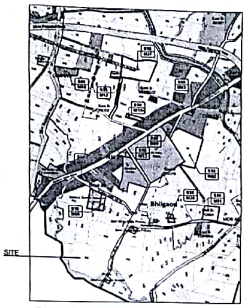
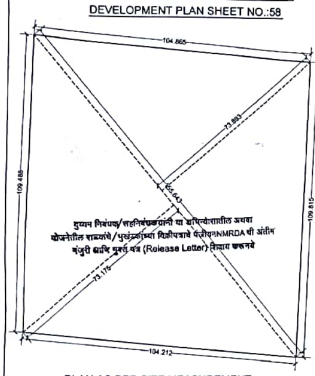


DEVELOPMENT PLAN SHEET NO.:58



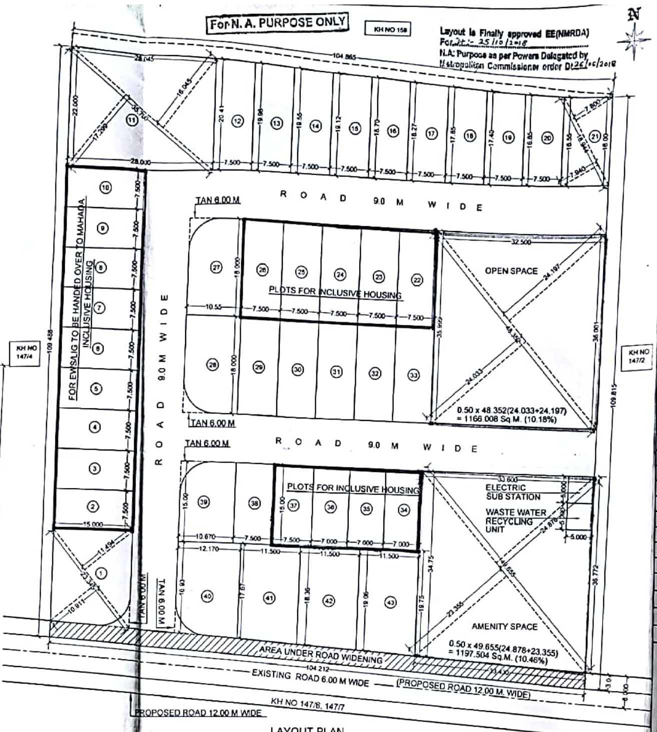
दुय्यम निबंधक/सहनिबंधकयांनी या अभिन्यासातील अथवा योजनेतील भूखंडांचे/भूखंडांच्या विक्रीपत्राचे पंजीयन NMRDA ची अंतिम मंजुरी आणि मुक्तता पत्र (Release Letter) शिवाय करूनये

PLAN AS PER SITE MEASUREMENT
SCALE : 1:1000

LAND AREA = 0.50 x (73.175 + 73.893) x 155.643
= 11445.272 Sq.M.

For N. A. PURPOSE ONLY

Layout is Finally approved EE(NMRDA)
For Dt.:- 25/10/2018
N.A. Purpose as per Powers Delegated by Metropolitan Commissioner order Dt. 25/10/2018


KH NO 158
N
104.865
ROAD 9.0 M WIDE
OPEN SPACE
PLOTS FOR INCLUSIVE HOUSING
FOR EWS/LIG TO BE HANDED OVER TO MAHADA
INCLUSIVE HOUSING
TAN 6.00 M
0.50 x 48.352(24.033+24.197) = 1166.008 Sq.M. (10.18%)
ELECTRIC SUB STATION
WASTE WATER RECYCLING UNIT
AMENITY SPACE
0.50 x 49.655(24.878+23.355) = 1197.504 Sq.M. (10.46%)
AREA UNDER ROAD WIDENING
104.212
EXISTING ROAD 6.00 M WIDE
(PROPOSED ROAD 12.00 M. WIDE)
KH NO 147/6, 147/7
PROPOSED ROAD 12.00 M WIDE
KH NO 147/2

LAYOUT PLAN
SCALE : 1:500

DETAILS OF PLOT AREA :

PLOT NO	NOS	SIZE	AREA IN Sq.M.	TAN(-)	NET AREA	TOTAL AREA	NET PLOT AREA FOR F.S.I (Sq.M.)	TOTAL NET AREA (Sq.M.)	TOTAL NET AREA FOR F.S.I (Sq.M.)	ADDITIONAL F.S.I (Sq.M.)	TOTAL F.S.I (Sq.M.)
1	1	0.50 (10.911+11.494) x 23.345	261.522	7.74	253.782	253.782	253.782	253.782	253.782	-	-
2 TO 10	9	15.00 x 7.50	112.500	-	112.500	1012.500	1012.500	1012.500	1012.500	-	-
11	1	0.50 (17.299+16.045) x 35.70	595.190	-	595.190	595.190	595.190	595.190	595.190	-	-
12	1	0.50(20.41 + 19.98) x 7.50	151.462	-	151.462	151.462	151.462	151.462	151.462	-	-
13	1	0.50(19.98 + 19.55) x 7.50	148.237	-	148.237	148.237	148.237	148.237	148.237	-	-
14	1	0.50(19.55 + 19.12) x 7.50	145.012	-	145.012	145.012	145.012	145.012	145.012	-	-
15	1	0.50(19.12 + 18.70) x 7.50	141.825	-	141.825	141.825	141.825	141.825	141.825	-	-
16	1	0.50(18.70 + 18.27) x 7.50	138.637	-	138.637	138.637	138.637	138.637	138.637	-	-
17	1	0.50(18.27 + 17.85) x 7.50	135.450	-	135.450	135.450	135.450	135.450	135.450	-	-
18	1	0.50(17.85 + 17.40) x 7.50	132.187	-	132.187	132.187	132.187	132.187	132.187	-	-
19	1	0.50(17.40 + 16.85) x 7.50	128.437	-	128.437	128.437	128.437	128.437	128.437	-	-
20	1	0.50(16.85 + 16.55) x 7.50	125.250	-	125.250	125.250	125.250	125.250	125.250	-	-
21	1	0.50(7.940 + 7.800) x 18.944	149.089		149.089	149.089	149.089	149.089	149.089	-	-
22 TO 26	5	7.50 x 18.00	135.000	-	135.000	675.000	675.000	675.000	675.000	-	-
27	1	10.55 x 18.00	189.900	7.71	182.190	182.190	182.190	182.190	182.190	-	-
28	1	10.55 x 18.00	189.900	7.71	182.190	182.190	182.190	182.190	182.190	-	-
29 TO 33	5	7.50 x 18.00	135.000	-	135.000	675.000	675.000	675.000	675.000	-	-
34 TO 36	3	7.00 x 15.00	105.000	-	105.000	315.000	315.000	315.000	315.000	-	-
37 TO 38	2	7.50 x 15.00	112.500	-	112.500	225.000	225.000	225.000	225.000	-	-
39	1	10.67 x 15.00	160.050	7.71	152.340	152.340	152.340	152.340	152.340	-	-
40	1	0.50 (16.93 +17.67) x 12.17	210.541	7.74	202.801	202.801	202.801	202.801	202.801	-	-
41	1	0.50 (17.67+18.36) x 11.50	172.670	-	172.670	172.670	172.670	172.670	172.670	-	-
42	1	0.50 (18.36+19.06) x 11.50	215.165	-	215.165	215.165	215.165	215.165	215.165	-	-
43	1	0.50 (19.06+19.75) x 11.50	223.197	-	223.197	223.197	223.197	223.197	223.197	-	-
		TOTAL AREA				6477.611	6477.611	6477.611	6477.611		

Assistant Engineer
Nagpur Metropolitan Region Development Authority

7/11/18
Executive Engineer
Nagpur Metropolitan Region Development Authority

AREA OF INCLUSIVE HOUSING:

PLOT NO	AREA
2 TO 10	1012.500
22 TO 26	675.000
34 TO 36	315.000
37	112.500
TOTAL	2115.000

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN FOR KH NO.:147/3, MOUZA: BHILGAON, TA: KAMPTEE, DISTT.: NAGPUR. BELONGS TO SHRI JASMIT SINGH AMARJIT SINGH BHATIA AND THREE OTHERS.

DRAWING SHEET NO
X/Y

522 / 470 MM

A	AREA STATEMENT		
	1. AREA OF PLOT		
	a) AS PER OWNERSHIP DOCUMENT (7/12 RECORDS)		12100.000 Sq.M.
	b) AS PER MEASURMENT SHEET (K PART)		12100.000 Sq.M.
	c) AS PER SITE (MINIMUM AREA)		11445.272 Sq.M.
	2. DEDUCTION FOR		
	a) PROPOSED D.P./ D.P. WIDENING AREA		-
	b) ANY D.P. RESERVATION AREA		-
	c) NATURAL WATER COURSE AREA		-
		TOTAL (a+b)	-
	3. GROSS AREA OF PLOT (1-2)		11445.272 Sq.M.
	4. RECREATIONAL OPEN SPACE		
	a) REQUIRED		1144.572 Sq.M.
	b) PROPOSED	10.18 %	1166.008 Sq.M.
	5. AMENITY SPACE		
	a) REQUIRED		1144.572 Sq.M.
	b) PROPOSED	10.46 %	1197.504 Sq.M.
	6. SERVICE ROAD WIDENING		312.636 Sq.M.
	7. INTERNAL ROAD AREA		2291.513 Sq.M.
	8. AREA UNDER LAYOUT PLOTS		6477.611 Sq.M.
	9. NET AREA OF PLOTS FOR FSI CALCULATIONS = (3 - 5b)		10247.768 Sq.M.
	10. PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS = (8/9)		0.633
	11. AREA FOR INCLUSIVE HOUSING		
	a) REQUIRED (9 * 20%)		2049.553 Sq.M.
	b) PROPOSED		2115.000 Sq.M.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 30.6.2018 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 RECORD/ LAND RECORD DEPARTMENT/CITY SURVEY RECORS.

N. K. PALSAPURE

NOTE:

PLOT BOUNDRY AS PER K PART	☐
PLOT BOUNDRY AS PER SITE MEASUREMENT	☐
OPEN SPACE SHOWN IN	▭
AMENITY SPACE SHOWN IN	▭
PLOT RESERVED FOR MAHADA SHOWN IN	▭
RESIDENTIAL LAYOUT SHOWN IN	☐

OWNERS NAME AND SIGNATURE

JASMIT SINGH AMARJIT SINGH BHATIYA
MANDIP SINGH AMARJIT SINGH BHATIYA
JASDEEP KAUR AMARJIT SINGH BHATIYA
GURDEEP KAUR AMARJIT SINGH BHATIYA

GENERAL POWER OF ATTORNEY HOLDER
JASMIT SINGH A. BHATIYA

LICENCED ENGINEER NAME AND SIGNATURE

N. K. PALSAPURE
M Tech (Struct.), M.I.E
9-E, SURYA NAGAR, NGPUR.
Mobile No. 9422113614

PALSAPURE & ASSOCIATES
Consulting Engineer, Project Consultant
Regd. Valuer, Architect, Designer
9E, SURYA NAGAR, NAGPUR - 8

JOB NO	DRAWING NO	SCALE	DRAWN BY	CHECKED BY	LINCENCE NO OF LINCENCE ENGG.
		1:500	MADHURI	N. K. PALSAPURE	23

PATH: D:\MADHURI\MANDIPSINGH BHATIYA

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