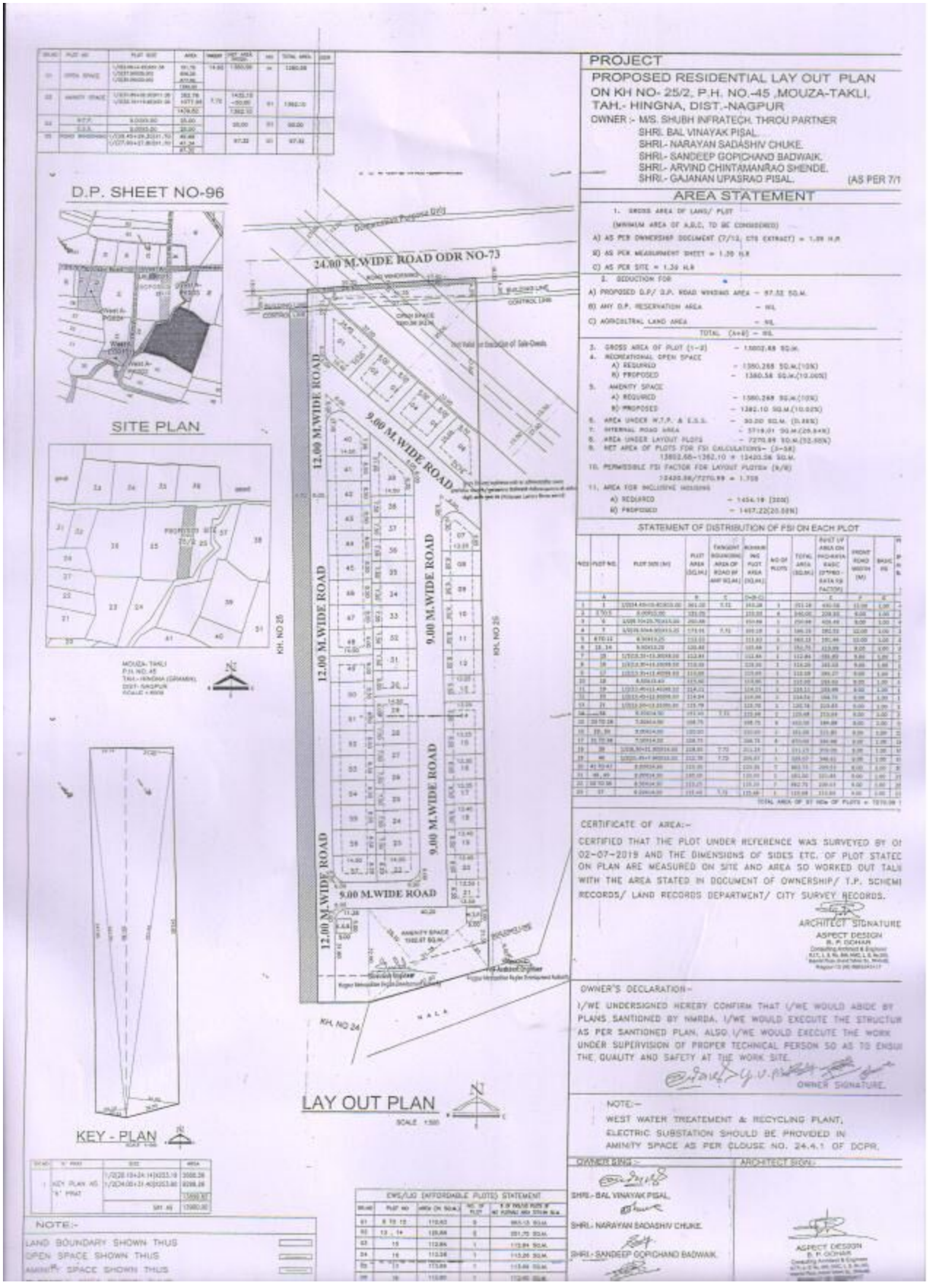


PROJECT

PROPOSED RESIDENTIAL LAY OUT PLAN ON KH NO- 25/2, P.H. NO.-45 ,MOUZA-TAKLI, TAH.- HINGNA, DIST.-NAGPUR

OWNER :- M/S. SHUBH INFRATECH, THROU PARTNER
SHRI. BAL VINAYAK PISAL.
SHRI.- NARAYAN SADASHIV CHUKE.
SHRI.- SANDEEP GOPICHAND BADWAIK.
SHRI.- ARVIND CHINTAMANRAO SHENDE.
SHRI.- GAJANAN UPASRAO PISAL. (AS PER 7/1

AREA STATEMENT

1. GROSS AREA OF LAND/ PLOT
(MINIMUM AREA OF A,B,C, TO BE CONSIDERED)
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT) = 1.89 H.R
B) AS PER MEASURMENT SHEET = 1.30 H.R
C) AS PER SITE = 1.30 H.R
2. DEDUCTION FOR
A) PROPOSED D.P./ D.P. ROAD WIDENING AREA – 97.32 SQ.M.
B) ANY D.P. RESERVATION AREA – NIL
C) AGRICULTRAL LAND AREA – NIL
TOTAL (A+B) – NIL
3. GROSS AREA OF PLOT (1–2) – 1.5002.68 SQ.M.
4. RECREATIONAL OPEN SPACE
A) REQUIRED – 1380.268 SQ.M.(10%)
B) PROPOSED – 1380.58 SQ.M.(10.00%)
5. AMENITY SPACE
A) REQUIRED – 1380.268 SQ.M.(10%)
B) PROPOSED – 1382.10 SQ.M.(10.02%)
6. AREA UNDER W.T.P. & E.S.S. – 30.00 SQ.M. (0.88%)
7. INTERNAL ROAD AREA – 3719.01 SQ.M.(26.94%)
8. AREA UNDER LAYOUT PLOTS – 7270.89 SQ.M.(52.66%)
9. NET AREA OF PLOTS FOR FSI CALCULATIONS= (3–5&8)
13802.68–1382.10 = 12420.58 SQ.M.
10. PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS= (9/8)
12420.58/7270.89 = 1.708
11. AREA FOR INCLUSIVE HOUSING
A) REQUIRED – 1454.19 (20%)
B) PROPOSED – 1457.22(20.08%)

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

NOS	PLOT NO.	PLOT SIZE (M)	PLOT AREA (SQ.M.)	TANGENT BOUNDING AREA OF ROAD IF ANY SQ.M.)	REMAINING PLOT AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)	PLOT UP AREA ON PRO-RATA BASIC (PRBO - RATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI
A			B	C	D=(B-C)		E	F	G	H
1	1	1/2024.48+10.40/253.00	361.20	7.72	353.28	1	353.28	603.18	12.00	1.70
2	2,3,4	2/2012.00	351.79		351.79	4	340.00	598.98	9.00	1.70
3	5	1/2012.00+25.70/253.00	260.88		350.88	1	350.88	596.49	9.00	1.70
4	7	1/2012.00+8.30/253.00	173.94	7.72	166.22	1	166.22	282.57	12.00	1.70
5	8,10,12	8.30/253.00	211.03		211.03	3	563.13	781.44	12.00	1.70
6	13, 14	8.30/253.00	120.80		120.80	2	241.70	213.06	9.00	1.70
7	15	1/2012.00+13.30/253.00	112.84		112.84	1	112.84	191.83	9.00	1.70
8	16	1/2012.00+11.10/253.00	110.00		110.00	1	110.00	187.00	9.00	1.70
9	17	1/2012.00+11.40/253.00	113.00		113.00	1	113.00	192.10	9.00	1.70
10	18	8.30/253.00	115.00		115.00	1	115.00	195.50	9.00	1.70
11	19	1/2012.00+11.40/253.00	114.11		114.11	1	114.11	193.99	9.00	1.70
12	20	1/2012.00+11.10/253.00	114.84		114.84	1	114.84	195.23	9.00	1.70
13	21	1/2012.00+13.30/253.00	115.79		115.79	1	115.79	196.84	9.00	1.70
14	22,23	8.30/253.00	211.03	7.72	203.28	2	406.56	691.15	9.00	1.70
15	24,25,26	7.30/253.00	184.75		184.75	3	554.25	942.23	9.00	1.70
16	27, 28	8.30/253.00	120.00		120.00	2	241.00	410.00	9.00	1.70
17	29,30,31	7.30/253.00	184.75		184.75	3	554.25	942.23	9.00	1.70
18	32	1/2012.00+11.80/253.00	114.00	7.72	211.28	1	211.28	359.18	9.00	1.70
19	33	1/2012.00+11.80/253.00	114.00	7.72	206.27	1	206.27	350.66	9.00	1.70
20	34,35,36	8.30/253.00	115.00		115.00	3	345.00	586.50	9.00	1.70
21	37, 38	8.30/253.00	115.00		115.00	2	230.00	391.00	9.00	1.70
22	39,40	8.30/253.00	115.00		115.00	2	230.00	391.00	9.00	1.70
23	41,42,43	8.30/253.00	115.00		115.00	3	345.00	586.50	9.00	1.70
24	44, 45	8.30/253.00	115.00		115.00	2	230.00	391.00	9.00	1.70
25	46,47,48	8.30/253.00	115.00		115.00	3	345.00	586.50	9.00	1.70
26	49	8.30/253.00	115.00	7.72	115.00	1	115.00	195.50	9.00	1.70

TOTAL AREA OF 37 NOs OF PLOTS = 7270.89

CERTIFICATE OF AREA:-

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY US ON 02-07-2019 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORKED OUT TALLY WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

ARCHITECT SIGNATURE
ASPECT DESIGN
B. P. GOHAR
Consulting Architect & Engineer
S.T., L. S. No. 86, WC, L. S. No.20,
Ward Plot, Gulab Baba Rd., Mahal,
Nagpur-12 (M) 9890345117

OWNER'S DECLARATION:-

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SANTIONED BY NMRDA. I/WE WOULD EXECUTE THE STRUCTURE AS PER SANTIONED PLAN. 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 SIGNATURE.

NOTE:-
WEST WATER TREATEMENT & RECYCLING PLANT, ELECTRIC SUBSTATION SHOULD BE PROVIDED IN AMINITY SPACE AS PER CLOUSE NO. 24.4.1 OF DCPR.

OWNER SIGN :-
SHRI.- BAL VINAYAK PISAL.
SHRI.- NARAYAN SADASHIV CHUKE.
SHRI.- SANDEEP GOPICHAND BADWAIK.

ARCHITECT SIGN:-
ASPECT DESIGN
B. P. GOHAR
Consulting Architect & Engineer

EWS/LIG (AFFORDABLE PLOTS) STATEMENT

SR.NO	PLOT NO	AREA (IN SQ.M.)	NO. OF PLOT	% OF VALUE RATE OF NO FURTHER ANY STRUCTURE
01	8 TO 12	113.03	5	565.15 SQ.M.
02	13 , 14	120.88	2	241.75 SQ.M.
03	15	112.84	1	112.84 SQ.M.
04	16	113.00	1	113.00 SQ.M.
05	17	113.00	1	113.00 SQ.M.
06	18	115.00	1	115.00 SQ.M.