

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
 SANCTIONED SUBJECT TO TERMS AND CONDITION
 MENTIONED IN AGREEMENT DT. 25/02/2019
 FOR THE LAYOUT/SITE OF KH. NO. 155/1
 MOUZA Pipla, TAHSIL Nagpur (Gr.)

PROJECT -

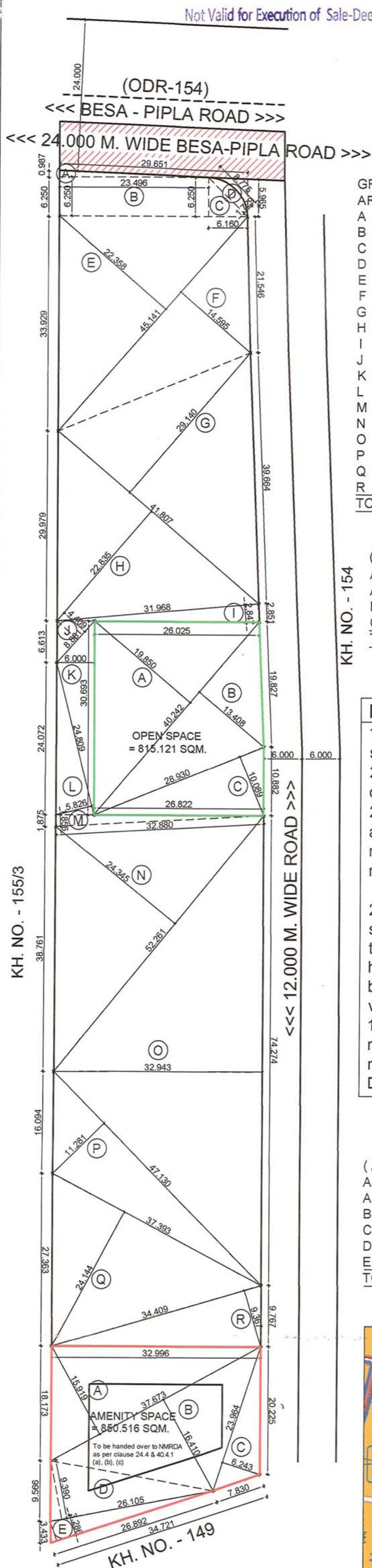
**FINAL DEMARCATED LAYOUT PLAN FOR
 GROUP HOUSING DEVELOPMENT AT Kh.
 No. 155/1, PH. No. 38, MOUZA - PIPLA,
 TAH.-NAGPUR (GR.) DISTT. - NAGPUR**

STAMP OF APPROVAL OF PLANS :

FINAL APPROVAL PLAN

This Layout Plan is ~~tentatively~~ approved by
 Metropolitan Commissioner Dated 03/09/2018

This sanction is subject to conditions of
 N.A.order Dt. 27/09/2018
 N.A.T.P. order Dt.

GROUP HOUSING PLOT
AREA CALCULATION

A	23.496 X 0.987 X 0.50 =	11.595 SQM.
B	23.496 X 6.250 X 1.00 =	146.850 SQM.
C	6.160 X 6.250 X 0.50 =	19.250 SQM.
D	8.775 X 1.729 X 0.67 =	10.165 SQM.
E	45.141 X 22.358 X 0.50 =	504.631 SQM.
F	45.141 X 14.595 X 0.50 =	329.416 SQM.
G	41.807 X 29.140 X 0.50 =	609.128 SQM.
H	41.807 X 22.835 X 0.50 =	477.331 SQM.
I	31.968 X 2.847 X 0.50 =	45.506 SQM.
J	8.881 X 4.409 X 0.50 =	19.578 SQM.
K	30.693 X 6.000 X 0.50 =	92.079 SQM.
L	24.809 X 5.826 X 0.50 =	72.269 SQM.
M	32.880 X 1.856 X 0.50 =	30.513 SQM.
N	52.261 X 24.345 X 0.50 =	636.147 SQM.
O	74.274 X 32.943 X 0.50 =	1223.404 SQM.
P	47.130 X 11.281 X 0.50 =	265.837 SQM.
Q	37.393 X 24.144 X 0.50 =	451.408 SQM.
R	34.409 X 9.367 X 0.50 =	161.155 SQM.
TOTAL		= 5106.262 SQM.

(OPEN SPACE)

A	40.242 X 19.850 X 0.50 =	399.402 SQM.
B	40.242 X 13.408 X 0.50 =	269.782 SQM.
C	28.930 X 10.089 X 0.50 =	145.937 SQM.
TOTAL		= 815.121 SQM.

NOTE :

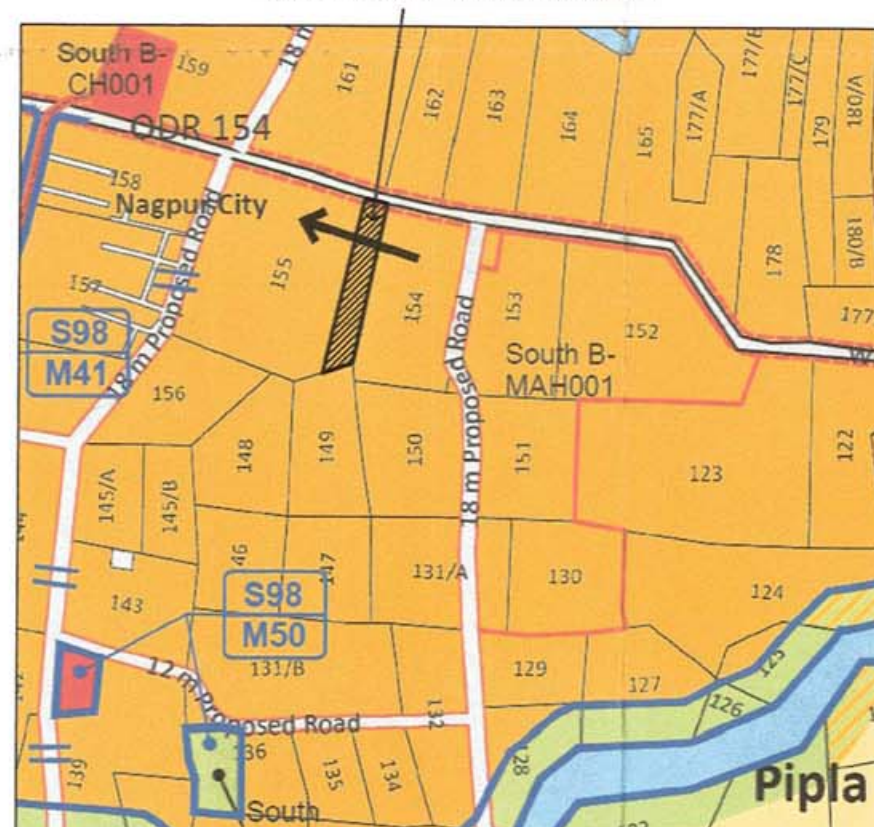
1. As per regulation 27.2, the area of 298.504 sq.mt., required for the proposed widening of 24.000 m. D.P. road shall be surrendered free of cost to NMRDA & on compliance of clause 27.2 i.e. submission of 7/12 record in name of authority, FSI of 552.232 sq.mt. as per regulation no. 40.4.1 shall be utilised on remaining land.

2. As per regulation 24.4, the area of 850.516 sq. mt. under amenity space which is deemed to be a reservation in development plan will be handed over free of cost (properly leveled and by constructing 1.50 M. height brick compound wall) & mutated in favour of NMRDA & FSI of 1701.132 sq.mt. in lieu thereof as per regulation no. 40.2 (ii) & 40.4.1 will be utilised on remaining land subject to other conditions of DCR.

(AMENITY SPACE)

A	37.673 X 15.919 X 0.50 =	299.858 SQM.
B	37.673 X 16.410 X 0.50 =	309.107 SQM.
C	23.964 X 6.243 X 0.50 =	74.804 SQM.
D	26.105 X 9.390 X 0.50 =	122.563 SQM.
E	26.892 X 3.286 X 0.50 =	44.184 SQM.
TOTAL		= 850.516 SQM.

LAND UNDER REFERENCE



**LOCATION & D.P. PART PLAN
 SHEET NO.-98**

A AREA STATEMENTS		
1	Area of plot (minimum area of a, b, c to be considered)	8444.400
	a) As per ownership document (7/12, CTS extract)	8500.000
	b) as per measurement sheet	8500.000
	c) as per site	8444.400
2	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area	298.504
	(b) Any D.P.Reservation area	
	(c) Natural Water course area	
	Total (a+b+c)	298.504
3	Gross Area of Plot (1-2)	8145.896
4	Recreational Open Space	
	(a) Required	814.590
	(b) Proposed	815.121
5	Amenity Space	
	(a) Required	814.590
	(b) Proposed	850.516
6	Service road and Highway widening	
7	Internal Road area	1373.997
8	Net Area of Plot = [3 - 5(b)] {For basic F.S.I. = 1.00}	7295.380
9	Built up area with reference to Basic F.S.I. as per front road width (sr. no. 8 X 1.10)	8024.918
10	Addition of area for F.S.I.	
	(a) In-situ area against D.P. road to be handed over to NMRDA [1.850 x sr. no. 2 (a)], if any	552.232
	(b) In-situ area against Amenity Space to be handed over to NMRDA [2.00 or 1.85 x sr. no. 5 (b)]	1701.032
	(c) Premium FSI area (subject to maximum of 0.3 of sr. no. 8)	2188.614
	(d) TDR area	
	(e) Additional FSI area under chapter VIII	
11	Total area available (9+10)	12466.796
12	Maximum utilization of F.S.I. Permissible as per Road width (as per Regulation no. 26.3)	18603.219
13	Total Built-up Area in proposal. (excluding area at Sr.No.15.b)	
	(a) Existing Built-up Area.	
	(b) Proposed Built-up Area	
	(c) Excess Balcony area counted in F.S.I.	
	(d) Excess Double Height terraces area counted in F.S.I.	
	Total (a+b+c+d)	
14	F.S.I. Consumed (13/8) (should not be more than serial no.12 above)	
15	Area for Inclusive Housing, if any	
	a) Required (20% of sr.no.9)	
	b) Proposed	

CERTIFICATE OF AREA:

Certified that the plot under reference was surveyed by me on 19/02/2018 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.

Rajesh Jaiswal
 ARCHITECT
 587, Cotton Market,
 Ghat Road, Nagpur-440 018.
 CA/95/18807, NMC/R-72, NIT-322

Signature
 Ar. Rajesh Jaiswal

OWNER'S DECLARATION:

I/We undersigned hereby confirm that I/We would abide by plans sanctioned by NMRDA. I/We would execute the structure as per sanctioned plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name and signature

ARCHITECT NAME & SIGNATURE:

Ar. RAJESH JAISWAL,
 MEGHDOOT,
 587, COTTON MARKET, GHAT ROAD,
 NAGPUR - 440018

Rajesh Jaiswal
 ARCHITECT
 587, Cotton Market,
 Ghat Road, Nagpur-440 018.
 CA/95/18807, NMC/R-72, NIT-322

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Job No.		Date
Drawing No.	2/11	February 2018
Scale	1:500	Title
Drawn by	Sunil	Layout plan
Checked by	Sunil	
Registration no. of Architect	CA/95/18807	

NORTH

