PLOT NO	SIZE OF PLOT	AREA OF EACH PLOT (SQ.M.)	DEDUCTION FOR TANGENT	Net Area (Sq.m.)	Net Plot Area for FSI (Sq.m.)	NO. OF PLOTS	Total Net Area (Sq.m.)	Total Net plot Area For FSI (Sq.m.)	Additional FSI (Sq.m.)	Total Additional FSI (Sq.m.)	Multiplying factor for distribution of above Net Plot Area (FSI) on pro-rata basis "x" as per clause 13.4.1 (iii) of SDCPR = N/A = (41,370.870/30,879.988) = 1.339
A	B	C	D	E=(C-D)	F=E*X	G	H=E*G	I=F*G	J=E*Y	K=J*G	
50	a) 57.203 x 27.961 x 0.5 + b) 57.203 x 41.638 x 0.5	799.726 + 1190.909	11.770	1978.86	2649.693	1	1978.86	2649.693	47.492	47.492	Multiplying factor for distribution of above Net Plot Area (FSI) on pro-rata basis "Y" as per clause 24.1 of SDCPR = NA/2A = (751.844/30,879.988) = 0.024

Form of Statement 2 [SR. NO. 6 (g)]

PERTICULARS	PRORATA FACTOR	BASIC F.S.I.	PAID F.S.I.	TDR	POTENTIAL	IN SITU 'Y' FACTOR (0.024)	TOTAL	ANCILLARY	PLINE
PLOT AREA	1.330	1.46	0.300	90%	1.77			80% / 60%	—
1973.723			—	—	—			—	—
PERMISSIBLE		2887.557	592.117		3479.674	47.369	3527.043		
RESIDENTIAL		2887.557	591.864		3479.421	47.369	3526.790	2129.926	5656.716

FORM OF STATEMENT 2 [SR.NO. 9 (a)] (BLDG-B)

BUILDING NO	FLOOR NO	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION	
A	B	C	
1	GROUND FLOOR	218.37	SQ.M.
2	FIRST FLOOR	682.31	SQ.M.
3	SECOND FLOOR	682.31	SQ.M.
4	THIRD FLOOR	682.31	SQ.M.
5	FOURTH FLOOR	682.31	SQ.M.
6	FIFTH FLOOR	682.31	SQ.M.
7	SIXTH FLOOR	682.31	SQ.M.
8	SEVENTH FLOOR	682.31	SQ.M.
9	EIGHTH FLOOR	662.15	SQ.M.
	TOTAL	5656.72	SQ.M.

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

RESICENTAIL AREA 5656.716 - 124.683 = 5532.033 SQ.M.
5532.033/1.6 = 3457.520 SQ.M.
ANCILLARY 60% = 2074.512 SQ.M.

NET ANCILLARY
55.414+2074.512 = 2129.926 SQ.M.

SHEET NO: 6/6
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 17:14:34 IST
Reason: Approved drawing
Location: Wanadongri Municipal Council
Project Code : CCWAN-23-78434
Application Number : CCWAN/AP/202300155
Proposal Number : 217891
Certificate Number : CCWAN/B/2024/APL/00325

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	9373641001
Sudhakar Changdev Wanjari	Nagpur	9822471213
Prem Prakash Bhoyar	Nagpur	9172263220

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

MULTIFAMILY BUILDING

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	Other Deduction	TOTAL FSIAREA
		COMM.	RESI.	IND.	EDU.	INS.	MIZZ.	PROP.							
MULTIFAMILY BUILDING	8TH FLOOR	0.00	898.46	0.00	0.00	0.00	0.00	105.02	0.00	0.00	11.88	224.43	0.00	0.00	662.15
MULTIFAMILY BUILDING	7TH FLOOR	0.00	955.87	0.00	0.00	0.00	0.00	111.06	0.00	0.00	11.88	224.43	0.00	37.35	682.31
MULTIFAMILY BUILDING	TYPICAL 2ND 3RD 4TH 5TH 6TH FLOOR	0.00	4583.10	0.00	0.00	0.00	0.00	555.30	0.00	0.00	59.40	1122.15	0.00	0.00	3411.55
MULTIFAMILY BUILDING	1ST FLOOR	0.00	918.62	0.00	0.00	0.00	0.00	111.06	0.00	0.00	11.88	224.43	0.00	0.00	682.31
MULTIFAMILY BUILDING	GROUND FLOOR	124.68	106.72	0.00	0.00	0.00	0.00	0.00	0.00	11.87	11.88	1.12	0.00	0.00	218.40
MULTIFAMILY BUILDING	Total	124.68	7472.87	0.00	0.00	0.00	0.00	882.44	0.00	11.87	106.92	1796.56	0.00	37.35	5656.72

FSI DETAILS

Sr 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 (25%) If Applicable	Drawing Value
8-1 Permissible Index	1.46	0.64	0.00	0.00	0.00	0.00	2.10	0.00	0.00
8-2 Existing Consumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8-3 Balance Index to be Consume	1.46	0.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8-4 Total Permissible PLine Area)	2887.56	1263.17	0.00	0.00	2074.51	55.41	6280.65	0.00	0.00
8-5 Proposed F Line Area (Should not exceed 8.4)	2887.56	639.24	0.00	0.00	2074.51	55.41	5656.72	0.00	5656.72
8-6 Index Consumed	1.46	0.32	0.00	0.00	0.00	0.00	1.78	0.00	0.00

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
MULTIFAMILY BUILDING	GROUND FLOOR	SHOP 1	1	26.74	0.00	0.00	26.74
MULTIFAMILY BUILDING	GROUND FLOOR	SHOP 2	1	21.51	0.00	0.00	21.51
MULTIFAMILY BUILDING	GROUND FLOOR	SHOP 3	1	16.29	0.00	0.00	16.29
MULTIFAMILY BUILDING	GROUND FLOOR	SHOP 4	1	22.22	0.00	0.00	22.22
MULTIFAMILY BUILDING	GROUND FLOOR	SHOP 5	1	17.04	0.00	0.00	17.04
MULTIFAMILY BUILDING	1ST FLOOR	101	1	51.63	6.04	6.52	57.67
MULTIFAMILY BUILDING	1ST FLOOR	102	1	55.00	5.32	9.93	60.32
MULTIFAMILY BUILDING	1ST FLOOR	103	1	55.00	5.32	9.84	60.32
MULTIFAMILY BUILDING	1ST FLOOR	104	1	51.63	6.04	6.52	57.67
MULTIFAMILY BUILDING	1ST FLOOR	105	1	51.65	0.00	0.00	51.65
MULTIFAMILY BUILDING	1ST FLOOR	106	1	56.15	5.32	9.84	61.47
MULTIFAMILY BUILDING	1ST FLOOR	107	1	56.15	5.32	9.93	61.47
MULTIFAMILY BUILDING	1ST FLOOR	108	1	51.65	0.00	0.00	51.65
MULTIFAMILY BUILDING	TYPICAL 2ND 3RD 4TH 5TH 6TH FLOOR	201,301,401,501,6 01	5	51.63	6.04	6.52	57.67
MULTIFAMILY BUILDING	TYPICAL 2ND 3RD 4TH 5TH 6TH FLOOR	202,302,402,502,6 02	5	55.00	5.32	9.93	60.32
MULTIFAMILY BUILDING	TYPICAL 2ND 3RD 4TH 5TH 6TH FLOOR	203,303,403,503,6 03	5	55.00	0.00	9.84	55.00
MULTIFAMILY BUILDING	TYPICAL 2ND 3RD 4TH 5TH 6TH FLOOR	204,304,404,504,6 04	5	51.63	6.04	6.52	57.67
MULTIFAMILY BUILDING	TYPICAL 2ND 3RD 4TH 5TH 6TH FLOOR	204,304,404,504,6 04	5	51.65	0.00	0.00	51.65
MULTIFAMILY BUILDING	TYPICAL 2ND 3RD 4TH 5TH 6TH FLOOR	205,305,405,505,6 05	5	56.15	5.32	9.84	61.47
MULTIFAMILY BUILDING	TYPICAL 2ND 3RD 4TH 5TH 6TH FLOOR	207,307,407,507,6 07	5	56.15	5.32	9.93	61.47
MULTIFAMILY BUILDING	TYPICAL 2ND 3RD 4TH 5TH 6TH FLOOR	208,308,408,508,6 08	5	51.65	0.00	0.00	51.65
MULTIFAMILY BUILDING	7TH FLOOR	701	1	51.63	6.04	6.52	57.67
MULTIFAMILY BUILDING	7TH FLOOR	702	1	55.00	0.00	9.93	55.00
MULTIFAMILY BUILDING	7TH FLOOR	703	1	55.00	0.00	9.84	55.00
MULTIFAMILY BUILDING	7TH FLOOR	704	1	51.63	6.04	6.52	57.67
MULTIFAMILY BUILDING	7TH FLOOR	705	1	51.65	0.00	0.00	51.65
MULTIFAMILY BUILDING	7TH FLOOR	706	1	56.15	5.32	9.84	61.47
MULTIFAMILY BUILDING	7TH FLOOR	707	1	56.15	5.32	9.93	61.47
MULTIFAMILY BUILDING	7TH FLOOR	708	1	51.65	0.00	0.00	51.65
MULTIFAMILY BUILDING	8TH FLOOR	801	1	51.63	6.04	6.52	57.67
MULTIFAMILY BUILDING	8TH FLOOR	802	1	55.00	5.32	9.93	60.32
MULTIFAMILY BUILDING	8TH FLOOR	803	1	55.00	5.32	9.84	60.32
MULTIFAMILY BUILDING	8TH FLOOR	804	1	43.86	3.02	6.52	46.88
MULTIFAMILY BUILDING	8TH FLOOR	805	1	43.86	3.02	3.15	46.88
MULTIFAMILY BUILDING	8TH FLOOR	806	1	56.15	5.32	9.84	61.47
MULTIFAMILY BUILDING	8TH FLOOR	807	1	56.15	5.32	9.93	61.47
MULTIFAMILY BUILDING	8TH FLOOR	808	1	51.65	0.00	0.00	51.65

Parking Check (Table 6B)

Building Name	USE	TENAMENT AREA	RATIO car	RATIO Scooter	NO.OF Tenus/Area/Units	Required car	Required Scooter	Required Transport Vehicle/Ambulance/Mini Bus
MULTIFAMILY BUILDING	Residential	For every two tenements in each basement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	64	32.00	64.00	-
MULTIFAMILY BUILDING	Commertial	For every 100 sq.m. carpet area or fraction thereof	2	6	103.82	2.08	6.23	-
Total	-	-	-	-	-	34.08	70.23	-
Visitors parking(3%)	-	-	-	-	-	1.60	3.20	0
Total	-	-	-	-	-	35.68	73.43	0.00

Parking Check As Per Multiplaying Factor - 0.50
(Note-Parking calculate as per regulation 14.4.1 If Parking provisions in the TOD Zone shall be at 50% of those as mentioned in UDCPR.)

Building Name	Required CarMini Bus	Required Scooter	Required Transport Vehicle/Ambulance/Mini bus	Proposed CarMini Bus	Proposed Scooter	Proposed Transport Vehicle/Ambulance/Mini bus	Status
Total	18	70	0	18	81	0	OK

SCHEDULE OF OPENING:

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
MULTIFAMILY BUILDING	V	0.60	0.80	64
MULTIFAMILY BUILDING	W	1.50	1.80	94
MULTIFAMILY BUILDING	W2	32.00	1.20	32

SCHEDULE OF OPENING:

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
MULTIFAMILY BUILDING	D	1.10	2.10	28
MULTIFAMILY BUILDING	D1	0.90	2.10	115
MULTIFAMILY BUILDING	D2	0.75	2.10	96



SITE PLAN
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 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:
PLOT BOUNDARY SHOWN THICK
ROAD WIDENING LINE SHOWN DOTTED
GREEN LINE SHOWN BLUE COLOUR
WATER LINE SHOWN BLUE DOTTED
BUILDING LINE SHOWN BROWN
SEPTIC TANK SHOWN GREY YELLOW
SOAK PIT SHOWN GREY
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
Digitally signed by ASHVIN ASHOK DARVHEKAR
Date: 2024.03.15 17:14:34 IST
Reason: Approved drawing
Location: Wanadongri Municipal Council
Project Code : CCWAN-23-78434
Application Number : CCWAN/AP/202300155
Proposal Number : 217891
Certificate Number : CCWAN/B/2024/APL/00325

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

SUBMISSION DRAWING