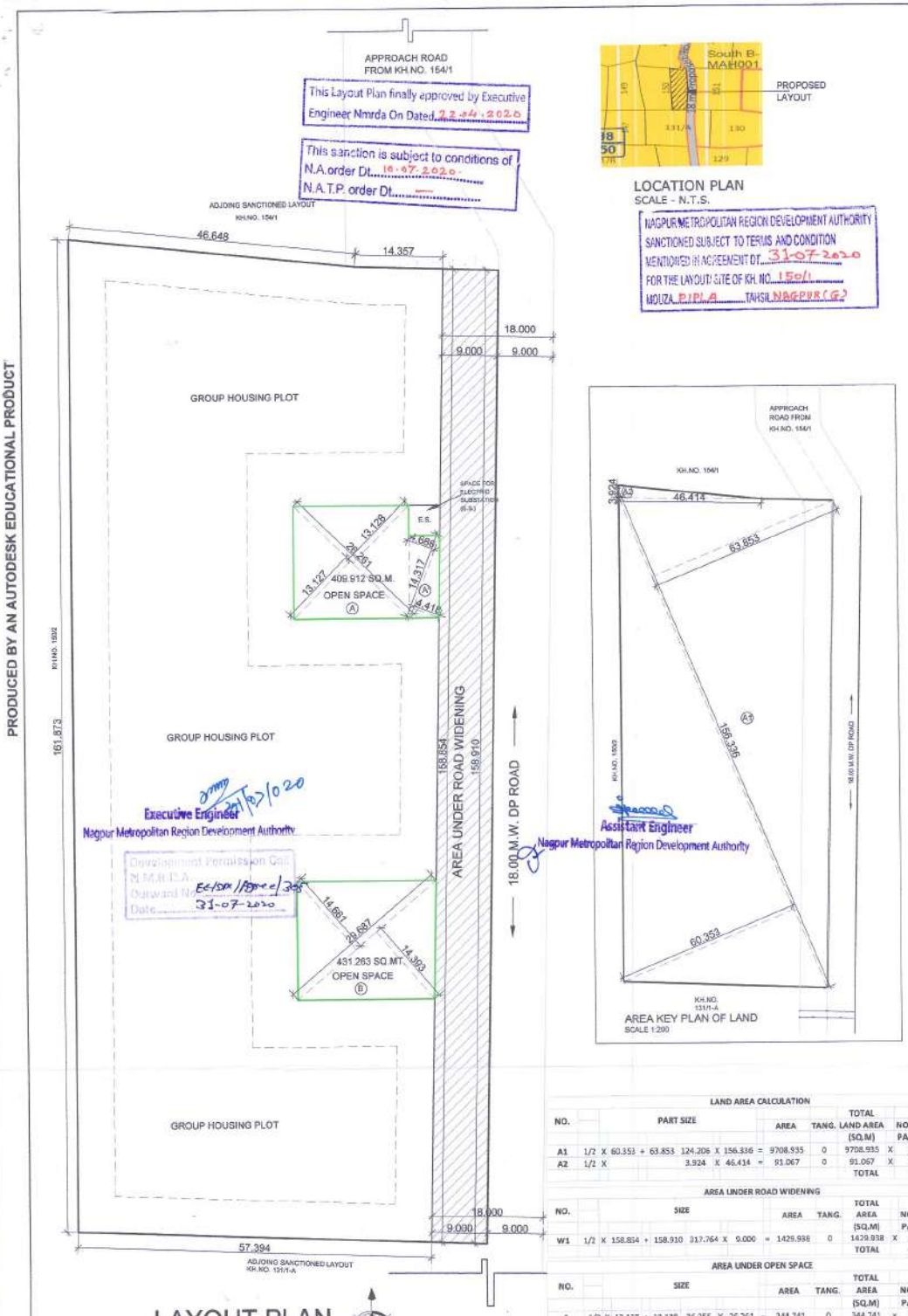
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LAYOUT PLAN

SCALE 1:500

LOCATION PLAN

SCALE - N.T.S.

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY SANCTIONED SUBJECT TO TERMS AND CONDITION MENTIONED IN AGREEMENT DT. 31-07-2020 FOR THE LAYOUT SITE OF KH. NO. 150/1 MOUZA PIPLA TAHSIL NAGPUR (G)

AREA KEY PLAN OF LAND

SCALE 1:200

Assistant Engineer
Nagpur Metropolitan Region Development Authority

DRAWING SHEET NO. 01

DEMARKETED LAYOUT FOR GROUP HOUSING SCHEME ON KH.NO. - 150/1, MOUZA - PIPLA, TAH. - NAGPUR(GRAMIN), DIST.- NAGPUR.

BELONGING TO :
1) MR. NARENDRA S. MALLELWAR
2) MR. RAHUL B. MALLELWAR
3) MR. ATUL B. MALLELWAR
4) MR. ANKUSH B. MALLELWAR
5) MR. MANGESH A. MALLELWAR

AREA STATEMENT (PROFORMA-I)

1.	AREA OF LAND	
	a) As per ownership document (7/12, CTS extract)	= 9800.000 SQ.M.
	b) As per KPRAT	= 9800.000 SQ.M.
2.	DEDUCTION FOR	
	a) Proposed D.P./ D.P. Road widening area	= 1429.938 SQ.M.
3.	GROSS AREA OF PLOT (1-2)	= 8370.062 SQ.M. (100.00%)
4.	RECREATIONAL OPEN SPACE	
	a) Required (10.00%)	= 837.006 SQ.M. (10.00%)
	b) Proposed	= 841.175 SQ.M. (10.04%)
5.	AMENITY SPACE	
	a) Required (10.00%)	= N.A.
	b) Proposed	= N.A.
6.	SERVICE ROAD AND HIGHWAY WIDENING	= 000.000 SQ.M.
7.	INTERNAL ROAD AREA	= 000.000 SQ.M.
8.	NET AREA OF PLOT (3-5b)	= 8370.062 SQ.M.
	[For Basic F.S.I. = 1.10]	
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH [sr.no. 8 x 1.30]	= N.A.
10.	ADDITION OF AREA FOR F.S.I.	
	a) In-situ area against D.P. road [1.85 x sr.no. 2(a),if any]	= 2645.385 SQ.M.
	b) In-situ area against Amenity Space [2.00 or 1.85 x sr.no.5(b)]	= -------
	c) Premium FSI area [subject to maximum of 0.3 of sr.no.8]	= -------
	d) TDR	= -------
	e) Additional FSI area under chapter VIII	= -------
11.	TOTAL AREA AVAILABLE (9 + 10)	= -------
12.	MAXIMUM UTILIZATION OF F.S.I. PERMISSIBLE AS PER ROAD WIDTH (as per Regulation no. 15.4)	= -------
13.	TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at Sr.No.15.b)	
	a) Existing Built-up Area	= -------
	b) Proposed Built-up Area	= -------
	c) Excess Balcony Area counted in F.S.I.	= -------
	d) Excess Double Height terrace area counted in F.S.I.	= -------
14.	F.S.I. CONSUMED (13/8) (should not be more than serial no. 12 above.)	= -------
15.	AREA FOR INCLUSIVE HOUSING, if any	
	a) Required (20% of sr.no. 9)	= N.A.
	b) Proposed	= N.A.
16.	AREA UNDER ELECTRIC SUBSTATION	= 25.265 SQ. M. (0.302 %)

AF - ADDITIONAL F.S.I. FOR AREA UNDER D.P./ R.P. ROADS + AREA FOR WIDENING AND SERVICE ROAD AS PER CLAUSE 27 = 1429.938 SQ.M.

NOTE :- ADDITIONAL FSI SHOWN ABOVE IS SUBJECT TO COMPLIANCE OF PROVISION OF CLAUSE NO. 27.2 OF DCPR BY THE LAND OWNER.

NOTE :- S.T.P. IS GIVEN & ALREADY CONSTRUCTED ON KH.NO131/A/1 AT AMENITY SPACE.

Certificate of Area :
Certified that the plot under reference was surveyed by me on 22-1-20 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in documents of Ownership/T.P. Scheme Records/ Land Records Department/City Survey records.

Signature

LEGEND

PLOT BOUNDARY

OPEN SPACE

OWNER

1) MR. NARENDRA S. MALLELWAR

2) MR. RAHUL B. MALLELWAR

3) MR. ATUL B. MALLELWAR

4) MR. ANKUSH B. MALLELWAR

5) MR. MANGESH A. MALLELWAR

ARCHITECT

ARCHITECT
C. D. Giripunje
C. A. / 2001 / 27832
N.I.T. No.1321
N.M.C. No.R-198
M. No. 9422103220

LAND AREA CALCULATION

NO.	PART SIZE	AREA	TANG.	TOTAL LAND AREA (SQ.M)	NO. OF PARTS	NET LAND AREA (SQ.M.)
A1	1/2 X 60.353 + 63.853 124.206 X 156.336 =	9708.935	0	9708.935	X 1	9708.935
A2	1/2 X 3.924 X 46.414 =	91.067	0	91.067	X 1	91.067
				TOTAL	=	9800.00

AREA UNDER ROAD WIDENING

NO.	SIZE	AREA	TANG.	TOTAL AREA (SQ.M)	NO. OF PARTS	NET AREA (SQ.M.)
W1	1/2 x 158.854 + 158.910 317.764 X 9.000 =	1429.938	0	1429.938	X 1	1429.938
				TOTAL	=	1429.938

AREA UNDER OPEN SPACE

NO.	SIZE	AREA	TANG.	TOTAL AREA (SQ.M)	NO. OF PARTS	NET AREA (SQ.M.)
A	1/2 X 13.127 + 13.128 26.255 X 26.261 =	344.741	0	344.741	x 1	344.741
A'	1/2 X 4.686 + 4.418 9.104 X 14.317 =	65.171	0	65.171	x 1	65.171
B	1/2 X 14.661 + 14.393 29.054 X 29.687 =	431.263	0	431.263	x 1	431.263
				TOTAL	=	841.175

AREA UNDER E.S.

E.S.	1/2 X 3.536 + 3.610 7.146 X 7.071 =	25.265	0	25.265	X 1	25.265
				TOTAL	=	25.265

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY
	LAYOUT / 01	1:500	KARTIK	CHANDU SIR

VISTAAR
ARCHITECT,INTERIOR DESIGNER, PLANNER
FLAT NO. 106,GROUND FLOOR,SHRILA APARTMENT, BEHIND BATUKBHAI JEWELLERS,KHARE TOWN, DHARAMPETH,NAGPUR - 440010.
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