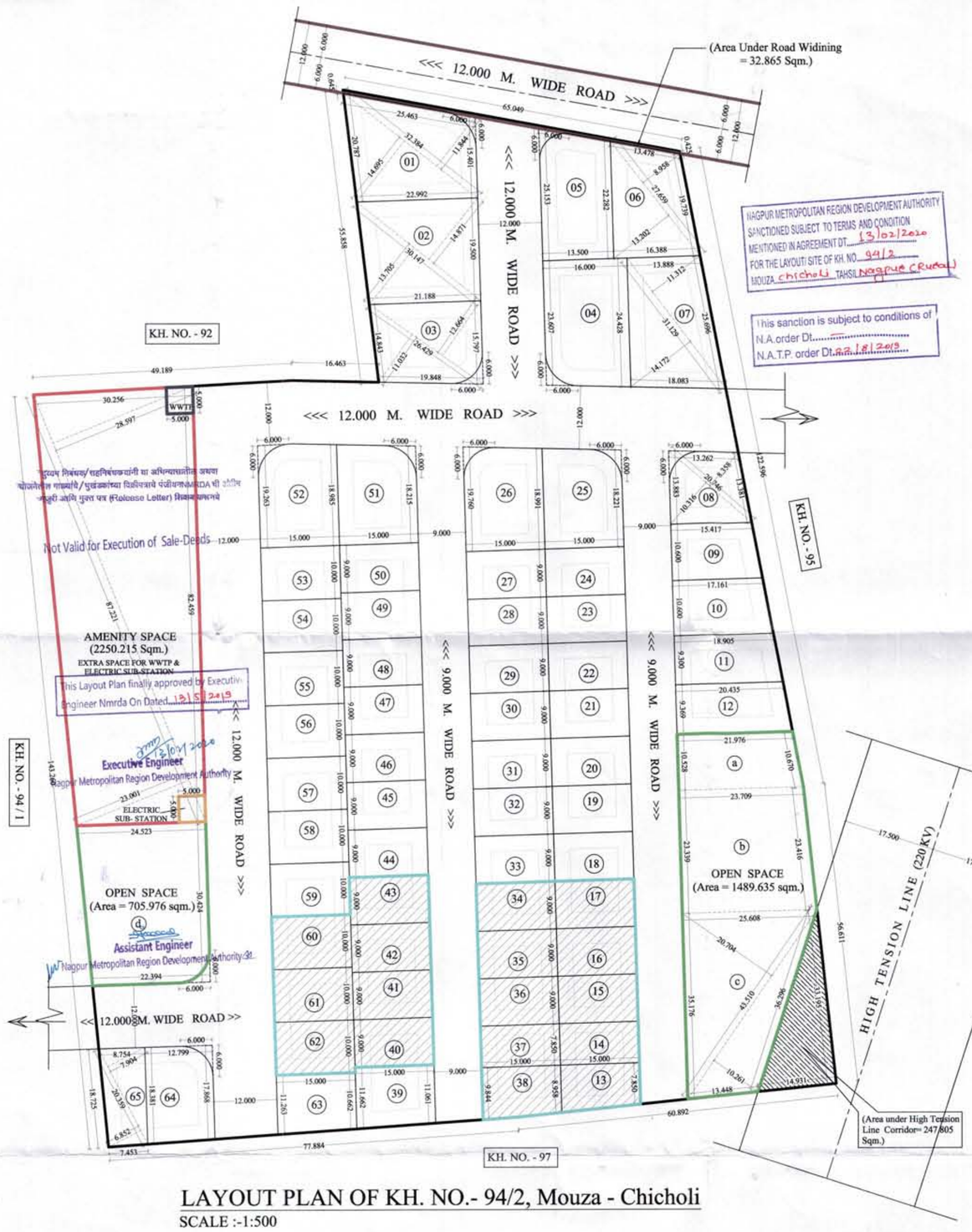
FINAL DEMARCATED PROPOSED RESIDENTIAL LAYOUT PLAN FOR BEARING KH. NO.- 94/2, P.H. NO.- 04, MOUZA- CHICHOLI, TAH.- NAGPUR (Gramin), DIST. - NAGPUR.

BELONGINGS TO:-
M/s. D. P. REAL ESTATE THROUGH PARTNER
1) SHRI CHANDRAKANT VASANTRAO DAWARE
2) SMT. CHHAYA CHANDRAKANT DAWARE

SCALE :-1:500

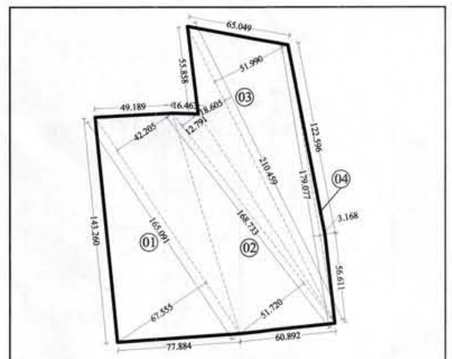


NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION MENTIONED IN AGREEMENT DT. 13/02/2020
FOR THE LAYOUT SITE OF KH. NO. 94/2
MOUZA chicholi TAHSIL Nagpur (Rural)

This sanction is subject to conditions of
N.A.order Dt.....
N.A.T.P. order Dt. 22/8/2019

LAYOUT PLAN OF KH. NO.- 94/2, Mouza - Chicholi

SCALE :-1:500



A] LAND AREA STATEMENT

1)	1 x	67.555 +	42.205 / 2 x	165.091	=	9060.194	Sqm.
2)	1 x	51.720 +	12.791 / 2 x	168.733	=	5442.567	Sqm.
3)	1 x	51.990 +	18.605 / 2 x	210.459	=	7428.677	Sqm.
4)	1 x	0.500 x	179.077 x	3.168	=	283.658	Sqm.
				TOTAL	=	22215.096	Sqm.



SHEET NO.- 56, PROPOSED LAYOUT



PROFORMA-I

A	AREA STATEMENTS		Sqm.	%
	1. AREA OF LAND			
	a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)		22500.000	
	b) AS PER MEASUREMENT SHEET		22215.096	
	c) AS PER SITE		22215.096	
	2. DEDUCTIONS FOR			
	a) PROPOSED D.P./ D.P. ROAD WIDENING AREA		32.865	
	b) ANY D.P. RESERVATION AREA		00.000	
	c) HIGH TENSION LINE CORRIDOR		247.805	
		(TOTAL a+b+c)	280.670	
	3. GROSS AREA OF PLOT (1-2)		21934.426	100.000
	4. RECREATIONAL OPEN SPACE			
	a) REQUIRED -	(10 % of 3)	2193.443	
	b) PROPOSED -		2195.611	10.010
	5. AMENITY SPACE (Including Electric Substation & WWTP)			
	a) REQUIRED -	(10 % of 3)	2193.443	
	b) PROPOSED -		2250.215	10.259
	6. SERVICE ROAD & HIGHWAY WIDENING		00.000	0.000
	7. INTERNAL ROAD AREA		6005.360	27.378
	8. AREA UNDER LAYOUT PLOTS		11483.240	52.353
	9. NET AREA OF PLOTS FOR FSI CALCULATIONS = (3-5b)		19684.211	
	10. PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS = (9/8)		1.714	
	11. AREA FOR INCLUSIVE HOUSING			
	a) REQUIRED -	(20 % of 8)	2296.648	
	b) PRPOSED -	(20.051 %)	2302.575	

NOTE:-
As Per Clause No.- 37.1 DCPR
PLOT No. 13 to 17, 34 to 38, 40 to 43, 60 to 62 RESERVED FOR EWS/LIG SHOULD BE HANDED OVER TO MHADA AREA = 2302.575 Sqm (20.051 %)

SR.NO.	PLOT NO	NO. OF. PLOTS	TOTAL NET AREA (Sqm.)
	A	G	H= E*G
1	13 to 17	5	648.810
2	34 to 38	5	663.765
3	40 to 43	4	540.000
4	60 to 62	3	450.000
		17	2302.575

A] AMENITY SPACE

	1 x	28.597 +	23.001 / 2 x	87.221	=	2250.215	Sqm.
				TOTAL		2250.215	Sqm.

B] OPEN SPACE

a)	1 x	21.976 +	23.709 / 2 x	10.528	=	240.486	Sqm.
b)	1 x	23.709 +	25.608 / 2 x	23.339	=	575.505	Sqm.
c)	1 x	10.261 +	20.704 / 2 x	43.510	=	673.644	Sqm.
d)	1 x	24.523 +	22.394 / 2 x	30.424	=	713.701	Sqm.
	Less Tan. 6.00 m. (01 Nos.)			(-)	=	7.725	Sqm.
				TOTAL	=	2195.611	Sqm.

Note :- Waste Water Treatment Plant & Electric Substation should be provided in Amenity Space As Per Clause No. 24.4.1 in DCPR

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

SR.NO.	PLOT NO.	SIZE IN METERS	PLOT AREA (Sq.m.)	ROUNDING AREA OF ROAD (Sq.m.)	REMAINING PLOT AREA (Sq.m.)	NO. OF. PLOTS	TOTAL NET PLOT AREA (sq.m.)	BUILT UP AREA ON PRO-RATA BASIS i.e. (E x 1.714)	BUILT UP AREA ON PRO-RATA BASIS	FRONT ROAD WIDTH (m.)	BASIC FSI	PERMISSIBLE BUILT UP AREA ON BASIC FSI (Sq.m.)
	A	B	C	D	E= (C-D)	F	G = (E*F)	H	I = (H*F)	J	K	L = (H*K)
1	1	1 x 11.844 + 14.695 / 2 x 32.384	429.719	7.725	421.994	1	421.994	723.299	723.299	12.000	1.100	795.628
2	2	1 x 14.871 + 13.705 / 2 x 30.147	430.740	0.000	430.740	1	430.740	738.289	738.289	12.000	1.100	812.118
3	3	1 x 12.664 + 11.032 / 2 x 26.429	313.131	7.725	305.406	1	305.406	523.466	523.466	12.000	1.100	575.812
4	4	1 x 23.607 + 24.428 / 2 x 16.000	384.280	7.725	376.555	1	376.555	645.415	645.415	12.000	1.100	709.957
5	5	1 x 25.153 + 22.282 / 2 x 13.500	320.186	7.725	312.461	1	312.461	535.559	535.559	12.000	1.100	589.114
6	6	1 x 8.958 + 13.202 / 2 x 27.659	306.462	0.000	306.462	1	306.462	525.275	525.275	12.000	1.100	577.803
7	7	1 x 11.312 + 14.172 / 2 x 31.129	396.646	0.000	396.646	1	396.646	679.851	679.851	12.000	1.100	747.836
8	8	1 x 8.358 + 10.316 / 2 x 20.746	193.705	7.725	185.980	1	185.980	318.770	318.770	12.000	1.100	350.647
9	9	1 x 15.417 + 17.161 / 2 x 10.600	172.663	0.000	172.663	1	172.663	295.945	295.945	9.000	1.100	325.540
10	10	1 x 17.161 + 18.905 / 2 x 10.600	191.150	0.000	191.150	1	191.150	327.631	327.631	9.000	1.100	360.394
11	11	1 x 18.905 + 20.435 / 2 x 9.300	182.931	0.000	182.931	1	182.931	313.544	313.544	9.000	1.100	344.898
12	12	1 x 20.435 + 21.976 / 2 x 9.369	198.674	0.000	198.674	1	198.674	340.528	340.528	9.000	1.100	374.581
13	13	1 x 7.850 + 8.958 / 2 x 15.000	126.060	0.000	126.060	1	126.060	216.067	216.067	9.000	1.100	237.674
14	14	1 x 15.000 x 7.850	117.750	0.000	117.750	1	117.750	201.824	201.824	9.000	1.100	222.006
15	15 to 24	1 x 15.000 x 9.000	135.000	0.000	135.000	10	1350.000	231.390	2313.900	9.000	1.100	254.529
16	25	1 x 18.221 + 18.991 / 2 x 15.000	279.090	7.725	271.365	1	271.365	465.120	465.120	12.000	1.100	511.632
17	26	1 x 18.991 + 19.760 / 2 x 15.000	290.633	7.725	282.908	1	282.908	484.903	484.903	12.000	1.100	533.394
18	27 to 36	1 x 15.000 x 9.000	135.000	0.000	135.000	10	1350.000	231.390	2313.900	9.000	1.100	254.529
19	37	1 x 15.000 x 7.850	117.750	0.000	117.750	1	117.750	201.824	201.824	9.000	1.100	222.006
20	38	1 x 8.958 + 9.844 / 2 x 15.000	141.015	0.000	141.015	1	141.015	241.700	241.700	9.000	1.100	265.870
21	39	1 x 11.061 + 11.662 / 2 x 15.000	170.423	0.000	170.423	1	170.423	292.104	292.104	9.000	1.100	321.315
22	40 to 48	1 x 15.000 x 9.000	135.000	0.000	135.000	9	1215.000	231.390	2082.510	9.000	1.100	254.529
23	49 & 50	1 x 15.000 x 9.000	135.000	0.000	135.000	2	270.000	231.390	462.780	9.000	1.100	254.529
24	51	1 x 18.215 + 18.985 / 2 x 15.000	279.000	7.725	271.275	1	271.275	464.965	464.965	12.000	1.100	511.462
25	52	1 x 18.985 + 19.263 / 2 x 15.000	286.860	7.725	279.135	1	279.135	478.437	478.437	12.000	1.100	526.281
26	53 & 54	1 x 15.000 x 10.000	150.000	0.000	150.000	2	300.000	257.100	514.200	12.000	1.100	282.810
27	55 to 62	1 x 15.000 x 10.000	150.000	0.000	150.000	8	1200.000	257.100	2056.800	12.000	1.100	282.810
28	63	1 x 10.662 + 11.263 / 2 x 15.000	164.438	0.000	164.438	1	164.438	281.846	281.846	12.000	1.100	310.030
29	64	1 x 17.868 + 18.381 / 2 x 12.799	231.975	7.725	224.250	1	224.250	384.365	384.365	12.000	1.100	422.802
30	65	1 x 7.904 + 6.852 / 2 x 20.359	150.209	0.000	150.209	1	150.209	257.458	257.458	12.000	1.100	283.203
		TOTAL				65	11483.240		19682.273			

INDEX :-

- KH. BOUNDARY SHOWN IN
- OPEN SPACE SHOWN IN
- AMENITY SPACE SHOWN IN
- EWS/LIG PLOTS FOR MHADA SHOWN IN
- ELECTRIC SUBSTATION SHOWN IN
- WASTE WATER TREATMENT PLANT SHOWN IN
- APPROACH ROAD SHOWN IN

OWNER'S SIGN	ARCHITECT/L.S.
(M/s. D.P. REAL ESTATE) O P REALESTATE PARTNER 1) SHRI. C. V. DAWARE	NIKHIL S. BENDE B.E. M-Tech (Structures) NIT LS. No.: 1492, NMC LS. No.: 133 20, First Floor, Shree Ganesh Chambers, Mehadia Square, Dhantoli, NAGPUR-12
O P REALESTATE PARTNER 2) SMT. C. C. DAWARE	NIKHIL S. BENDE NIT LS. - 1492 NMC LS. - 133

Designer & Consultant:-
M/s. S. B. ASSOCIATE'S
20, First Floor, Shree Ganesh Chamber, Mehadia Square, Dhantoli, Nagpur.
Ph - (0712)2449544 .
email:- s.nbs2007@rediffmail.com/gmail.com