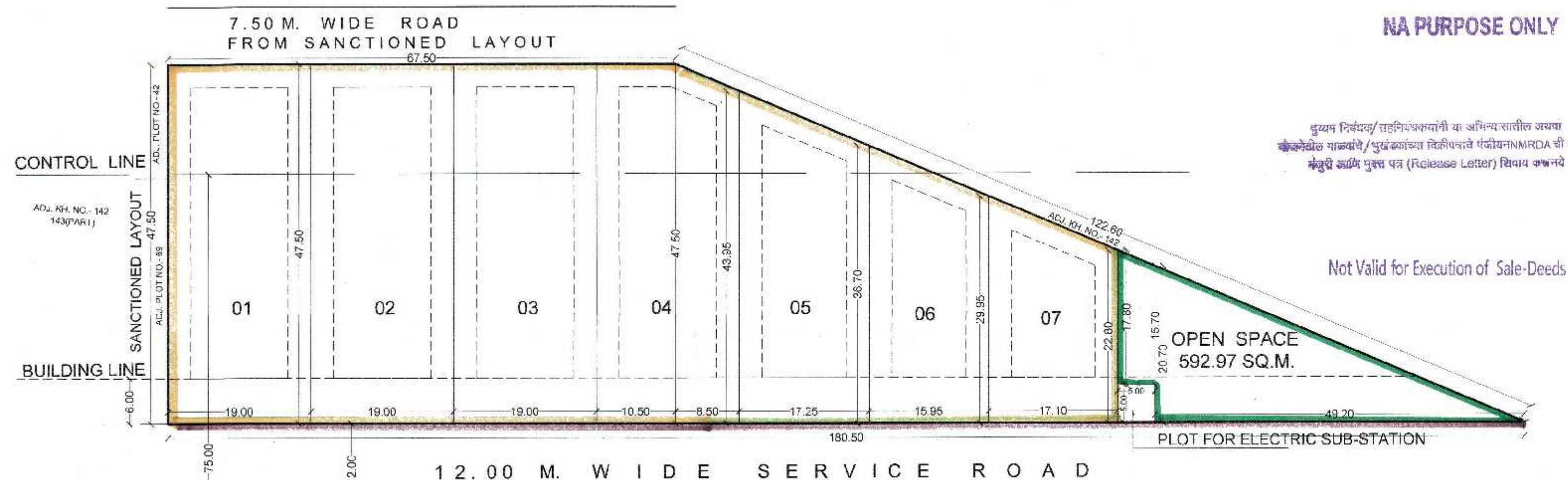


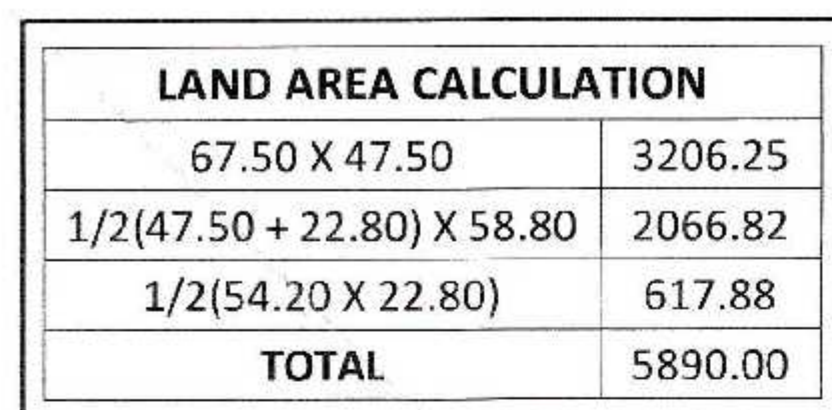
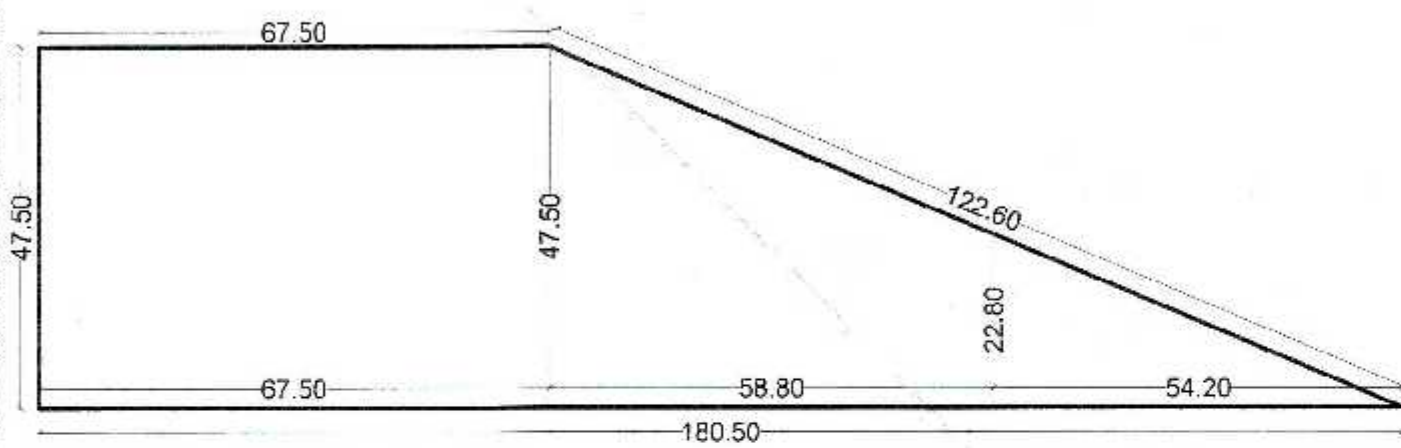


द्वयम् निर्दय/सहनिष्पत्तानी या अभिन्यासातील अथवा
कोणतेही गाल्यावे/भुवांकाच्या विक्रीपत्राचे एंजीयनNMRDA ची अंतीन
मंजूरी आणि मुक्त पत्र (Release Letter) शिवाय कळनये

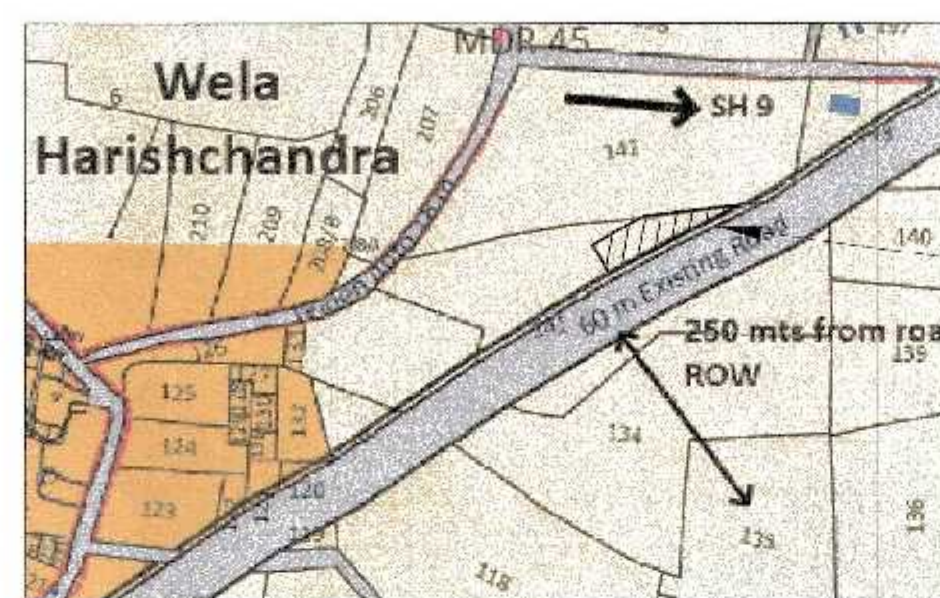
Not Valid for Execution of Sale-Deeds



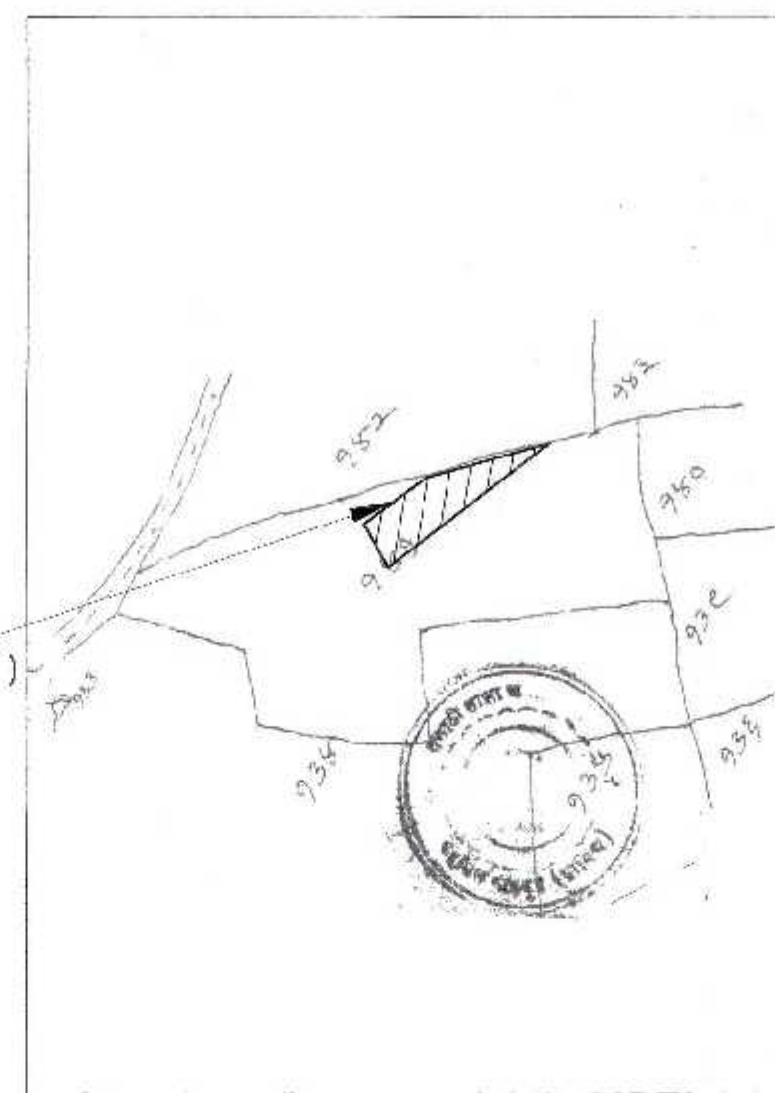
 Executive Engineer Assistant Engineer
 Nagpur Metropolitan Region Development Authority Nagpur Metropolitan Region Development Authority



LAND AREA CALCULATION



D.P. PLAN SHOWING PROPOSED SITE



LOCATION MAP
SCALE - NTS

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT											
No.	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.)
	A	B	C	D	E=(C-D)	F=(E*1.1170)	G	H=E*G	I	J	K=F*J
1	1, 2, 3	19.00x47.50	902.50		902.50	1008.0925	3	2707.50	12.00	1.10	1108.9018
2	4	10.50X47.50 + 1/2(47.50+43.95)X8.50	887.41		887.41	991.2370	1	887.41	12.00	1.10	1090.3607
3	5	1/2(43.95+36.70)X17.25	695.60		695.60	776.9852	1	695.60	12.00	1.10	854.6837
4	6	1/2(36.70+29.95)X15.95	531.53		531.53	593.7190	1	531.53	12.00	1.10	653.0909
5	7	1/2(29.95+22.80)X17.10	451.01		451.01	503.7782	1	451.01	12.00	1.10	554.1560
TOTAL							7	5273.05			

	Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
1	OPEN SPACE	1/2x49.20x20.70 + 1/2(17.80 + 15.70)x5.00	592.97		592.97	592.97
2	PLOT FOR ELECTRIC SUB-STATION	5.00 X 5.00	25.00		25.00	25.00

NOTE: -

x KHASRA BOUNDRY SHOWN THUS
x OPEN SPACE SHOWN THUS
x AMENITY SPACE SHOWN THUS
x PLOTTABLE AREA SHOWN THUS
x MAIN APPROCH ROAD SHOWN THUS

FINAL DEMARCATED RESIDENTIAL LAYOUT IN
GOVERNMENT SHARE OF KH. NO.- 141/2 & ¹⁴¹/₃ (PART),
P. H.NO. - 38, MOUZA - WELAHARI,
TAL. - NAGPUR(GRAMIN), DIST. - NAGPUR
BELONGING TO - SHARMA CONSTRUCTION COMPANY

STAMPS OF APPROVAL

THROUGH PARTNERS

- 1) MRS. NARMADA RADHESHYAM SHARMA
- 2) MRS. ASHA ANIL SHARMA
- 3) MR. RITESH RADHESHYAM SHARMA
- 4) MR. UMESH RADHESHYAM SHARMA

PROFORMA - I			
AREA STATEMENT			
1	AREA OF GOVERNMENT SHARE LAND OF KH.NO. - 141/2 & 141/3 (PART) (Minimum area of a,b,c, to be considered)	5890.00	SQ.M. (0.589H)
	a) AS PER OWNERSHIP DOCUMENT (7/12)	5890.00	SQ.M. (0.589H)
	b) AS PER MEASUREMENT SHEET	5890.00	SQ.M.
	c) AS PER SITE	5890.00	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)	5890.00	SQ.M. 100%
4	RECREATIONAL OPEN SPACE		
	a) REQUIRED	589.00	SQ.M.
	b) PROPOSED	592.97	SQ.M. 10.06%
5	AMENITY SPACE		
	a) REQUIRED	0.00	SQ.M.
	b) PROPOSED	0.00	SQ.M. 0.00%
6	SERVICE ROAD & HIGHWAY WIDENING	0.00	SQ.M.
7	PLOT FOR ELECTRIC SUB - STATION	25.00	0.42%
8	INTERNAL ROAD AREA		SQ.M. 0.00%
9	AREA UNDER LAYOUT PLOTS	5273.05	SQ.M. 89.52%
10	NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (3-5b)	5890.00	SQ.M.
11	PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (10 / 9) (as per clause no. 24.9 (i) of DCPR, NMRDA)	1.1170	SQ.M.
12	AREA FOR INCLUSIVE HOUSING		
	a) REQUIRED (20% of 8)	0.00	SQ.M.
	b) PROPOSED	0.00	SQ.M.

CERTIFICATE OF AREA:

Certified that the plot under reference was surveyed by me on 07/02/2019 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. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg. No. CA/95/18907
NMC Lic. No. : R-90
NIT Lic. No. : 865

ARCHITECT'S SIGN.

OWNER'S SIGN :

SHARMA CONSTRUCTION COMPANY
THROUGH PARTNERS

1) MRS. NARMADA RADHESHYAM SHARMA

2) MRS. ASHA ANIL SHARMA

3) MR. RITESH RADHESHYAM SHARMA

4)MR. UMESH RADHESHYAM SHARMA

ARCHITECT'S SIGN :

UMESH M. LAMGE
B. Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg. No. CA/95/18907
NMC Lic. No.: R-90
NIT Lic. No.: 885

UMESH M. LAMGE
B. ARCH.
ARCHITECT & INTERIOR DESIGNER
FOURTH FLOOR, DAYA CHAMBERS,
AJNI SQ., WARDHA ROAD, NAGPUR