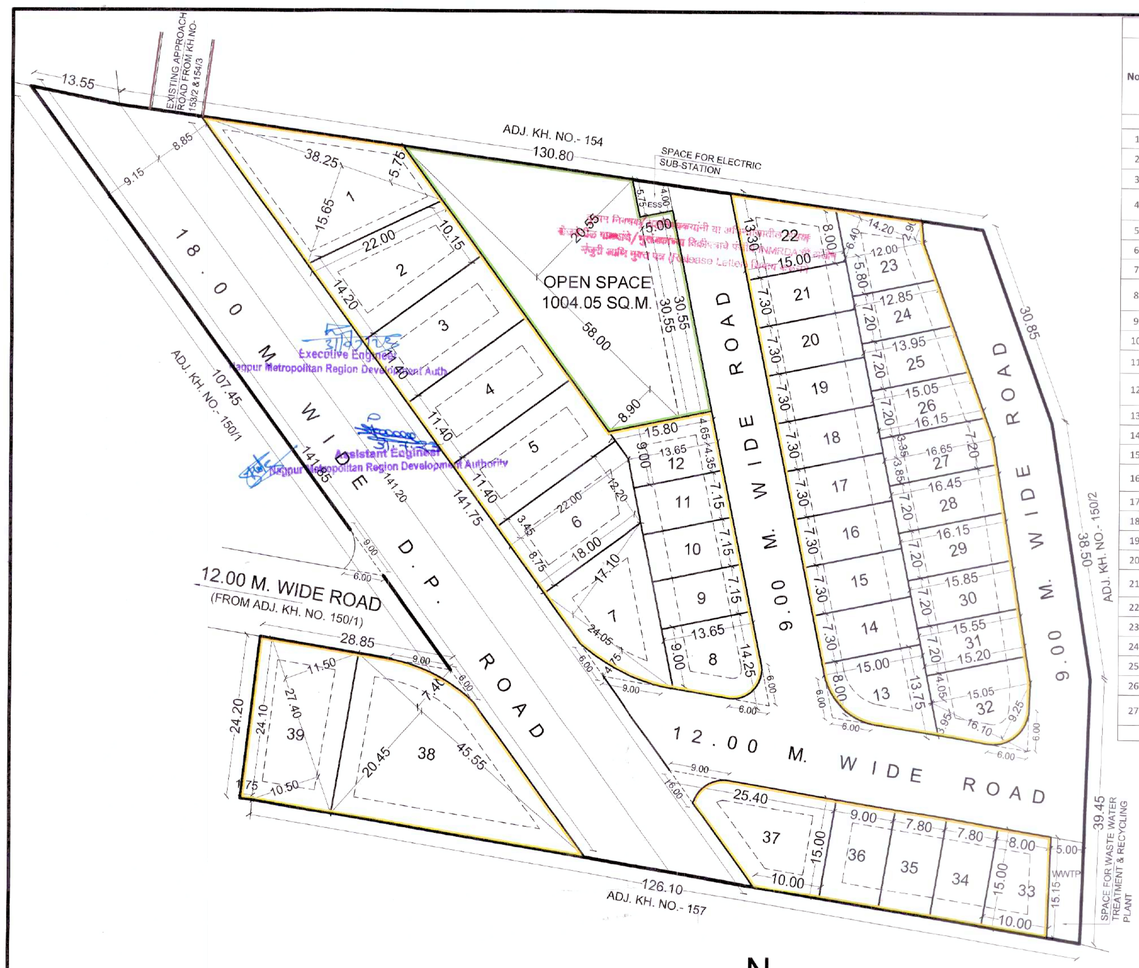
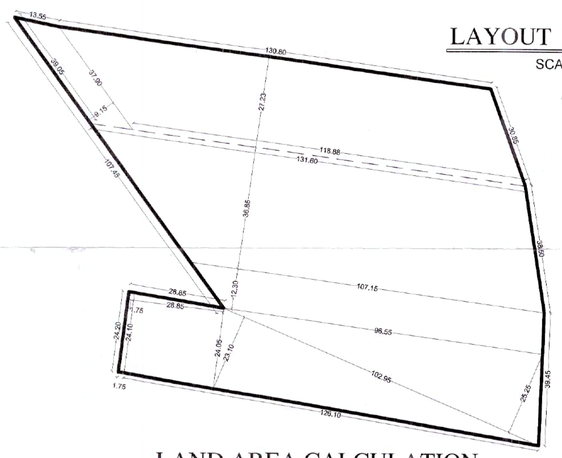


LAYOUT PLAN

SCALE - 1:500

N



LAND AREA CALCULATION

SCALE - 1:1000

LAND AREA CALCULATION	
1/2(39.05 + 37.90) X 9.15	352.04
1/2(130.80 + 118.88) X 27.23	3399.39
1/2(131.60 + 107.15) X 36.85	4398.96
1/2(107.15 + 96.55) X 12.30	1252.75
1/2(24.20 + 24.10) X 1.75	42.26
1/2(24.10 + 24.05) X 27.10	652.43
1/2(23.10 + 25.25) X 102.95	2488.81
TOTAL	12586.64

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(20.55 + 8.90) X 58.00 + 30.00 X 5.00	1004.05		1004.05	1004.05
SPACE FOR ELECTRIC SUB-STATION	1/2(4.00 + 5.75) X 5.00	24.37		24.37	100.12
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	15.15 X 5.00	75.75		75.75	
PROPOSED 18.00 M. WIDE D.P. ROAD AREA	1/2(141.75 + 141.20) X 8.85 + 1/2(141.20 + 141.85) X 9.15	2547.00		2547.00	2547.00

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*1.5202)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(15.65 + 5.75) X 38.25	409.27		409.27	622.17	1	409.27	18.00	1.10	684.39	622.17
2	2	1/2(10.15 + 14.20) X 22.00	267.85		267.85	407.19	1	267.85	18.00	1.10	447.90	407.19
3	3 TO 5	22.00 X 11.40	250.80		250.80	381.27	3	752.40	18.00	1.10	419.39	1143.80
4	6	3.45 X 22.00 + 1/2(22.00 + 18.00) X 8.75	250.90		250.90	381.42	1	250.90	18.00	1.10	419.56	381.42
5	7	1/2(17.10 + 4.75) X 24.05	262.74	11.77	250.97	381.52	1	250.97	18.00	1.10	419.68	381.52
6	8	1/2(9.00 + 14.25) X 13.65	158.68	7.72	150.96	229.49	1	150.96	12.00	1.10	252.44	229.49
7	9 TO 11	7.15 X 13.65	97.59		97.59	148.36	3	292.77	9.00	1.10	163.19	445.07
8	12	4.35 X 13.65 + 1/2(13.65 + 15.80) X 4.65	127.84		127.84	194.34	1	127.84	9.00	1.10	213.78	194.34
9	13	1/2(13.75 + 8.00) X 15.00	163.12	7.72	155.40	236.24	1	155.40	12.00	1.10	259.86	236.24
10	14 TO 21	7.30 X 15.00	109.50		109.50	166.46	8	876.00	9.00	1.10	183.11	1331.70
11	22	1/2(8.00 + 13.30) X 15.00	159.75		159.75	242.85	1	159.75	9.00	1.10	267.14	242.85
12	23	1/2(6.40 + 2.90) X 14.20 + 1/2(12.00 + 12.85) X 5.80	138.09		138.09	209.92	1	138.09	9.00	1.10	230.92	209.92
13	24	1/2(12.85 + 13.95) X 7.20	96.48		96.48	146.67	1	96.48	9.00	1.10	161.34	146.67
14	25	1/2(13.95 + 15.05) X 7.20	104.40		104.40	158.71	1	104.40	9.00	1.10	174.58	158.71
15	26	1/2(15.05 + 16.15) X 7.20	112.32		112.32	170.75	1	112.32	9.00	1.10	187.82	170.75
16	27	1/2(16.15 + 16.65) X 3.35 + 1/2(16.65 + 16.45) X 3.85	118.65		118.65	180.37	1	118.65	9.00	1.10	198.41	180.37
17	28	1/2(16.45 + 16.15) X 7.20	117.36		117.36	178.41	1	117.36	9.00	1.10	196.25	178.41
18	29	1/2(16.15 + 15.85) X 7.20	115.20		115.20	175.13	1	115.20	9.00	1.10	192.64	175.13
19	30	1/2(15.85 + 15.55) X 7.20	113.04		113.04	171.84	1	113.04	9.00	1.10	189.03	171.84
20	31	1/2(15.55 + 15.20) X 7.20	110.70		110.70	168.29	1	110.70	9.00	1.10	185.11	168.29
21	32	1/2(15.20 + 15.05) X 4.05 + 1/2(3.95 + 9.25) X 16.10	167.51	7.72	159.79	242.91	1	159.79	12.00	1.10	267.20	242.91
22	33	1/2(8.00 + 10.00) X 15.00	135.00		135.00	205.23	1	135.00	12.00	1.10	225.75	205.23
23	34, 35	7.80 X 15.00	117.00		117.00	177.86	2	234.00	12.00	1.10	195.65	355.73
24	36	9.00 X 15.00	135.00		135.00	205.23	1	135.00	12.00	1.10	225.75	205.23
25	37	1/2(25.40 + 10.00) X 15.00	265.50	11.77	253.73	385.72	1	253.73	18.00	1.10	424.29	385.72
26	38	1/2(7.40 + 20.45) X 45.55	634.28	11.77	622.51	946.34	1	622.51	18.00	1.10	1040.97	946.34
27	39	1/2(11.50 + 10.50) X 27.40 + 1/2(24.10 + 24.20) X 1.75	343.66		343.66	522.43	1	343.66	12.00	1.10	574.68	522.43
		TOTAL					39	6604.04				10039.46

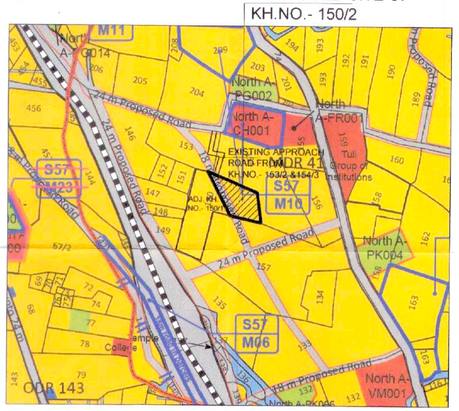
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 31/07/2023
FOR THE LAYOUT SITE OF KH. NO. 150/2
MOUZA BHOKARA TAHSIL NAGPUR (R)

This Layout Plan tentatively/finally approved by
Metropolitan Commissioner Dated 13/05/2023

This sanction is subject to conditions of
N.A. order Dt. 14/06/2023
N.A.T.P. order Dt.

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

PROPOSED SITE OF KH.NO.- 150/2



D.P. PLAN SHOWING PROPOSED SITE

SHEET NO.- 57

SCALE - NTS

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH.NO. - 150/2, P.H. NO. - 12 (A), MOUZA - BHOKARA, TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR.

BELONGING TO :- S.R. REMEDIAL SERVICES PVT. LTD.
THROUGH AUTHORIZED DIRECTOR
1) SHRI. NITIN MAROTRAO UPARE
2) SHRI. SHYAMSUNDAR RAMBILAL MITTAL

PROFORMA - I

AREA STATEMENT

1	AREA OF LAND OF KH.NO. 150/2 (Minimum area of a,b,c, to be considered)	12586.64	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	12700.00	SQ.M.	(1.27 H)
	b) AS PER MEASURMENT SHEET	12586.64	SQ.M.	
	c) AS PER SITE	12586.64	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a)PROPOSED 18.00 M. WIDE D.P. ROAD AREA	2547.00	SQ.M.	
	b) ANY D.P. RESERVATION AREA	0.00	SQ.M.	
	c) NATURAL WATER COURSE AREA	0.00	SQ.M.	
	TOTAL (a+b+c)	2547.00	SQ.M.	
3	BALANCE AREA OF PLOT (1 - 2)	10039.64	SQ.M.	
4	AMENITY SPACE			
	a) REQUIRED	0.00	SQ.M.	
	b) PROPOSED	0.00	SQ.M.	
5	NET PLOT AREA (3-4b)	10039.64	SQ.M.	100%
6	RECREATIONAL OPEN SPACE			
	a) REQUIRED	1003.96	SQ.M.	10.00%
	b) PROPOSED	1004.05	SQ.M.	10.00%
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (24.37 + 75.75)	100.12	SQ.M.	1.00%
8	INTERNAL ROAD AREA	2331.43	SQ.M.	23.22%
9	SERVICE ROAD HIGH-WAY WIDENING	0.00	SQ.M.	
10	PLOTABLE AREA	6604.04	SQ.M.	65.78%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.5202	SQ.M.	

CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 24 / 06 / 2022 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 records.

ARCHITECT'S SIGN.

OWNER'S SIGN :

S.R. REMEDIAL SERVICES PVT. LTD.
THROUGH AUTHORIZED DIRECTOR

SR REMEDIAL SERVICES PRIVATE LIMITED
DIRECTOR

1) SHRI. NITIN MAROTRAO UPARE

2) SHRI. SHYAMSUNDAR RAMBILAL MITTAL

ARCHITECT'S SIGN :

ARCHITECT:-

AR. UMESH LAMGE
B.ARCH.(HONS.)
ARCHITECT & INTERIOR DESIGNER
402 , DAYA CHAMBER,
AJANI SQ. WARDHA ROAD, NAGPUR