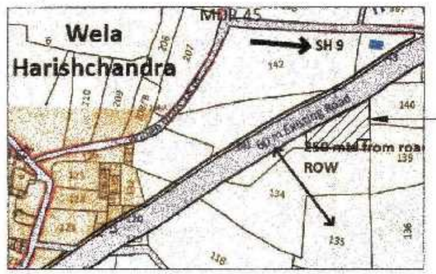
FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO.- 141/5, P. H.NO. - 38, MOUZA - VELAHARI, TAL. - NAGPUR(GRAMIN),DIST. - NAGPUR BELONGING TO - SHARMA CONSTRUCTION COMPANY



D.P. PLAN SHOWING PROPOSED SITE

SHEET NO. 97

SCALE - NTS

This Layout Plan is Approved by Ex.Engineer, Metropolitan Commissioner, Nagpur Dated 01/08/18 for NA Purpose only

Executive Engineer
Nagpur Metropolitan Region Development Authority

LAYOUT PLAN

SCALE - 1:500

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मुख्य निर्देशक / सहायक संचालक यांनी या कार्यालयातील अभिप्रायानुसार योजनेतील मालमत्ते / भूखंडाच्या विक्रीपत्रास ना.म.प्र.प्रा. कडून मुक्तता पत्र (Release Letter) देण्यास हरकत नाही.

STAMPS OF APPROVAL

भाक्षे / प्रस्ताव / जिल्हाधिकारी / कार्या-1040 / 2018
संदर्भ :- 327 / एनएपी-३४/२०१८-१९
मौजा- वेळहरी (हवेली) ता. नागपूर (ग्रा.)
दि. 06 ऑगस्ट 2018

जिल्हाधिकारी, नागपूर यांचे

PROFORMA - I AREA STATEMENT				
1	AREA OF LAND OF KH.NO. - 141/5 (Minimum area of a,b,c, to be considered)	16200.00	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12)	16200.00	SQ.M.	(1.62H)
	b) AS PER MEASURMENT SHEET	16200.00	SQ.M.	
	c) AS PER SITE	16200.00	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	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.	
	TOTAL (a+b+c)	0.00	SQ.M.	
3	GROSS AREA OF PLOT (1 - 2)	16200.00	SQ.M.	100%
4	RECREATIONAL OPEN SPACE			
	a) REQUIRED	1620.00	SQ.M.	
	b) PROPOSED	1624.45	SQ.M.	10.03%
5	AMENITY SPACE			
	a) REQUIRED	1620.00	SQ.M.	
	b) PROPOSED	1621.43	SQ.M.	10.01%
6	SERVICE ROAD & HIGHWAY WIDENING	0.00	SQ.M.	
7	INTERNAL ROAD AREA	2661.13	SQ.M.	16.34%
8	AREA UNDER LAYOUT PLOTS	10293.00	SQ.M.	63.62%
9	NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (3-5b)	14578.57	SQ.M.	
10	PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (9 / 8) (as per clause no. 24.9 (i) of DCPR, NMRDA)	1.4164	SQ.M.	
11	AREA FOR INCLUSIVE HOUSING			
	a) REQUIRED (20% of 8)	2058.60	SQ.M.	
	b) PROPOSED	2068.11	SQ.M.	

Plot No.	Area (Sq.m.)	NO. OF PLOTS	% OF EWS / LIG PLOTS OF NET PLOTABLE AREA 10293.00 SQ.M.
14 TO 20	859.88	7	
23 TO 30	1062.40	8	
21	145.83	1	
TOTAL	2068.11	16	20.09%

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.

NOTE: WASTE WATER TREATMENT RECYCLING PLANT SHOULD BE PROVIDED IN AMENITY SPACE AS PER CLAUSE NO. 24.4.1 OF DCPR

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	Built up area on Prorata basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI	Permissible builtup area on Basic FSI (Sq.m.)	Total Built up area on Prorata basis (Sq. M.)
A	B	C	D	E=(C-D)	F=(E*1.4144)	G	H=E*G	I	J	K=F*J	L=F*G
1	1/2(15.00+36.70)x34.60+ 1/2(30.00+36.70)x4.00	1027.78		1027.78	1453.6920	1	1027.78	60.00	1.10	1599.0612	1453.6920
2 TO 5	15.80 X 38.70	611.46		611.46	864.8490	4	2445.84	60.00	1.10	951.3339	3459.3961
6	15.95 X 38.70	617.27	7.72	609.55	862.1404	1	609.55	60.00	1.10	948.3545	862.1404
7	15.00 X 38.70	580.50	7.72	572.78	810.1400	1	572.78	60.00	1.10	891.1540	810.1400
8 TO 11	15.00 X 38.70	580.50		580.50	821.0592	4	2322.00	60.00	1.10	903.1651	3284.2368
12	1/2(23.20+2.80)x38.70	503.10		503.10	711.5846	1	503.10	60.00	1.10	782.7431	711.5846
13	1/2(8.00+16.75)x16.60	205.42		205.42	290.5460	1	205.42	9.00	1.10	319.6007	290.5460
14 TO 20	7.40 X 16.60	122.84		122.84	173.7449	7	859.88	9.00	1.10	191.1194	1216.2143
21	9.25 X 16.60	153.55	7.72	145.83	206.2620	1	145.83	12.00	1.10	226.8881	206.2620
22	10.25 X 16.60	170.15	7.72	162.43	229.7410	1	162.43	12.00	1.10	252.7151	229.7410
23 TO 30	8.00 X 16.60	132.80		132.80	187.8323	8	1062.40	9.00	1.10	206.6156	1502.6586
31	1/2(35.30+10.00)x16.60	375.99		375.99	531.8003	1	375.99	9.00	1.10	584.9803	531.8003
TOTAL						31	10293.00				14558.4121

	Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)
1	OPEN SPACE	1/2X84.35X38.70	1632.17	7.72	1624.45
2	AMENITY SPACE	1/2(18.40+45.70) X17.15	549.65		
		1/2(18.40+34.80) X26.00	691.60		
		1/2(34.80+13.45) X14.10	340.16		
		1/2X13.45 X7.10	47.74		
			1629.15	7.72	1621.43

NOTE: -
- x KHASRA BOUNDRY SHOWN THUS
- x OPEN SPACE SHOWN THUS
- x AMENITY SPACE SHOWN THUS
- x PLOTABLE AREA SHOWN THUS
- x MAIN APPROCH ROAD SHOWN THUS
- x PLOTS 14 TO 20, 23 TO 30 & 21 TO BE HANDED OVER TO MHADA FOR INCLUSIVE / AFFORDABLE PLOTS (as per clause 37 of DCPR,NMRDA) SHOWN THUS

OWNER'S SIGN :

SHARMA CONSTRUCTION COMPANY
THROUGH PARTNERS

1) MR. RITESH RADHESHYAM SHARMA

2)MR. UMESH RADHESHYAM SHARMA

3) MR. ANIL RADHESHYAM SHARMA

ARCHITECT'S SIGN :

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B. Arch. (Hons)
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FOURTH FLOOR, DAYA CHAMBERS.
AJNI SQ., WARDHA ROAD, NAGPUR