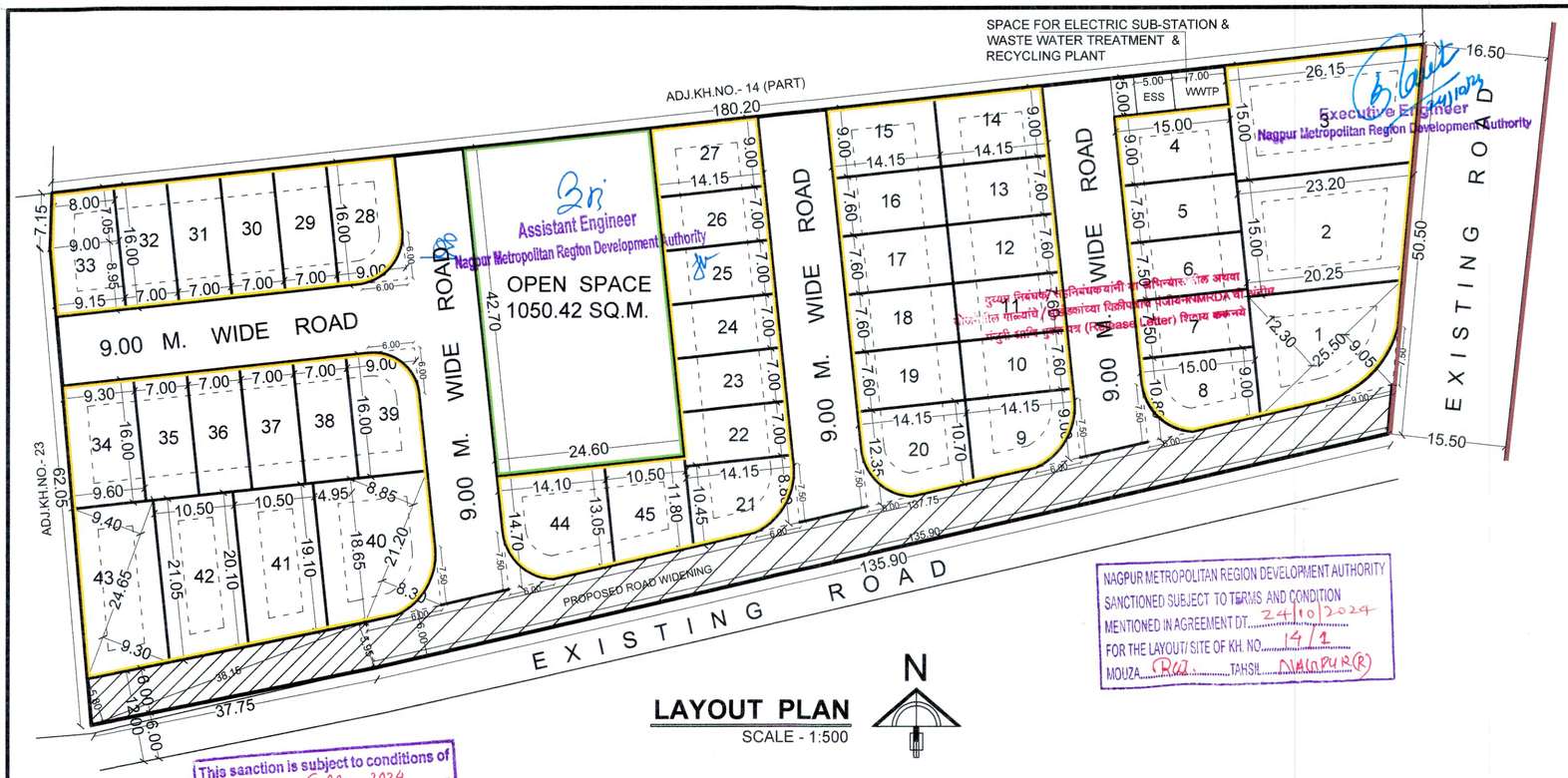
FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH.NO. - 14/1, P.H. NO. - 41, MOUZA - RUI, TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR.

BELONGING TO :- M/s. SHARMA CONSTRUCTION COMPANY THROUGH PARTNERS
1) SHRI. RITESH RADHESHYAM SHARMA
2) SHRI. UMESH RADHESHYAM SHARMA



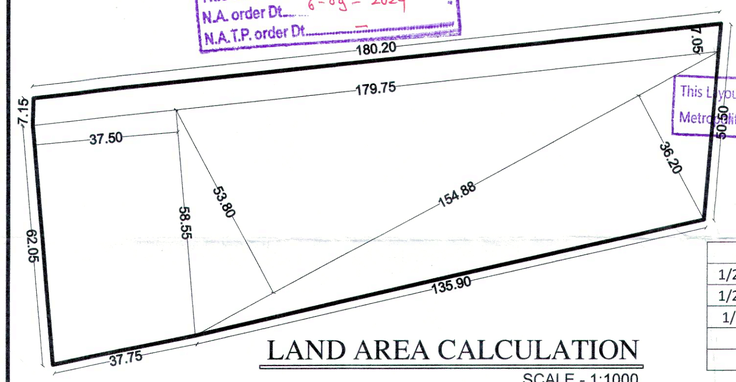
LAYOUT PLAN
SCALE - 1:500

N

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 24/10/2024
FOR THE LAYOUT/ SITE OF KH. NO. 14/1
MOUZA RUI TAHSIL NAGPUR (R)

This saction is subject to conditions of
N.A. order Dt. 6-09-2024
N.A.T.P. order Dt. —

This Layout Plan tentatively/finally approved by Metropolitan Commissioner Dated 17-11-2021.



LAND AREA CALCULATION
SCALE - 1:1000

LAND AREA CALCULATION	
1/2(180.20 + 179.75) X 7.05	1268.82
1/2(36.20 + 53.80) X 154.88	6969.60
1/2(58.55 + 62.05) X 37.50	2261.25
TOTAL	10499.67
SAY	10500.00

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE	24.60 X 42.70	1050.42		**1050.42**	**1050.42**
SPACE FOR ELECTRIC SUB-STATION & SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	5.00 X 15.00	75.00		**75.00**	**75.00**
PROPOSED 12.00 M. WIDE ROAD WIDENING ROAD AREA	1/2(5.80 + 5.95) X 38.15 + 1/2(135.90 + 137.75) X 6.00	1045.08		**1045.08**	**1045.08**

PROFORMA - I
AREA STATEMENT

1	**AREA OF LAND OF KH.NO. 14/1 (Minimum area of a,b,c, to be considered)**	10500.00	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	10500.00	SQ.M.	(1.05 H)
	b) AS PER MEASURMENT SHEET	10500.00	SQ.M.	
	c) AS PER SITE	10500.00	SQ.M.	
2	**DEDUCTIONS FOR**		SQ.M.	
	a) PROPOSED D.P./D.P. ROAD WIDENING ROAD AREA	0.00	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)	0.00	SQ.M.	
3	**BALANCE AREA OF PLOT (1 - 2)**	10500.00	SQ.M.	
4	**AMENITY SPACE**			
	a) REQUIRED	NIL	SQ.M.	
	b) PROPOSED	NIL	SQ.M.	
	c) PROPOSED	NIL	SQ.M.	
5	**NET PLOT AREA (3-4C)**	10500.00	SQ.M.	100%
6	**RECREATIONAL OPEN SPACE**			
	a) REQUIRED	1050.00	SQ.M.	10.00%
	b) PROPOSED	1050.42	SQ.M.	10.01%
7	**SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT**	75.00	SQ.M.	0.71%
8	**INTERNAL ROAD AREA**	1910.30	SQ.M.	18.19%
9	**PROPOSED 12.00 M. WIDE ROAD WIDENING ROAD AREA**	1045.08	SQ.M.	9.95%
10	**PLOTABLE AREA**	6419.20	SQ.M.	61.14%
11	**PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)**	1.6357	SQ.M.	

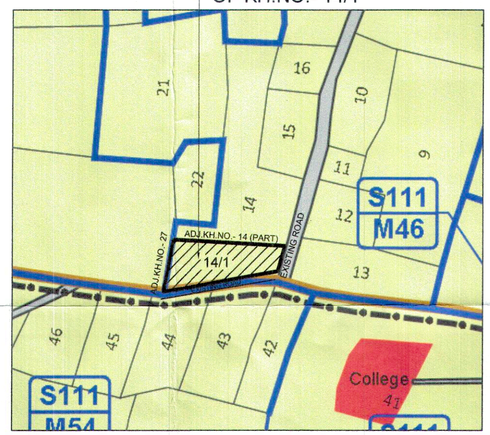
CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 05 / 02 / 2021 and the dimensions of sides etc. of plots stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership / T.P. Scheme records / Land records Department / City Survey records.

UMESH M. LAMGE
B.Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg.No. CA/95/18907
NMC Lic No.: R-90
NIT Lic No.: 865
ARCHITECT'S SIGN.

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*1.6357)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(12.30 + 9.05) X 25.50	272.21	14.44	257.77	421.63	1	257.77	15.00	1.10	463.80	421.63
2	2	1/2(20.25 + 23.20) X 15.00	325.87		325.87	533.03	1	325.87	15.00	1.10	586.33	533.03
3	3	1/2(23.20 + 26.15) X 15.00	370.12		370.12	605.41	1	370.12	15.00	1.10	665.95	605.41
4	4	9.00 X 15.00	135.00		135.00	220.82	1	135.00	9.00	1.10	242.90	220.82
5	5, 6, 7	7.50 X 15.00	112.50		112.50	184.02	3	337.50	9.00	1.10	202.42	552.05
6	8	1/2(10.80 + 9.00) X 15.00	148.50	7.72	140.78	230.27	1	140.78	12.00	1.10	253.30	230.27
7	9	1/2(10.70 + 9.00) X 14.15	139.37	7.72	131.65	215.34	1	131.65	12.00	1.10	236.87	215.34
8	10 TO 13 16 TO 19	7.60 X 14.15	107.54		107.54	175.90	8	860.32	9.00	1.10	193.49	1407.23
9	14, 15, 27	9.00 X 14.15	127.35		127.35	208.31	3	382.05	9.00	1.10	229.14	624.92
10	20	1/2(10.70 + 12.35) X 14.15	163.07	7.72	155.35	254.11	1	155.35	12.00	1.10	279.52	254.11
11	21	1/2(8.80 + 10.45) X 14.15	136.19	7.72	128.47	210.14	1	128.47	12.00	1.10	231.15	210.14
12	22 TO 26	7.00 X 14.15	99.05		99.05	162.02	5	495.25	9.00	1.10	178.22	810.08
13	28, 39	9.00 X 16.00	144.00	7.72	136.28	222.91	2	272.56	9.00	1.10	245.20	445.83
14	29 TO 32 35 TO 38	7.00 X 16.00	112.00		112.00	183.20	8	896.00	9.00	1.10	201.52	1465.59
15	33	1/2(9.15 + 9.00) X 8.95 + 1/2(9.00 + 8.00) X 7.05	141.14		141.14	230.86	1	141.14	9.00	1.10	253.95	230.86
16	34	1/2(9.30 + 9.60) X 16.00	151.20		151.20	247.32	1	151.20	9.00	1.10	272.05	247.32
17	40	1/2(8.30 + 8.85) X 21.20 + 1/2(18.65 + 19.10) X 4.95	275.22	7.72	267.50	437.55	1	267.50	12.00	1.10	481.30	437.55
18	41	1/2(19.10 + 20.10) X 10.50	205.80		205.80	336.63	1	205.80	12.00	1.10	370.29	336.63
19	42	1/2(20.10 + 21.05) X 10.50	216.03		216.03	353.36	1	216.03	12.00	1.10	388.70	353.36
20	43	1/2(9.30 + 9.40) X 24.65	230.47		230.47	376.98	1	230.47	12.00	1.10	414.68	376.98
21	44	1/2(14.70 + 13.05) X 14.10	195.63	7.72	187.91	307.36	1	187.91	12.00	1.10	338.10	307.36
22	45	1/2(11.80 + 13.05) X 10.50	130.46		130.46	213.39	1	130.46	12.00	1.10	234.73	213.39
		TOTAL					45	6419.20				10499.89

PROPOSED SITE OF KH.NO.- 14/1



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 111
SCALE - NTS

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

OWNER'S SIGN :

M/s. SHARMA CONSTRUCTION COMPANY THROUGH PARTNERS

1) SHRI. RITESH RADHESHYAM SHARMA

2) SHRI. UMESH RADHESHYAM SHARMA

ARCHITECT'S SIGN :

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FIFTH FLOOR, DAYA CHAMBERS,
AJNI SQ., WARDHA ROAD, NAGPUR