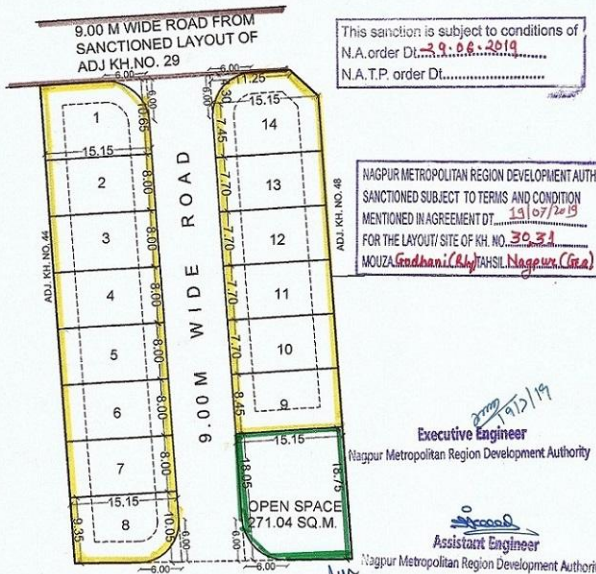
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

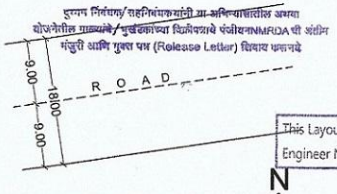


This sanction is subject to conditions of
N.A.order Dt. 29.06.2019
N.A.T.P. order Dt.....

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 19/07/2019
FOR THE LAYOUT/ SITE OF KH. NO. 30,31
MOUZA Godhani (Rly) TAHSIL Nagpur (Gra)

Executive Engineer
Nagpur Metropolitan Region Development Authority

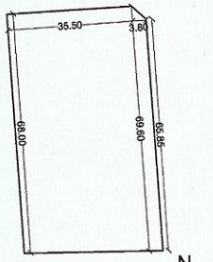
Assistant Engineer
Nagpur Metropolitan Region Development Authority



मुख्य नियंत्रण/सहनियंत्रकांनी या अभिन्यासातील अथवा योजनेतील मार्ग्यांके/भूखंडांच्या विभीपत्राचे पंजीयनNMRDA ची अंतिम मंजुरी आणि पत्र (Release Letter) मिळाल्या नंतरचे

This Layout Plan finally approved by Executive Engineer Nmrda On Dated. 24/06/2019

LAYOUT PLAN
SCALE : 1: 500



LAND AREA CALCULATIONS
SCALE : 1: 1000

1/2 X (69.60+68.00)x35.50 = 2,442.40 SQ.M.
1/2 X (69.60+65.85)x3.80 = 257.35 SQ.M.
2,699.75 SQ.M.
say - 2,700.00 SQ.M.



PROPOSED LAYOUT OF KH.NO.- 31 & 31

D.P. PLAN SHOWING PROPOSED SITE SHEET NO. 57
SCALE - NTS

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 (18.05 + 18.75) X 15.15	278.76	7.72	271.04	271.04

PROJECT :

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. - 30 & 31, P. H. NO.- 12, MOUZA - GODHANI (RLY), TAL.- NAGPUR (GRAMIN), DIST -NAGPUR .
BELONGING TO - ADDITYA INFRASTRUCTURES THROUGH ITS PARTNER
1) SHRI. AMIT SUKHLAL JAISWAL
2) SHRI. ALANKAR VIJAY JAISWAL

PROFORMA - I
AREA STATEMENT

1	AREA OF LAND OF KH.NO. 30 & 31 (Minimum area of a,b,c, to be considered)	2700.00	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT) (0.08 +0.19)	2700.00	SQ.M.	(0.27H)
	b) AS PER MEASURMENT SHEET	2700.00	SQ.M.	
	c) AS PER SITE	2700.00	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a) PROPOSED 24.00 M. 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.	
	d) BALANCE LAND AREA	0.00	SQ.M.	
	TOTAL (a+b+c)	0.00	SQ.M.	
3	GROSS AREA OF PLOT (1 - 2)	2700.00	SQ.M.	100%
4	RECREATIONAL OPEN SPACE			
	a) REQUIRED	270.00	SQ.M.	
	b) PROPOSED	271.04	SQ.M.	10.04%
5	AMENITY SPACE			
	a) REQUIRED	0.00	SQ.M.	
	b) PROPOSED	0.00	SQ.M.	
6	SERVICE ROAD & HIGHWAY WIDENING	0.00	SQ.M.	0.00%
7	INTERNAL ROAD AREA	652.37	SQ.M.	24.16%
8	AREA UNDER LAYOUT PLOTS	1776.60	SQ.M.	65.80%
9	NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (3-5b)	2700.00	SQ.M.	
10	PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (9 / 8) (as per clause no. 24.9 (i) of DCPR, NMRDA)	1.5198	SQ.M.	

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 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.)	Net plot area for FSI computation	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI	Permissible builtup area on Basic FSI (Sq.m.)
	A	B	C	D	E=(C-D)	F=(E*1.5198)	G	H=E*G	I	J	K=F*J
1	1	10.65 X 15.15	161.35	7.72	153.63	233.4831	1	153.63	9.00	1.10	256.8314
2	2 TO 7	8.00 X 15.15	121.20		121.20	184.1998	6	727.20	9.00	1.10	202.6197
3	8	1/2(10.05 + 9.35) X 15.15	146.95	7.72	139.23	211.6018	1	139.23	9.00	1.10	232.7619
4	9	8.45 X 15.15	128.02		128.02	194.5610	1	128.02	9.00	1.10	214.0171
5	10 TO 13	7.70 X 15.15	116.66		116.66	177.2923	4	466.62	9.00	1.10	195.0215
6	14	1/2(11.25 + 15.15) X 4.30 + 15.15 X 7.45	169.62	7.72	161.90	246.0556	1	161.90	9.00	1.10	270.6612
		TOTAL					14	1776.60			

OWNER'S SIGN.-
ADDITYA INFRASTRUCTURES THROUGH ITS PARTNER
1) SHRI. AMIT SUKHLAL JAISWAL
2) SHRI. ALANKAR VIJAY JAISWAL

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

UMESH M. LAMGE
B. ARCH.
ARCHITECT & INTERIOR DESIGNER
402, 5TH FLOOR, DAYA CHEMBER,
AJNI SQ. WARDHA ROAD, NAGPUR

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