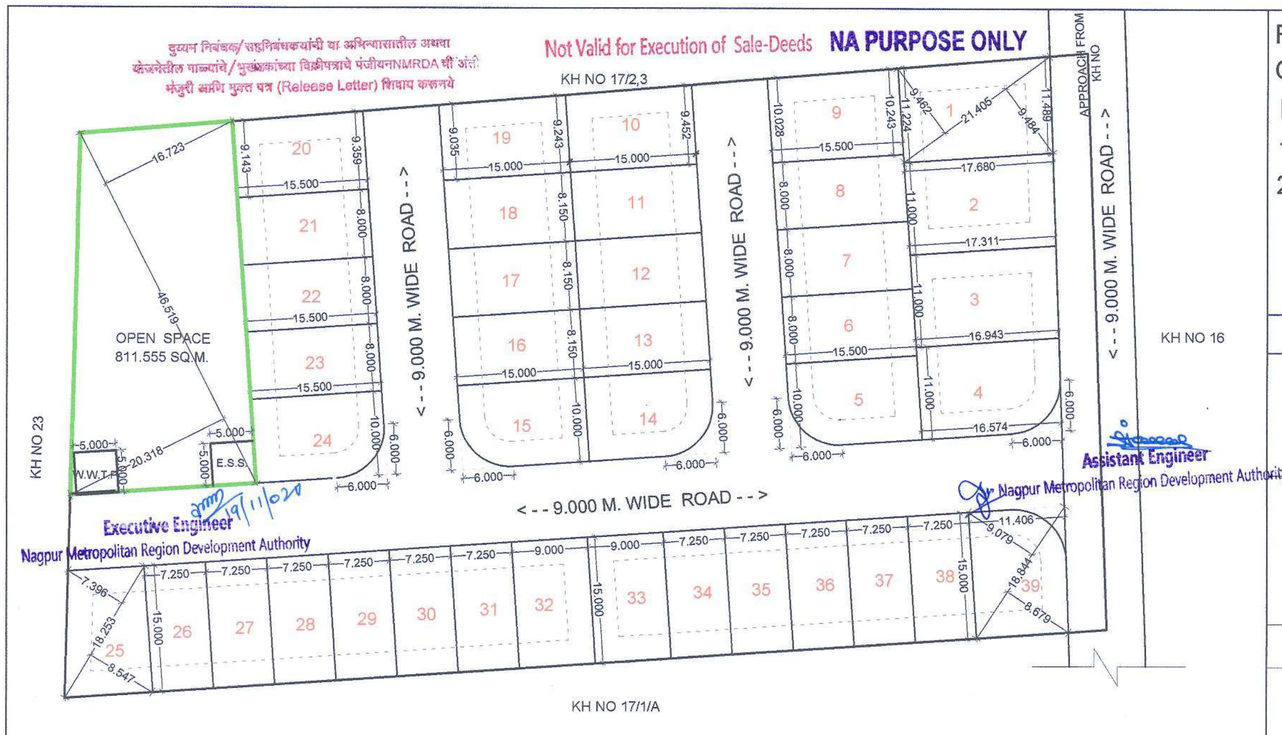
दुय्यम निबंधक/सहनिबंधकांनी वा अभिन्यासातील अथवा
खेळलेतील गाळ्यांचे/भुखंडांच्या विक्रीपत्राचे मंजीयनNMRDA ची अंतीम
मंजुरी आणि मुक्त पत्र (Release Letter) शिवाय कलजये

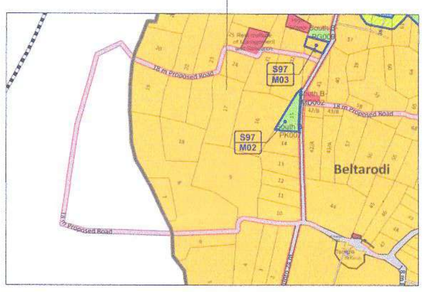
Not Valid for Execution of Sale-Deeds **NA PURPOSE ONLY**



LAYOUT PLAN
SCALE - 1:500

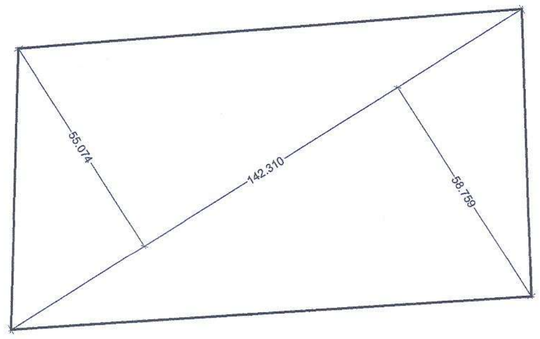
N W E S

PROPOSED LAYOUT
KH. NO. 17/1/b
DP SHEET NO. 97



LOCATION PLAN
SCALE - N.T.S.

N W E S



AREA AS PER MEASUREMENT SHEET

1) 0.5 * (55.074 + 58.759) * 142.310 = 8099.787 SQ.M

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

PLOT NO	PLOT SIZE	PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD (IF ANY SQ.M)	REMAINING PLOT AREA (B-C)	NO OF PLOTS	TOTAL AREA	BUILT UP AREA ON PRO-RATA BASIS (F *PRORATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (G*I) SQ.M
A		B	C	D	E	F	G	H	I	J
1	0.5 * (9.484 +9.462) * 21.405	202.770	0.000	202.770	1	202.770	316.321	9.000	1.100	347.953
2	0.5 * (17.680 + 17.311) * 11.000	192.451	0.000	192.451	1	192.451	300.223	9.000	1.100	330.245
3	0.5 * (16.943 + 17.311) * 11.000	188.397	0.000	188.397	1	188.397	293.899	9.000	1.100	323.289
4	0.5 * (16.943 + 16.574) * 11.000	184.344	7.720	176.624	1	176.624	275.533	9.000	1.100	303.086
5	10.000 * 15.500	155.000	7.720	147.280	1	147.280	229.757	9.000	1.100	252.732
6 TO 8, 21 TO 23	8.000 * 15.500	124.000	0.000	124.000	6	744.000	1160.640	9.000	1.100	1276.704
9	0.5 * (10.028 +10.243) * 15.500	157.100	0.000	157.100	1	157.100	245.076	9.000	1.100	269.584
10	0.5 * (9.452 + 9.243) * 15.000	140.213	0.000	140.213	1	140.213	218.732	9.000	1.100	240.605
11 TO 13, 16 TO 18	8.150 * 15.000	122.250	0.000	122.250	6	733.500	1144.260	9.000	1.100	1258.686
14 & 15	10.000 * 15.000	150.000	7.720	142.280	2	284.560	443.914	9.000	1.100	488.305
19	0.5 * (9.035 + 9.243) * 15.000	137.085	0.000	137.085	1	137.085	213.853	9.000	1.100	235.238
20	0.5 * (9.359 + 9.143) *15.500	143.391	0.000	143.391	1	143.391	223.689	9.000	1.100	246.058
24	10.000 * 15.500	155.000	7.720	147.280	1	147.280	229.757	9.000	1.100	252.732
25	0.5 * (7.396 + 8.547) * 18.253	145.504	0.000	145.504	1	145.504	226.986	9.000	1.100	249.685
26 TO 31, 34 TO 38	7.250 * 15.000	108.750	0.000	108.750	11	1196.250	1866.150	9.000	1.100	2052.765
32 & 33	9.000 * 15.000	135.000	0.000	135.000	2	270.000	421.200	9.000	1.100	463.320
39	0.5 * (9.079 + 8.679) * 18.844	167.316	7.720	159.596	1	159.596	248.970	9.000	1.100	273.867
		TOTAL			39	5166.001	8058.958			8864.853

FINAL DEMARCATED RESIDENTIAL LAYOUT ON KH. NO. 17/1/B, P.NO.38, OF VILLAGE MOUZA -BELTARODI, TAH. - NAGPUR (G) , DIST -NAGPUR

BELONGING TO :- M/S. MAULI INFRATECH THROUGH IT'S PARTNER

1) SHRI. PRAVIN NATTHUJI RAHATE
2) SHRI. PRAVIN RATANLAL JAIN

DRAWING SHEET NO. X/Y

AREA STATEMENTS :

1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)	
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	= 8157.000 SQ.M
	B) AS PER MEASUREMENT SHEET	= 8099.787 SQ.M
	C) AS PER SITE	= 8099.787 SQ.M
2	DEDUCTIONS FOR :	
	A) PROPOSED D.P/ D.P. ROAD WIDENING	= 0.000 SQ.M
	B) ANY D.P. RESERVATION AREA	= 0.000 SQ.M
	C) NATURAL WATER COURSE AREA	= 0.000 SQ.M
	TOTAL A+B	= 0.000 SQ.M
3	GROSS AREA OF PLOT (1- 2)	= 8099.787 SQ.M (100 %)
4	RECREATIONAL OPEN SPACE :	
	A) REQUIRED	= 809.978 SQ.M
	B) PROPOSED	= 811.555 SQ.M (10.02 %)
5	AMENITY SPACE :	
	A) REQUIRED	= N.A SQ.M
	B) PROPOSED	= 0.000 SQ.M
6	SPACE FOR E.S.S. & W.W.T.P.	= 50.000 SQ.M (0.31 %)
7 A	SERVICE ROAD / HIGHWAY WIDENING	= 0.000 SQ.M
7 B	INTERNAL ROAD AREA	= 2072.231 SQ.M (25.58 %)
8	AREA UNDER LAYOUT PLOTS	= 5166.001 SQ.M (63.78 %)
9	NET PLOT AREA FOR FSI CALCULATIONS	= 8099.787 SQ.M
10	PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS =	= 1.560

OPEN SPACE

1) 0.5 * (16.723 + 20.318) * 46.519 = 861.555 SQ.M
DEDUCTION FOR E.S.S. = 5 * 5 = 25.000 SQ.M
DEDUCTION FOR W.W.T.P. = 5 * 5 = 25.000 SQ.M
TOTAL = 811.555 SQ.M

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BE ME ON 09-09-2020 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS LESS THAN WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

OWNER (S) NAME AND SIGNATURE
M/S. MAULI INFRATECH THROUGH IT'S PARTNER

1) SHRI. PRAVIN NATTHUJI RAHATE

2) SHRI. PRAVIN RATANLAL JAIN

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

Er. Dhawal S. Harshe
NIT Lic. No. 3000
NMRDA Lic. No. 61
Mob. No. 9158855005

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. / LICENCE NO.OF ARCH / LIC. ENG. / SUPERVISOR
11/08/20	NE-01	1:500	DH	DH	

LEGEND :

KHASARA BOUNDRY SHOWN IN
OPEN SPACE SHOWN IN
ROAD WIDENING SHOWN IN

WAVE
DESIGNERS & PLANNERS
flat no.G-6,Cheenab Apt.Chunnabhatti Road,
Near Ajni Sq.Nagpur-440015