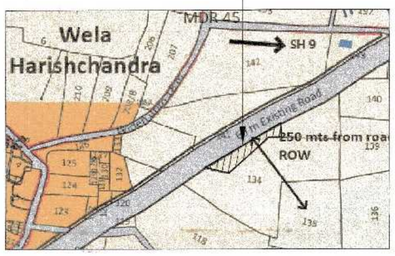
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PROPOSED SITE
OF KH.NO.- 141/ 4



D.P. PLAN SHOWING PROPOSED SITE

जा.क्र./प्रस्ता/जिल्हाधिकारी/कावि- ४१३/१९
रामाक्र.- ३५४/एनएपी-१४/२०१८-१९
मौजा- वेलहरी सह. नागपूर (ग्रा)
दि. २९/०७/२०१९

NA PURPOSE ONLY

मुख्य नियंत्रक/सहनियंत्रकयांनी या अभिन्यासातील अथवा
बीकनेडीज गाळ्यांचे/भूखंडांच्या विक्रीपत्राचे पंजीयनNMRDA ची अंतीम
बांधकाम मुक्त पत्र (Release Letter) शिवाय करू नये

Not Valid for Execution of Sale-Deeds

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

LAYOUT PLAN
SCALE - 1:500

N

	Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)
1	OPEN SPACE	1/2(29.10 + 25.65)X5.00 + 1/2(30.75 + 11.80)X28.10 + 1/2(11.80 X 13.30)	813.16		**813.16**
2	PLOT FOR ELECTRIC SUB - STATION	1/2(5.00 + 5.10)X5.00 +	25.25		**25.25**

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



LAND AREA CALCULATION	
1/2(75.05 X 35.10)	1317.12
1/2(154.50 + 72.05) X 49.20	5573.13
1/2(72.05 X 33.55)	1208.63
TOTAL	**8098.88**
SAY	**8100.00**

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 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*1.2585)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2 X 39.55 X 38.70	765.29		765.29	963.1175	1	765.29	60.00	1.10	1059.4292	963.1175
2	2	16.45 X 39.55	650.60		650.60	818.7770	1	650.60	60.00	1.10	900.6546	818.7770
3	3,4	16.00 X 39.55	632.80		632.80	796.3788	2	1265.60	60.00	1.10	876.0167	1592.7576
4	5	1/2(35.70 + 21.30)x20.65	588.22	7.72	580.50	730.5593	1	580.50	60.00	1.10	803.6152	730.5593
5	6	1/2(21.30 + 15.70)x8.00	148.00		148.00	186.2580	1	148.00	9.00	1.10	204.8838	186.2580
6	7	1/2(8.10 + 15.70)x10.90	129.71		129.71	163.2400	1	129.71	9.00	1.10	179.5640	163.2400
7	8	1/2(8.00 + 7.60)x17.00	132.60		132.60	166.8771	1	132.60	9.00	1.10	183.5648	165.8771
8	9 TO 15	7.35 X 17.00	124.95		124.95	157.2496	7	874.65	9.00	1.10	172.9745	1100.7470
9	16	8.00 X 17.00	136.00		136.00	171.1560	1	136.00	9.00	1.10	188.2716	171.1560
10	17	1/2(21.05+32.90)x17.00	458.57	7.72	450.85	567.3947	1	450.85	9.00	1.10	624.1342	567.3947
11	18	1/2x45.80+29.30	670.97		670.97	844.4157	1	670.97	60.00	1.10	928.8573	844.4157
12	19	1/2(29.30+40.85)x18.00	631.35		631.35	794.5540	1	631.35	60.00	1.10	874.0094	794.5540
		TOTAL					19	6436.12				8099.8539

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO.- 141/4, P. H.NO. - 38, MOUZA - VELAHARI, TAL. - NAGPUR(GRAMIN), DIST. - NAGPUR

BELONGING TO - SHARMA CONSTRUCTION COMPANY PARTNER
1) SHRI.- RITESH RADHESHYAM SHARMA.
2) SHRI.- UMESH RADHESHYAM SHARMA.
3) SHRI.- ANIL RADHESHYAM SHARMA.

STAMPS OF APPROVAL

PROFORMA - I
AREA STATEMENT

1	**AREA OF LAND OF KH.NO. - 141/4** (Minimum area of a,b,c, to be considered)	8100.00	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12)	8100.00	SQ.M.	(0.81H)
	b) AS PER MEASURMENT SHEET	8100.00	SQ.M.	
	c) AS PER SITE	8100.00	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)**	8100.00	SQ.M.	100%
4	**RECREATIONAL OPEN SPACE**			
	a) REQUIRED	810.00	SQ.M.	
	b) PROPOSED	813.16	SQ.M.	10.04%
5	**AMENITY SPACE**			
	a) REQUIRED	0.00	SQ.M.	
	b) PROPOSED	0.00	SQ.M.	0.00%
6	**PLOT FOR ELECTRIC SUB - STATION**	25.25	SQ.M.	0.31%
7	**INTERNAL ROAD AREA**	825.47	SQ.M.	10.19%
8	**AREA UNDER LAYOUT PLOTS**	6436.12	SQ.M.	79.46%
9	**NET AREA OF PLOTS FOR F.S.I. CALCULATIONS** (3-5b)	8100.00	SQ.M.	
10	**PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (9 / 8)** (as per clause no. 24.9 (i) of DCPR, NMRDA)	1.2585	SQ.M.	
11	**AREA FOR INCLUSIVE HOUSING**			
	a) REQUIRED (20% of 8)	0.00	SQ.M.	
	b) PROPOSED	0.00	SQ.M.	

CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 01.03.19 , 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/05/18907
NMC Lic. No. : R-90
NIT Lic. No. : 865

ARCHITECT'S SIGN.

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 :

UMESH M. LAMGE
B.Arch.(Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg. No. CA/05/18907
NMC Lic. No. : R-90
NIT Lic. No. : 865

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

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