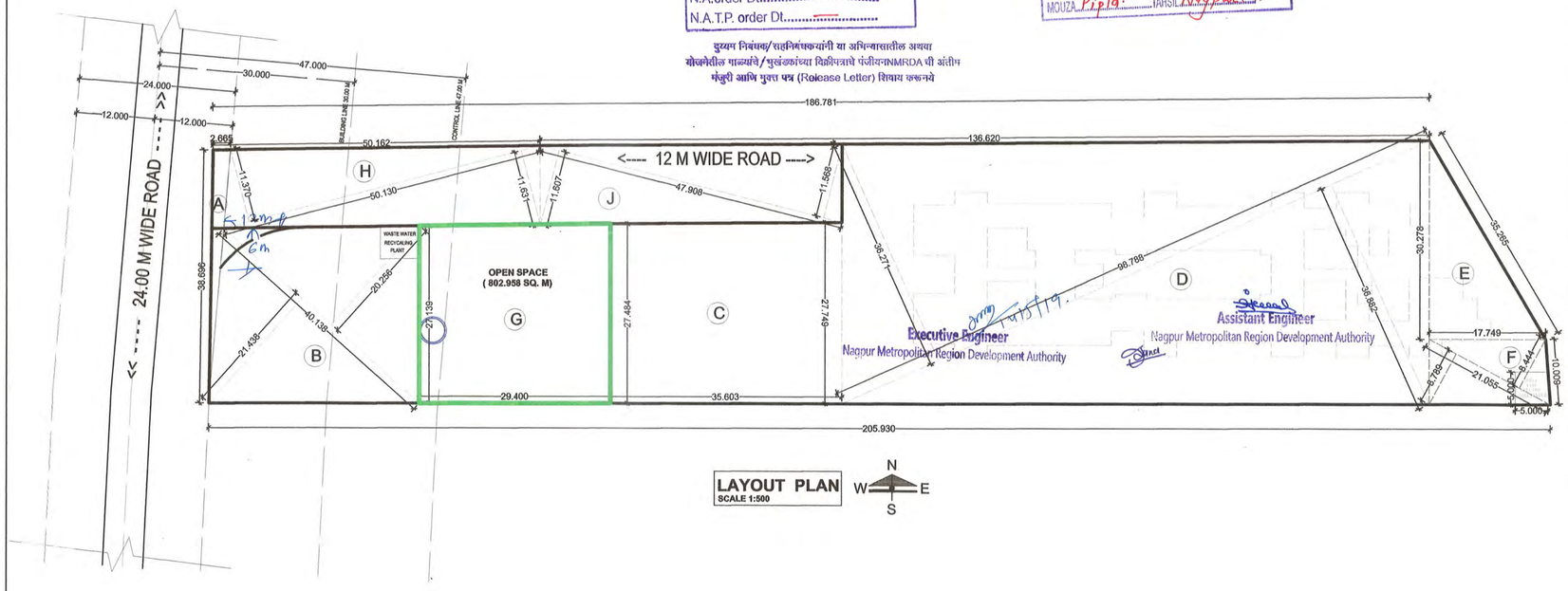
This Layout Plan finally approved by Executive Engineer Nmrda On Dated 25.2.2019

This sanction is subject to conditions of
N.A.order Dt. 04.05.2019.
N.A.T.P. order Dt. —

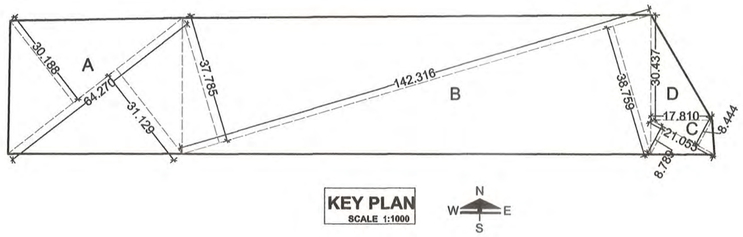
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT No. EE/NMRDA/126, Dt. 14-05-2019
FOR THE LAYOUT/ SITE OF KH. NO. 18/3,
MOUZA Pipla TAHSIL Nagpur (G)

मुख्य निबंधक/सहनिबंधकयांनी या अभिन्यासातील अथवा योजनेतील गाळ्यांचे/भूखंडांच्या विक्रीपत्राचे पंजीयनNMRDA ची अंतीम मंजुरी आणि मुक्त पत्र (Release Letter) शिवाय करूनये



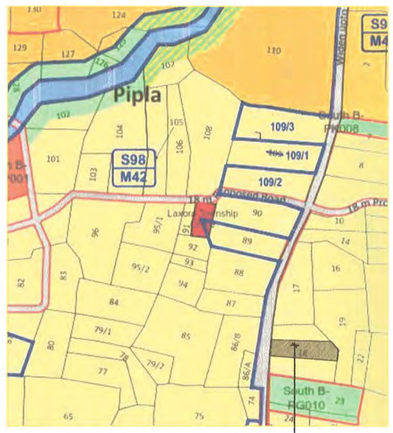
LAYOUT PLAN
SCALE 1:500

N
W E
S



KEY PLAN
SCALE 1:1000

N
W E
S



DP SHEET NO-98

DEMARCATED RESIDENTIAL GROUP HOUSING SCHEME ON KH. NO. 18/3, P.H.NO.38, MOUZA - PIPLA, TAH - NAGPUR (RURAL), DIST- NAGPUR. BELONGING TO M/S SHREE LAXMI VENTURE PVT. LTD. THROUGH DIRECTORS

1. SHRI. VINOD PUNDLIKRAO KUBDE
2. SHRI. RAJESH HOMRAJ ROKADE
3. SHRI. GANESH HOMRAJ ROKADE
4. SHRI. UMESH RAMBHAU MHATRE

AREA STATEMENTS :

1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)	
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	= 8100.000 SQ.M
	B) AS PER MEASUREMENT SHEET	= 7975.000 SQ.M
	C) AS PER SITE	= 7869.600 SQ.M
2	DEDUCTIONS FOR :	
	A) PROPOSED D.P/ R.P. ROAD WIDENING	= 51.562 SQ.M
	B) ANY D.P. RESERVATION AREA	= 0.000 SQ.M
	C) NATURAL WATER COURSE AREA	= 0.000 SQ.M
	TOTAL A+B	= 51.562 SQ.M
3	GROSS AREA OF PLOT (1- 2)	= 7818.040 SQ.M (100 %)
4	RECREATIONAL OPEN SPACE :	
	A) REQUIRED(10%)	= 781.804 SQ.M
	B) PROPOSED	= 802.958 SQ.M (10.27 %)
5	AMENITY SPACE :	
	A) REQUIRED(10%)	= NOT REQUIRED
	B) PROPOSED	= NOT REQUIRED
6	SERVICE ROAD / HIGHWAY WIDENING/ROAD WINDING	= 0.000 SQ.M (0.00 %)
7	INTERNAL ROAD AREA	= 1146.573 SQ.M (14.56 %)
8	NET AREA OF PLOT = [3 - 5(b)] [FOR BASIC F.S.I = 1]	= 7818.040 SQ MT.
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH 1.10	= 8599.844 SQ MT
10	ADDITION OF AREA FOR F.S.I	
	A) IN-SITU AREA AGAINST D.P ROAD [1.85 x SR.2(A)] IF ANY (AFTER HANDED OVER OF ROAD LAND)	= 95.389 SQ.M
	B) IN-SITU AREA AGAINST AMENITY SPACE [2.00 OR 1.85 x SR. NO. 5(b)	= 0.000 SQ.M
	C) PAID PERMIUM FSI AREA (SUBJECT TO MAXIMUM OF 0.3 OF SR. NO 8)	= 2345.412 SQ. M
	D) T D R AREA (1.15)	= 0.000 SQ. M
	E) ADDITIONAL FSI AREA UNDER CHAPTER VIII	= 0.00
	TOTAL OF A+B+C+D+E	= 2440.801 SQ MT
11	TOTAL AREA AVAILABLE (9+ 10)	= 11040.645 SQ MT
12	MAXIMUM UTILIZATION OF FSI PERMISSIBLE AS PER ROAD WIDTH (AS PER REGULATION NO 15.4)	= 2.55
13	TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO. 15.b)	
	A) EXISTING BUILT UP AREA	= 0.000 SQ.M
	B) PROPOSED BUILT UP AREA	= 0.000 SQ.M
	C) EXCESS BALCONY AREA COUNTED IN F.S.I	= 0.000 SQ.M
	D) EXCESS DOUBLE HEIGHT TERRACES AREA COUNTED IN F.S.I	= 0.000 SQ.M
	TOTAL OF A+B+C+D+E	
14	F S I CONSUMED (13/8) (SHOULD NOT BE MORE THAN SERIAL NO. 12 ABOVE)	
15	AREA FOR INCLUSIVE HOUSING IF ANY (NOT REQUIRED)	
	A) REQUIRED (20% OF SR. NO. 9)	= 0.00 SQ.M
	B) PROPOSED	= 0.00 SQ.M

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BE ME ON 29/11/2018 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT LESS THAN WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

WAVE DESIGNER & PLANNERS Architect ANJALI KADAM B.Arch C.O.A. / 42423 N.I.T. / 2349 N.M.C. / R-509

SIGNATURE
NAME OF ARCHITECT / LICENSED ENGINEER / SUPERVISOR.

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SACTIONED BY NMRDA
I/WE WOULD EXECUTE THE STRUCTURE AS PER SACTIONED 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.

1. SHRI. VINOD PUNDLIKRAO KUBDE
2. SHRI. RAJESH HOMRAJ ROKADE
3. SHRI. GANESH HOMRAJ ROKADE
4. SHRI. UMESH RAMBHAU MHATRE

SHREE LAXMI VENTURES PVT. LTD. NAGPUR

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

WAVE DESIGNER & PLANNERS Architect ANJALI KADAM B.Arch C.O.A. / 42423 N.I.T. / 2349 N.M.C. / R-509

JOB NO.	DRAWING BY	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. / LICENCE NO. OF ARCH / LIC. ENG. / SUPERVISOR
01		1:500 1:1000	A.Z	N.V.R	C.O.A.42423 N.I.T. 2349 N.M.C.R-509

LEGEND :

KHASARA BOUNDRY SHOWN IN
OPEN SPACE SHOWN IN
AMENITY SPACE SHOWN IN
EWS / LIG SPACE SHOWN IN

WAVE
DESIGNERS & PLANNERS
flat no.G-6,Cheenab Apt.Chunnabhatti Road,
Near Ajni Sq.Nagpur-440003

AREA STATEMENT

AREA OF LAND (KEY PLAN)

A) 0.5 x(30.188 + 31.129) x 64.270	=	1970.421 SQ.M.
B) 0.5 x (37.785 + 38.759) x 142.316	=	5446.718 SQ.M.
C) 0.5 x (8.444+ 8.789) x 21.055	=	181.420 SQ.M.
D) 0.5 x 17.810 x 30.437	=	271.041 SQ.M.
TOTAL - 7869.600 SQ MT		

NET AREA UNDER LAYOUT = 7869.600 SQ.M

AREA UNDER PLOTS

B) 0.5 x(21.438 + 20.256) x 40.138	=	836.756 SQ.M.
C) 0.5 x(27.484 + 27.749) x 35.603	=	983.230 SQ.M.
D) 0.5 x (36.271 + 36.882) x 98.788	=	3613.319 SQ.M.
E) 0.5 x 17.749 x 30.278	=	268.702 SQ.M.
F) 0.5 x (8.789 + 8.444) x 21.055	=	181.420 SQ.M.
TOTAL	=	5883.427 SQ.M.
TANGENT DEDUCTION	=	14.920 SQ MT
TOTAL	=	5868.507 SQ MT

AREA UNDER GROUP HOUSING PLOT = 5868.507 SQ.M

NOTE:- PERMISSIBLE FSI FOR ROAD WINDING AREA IS SUBJECTED TO COMPLIANCE OF PROVISIONS OF CLAUSE NO 27.2 OF DCPR BY THE LAND OWNER

OPEN SPACE

G) 0.5(27.139 + 27.484) 29.400 = 802.958 SQ.M
NET OPEN SPACE AREA = 802.958 SQ.M

INTERNAL ROAD

H) 0.5 x (11.370+ 11.631) x 50.130 = 576.520 SQ.M
J) 0.5 x (11.607 + 11.568) x 47.908 = 555.133 SQ.M
ADD TANGENT AREA = 14.920 SQ MT
TOTAL = 1146.573 SQ.M.
NET INTERNAL ROAD AREA = 1146.573 SQ.M

ROAD WINDING

A) 0.5 x 2.665 x 38.696 = 51.562 SQ.M
NET INTERNAL ROAD AREA = 51.562 SQ.M