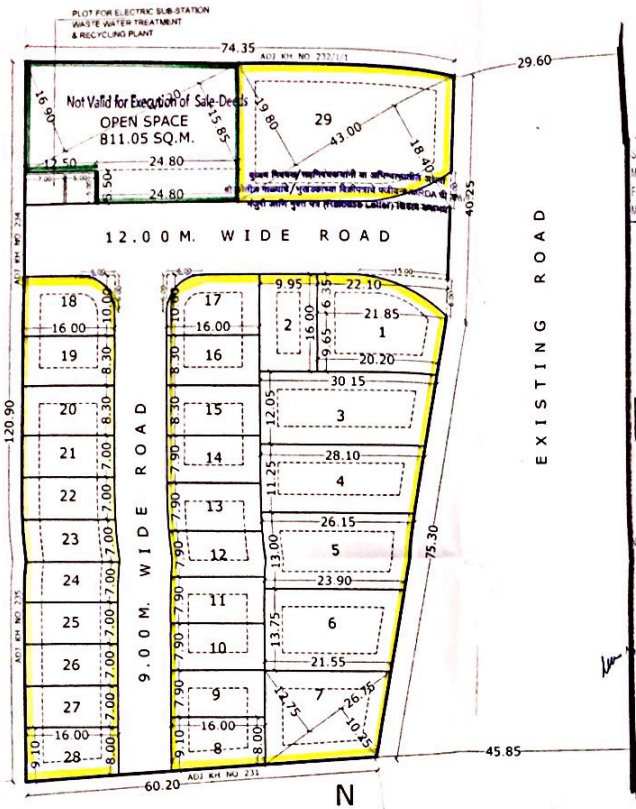
FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH.NO.- 232/1/2, P.H.NO. - 42, MOUZA -JAMTHA, TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR.

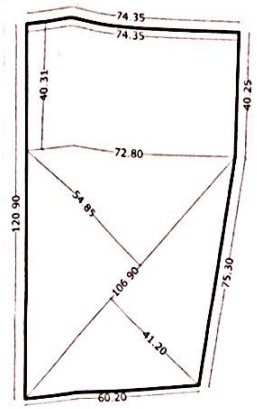
BELONGING TO :- SHRI. PRAMOD BHAGWANTRAO THAKRE.



LAYOUT PLAN

SCALE - 1:500

N



LAND AREA CALCULATION

SCALE - 1:1000

LAND AREA CALCULATION	
1/2(54.85 + 41.20) X 106.90	5133.87
1/2(74.35 + 72.80) X 40.31	2965.81
TOTAL	8099.68
SAY	8100.00

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION MENTIONED IN AGREEMENT DT. 30/01/2020 FOR THE LAYOUT SITE OF KH. NO. 232/1/2 MOUZA Jamtha TAHSIL Nagpur (Rural)

This sanction is subject to conditions of N.A. order DT. 08/11/2020
N.A.T.P. order Dt.

This Layout Plan finally approved by Executive Engineer Nmrda On Dated 05/10/2020

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority
N.M.R.D.A.
Outward No. ee/spm/Nmrda/245
Date 31/01/2020

PROFORMA - I

AREA STATEMENT

1	AREA OF LAND OF KH.NO. 232/1/2 (Minimum area of a,b,c, to be considered)	8100.00	SQ.M	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	8100.00	SQ.M.	(0.81 H)
	b) AS PER MEASURMENT SHEET	8100.00	SQ.M	
	c) AS PER SITE	8100.00	SQ.M	
2	DEDUCTIONS FOR		SQ.M	
	a) PROPOSED D P / D P ROAD WIDENING AREA	0.00	SQ.M	
	b) ANY D P RESERVATION AREA	0.00	SQ.M	
	c) NATURAL WAETR COURSE AREA	0.00	SQ.M.	
	TOTAL (a+b+c)	0.00	SQ.M	
3	GROSS AREA OF PLOT (1 - 2)	8100.00	SQ.M.	100%
4	RECREATIONAL OPEN SPACE			
	a) REQUIRED	810.00	SQ.M	
	b) PROPOSED	811.05	SQ.M	10.01%
5	AMENITY SPACE			
	a) REQUIRED	0.00	SQ.M	
	b) PROPOSED	0.00	SQ.M	
6	PLOT FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT	68.75	SQ.M	0.85%
7	INTERNAL ROAD AREA & ROAD WIDENING AREA	1680.50	SQ.M	20.75%
8	AREA UNDER LAYOUT PLOTS	5539.70	SQ.M	68.39%
9	NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (3 - 5b)	8100.00	SQ.M	
10	PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (9 / 8) (as per clause no. 24.9 (i) of DCPR, NMRDA)	1.4622	SQ.M	

CERTIFICATE OF AREA:

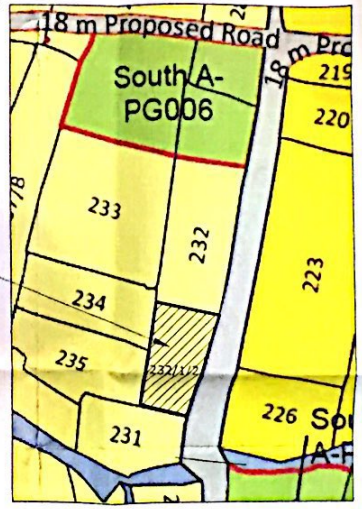
Certified that tha plot under reference was surveyed by me on 17/04/2019 and the dimensions of sides etc. of plots stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership / T.P. Scheme records / Land records Department / City Survey

UMESH M. LAMGE
B. Arch (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg. No. CA/95/16997
NMC Lic. No. R-90
VIT Lic. No. 1803

ARCHITECT'S SIGN

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE	1/2(16.90 + 15.85) X 41.20 + 24.80 X 5.50	811.05		811.05	811.05
PLOT FOR ELECTRIC SUB STATION & WASTE WATER TREATMENT & RECYCLING PLANT	12.50 X 5.50	68.75		68.75	68.75

PROPOSED LAYOUT OF KH.NO.232/1/2



D.P. PLAN SHOWING PROPOSED SITE

SHEET NO. 110

SCALE - NTS

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	Built up area on Prorata basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI	Permissible builtup area on Basic FSI (Sq.m.)	Total Built up area on Prorata basis (Sq. M.)
	A	B	C	D	E=(C-D)	F=(E*1.4622)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(22.10 + 21.85) X 6.35 + 1/2(21.85 + 20.20) X 9.65	342.43	18.26	324.17	474.0014	1	324.17	24.00	1.10	521.4015	474.0014
2	2	9.95 X 16.00	159.20		159.20	232.7822	1	159.20	12.00	1.10	256.0605	232.7822
3	3	1/2(30.15 + 28.10) X 12.05	350.96		350.96	513.1682	1	350.96	24.00	1.10	564.4851	513.1682
4	4	1/2(28.10 + 26.15) X 11.25	305.16		305.16	446.1995	1	305.16	24.00	1.10	490.8194	446.1995
5	5	1/2(26.15 + 23.90) X 13.00	325.33		325.33	475.6902	1	325.33	24.00	1.10	523.2592	475.6902
6	6	1/2(23.90 + 21.55) X 13.75	312.47		312.47	456.8918	1	312.47	24.00	1.10	502.5810	456.8918
7	7	1/2(12.75 + 10.25) X 26.75	307.63		307.63	449.8093	1	307.63	24.00	1.10	494.7902	449.8093
8	8, 28	1/2(9.10 + 8.00) X 16.00	136.80		136.80	200.0290	2	273.60	9.00	1.10	220.0319	400.0579
9	9 TO 14	7.90 X 16.00	126.40		126.40	184.8221	6	758.40	9.00	1.10	203.3043	1108.9325
10	15, 16, 19, 20	8.30 X 16.00	132.80		132.80	194.1802	4	531.20	9.00	1.10	213.5982	776.7206
11	17, 18	10.00 X 16.00	160.00	7.72	152.28	222.6638	2	304.56	12.00	1.10	244.9302	445.3276
12	21 TO 27	7.00 X 16.00	112.00		112.00	163.7664	7	784.00	9.00	1.10	180.1430	1146.3648
13	29	1/2(19.80 + 18.40) X 43.00	821.30	18.26	803.04	1174.2051	1	803.04	24.00	1.10	1291.6256	1174.2051
		TOTAL					29	5539.70				6925.9461

NOTE: -

- x AREA UNDER LAYOUT SHOWN THUS
- x AREA UNDER OPEN SPACE SHOWN THUS
- x AREA UNDER AMENITY SPACE SHOWN THUS
- x RESIDENTIAL PLOTS SHOWN THUS
- x APPROACH ROAD SHOWN THUS

OWNER'S SIGN :

PRAMOD THAKRE NAGPUR

SHRI. PRAMOD BHAGWANTRAO THAKRE.

ARCHITECT'S SIGN :

UMESH M. LAMGE
B. Arch (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg. No. CA/95/16997
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VIT Lic. No. 1803

UMESH M. LAMGE
B. ARCH.
ARCHITECT & INTERIOR DESIGNER
FIFTH FLOOR, DAYA CHAMBERS,
AJNI SQ., WARDHA ROAD, NAGPUR

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