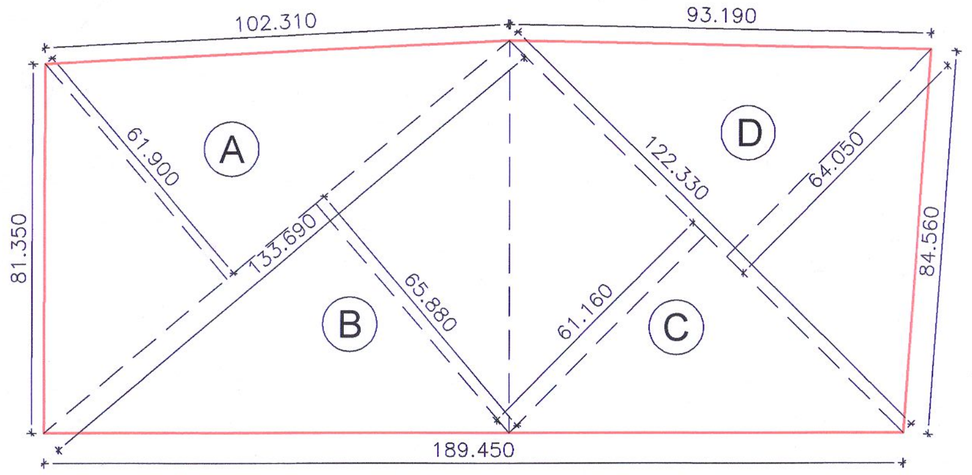


KEY PLAN SCALE : - 1:1000

S. NO. - 123/2, 123/3 AREA CALCULATION

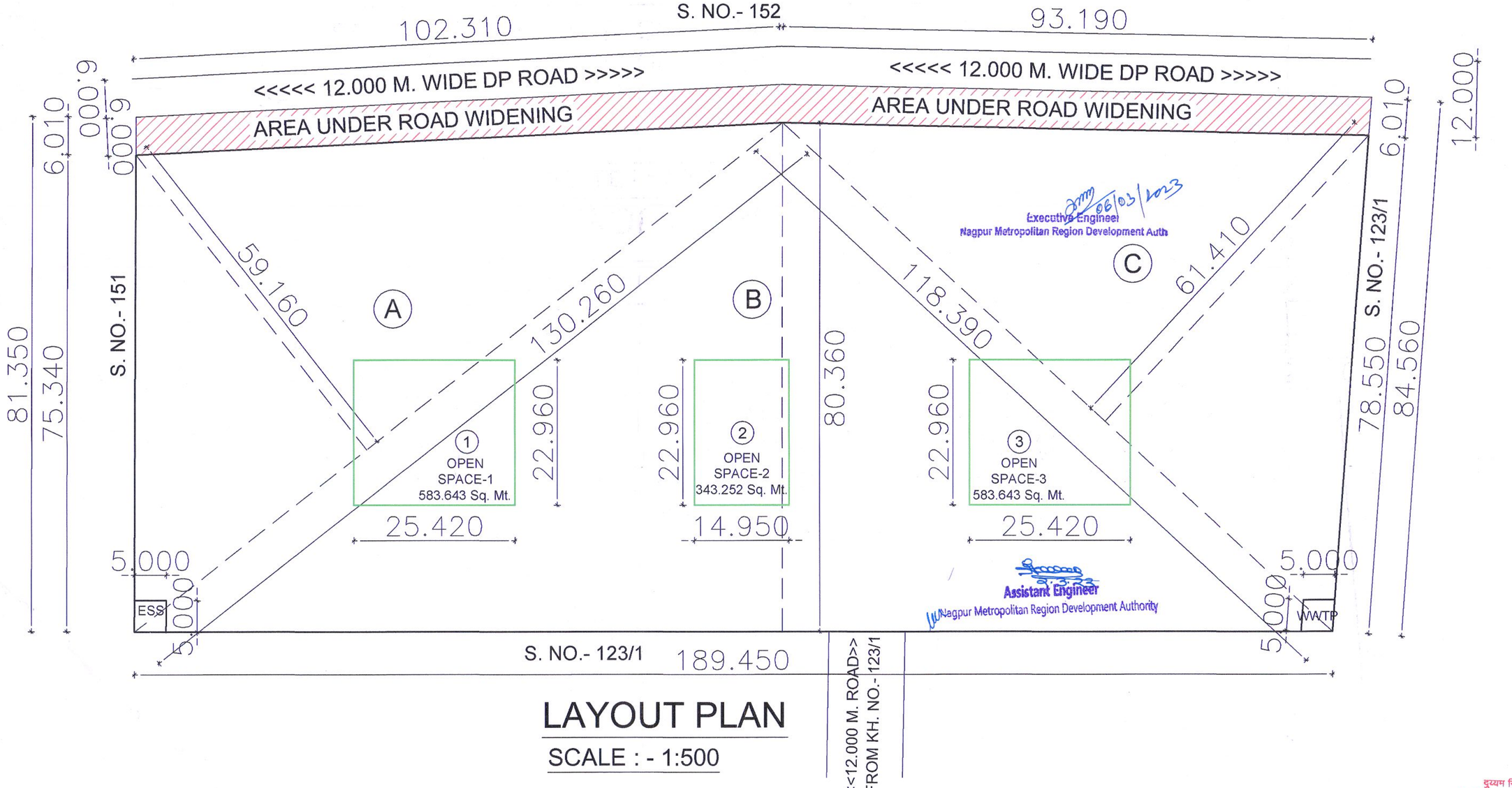
A	133.690	X	61.900	X 0.50	=	4137.706 SQM.
B	133.690	X	65.880	X 0.50	=	4403.749 SQM.
C	122.330	X	61.160	X 0.50	=	3740.851 SQM.
D	122.330	X	64.050	X 0.50	=	3917.618 SQM.

NET AREA = 16199.924 SAY =16200.000 SQM.

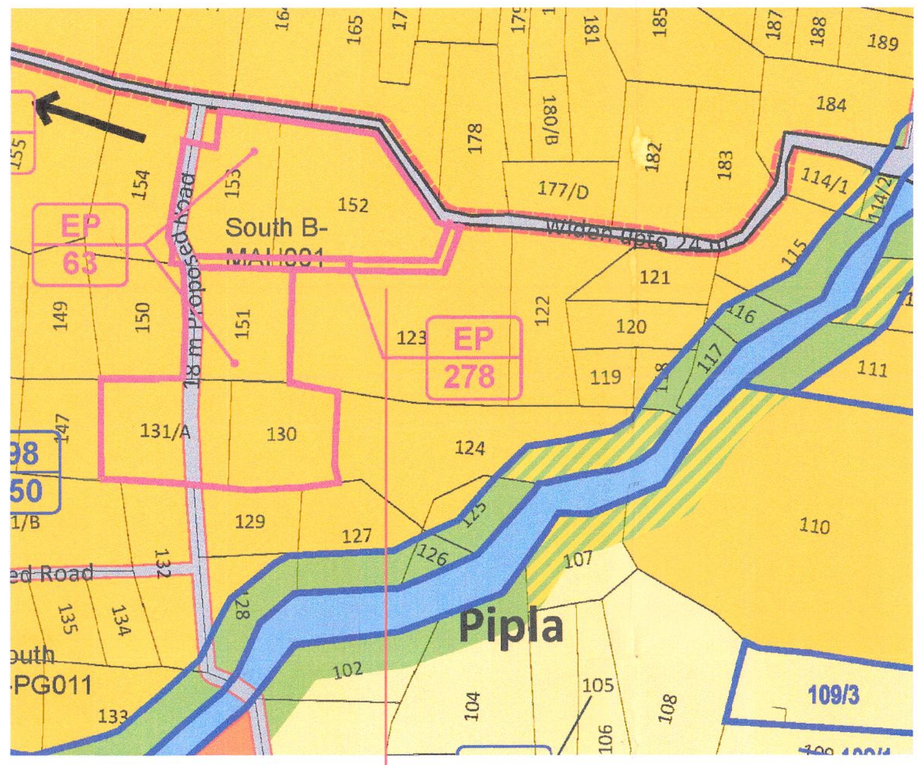
GPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
No. SANCTIONED IN AGREEMENT DT. 863 DT. 06/03/2023
FOR THE LAYOUT/SITE OF KH. NO. 123/2, 123/3
MAUZA PIPLA TAHSIL NAGPUR (R.)

This Layout Plan tentatively/finally approved by Metropolitan Commissioner Dated 11.11.2022

This sanction is subject to conditions of
N.A. order DT. 24.11.2022
A.T.P. order DT.



LAYOUT PLAN
SCALE : - 1:500



LOCATION & D.P. PART PLAN
SHEET No. 98

AREA UNDER OPEN SPACE

OPEN SPACE-1	25.420	X	22.960	X 1.00	=	583.643 SQM.
OPEN SPACE-2	14.950	X	22.960	X 1.00	=	343.252 SQM.
OPEN SPACE-3	25.420	X	22.960	X 1.00	=	583.643 SQM.

NET AREA =1510.538 SQM.

AREA UNDER ESS

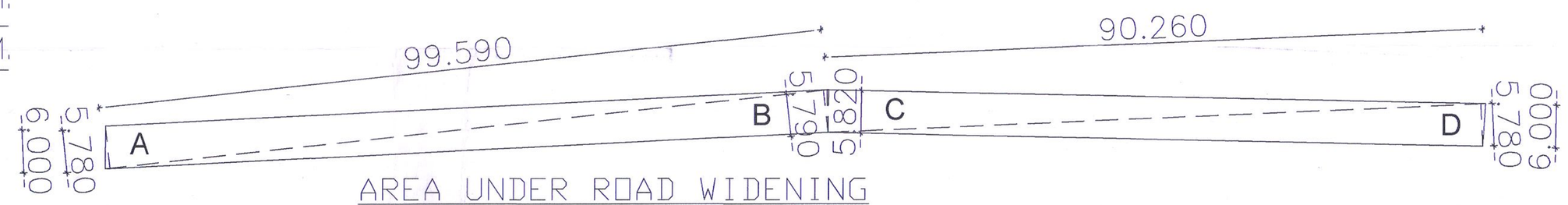
A 5.000 X 5.000 = 25.000 SQM.

TOTAL = 25.000 SQM.

AREA UNDER WWTP

A 5.000 X 5.000 = 25.000 SQM.

TOTAL = 25.000 SQM.



AREA UNDER ROAD WIDENING

A	99.590	X	5.780	X 0.50	=	287.815 SQM.
B	99.590	X	5.790	X 0.50	=	288.313 SQM.
C	90.260	X	5.820	X 0.50	=	262.657 SQM.
D	90.260	X	5.780	X 0.50	=	260.851 SQM.

NET AREA = 1099.636 SQM.

Proforma – I: Area Statement

FINAL DEMARKATED RESIDENTIAL (GROUP HOUSING) LAYOUT AT S. No. 123/2, 123/3, P. H. No. 38, MOUZA - PIPLA, TAHSIL - NAGPUR (RURAL), DIST. - NAGPUR BELONGING TO : - M/s. ATHARVA INFRASTRUCTURE THROUGH (1) CHANDRAKANT B. SURAMWAR (2) SHRI RAJU B. CHANNAWAR

Drawing Sheet No. 1/1

Stamps of Approval of Plans:

AREA STATEMENT			AREA IN SQ.M.
1	Area of plot (Minimum area of a, b, c to be considered)		
(a)	As per ownership document (7/12, CTS extract) (0.81+0.81=1.627)		16200.000
(b)	as per measurement sheet		16200.000
(c)	as per site		16200.000
2	Deductions for		
(a)	Proposed D.P./D.P. Road widening Area/Service Road/Highway widening 12M. Road		1099.636
(b)	Any D.P. Reservation area		
	Total (a+b)		1099.636
3	Balance Area of Plot (1-2)		15100.364
4	Amenity Space (if applicable)		
(a)	Required		
(b)	Adjustment of 2(b), if any -		
(c)	Balance Proposed		
5	Net Plot Area {3 - 4 (c)}		15100.364
6	Recreational Open Space (if applicable)		
(a)	Required	10%	1510.036
(b)	Proposed	10%	1510.538
7	Internal Road Area		
8	Service Road and Highway Widening		
9	Plotable Area		13539.826
10	Area for Inclusive Housing		
(a)	ESS		25.000
(b)	WWTP		25.000

Certificate of Area:
Certified that the plot under reference was surveyed by me on 18/04/2022 and the dimensions of sides etc. of plot 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.

Signature
(Name of Architect - Ar. Rajesh Jaiswal)

M/s. Atharva Infrastructures
Owner(s) name and signature

Sankalp Creations
Rajesh Jaiswal
ARCHITECT
Architect name and signature - Ar. Rajesh Jaiswal

Job No.	Drawing No.	Scale	Drawn by	Checked By	Registration no. of Architect