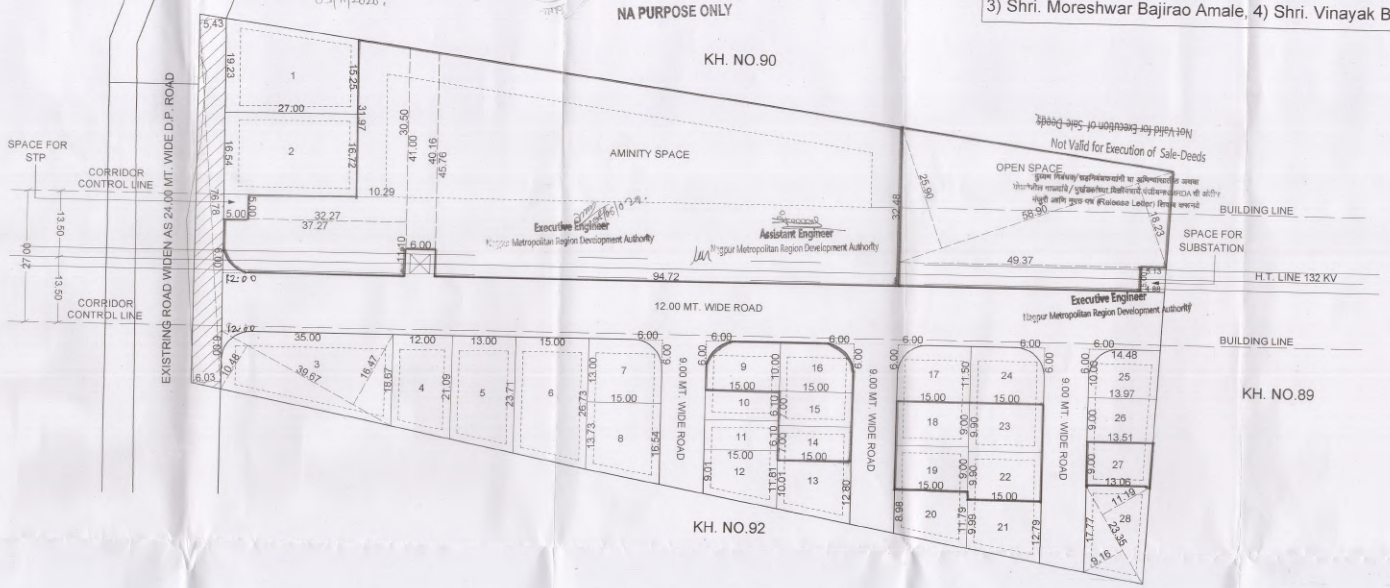
FINAL DEMARCATE RESIDENTIAL LAYOUT PLAN FOR S. NO. 91, OF MOUZA - PANJRI (FARM), P.H. NO. 42, THA. & DIST.NAGPUR.

1) M/S Vedanta Realtors through Partner Shri. Prashant Babasaheb Wasade 2) Shri. Narayan Bajirao Amale, 3) Shri. Moreshwar Bajirao Amale, 4) Shri. Vinayak Bajirao Amale,5) Smt. Jijabai Bhaurao Nagpure,

NA PURPOSE ONLY



Plot no.	Size	Area Sqmt.	Rounding area of road (if any Sqmt.)	No.	Remaning plot area (c - d) Sqmt.	Built up area on pro-rata basic i.e. (f x pro-rata FSI factor)	Front Road width (m.)	Basis FSI	Permissible Built up area on Basis FSI (g x i) Sqmt.
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
1	1/2*(15.25+19.23)*27.00	465.48		1	465.48	884.41	24.00	1.1	972.85
2	1/2*(16.72+16.54)*27.00	449.01		1	449.01	853.12	24.00	1.1	938.43
3	1/2*(10.48+16.47)*39.67	534.55	15.42	1	519.13	987.30	24.00	1.1	1086.03
4	1/2*(18.67+21.09)*12.00	238.56		1	238.56	453.26	12.00	1.1	498.59
5	1/2*(21.09+23.71)*13.00	291.20		1	291.20	553.28	12.00	1.1	608.61
6	1/2*(23.71+26.73)*15.00	378.30		1	378.30	718.77	12.00	1.1	790.65
7	13.00*15.00	195.00	7.72	1	187.28	355.83	12.00	1.1	391.42
8	1/2*(13.73+15.54)*15.00	219.53		1	219.53	417.11	9.00	1.1	458.82
9	10.00*15.00	150.00	7.72	1	142.28	270.33	12.00	1.1	297.37
10, 11	6.10*15.00	91.50		2	183.00	347.70	9.00	1.1	382.47
12	1/2*(9.01+11.81)*15.00	156.15		1	156.15	296.69	9.00	1.1	326.35
13	1/2*(10.01+12.80)*15.00	171.08		1	171.08	325.05	9.00	1.1	357.56
14, 15	7.00*15.00	105.00		2	210.00	399.00	9.00	1.1	438.90
16	10.00*15.00	150.00	7.72	1	142.28	270.33	12.00	1.1	297.37
17	11.50*15.00	172.50	7.72	1	164.78	313.08	12.00	1.1	344.39
18, 19	9.00*15.00	135.00		2	270.00	513.00	9.00	1.1	564.30
20	1/2*(8.98+11.79)*15.00	155.78		1	155.78	295.98	9.00	1.1	325.58
21	1/2*(9.99+12.79)*15.00	170.85		1	170.85	324.62	9.00	1.1	357.08
22, 23	9.90*15.00	148.50		2	297.00	564.30	9.00	1.1	620.73
24	11.50*15.00	172.50	7.72	1	164.78	313.08	12.00	1.1	344.39
25	1/2*(14.48+13.97)*10.00	142.25	7.72	1	134.53	255.61	12.00	1.1	281.17
26	1/2*(13.97+13.51)*9.00	123.66		1	123.66	234.95	9.00	1.1	258.45
27	1/2*(13.51+13.06)*9.00	119.57		1	119.57	227.18	9.00	1.1	249.90
28	1/2*(11.19+9.16)*23.35	237.59		1	237.59	451.42	9.00	1.1	496.56
Total				28	5591.80	10625.40			

1/2X(18.23+25.90)X58.90	1299.63
49.37X5.00	246.85
Total area under open space	1546.48
1/2X(32.48+45.76)X94.72+	3705.45
1/2X(40.16+41.00)X8.00+	243.48
1/2X(30.50+31.97)X10.29+	321.41
32.27X5.00+	161.35
37.27X11.10	413.70
(-) Tan. a Less	15.42
Total area under amenity space	4829.96
1/2X(5.13+4.88)X5.00	25.03
Total area under substation	25.03
5.00X5.00	25.00
Total area under STP	25.00
1/2x(73.594+81.552) x 204.969	15900.06
Total area under layout	15900.06
1/2X(6.03+5.43)X76.78	439.95
Total area under D.P. Road Widening	439.95

Affordable Plots for inclusive housing size ranging 100.00 Sqmt. to 150.00 Sqmt.

Plot no.	Area
9	142.28
14, 15	210.00
16	142.28
18, 19	270.00
22, 23	297.00
27	119.57
Total	1181.13

PROFORMA - I

A	AREA STATEMENTS	Drawing Sheet No. X/Y	Percentage
	1. Area of land		
	(Minimum area of a,b,c to be considered)	15900.06	
	a) As per ownership document (7/12, CTS extract)	16206.00	
	b) as per measurment sheet	15900.06	
	c) as per site	15900.06	
	2. Deduction for		
	(a) Proposed D.P/D.P Road widending Area	439.95	
	(b) Any D.P. Reservation area	-	
	© Natural water course area	-	
	(Total a+b)	439.95	
	3. Gross Area of Plot (1-2)	15460.11	100.00%
	4. Recreational Open space		
	a)Required-	1546.01	
	b) Proposed-	1546.48	10.00%
	5. Amenity Space		
	a) Required-	1546.01	
	b) Proposed-	4829.96	31.24%
	6. Service road and Highway widening	-	
	7. Internal Road area	3441.84	22.27%
	8. Area under layout plots	5591.80	36.17%
	9. Net area of plot for FSI Calculations =(3-5b)	10614.67	
	10. Permissible FSI factor for layout plots = (9/8)	1.900	
	11. Area for inclusive housing		
	(a) required (20% of plotable area)	1118.46	
	(b) Proposed	1181.13	21.12%
	12. Area Under Substation		
	(a) required-	25.00	
	(b) Proposed	25.03	0.16%
	13. Area Under STP		
	(a) required-	25.00	
	(b) Proposed	25.00	0.16%

Certificate of Area:
Certified that the plot under reference was surveyed by me on 14th February 2018 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 document of Ownership/ T.P Scheme Records/ Land Records Department / City Survey records.

M/s Ekveera Architects

Owner (s) name and signature — Authorised Signatory, Signature

Architect/ Licensed Engineer/ Supervisor name and signature — (Name of Architect/ Licensed Engineer/ Supervisor)

Job no.	Drawing No.	Scale	Drawn by	Checked By	Registration/ Licence no. Of Arch./ Lic
P/R/03	1.1	1:500	KALYANI	PARAG	NIT LS-2746



DP PLAN SHEET NO 111

PLOT BOUNDARY SHOWN IN: _____
OPEN SPACE SHOWN IN: _____
AMENITY SPACE SHOWN IN: _____
RESERVE FOR MHADA _____

NORTH: N

DRAWING TITLE: LAYOUT PLAN

SCALE: 1:500

DATE: 07.12.2019

REV. NO.:

OWNER:
1) M/S Vedanta Realtors through Partner prashant Babasaheb Wasde
2) Shri. Narayan Bajirao Amale
3) Shri. Moreshwar Bajirao Amale
4) Shri. Vinayak Bajirao Amale
5) Smt. jijabai Bhaurao Nagpure

SIGNATURE:

ARCHITECT:

EKVEERA ARCHITECTS
215, Opp. Sangh Ground,
Abhyankar Nagar, Nagpur - 10
email: parag.s.kotwal@gmail.com
(O): 0712 2240867, 0712 2240862

SIGNATURE:

M/s Ekveera Architects
Authorised Signatory

