FINAL DEMARCATED LAYOUT PLAN FOR GROUP HOUSING SCHEME AFFORDABLE HOUSING ON KH. NO.155/2/1B, P.H. NO. 38, MOUZA PIPLA, TAHSIL NAGPUR (GRAMIN), DIST. NAGPUR, BELONGING TO :

1) SHRI. MANOJ NAMDEORAO YENPREDDIWAR
2) SHRI. VINOD NAMDEORAO YENPREDDIWAR

THROUGH ITS POWER OF ATTORNEY HOLDER
SHRI. GAJANAN MULEKWAR & DEVELOPERS THROUGH ITS PARTNERS:
1) SHRI. RAJENDRA VISHWESHWARRAO NAGARE
2) SHRI. ANIL MADHAVRAO NAGARE
3) SHRI. KAMLESH SHEKHESHWA KHANDEKAR
4) SHRI. DILIP JAGNNARAOJI MATHANKAR

TANGENT AREA (T1)

KEY PLAN-ROAD WIDENING

PROPOSED SITE

LOCATION PLAN SHOWING ROAD NETWORK ALONG WITH MAJOR ROAD

This sanction is subject to conditions of N.A order Dt. 06.11.2018 & N.A.T.P order Dt. ....

This Layout Plan finally approved by Executive Engineer Nmrda Dated 06-03-2020

PLOT AREA CALCULATIONS:-		
AREA UNDER PLOT :-		
SR. NO.	SIDE	AREA (IN SQ.M.)
1		
2		
TOTAL		
EXCLUSION AREA		
AREA ROAD WIDENING & TANGENT :-		
W		
W1		
T1		
TOTAL		
AREA UNDER OPEN SPACE :-		
SR. NO.	SIDE	AREA (IN SQ.M.)
A		
TOTAL		
AREA UNDER W.W.T.P & ELECTRIC SUBSTATION		
a		
b		
TOTAL		
TOTAL DEDUCTION AREA =		
TOTAL AREA UNDER PLOT =		

Certificate Of Area

Certified that the plot under reference was surveyed by me on dated 29/11/2019 and the dimensions of sides viz. of plot stated on plan are as measured on site the area so worked out tallied with the area stated in documents of Ownership / T.P. scheme records/ Land records department /City surveyed records.

AREA STATEMENT			
SR.NO.		AREA STATEMENT	AREA (SQ.MT.)
1		AREA OF PLOT (MIN. AREA OF A.N.C. TO BE CONSIDERED)	
	A	AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	3980.000 (-00%)
	B	AS PER MEASUREMENT SHEET	3980.000 (-00%)
	C	AS PER SITE	3980.000
2		DEDUCTIONS FOR:	
	A	PROPOSED D.P./T.P. ROAD WIDENING AREA	-
	B	ANY D.P. RESERVATION AREA	-
	C	NATURAL WATER COURSE AREA	-
		TOTAL (A+B)	-
3		GROSS AREA OF PLOT (1-2)	3980.000
4		RECREATIONAL OPEN SPACE	
	A	REQUIRED (10%)	340 (10%)
	B	PROPOSED	340.233
5		AMENITY SPACE	
	A	REQUIRED	N.A.
	B	PROPOSED	N.A.
6		SERVICE ROAD AND HIGHWAY WIDENING	N.A.
7		INTERNAL ROAD AREA	332.745
8		NET AREA OF PLOTS = (3-4-6-7) FOR BASIC F.S.I. =1.0	2600.000
9		BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER PERMIT ROAD WIDTH (SR. NO. 8(C)-12)	2600.000
10		ADDITIONAL OF AREA FOR F.S.I.	
	a	5%- Mhc area against D.P. road (1.000 cr.on 20.0). If any	N.A.
	b	5%- Mhc area against Amenity space (1.00 cr on 1.00) if cr. on 8(b)	N.A.
	c	Premium FSI area (subject to maximum of 0.3 of cr. on 8)	0.000
	d	TDR area	N.A.
	e	Additional FSI area under chapter VIII	N.A.
		TOTAL (a+b+c+d+e)	N.A.
11		TOTAL AREA AVAILABLE (9+10)	2600.000
12		Minimum utilization of F.S.I. Permissible as per road width (as per Regulation no. 36.3)	0.000
13		TOTAL Built up Area in proposed (excluding area of 5 no.(5.0)	N.A.
	a	Existing Built up Area	N.A.
	b	proposed Built up Area	N.A.
	c	Excess balcony area counted in F.S.I.	N.A.
	d	Excess Double height Terrace area counted in F.S.I.	N.A.
		TOTAL (a+b+c+d)	N.A.
14		F.S.I. Consumed (13/9) (Should not be more than serial no. 12 above)	N.A.
15		AREA For Inclusive Housing, If any	N.A.
	a	Required (30% of cr. on 9)	N.A.
	b	proposed	N.A.

LEGEND :-
AREA UNDER KANCHA RESIDENTIAL SHOWN AS
AREA UNDER OPEN SPACE SHOWN AS

LAYOUT PLAN
(SCALE : 1:200)

KEY PLAN-AS PER 'C' COPY

OWNER STAMP & SIGNATURE :	L.S./ ARCHITECT STAMP & SIGNATURE :
1) SHRI. RAJENDRA VISHWESHWARRAO NAGARE 2) SHRI. ANIL MADHAVRAO NAGARE 3) SHRI. KAMLESH SHEKHESHWA KHANDEKAR 4) SHRI. DILIP JAGNNARAOJI MATHANKAR	M.D. PADOLE ARCHITECT / ENGINEER N.I.T.L.S. NO. 2092 N.M.C.L.S. NO. L-447 MAHESH PADOLE

DRAWN BY : BHARAT	NORTH :	Padole Associate Architectural Consultant 66, Manewada, Nagpur- Mob:- 7770864718 Email:- maheshpadole123@rediffmail.com
CHECK BY : MAHESH PADOLE		
DATE : 18/09/2020		
SCALE : 1:100, 1:200		