SHEET NO : 01

FINAL LAYOUT PLAN FOR GROUP HOUSING SCHEME LAND BEARING KN. NO. 198/3, MOUZA- WANADONGRI, TAH. & DIST.- NAGPUR, BELONGING TO :-

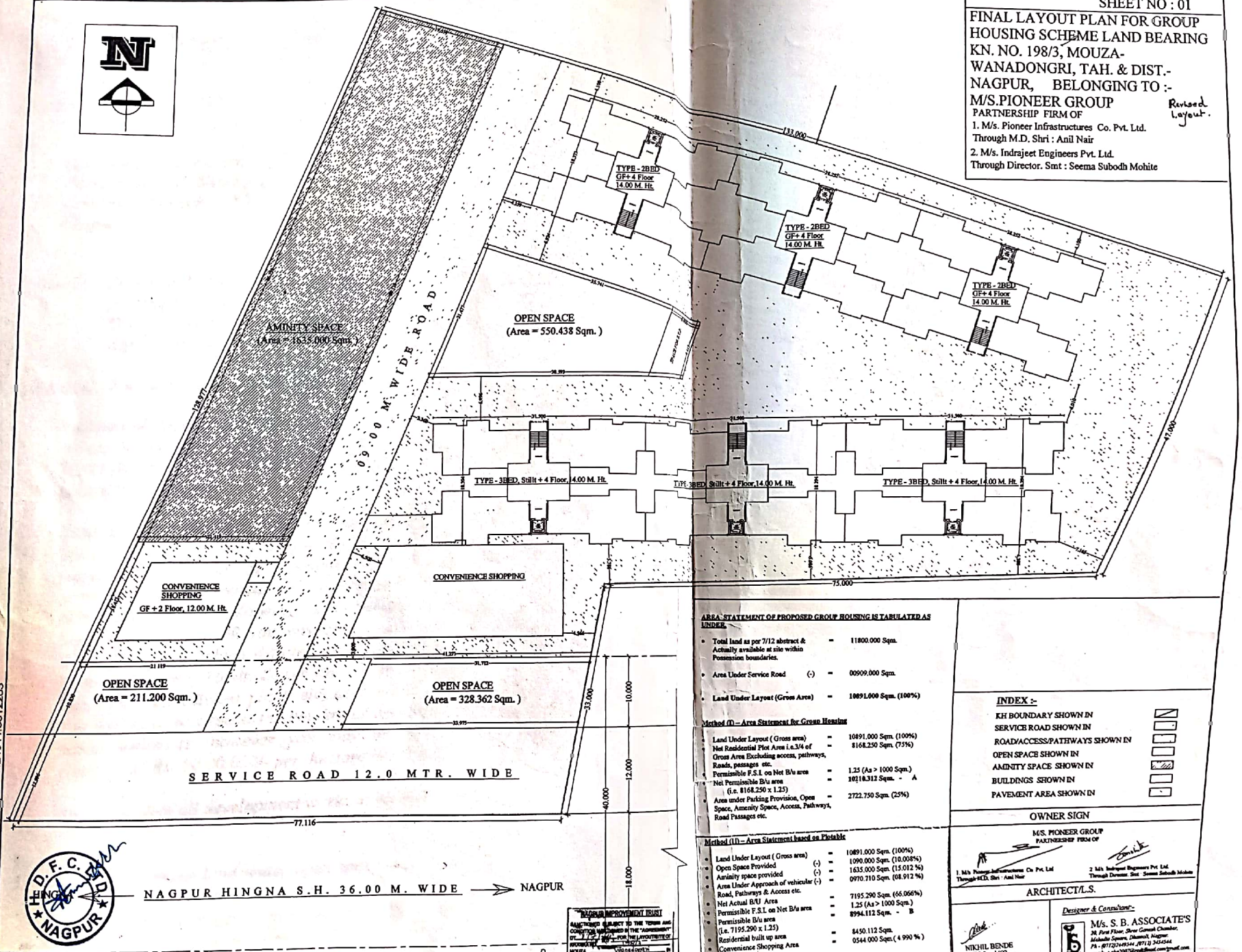
M/S.PIONEER GROUP

PARTNERSHIP FIRM OF

1. M/s. Pioneer Infrastructures Co. Pvt. Ltd. Through M.D. Shri : Anil Nair

2. M/s. Indrajeet Engineers Pvt. Ltd. Through Director. Smt : Seema Subodh Mohite

Revised Layout.



AREA STATEMENT OF PROPOSED GROUP HOUSING IS TABULATED AS UNDER.

- Total land as per 7/12 abstract & Actually available at site within Possession boundaries. = 11800.000 Sqm.
- Area Under Service Road (-) = 00909.000 Sqm.
- **Land Under Layout (Gross Area) = 10891.000 Sqm. (100%)**

Method (I) – Area Statement for Group Housing

- Land Under Layout (Gross area) = 10891.000 Sqm. (100%)
- Net Residential Plot Area i.e.3/4 of Gross Area Excluding access, pathways, Roads, passages etc. = 8168.250 Sqm. (75%)
- Permissible F.S.I on Net B/u area = 1.25 (As > 1000 Sqm.)
- Net Permissible B/u area (i.e. 8168.250 x 1.25) = 10210.312 Sqm. - A
- Area under Parking Provision, Open Space, Amenity Space, Access, Pathways, Road Passages etc. = 2722.750 Sqm. (25%)

Method (II) – Area Statement based on Plotable

- Land Under Layout (Gross area) = 10891.000 Sqm. (100%)
- Open Space Provided (-) = 1090.000 Sqm. (10.008%)
- Aminity space provided (-) = 1635.000 Sqm. (15.012 %)
- Area Under Approach of vehicular Road, Pathways & Access etc. (-) = 0970.710 Sqm. (08.912 %)
- Net Actual B/U Area = 7195.290 Sqm. (66.066%)
- Permissible F.S.I on Net B/u area = 1.25 (As > 1000 Sqm.)
- Permissible B/u area (i.e. 7195.290 x 1.25) = 8994.112 Sqm. - B
- Residential built up area = 8450.112 Sqm.
- Convenience Shopping Area = 0544.000 Sqm. (6.990 %)

As per the above two methods, the Net permissible B/U area comes to be (A) – 10210.312 Sqm. and (B) – 8994.112 Sqm. respectively. The lowest permissible B/U area of above two methods is 8994.112 Sqm calculated as per Method (II). ... is recommended / approved ...

INDEX :-

- KH BOUNDARY SHOWN IN
- SERVICE ROAD SHOWN IN
- ROAD/ACCESS/PATHWAYS SHOWN IN
- OPEN SPACE SHOWN IN
- AMINITY SPACE SHOWN IN
- BUILDINGS SHOWN IN
- PAVEMENT AREA SHOWN IN

OWNER SIGN

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D.F.C. NAGPUR

NAGPUR IMPROVEMENT TRUST
SANCTIONED SUBJECT TO THE TERMS AND CONDITION MENTIONED IN THE "AGREEMENT" DT. ... MADE ... FOR THE LAYOUT/SITE OF BOUNDARIES ... MOUZA ... TAH. ... DIST. ...

Executive Engineer (Metro) Nagpur Improvement Trust
Assistant Director Town Planning Nagpur Improvement Trust
Asstt. Engineer (Planning) Nagpur Improvement Trust

ORIGINAL DOCUMENTS SUBMITTED TO
HOUSING DEVELOPMENT FINANCE CORPN. LTD.

MASTER LAYOUT PLAN (SCALE - 1:200)

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