPOSED FIRST FLOOR P-LINE AREA

BLOCK	I	II	III	IxIIxIII (SQM.)
	1	31.970	30.017	959.64
TOTAL				959.64
DEDUCTION				
d1	4	1.000	1.159	4.64
d2	4	1.430	1.159	6.63
d3	4	1.185	2.109	10.00
d4	4	3.150	0.495	6.24
d5	2	5.610	0.150	1.68
d6	1	2.180	3.200	6.98
d7	2	0.150	5.530	1.66
d8	2	1.300	5.465	14.21
d9	2	4.050	1.915	15.51
d10	2	6.750	1.200	16.20
d11	1	12.698	5.039	63.99
d12	1	9.588	1.280	12.27
d13	1	8.238	0.830	6.84
d14	1	2.800	1.800	5.04
d15	1	1.200	0.680	0.82
d16	1	7.149+6.002/2x1.147		7.54
d17	1	11.586+13.845/2x1.144		14.55
d18	1	13.845	3.712	51.39
d19	2	1.300	3.541	9.21
d20	2	2.800	1.924	10.77
d21	2	1.850	1.850	6.85
d22	1	2.250	0.500	1.13
d23	1	0.970	3.200	3.10
d24	4	2.915	0.009	0.10
TOTAL				277.33
TOTAL FIRST FLOOR P-LINE AREA :				**682.31**



BLOCK PLAN FOR FIRST FLOOR
P-LINE AREA SCALE :- 1:200