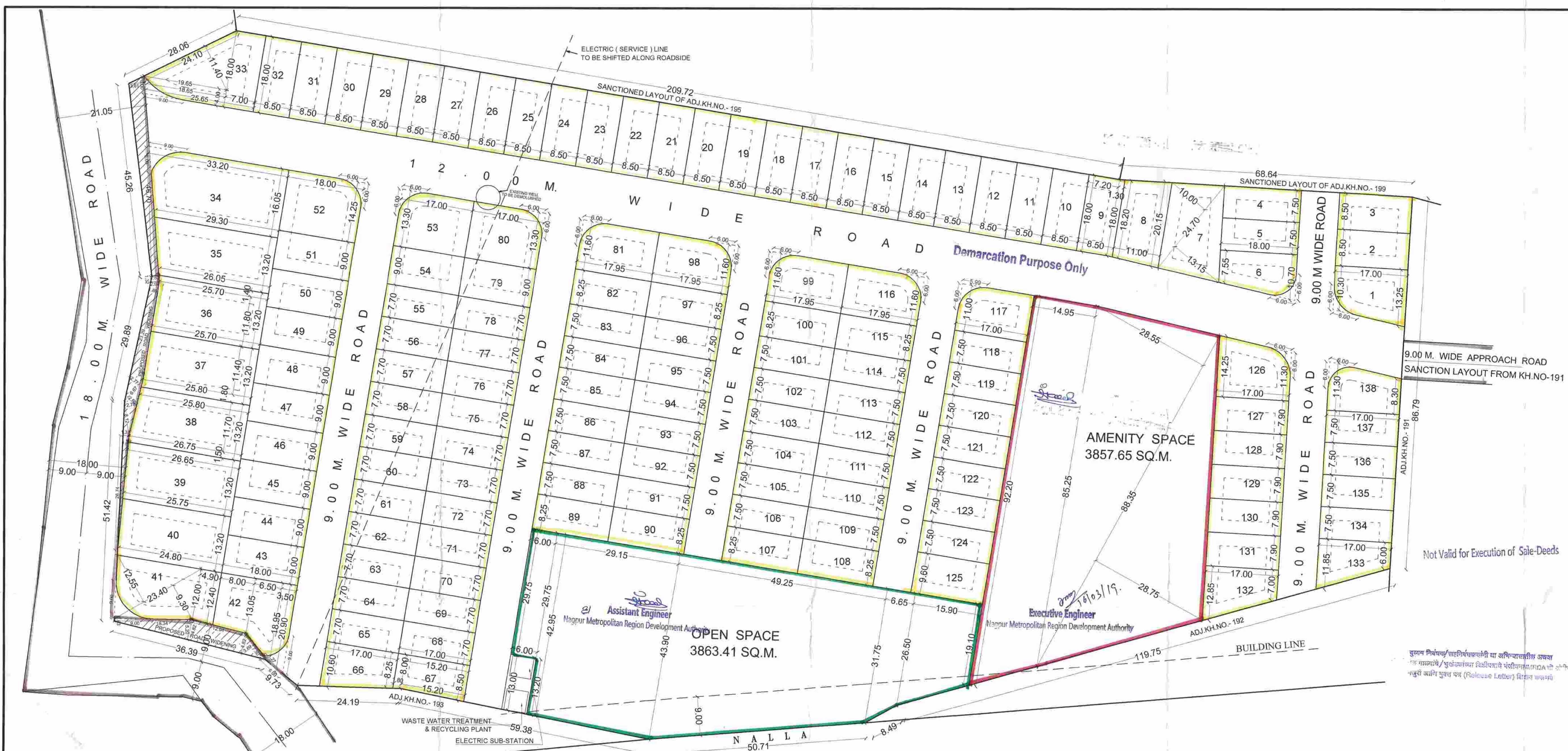
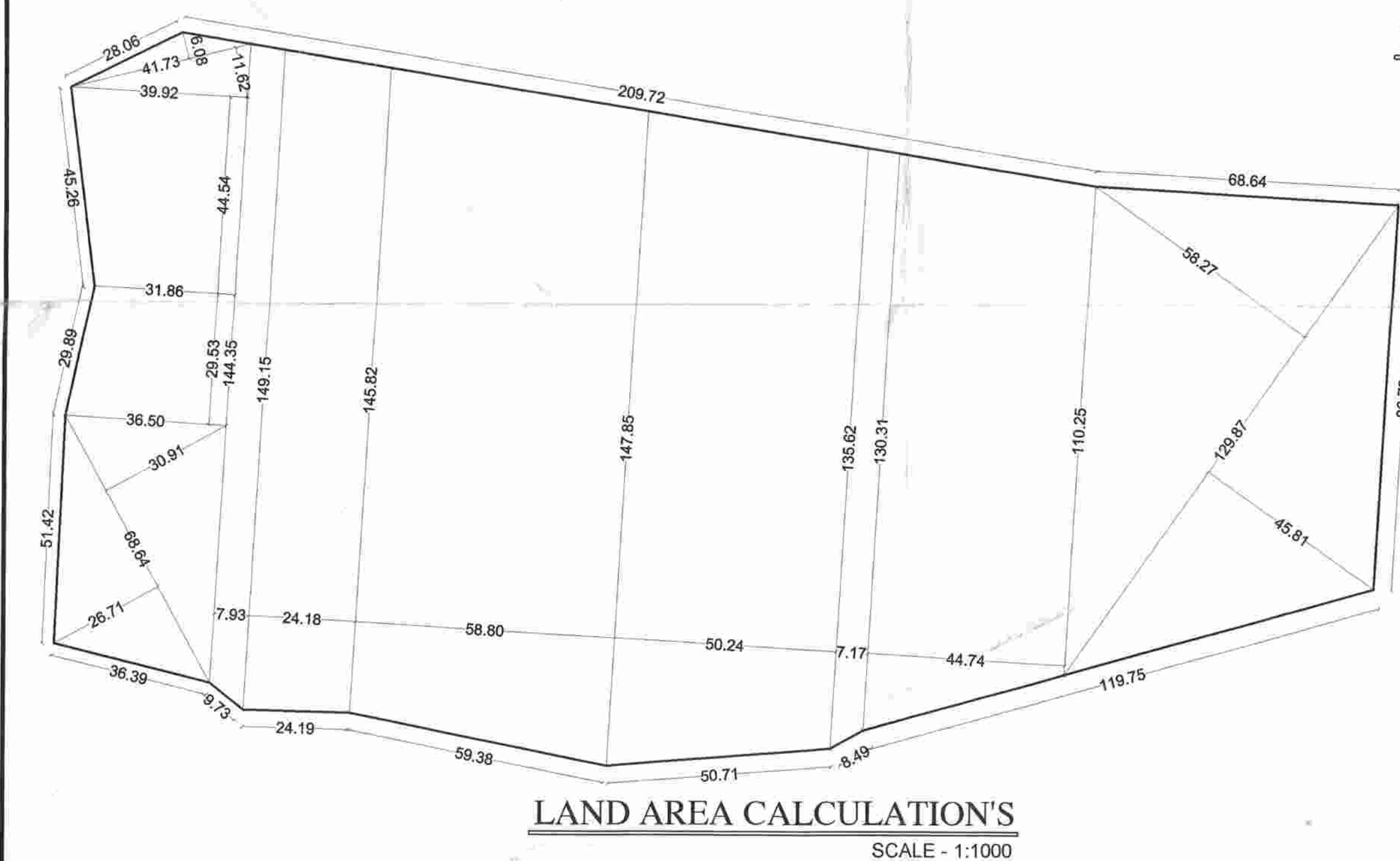


LAYOUT PLAN
SCALE - 1:500

LAND AREA CALCULATION	
1/2(58.27 + 45.81) X 129.87	6758.43
1/2(110.25 + 130.31) X 44.74	5381.32
1/2(130.31 + 135.62) X 7.17	953.35
1/2(135.62 + 147.85) X 50.24	7120.76
1/2(147.85 + 145.82) X 58.80	8633.89
1/2(145.82 + 149.15) X 24.18	3566.18
1/2(149.15 + 144.35) X 7.93	1163.72
1/2(144.35 + 140.64) X 68.64	1977.51
1/2(140.64 + 131.86) X 39.53	1009.33
1/2(131.86 + 39.92) X 44.54	1598.54
1/2(11.62 + 6.08) X 41.73	369.31
TOTAL	38532.34

PROPOSED LAYOUT OF
KH.NO.194

D.P. PLAN SHOWING PROPOSED SITE

SHEET NO. 110
SCALE - NTS

NOTE:-

PERMISSIBLE FSI FOR ROAD WIDENING AREA IS SUBJECT TO COMPLIANCE OF PROVISIONS OF CLAUSE NO. - 27.2 OF DCPR BY THE LAND OWNER.

NOTE:-

- 1) AS PER SANCTIONED D.P. DATED 05/01/2018, THE USER OF LAND IS RESIDENTIAL.
 - 2) AS PER GOVT. NOTIFICATION DATE - 02/11/2018, SCHEDULED - C, 1.1(i) NAGPUR METRO RAIL CORRIDOR (NMRC) :- IT IS AREA FALLING WITHIN 500 M. DISTANCE ON EITHER SIDE OF NAGPUR METRO RAIL MEASURED FROM IT IS CENTRE LINE AND ALSO INCLUDES THE AREA FALLING WITHIN 500M DISTANCE FROM LONGITUDINAL END OF THE LAST METRO RAILWAY STATION. THIS IS REGULATION IS ALSO APPLICABLE OR ALL THE PLANNING AUTHORITIES FROM THE WHERE THE METRO RAILWAY PASSING THROUGH.
- KH. NO. - 194, MOUZA - JAMTHA, FALLING WITHIN TRANSIT ORIENTED DEVELOPMENT CORRIDOR (TOD) DISTANCE AND HENCE, AS PER CLAUSE NO. 38.9.2, DCPR- 2018, PROVISION OF INCLUSIVE HOUSING SHALL NOT BE APPLICABLE IN NMRC.

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 Plot area basis (Sq. M.)	No of Plots	Total Plot Area (Sq.m.)	Front Road width (M.)	Basic FSI	Permissible built up area on Basic FSI (Sq.m.)	Total Built up area on Plot area basis (Sq. M.)
	A	B	C	D	E=(C-D)	F=(E*1.5414)	G	H=E*G	I	J	K=F*J	L=E*G
1	1	1/2(10.30 + 13.25) X 17.00	200.17	7.72	192.45	296.6424	1	192.45	12.00	1.10	326.3067	296.6424
2	2,3	8.50 X 17.00	144.50		144.50	222.7323	2	289.00	9.00	1.10	245.0055	445.4646
3	4,5	7.50 X 18.00	135.00		135.00	208.0890	2	270.00	9.00	1.10	228.8979	416.1780
4	6	1/2(10.70 + 7.55) X 18.00	164.25	7.72	156.53	241.2753	1	156.53	12.00	1.10	265.4029	241.2753
5	7	1/2(13.15 + 10.00) X 24.70	285.90		285.90	440.5863	1	285.90	12.00	1.10	484.7549	440.5863
6	8	1/2(20.15 + 18.20) X 11.00	210.92		210.92	325.1121	1	210.92	12.00	1.10	357.6233	325.1121
7	9	1/2(8.50 + 7.20) X 18.00	164.83		164.83	254.0690	1	164.83	12.00	1.10	279.4759	254.0690
8	10 TO 32	8.50 X 18.00	153.00		153.00	235.8342	23	3519.00	12.00	1.10	259.4176	5424.1866
9	33	18.00 X 7.00	126.00	11.77	339.97	505.8875	1	339.97	18.00	1.10	556.4762	505.8875
10	34	1/2(33.20 + 29.30) X 16.05	501.56	11.77	489.79	754.9623	1	489.79	18.00	1.10	830.4585	754.9623
11	35	1/2(29.30 + 26.05) X 13.20	365.31		365.31	563.0888	1	365.31	18.00	1.10	619.3977	563.0888
12	36	1/2(26.05 + 25.70) X 1.40 + 25.70 X 11.80	339.48		339.48	523.2745	1	339.48	18.00	1.10	575.6019	523.2745
13	37	1/2(25.70 + 25.80) X 11.40 + 25.80 X 1.80	339.99		339.99	524.0606	1	339.99	18.00	1.10	575.4666	524.0606
14	38	1/2(25.80 + 26.75) X 11.70 + 1/2(26.75 + 26.65) X 1.50	347.46		347.46	535.5748	1	347.46	18.00	1.10	589.1323	535.5748
15	39	1/2(26.65 + 25.75) X 13.20	343.84		343.84	533.0778	1	343.84	18.00	1.10	586.3856	533.0778
16	40	1/2(25.75 + 24.80) X 13.20	333.63		333.63	514.2573	1	333.63	18.00	1.10	565.6830	514.2573
17	41	1/2(12.55 + 9.30) X 23.35 + 12.00 X 4.90	313.89	17.38	296.51	457.0405	1	296.51	18.00	1.10	502.7446	457.0405
18	42	1/2(20.90 + 18.95) X 3.50 + 1/2(18.95 + 13.05) X 6.50 + 1/2(13.05 + 12.40) X 8.00	275.53	11.77	263.76	406.5597	1	263.76	18.00	1.10	447.2156	406.5597
19	43 TO 51	9.00 X 18.00	162.00		162.00	249.7068	9	1458.00	9.00	1.10	274.6775	2247.3612
20	52	18.00 X 14.25	256.50	7.72	248.78	383.4695	1	248.78	12.00	1.10	421.8164	383.4695
21	53,80	17.00 X 13.30	226.10	7.72	218.38	336.6109	2	436.76	12.00	1.10	370.2720	673.2219
22	54,79	9.00 X 17.00	153.00		153.00	235.8342	2	306.00	9.00	1.10	259.4176	471.6684
23	55 TO 65	7.70 X 17.00	130.90		130.90	201.7693	22	2879.80	9.00	1.10	221.9462	4438.9237
24	66	1/2(10.60 + 8.25) X 17.00	160.22		160.22	246.9631	1	160.22	9.00	1.10	271.6594	246.9631
25	67	1/2(8.25 + 8.00) X 1.80 + 15.20 X 8.50	143.81		143.81	221.6687	1	143.81	9.00	1.10	243.8356	221.6687
26	81, 98, 99, 116	17.95 X 11.60	208.22	7.72	200.50	309.0507	4	802.00	12.00	1.10	339.9558	1236.2028
27	82, 89, 90, 97, 100, 115, 107, 108	8.25 X 17.95	148.09		148.09	228.2621	8	1184.70	9.00	1.10	251.0883	1826.0966
28	83 TO 88	7.50 X 17.95	134.63		134.63	207.5110	24	3231.00	9.00	1.10	228.2621	4980.2634
29	117	17.00 X 11.00	187.00	7.72	179.28	276.3422	1	179.28	12.00	1.10	303.9764	276.3422
30	118 TO 124	7.50 X 17.00	127.50		127.50	196.5285	11	1402.50	9.00	1.10	216.1814	2161.8135
31	125	9.60 X 17.00	163.20		163.20	251.5565	1	163.20	9.00	1.10	276.7121	251.5565
32	126	1/2(14.25 + 11.30) X 17.00	217.17	7.72	209.45	322.8462	1	209.45	12.00	1.10	355.1309	322.8462
33	127 TO 131	7.90 X 17.00	134.30		134.30	207.0100	5	671.50	9.00	1.10	227.7110	1035.0501
34	132	1/2(7.00 + 12.85) X 17.00	168.72		168.72	260.0650	1	168.72	9.00	1.10	286.0715	260.0650
35	133	1/2(11.85 + 6.00) X 17.00	151.72		151.72	233.8612	1	151.72	9.00	1.10	257.2473	233.8612
36	138	1/2(11.30 + 8.30) X 17.00	166.60	7.72	158.88	244.8976	1	158.88	12.00	1.10	269.3874	244.8976
TOTAL			138		22494.92						34673.6697	

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(19.10 + 25.50) X 15.90 + 1/2(26.50 + 31.75) X 6.65 + 1/2(31.75 + 43.90) X 49.25 + 1/2(43.90 + 42.95) X 29.15 + 29.75 X 6.00	3863.41		3863.41	3863.41
AMENITY SPACE	1/2(92.20 + 85.25) X 14.95 + 1/2(28.55 + 28.75) X 86.35	3857.55		3857.65	3857.65
PLOT FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT	1/2(13.00 + 13.20) X 6.00	78.60		78.60	78.60
PROPOSED 18.00 M. WIDE ROAD WIDENING AREA	1/2(3.61 + 1.63) X 46.70 + 1/2(1.63 + 2.03) X 1.32 + 1/2(1.89 + 2.77) X 23.29 + 1/2(2.77 + 2.60) X 6.67 + 1/2(2.78 + 1.37) X 8.12 + 1/2(1.35 X 26.74) + 1/2(0.63 + 5.20) X 38.34 + 4.82 X 12.94 + 1/2(0.30 X 1.27)	362.78		362.78	362.78

NOTE:-

- x AREA UNDER LAYOUT SHOWN THUS
- x AREA UNDER OPEN SPACE SHOWN THUS
- x AREA UNDER AMENITY SPACE SHOWN THUS
- x RESIDENTIAL PLOTS SHOWN THUS
- x APPROACH ROAD SHOWN THUS
- x ROAD WIDENING SHOWN THUS



PROPOSED RESIDENTIAL LAYOUT PLAN ON KH.NO. -194, P.H. NO. - 42, MOUZA - JAMTHA, TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR BELONGING TO :- M/s OSHIAN REALTORS INDIA PVT.LTD. THROUGH DIRECTOR SHRI. SUDHIR MALTESH PYATI

PROFORMA - I AREA STATEMENT			
1	AREA OF LAND OF KH.NO. 194 (Minimum area of a,b,c, to be considered)	38532.34	SQ.M.
a)	AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT) (1.45 + 1.45)H.	40200.00	SQ.M. (4.02H)
b)	AS PER MEASUREMENT SHEET	38532.34	SQ.M.
c)	AS PER SITE	38532.34	SQ.M.
2	DEDUCTIONS FOR		
a)	PROPOSED D.P./D.P. ROAD WIDENING AREA	0.00	SQ.M.
b)	ANY D.P. RESERVATION AREA	0.00	SQ.M.
c)	NATURAL WATER 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)	38532.34	SQ.M. 100%
4	RECREATIONAL OPEN SPACE		
a)	REQUIRED	3853.23	SQ.M.
b)	PROPOSED	3863.41	SQ.M. 10.03%
5	AMENITY SPACE		
a)	REQUIRED	3853.23	SQ.M.
b)	PROPOSED	3857.65	SQ.M. 10.01%
6	18.00 M. WIDE ROAD WIDENING AREA	362.78	SQ.M. 0.94%
8	PLOT FOR ELECTRIC SUB - STATION & WASTE WATER TREATMENT & RECYCLING PLANT	78.60	SQ.M. 0.20%
9	INTERNAL ROAD AREA	7874.98	SQ.M. 20.44%
10	AREA UNDER LAYOUT PLOTS	22494.92	SQ.M. 58.38%
11	NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (3-5b)	34674.69	SQ.M.
12	PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (11 / 10) (as per clause no. 24.9 (i) of DCPR, NMRDA)	1.5414	SQ.M.

CERTIFICATE OF AREA:

Certified that the plot under reference was surveyed by me on 18/01/2019 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. (Regd.)
ARCHITECTS & INTERIOR DESIGNERS
Reg. No. CA/95/19807
NMRD Lic. No. : R-60
NIT Lic. No. : 895

ARCHITECT'S SIGN.

OWNER'S SIGN :
M/s OSHIAN REALTORS INDIA PVT. LTD.
THROUGH DIRECTOR

ARCHITECT'S SIGN :

SHRI. SUDHIR MALTESH PYATI

UMESH M. LAMGE
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FIFTH FLOOR, DAYA CHAMBERS,
AJNI SQ., WARDHA ROAD, NAGPUR