SUBSTATION

KH. NO. 48

KH. NO. 47

KH. NO. 50

KH. NO. 49/2/B

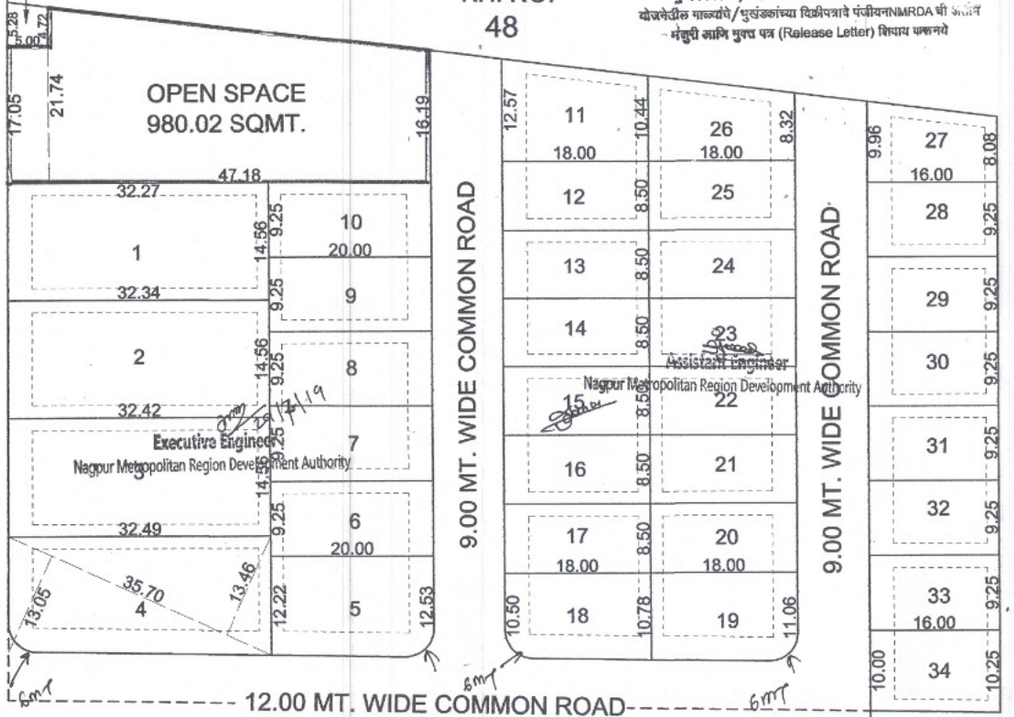
12.00 MT. WIDE D. P. ROAD

9.00 MT. WIDE COMMON ROAD

9.00 MT. WIDE COMMON ROAD

12.00 MT. WIDE COMMON ROAD

OPEN SPACE
980.02 SQMT.



Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

मुख्य निबंधक/सहनिबंधकयांनी या अभिन्यासातील अथवा योजनेतील गाळ्यांचे/भुखंडांच्या विक्रीपत्रावे पंजीयनNMRDA ची अंतिम मंजुरी आणि मुक्त पत्र (Release Letter) शिवाय करू नये

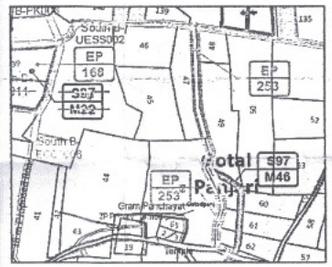


KEY PLAN
1:5000

जा.क्र./प्रस्तुत/जिल्हाधिकारी/कावि- ४४७/१९
रामाक्र.- 22/एनएपी-३४/२०१९-२०
मौजा- गोटाकपांजरी तह. नागपूर (ग्रा)
दि. 19/08/2019

LAYOUT PLAN
(SCALE 1:500)

Plot no.	Size	Area Sqmt.	Rounding area of road (if any Sqmt.)	No.	Remaning plot area (c - d) Sqmt.	Built up area on pro-rata basic i.e. (f x pro-rata FSI factor)	Front Road width (m.)	Basis FSI	Permissible Built up area on Basis FSI (g x i) Sqmt.
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
1	1/2X(32.27+32.34)X14.56	470.36		1	470.36	675.44	12.00 MT.	1.1	742.98
2	1/2X(32.34+32.42)X14.56	471.45		1	471.45	677.01	12.00 MT.	1.1	744.71
3	1/2X(32.42+32.49)X14.56	472.54		1	472.54	678.57	12.00 MT.	1.1	746.43
4	1/2X(13.05+13.46)X35.70	473.20	7.72	1	465.48	668.43	12.00 MT.	1.1	735.28
5	1/2X(12.22+12.53)X20.00	247.50	7.72	1	239.78	344.32	12.00 MT.	1.1	378.76
6 TO 10	9.25X20.00	185.00		5	925.00	1328.30	9.00 MT.	1.1	1461.13
11	1/2X(12.57+10.44)X18.00	207.09		1	207.09	297.38	9.00 MT.	1.1	327.12
12 TO 17	8.50X18.00	153.00		6	918.00	1318.25	9.00 MT.	1.1	1450.07
18	1/2X(10.50+10.78)X18.00	191.52	7.72	1	183.80	263.94	12.00 MT.	1.1	290.33
19	1/2X(10.78+11.06)X18.00	196.56	7.72	1	188.84	271.17	12.00 MT.	1.1	298.29
20 TO 25	8.50X18.00	153.00		6	918.00	1318.25	9.00 MT.	1.1	1450.07
26	1/2X(10.44+8.32)X18.00	168.84		1	168.84	242.45	9.00 MT.	1.1	266.70
27	1/2X(9.96+8.08)X16.00	144.32		1	144.32	207.24	9.00 MT.	1.1	227.97
28 TO 33	9.25X16.00	148.00		6	888.00	1275.17	9.00 MT.	1.1	1402.68
34	10.25X16.00	164.00		1	164.00	235.50	9.00 MT.	1.1	259.05



DP PLAN SHEET NO 97

AREA UNDER OPEN SPACE	
1/2X(16.19+21.74)X47.18	894.7687
17.05X5.00	85.25
	980.02

AREA UNDER SUBSTATION	
1/2X(5.28+4.72)X5.00	25.00
	25.00

AREA UNDER LAY OUT	
1/2X(70.22+59.88)X150.97	9800.00

DEMARCATE RESIDENTIAL LAYOUT PLAN FOR S. NO. 49/2/A, OF MOUZA - GOTAL PANJRI,
P.H. NO. 38/A, TAH. & DIST. NAGPUR.
BELONGING TO PANKAJ CHANDRAKANT WAGHMARE DEVELOPERS

PROFORMA - I

DEMARCATE RESIDENTIAL LAYOUT PLAN FOR S. NO. 49/2/A OF MOUZA - GOTAL PANJRI, P.H. NO. 38/A, TAH. & DIST. NAGPUR. BELONGING TO PANKAJ CHANDRAKANT WAGHMARE DEVELOPERS		Drawing Sheet No. X/Y	Percentage
Stamps of Approval of Plans:			
A	AREA STATEMENTS		
	1. Area of land		
	(Minimum area of a,b,c to be considered)	9800.00	
	a) As per ownership document (7/12, CTS extract)	9800.00	
	b) as per measurment sheet	9800.00	
	c) as per site	9800.00	
	2. Deduction for		
	(a) Proposed D.P/D.P. Road widending Area		
	(b) Any D.P. Reservation area		
	© Natural water course area		
	(Total a+b)		
	3. Gross Area of Plot (1-2)	9800.00	100.00%
	4. Recreational Open space		
	a)Required-	980.00	
	b) Proposed-	980.02	10.00%
	5. Amenity Space		
	a) Required-		
	b) Proposed-		
	6. Service road and Highway widening		
	7. Internal Road area	1971.48	20.11%
	8. Area under layout plots	6823.50	69.63%
	9. Net area of plot for FSI Calculations =(3-5b)	9800.00	
	10. Permissible FSI factor for layout plots = (9/8)	1.4362	
	11. Area for inclusive housing		
	(a) required		
	(b) Proposed		

Certificate of Area:
Certified that the plot under reference was surveyed by me on 14th February 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.

M/s Ekveera Architects
AR. PARAG KOTWAL
Signature of Authorised Signatory

AR. PARAG KOTWAL (Name of Architect/Licensed Surveyor)

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job no.	Drawing No.	Scale	Drawn by	Checked By	Registration/ Licence no. Of Arch./ Lic.
PR/03	1.1	1:500	MRINAL	PARAG	NIT L.S-2746

PLOT BOUNDARY SHOWN IN:

OPEN SPACE SHOWN IN:

NORTH: N

DRAWING TITLE: LAYOUT PLAN

SCALE: 1:500 | DATE: 10.01.2019 | REV. NO.:

OWNER: SHRI. PANKAJ CHANDRAKANT WAGHMARE, WAGHMARE DEVELOPERS.
PLOT NO. 07, PARIJAT HEIGHTS, FLAT NO. 201, GANDHI NAGAR, HILL ROAD, NAGPUR-10

SIGNATURE:

ARCHITECT: EKVEERA ARCHITECTS
215, Opp. Sangh Ground, Abhyankar Nagar, Nagpur - 10
email: parag.s.kotwal@gmail.com

SIGNATURE: M/s Ekveera Architects