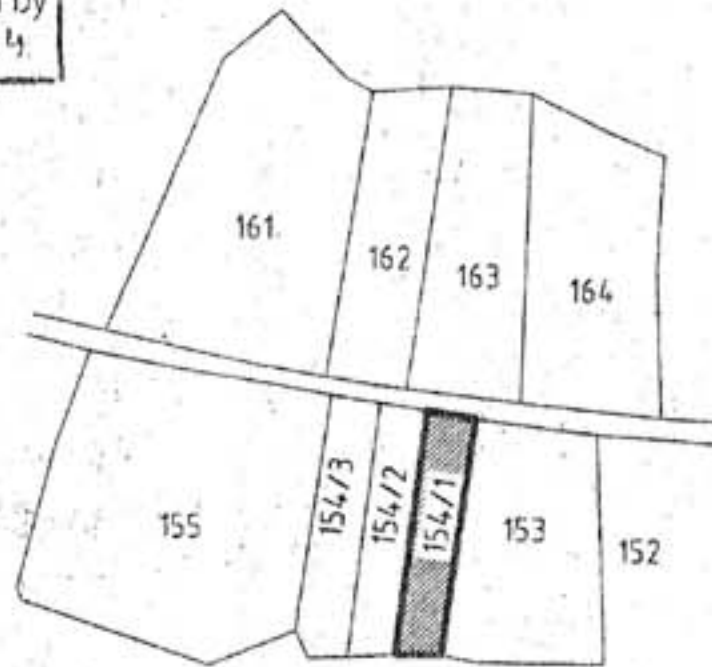
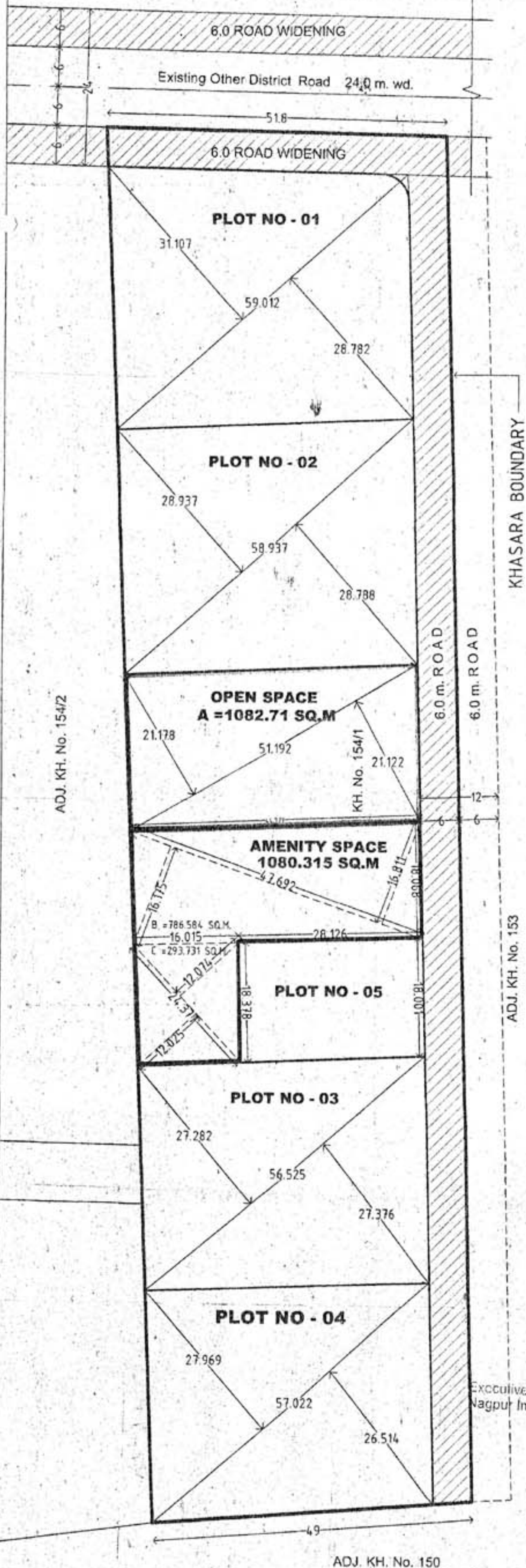


This layout plan is tentatively/finally approved by Hon'ble Chairman, NIT Nagpur Dt. 30.08.2014.



LOCATION PLAN 1:5000



NAGPUR IMPROVEMENT TRUST
CHARTERED SURVEYORS AND
ENGINEERS (METRO)
By 24.9.2012
MOUZA Pipra
TALUKA Nagpur (B.)

This sanction is subject to conditions of
N.A. order Dt. 13.10.2014
N.A.T.P. order Dt.

PLOT NO	PLOT SIZE				PLOT AREA		TAN.	NO.	TOTAL PLOT AREA IN SQ.M
A	B	C	D	E	F	G			
1	0.50 X 31.107	28.782	29.945	X 59.012	=	1767.085	7.720	1759.365	1759.365
2	0.50 X 28.937	28.788	28.863	X 58.937	=	1701.069	0.000	1701.069	1701.069
3	0.50 X 27.282	27.376	27.329	X 56.525	=	1544.772	0.000	1544.772	1544.772
4	0.50 X 26.514	27.969	27.242	X 57.022	=	1553.365	0.000	1553.365	1553.365
5	0.50 X 18.378	18.001	18.190	X 28.126	=	511.598	0.000	511.598	511.598
TOTAL PLOTABLE AREA						7077.89		7070.17	7070.17

SIZE	AREA	NO.	TOTAL PLOT AREA IN SQ.M
A 1/2 X 21.178 + 21.122	1082.711	0	1082.711

SIZE	AREA	NO.	TOTAL PLOT AREA IN SQ.M
B 1/2 X 16.811 + 16.175	786.584	0	786.584
C 1/2 X 12.074 + 12.025	293.731	0	293.731
TOTAL : 1080.315			

FINAL DEMARCATED REVISED RESIDENTIAL LAYOUT PLAN ON Kh. No. 154/1, P.H. No. 38, MOUZA PIPLA, TAH. NAGPUR (Gramin), DIST. NAGPUR. BELONGING TO : ATHARVA INFRASTRUCTURES.

AREA STATEMENT

AREA OF LAND (AS PER 7/12)	= 10800.00 SQ.M
MINIMUM AREA OF LAND (AS PER K PART)	= 10800.00 SQ.M
AREA UNDER D.P./R.P. PROPOSALS, IF ANY	=
GROSS AREA UNDER LAYOUT	= 10800.00 SQ.M (100.0 %)
AREA UNDER OPEN SPACE	= 1082.71 SQ.M (10.03 %)
AREA UNDER AMENITY SPACE	= 1080.315 SQ.M (10.00 %)
AREA UNDER APPROACH & VEHICULAR ROAD	= 1256.214 SQ.M (11.63 %)
AREA UNDER SERVICE ROAD / ROAD WIDENING, AS PER CLAUSE 24.1	= 310.591 SQ.M (2.88 %)
AREA UNDER RESIDENTIAL PLOTS	= 7070.17 SQ.M (65.46 %)
TOTAL LAND UNDER LAYOUT	= 10800.00 SQ.M (100.0 %)

NA1 - NET PLOT AREA FOR LAYOUT @90% OF AREA EXCLUDING AMENITY SPACE, D.P./R.P. PROPOSALS, IF ANY, & AREA FOR ROAD WIDENING AND SERVICE ROAD AS PER CLAUSE 24.1, FROM GROSS AREA UNDER LAYOUT, AS PER CLAUSE 13.4.1 OF SDCPR 90% { 10800.00 - (1080.315 + 310.591) } = 8468.185 SQ.M

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA (FSI) ON PRO-RATA BASIS 'X' AS PER CLAUSE 13.4.1(ii) OF SDCPR = NAVA = 8468.185 / 7070.17 = 1.198

AREA UNDER D.P./R.P. ROADS + AREA FOR WIDENING AND SERVICE ROAD AS PER CLAUSE 24.1 = 310.591 SQ.M

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA (FSI) ON PRO-RATA BASIS 'Y' AS PER CLAUSE 24.1(i) OF SDCPR = NA2/A = { 310.591 / 7070.17 } = 0.044

NOTE :- ADDITIONAL FSI SHOWN ABOVE IS SUBJECT TO COMPLIANCE OF PROVISIONS OF CLAUSE NO. 24.10 OF SDCPR BY THE LAND OWNER

INDEX

PLOT BOUNDARY SHOWN AS	
AMENITY SPACE SHOWN AS	
OPEN SPACE SHOWN AS	

OWNERS SIGN. :

- 1) Mr. RAJU BALAJI CHANNAWAR
- 2) Mr. NARENDRA SHANKAR MALLELWAR
- 3) Mr. CHANDRAKANT BABURAO SURAMWAR
- 4) Mr. MANOJ BABURAO SURAMWAR
- 5) Mr. RAHUL BANDOPANT MALLELWAR
- 6) Mr. GOPAL MAROTI WAGHMARE

ARCHITECTS SIGN. :

Pawan R. Gupta
PLANNER & DESIGNER
B.E. Civil
Off.: Sadar, Gandhi Chowk, Nagpur.
N.I.T.L.S. No.: 1969
N.M.C.L.S. No.: 380
Mob. No. 9923432949

Executive Engineer (Metro)
Nagpur Improvement Trust.

Assistant Engineer (Metro)
Nagpur Improvement Trust.