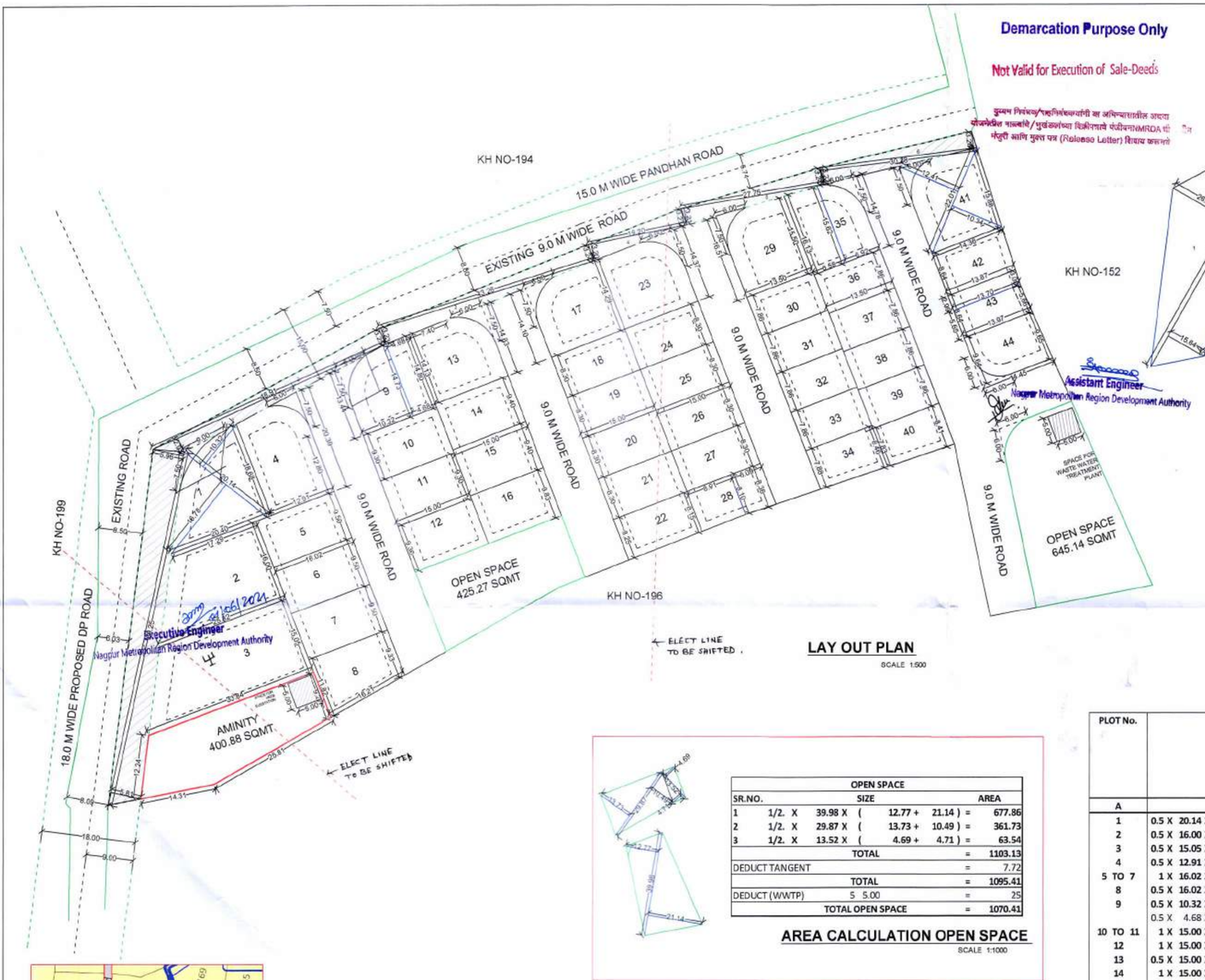
Demarcation Purpose Only

Not Valid for Execution of Sale-Deeds

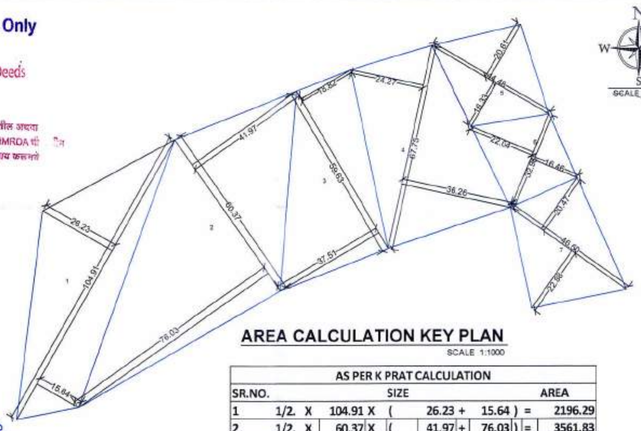


Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

LAY OUT PLAN

SCALE 1:500



N
W E
S
SCALE 1:500

AREA CALCULATION KEY PLAN

SCALE 1:1000

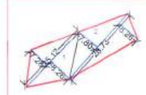
AS PER K PRAT CALCULATION								
SR.NO.	SIZE							AREA
1	1/2.	X	104.91	X	(	26.23 +	15.64) =	2196.29
2	1/2.	X	60.37	X	(	41.97 +	76.03) =	3561.83
3	1/2.	X	59.63	X	(	18.82 +	37.51) =	1679.48
4	1/2.	X	67.75	X	(	24.27 +	36.26) =	2050.45
5	1/2.	X	44.48	X	(	20.61 +	16.33) =	821.55
6	1/2.	X	32.96	X	(	22.04 +	16.46) =	634.48
7	1/2.	X	46.50	X	(	20.47 +	22.88) =	1007.89
TOTAL							=	11951.97

AREA AFFECTED BY ROAD WIDENING								
SR.NO.	SIZE							AREA
1	1/2.	X	69.25	X	(	5.81 +	5.96) =	407.54
2	1/2.	X	48.91	X	(	2.91 +	3.25) =	150.64
3	1/2.	X	43.26	X	(	3.24 +	3.23) =	139.95
4	1/2.	X	19.20	X	(	3.23 +	3.20) =	61.73
5	1/2.	X	27.75	X	(	3.21 +	3.24) =	89.49
6	1/2.	X	30.28	X	(	3.20 +	3.22) =	97.20
TOTAL							=	946.55

OPEN SPACE								
SR.NO.	SIZE							AREA
1	1/2.	X	39.98	X	(	12.77 +	21.14) =	677.86
2	1/2.	X	29.87	X	(	13.73 +	10.49) =	361.73
3	1/2.	X	13.52	X	(	4.69 +	4.71) =	63.54
TOTAL							=	1103.13
DEDUCT TANGENT							=	7.72
TOTAL							=	1095.41
DEDUCT (WWTP)	5	5.00					=	25
TOTAL OPEN SPACE							=	1070.41

AREA CALCULATION OPEN SPACE

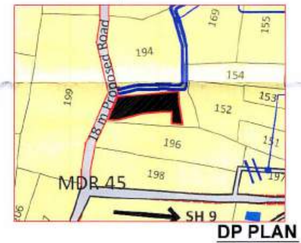
SCALE 1:1000



AMINITY SPACE								
SR.NO.	SIZE							AREA
1	1/2.	X	25.12	X	(	7.28 +	8.26) =	195.18
2	1/2.	X	28.73	X	(	7.80 +	8.26) =	230.70
TOTAL							=	425.88
DEDUCT (MSEB SUBSTATION) 5X5							=	25
TOTAL							=	400.88

AREA CALCULATION AMINITY SPACE

SCALE 1:1000



DP PLAN

SCALE NTS

LEGENDS

- KHASARA BOUNDARY SHOWN IN
- OPEN SPACE SHOWN IN
- AMENITY SPACE SHOWN IN
- PLOTS
- ROAD
- INCLUSIVE HOUSING
- AREA AFFECTED BY ROAD



LOCATION PLAN

SCALE NTS

PLOT No.	SIZE	PLOT AREA SQ.M	ROUNDING AREA OF ROAD (IF ANY) (sq.m)	REMAINING PLOT AREA	B/U AREA ON PRO RATA BASIS (Ex pro-rata FSI factor 1.5386)	FRONT ROAD WIDTH (m)	BASIC FSI	PERMISSIBLE B/U AREA ON BASIC FSI (FxH)(sq.m)	Nos. OF PLOTS	TOTAL AREA (sq.m)
A	B	C	D	E=(C-D)	F	G	H	I	J	K
1	0.5 X 20.14 X (16.78 + 10.32)	272.90	14.44	258.46	397.66	18.00	1.1	437.43	1	258.46
2	0.5 X 16.00 X (17.29 + 25.82)	344.88		344.88	530.63	18.00	1.1	583.70	1	344.88
3	0.5 X 15.05 X (25.82 + 33.84)	448.94		448.94	690.74	18.00	1.1	759.82	1	448.94
4	0.5 X 12.91 X (18.68 + 20.30)	251.62	12.49	239.13	367.92	15.00	1.1	254.96	1	239.13
5 TO 7	1 X 16.02 X 9.50	152.19		152.19	234.16	9.00	1.1	254.96	3	456.57
8	0.5 X 16.02 X (9.33 + 11.82)	169.41		169.41	260.66	9.00	1.1	286.72	1	169.41
9	0.5 X 10.32 X (14.73 + 13.44)									
	0.5 X 4.68 X (14.73 + 14.80)	214.46	9.61	204.85	315.18	9.00	1.1	346.70	1	204.85
10 TO 11	1 X 15.00 X 9.30	139.50		139.50	214.63	9.00	1.1	254.96	2	279.00
12	1 X 15.00 X 9.36	140.40		140.40	216.02	9.00	1.1	254.96	1	140.40
13	0.5 X 15.00 X (14.33 + 14.13)	213.45	12.44	201.01	309.27	9.00	1.1	254.96	1	201.01
14	1 X 15.00 X 9.40	141.00		141.00	216.94	9.00	1.1	254.96	1	141.00
15	1 X 15.00 X 9.40	141.00		141.00	216.94	9.00	1.1	254.96	1	141.00
16	1 X 15.00 X 9.83	147.45		147.45	226.87	9.00	1.1	254.96	1	147.45
17	0.5 X 15.00 X (14.29 + 14.10)	212.93	11.71	201.22	309.59	9.00	1.1	254.96	1	201.22
18 TO 21	1 X 15.00 X 8.30	124.50		124.50	191.56	9.00	1.1	254.96	4	498.00
22	0.5 X 15.00 X (8.15 + 8.25)	123.00		123.00	189.25	9.00	1.1	208.17	1	123.00
23	0.5 X 15.00 X (14.29 + 14.37)	214.95	12.21	202.74	311.94	9.00	1.1	254.96	1	202.74
24 TO 27	1 X 15.00 X 8.30	124.50		124.50	191.56	9.00	1.1	254.96	4	498.00
28	0.5 X 8.91 X (8.10 + 8.15)									
	0.5 X 6.09 X (8.10 + 8.36)	122.61		122.61	188.34	9.00	1.1	207.18	1	122.61
29	0.5 X 13.50 X (15.50 + 16.51)	216.07	14.44	201.63	310.22	9.00	1.1	254.96	1	201.63
30 TO 33	1 X 13.50 X 7.86	106.11		106.11	163.26	9.00	1.1	254.96	4	424.44
34	0.5 X 13.50 X (8.46 + 7.88)	110.30		110.30	169.70	9.00	1.1	186.67	1	110.30
35	0.5 X 6.58 X (16.13 + 15.62)									
	0.5 X 6.92 X (14.78 + 15.62)	209.64	9.61	200.03	307.77	9.00	1.1	338.55	1	200.03
36 TO 39	1 X 13.50 X 7.86	106.11		106.11	163.26	9.00	1.1	254.96	4	424.44
40	0.5 X 13.50 X (7.83 + 8.41)	109.62		109.62	168.66	9.00	1.1	185.53	1	109.62
41	0.5 X 22.01 X (10.34 + 12.41)	250.36	16.34	234.02	360.07	9.00	1.1	254.96	1	234.02
42	0.5 X 8.64 X (14.36 + 13.87)	121.95		121.95	187.64	9.00	1.1	254.96	1	121.95
43	0.5 X 2.99 X (13.87 + 13.70)									
	0.5 X 5.65 X (13.70 + 13.97)	119.39	0.00	119.39	183.69	9.00	1.1	202.06	1	119.39
44	0.5 X 9.64 X (13.97 + 14.45)	136.98	7.72	129.26	198.89	9.00	1.1	254.96	1	129.26
TOTAL									44	6892.55

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. 195, PH. No. 38,MOUZA - VELA HARISHCHANDRA , TAH.& DIST. NAGPUR(GR)
BELONGS TO: MR. SUDHAKAR DOULATRAO BANSOD & MR.PRAMOD KESHAVRAO AMTE

PROPOSED RESIDENTIAL LAYOUT ON KH NO.-195, P.H. NO. -38, MAUJA-VELA HARISHCHANDRA, TAH.& DIST. NAGPUR (GR)	DRAWING SHEET No. 1/1.
STAMPS OF APPROVAL OF PLANS:	

AREA STATEMENT		(Sq.m)	
1	AREA OF LAND (minimum of A, B ,C)		
	A) AS PER OWENERSHIP DOCUMENT	12000.00	
	B) AS PER MEASURMENT SHEET	11951.97	
	C) AS PER SITE	11951.97	
2	DEDUCTION FOR		
	A) PROPOSED D.P./ D.P. ROAD WIDENING AREA	946.550	
	B) ANY DP RESURVATION AREA	0.000	
	C) NATURAL WATER COURSE AREA	0.000	
	TOTAL (A+B+C)	946.550	
3	GROSS BALANCE AREA OF PLOT (1-2)	11005.420	
4	AMENITY SPACE		
	A) REQUIRED	400.542	3.777%
	B) PROPOSED	400.880	3.780%
5	NET PLOT AREA (3-48)	10604.540	100%
6	RECREATIONAL OPEN SPACE 10 % OF A		
	A) REQUIRED	1060.454	10%
	B) PROPOSED	1070.410	10.09%
7	SPACE FOR ELECTRIC SUB-STATION , WASTE WATER TREATMENT & RECYCLING PLANT & AREA UNDER	25.000	0.23%
8	INTERNAL ROAD AREA	2616.580	24.67%
9	SERVICE ROAD AND HIGHWAY WIDENING	0.000	
10	PLOTABLE AREA	6892.650	64.99%
11	NET AREA OF PLOTS FOR FSI CALCULATIONS=(3-4B)	10604.540	
12	PERMISSIBLE PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUTPLOTS (as per clause no.24.9(i) of DCPR, NMRDA) = (5/10)	1.5386	

AREA STATEMENT

Certificate of Area

Certified that the plot under reference was surveyed by me on 05/02/2021 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 the document of Ownership/T.P Scheme records/Land Records Department/City Survey Records.

SAMIR V. SANDE
BE (civil)
NMRDA/93/70
Signature NMRDA/R1/2020/APL/00727
Name of Architect/Licensed Engineer/Supervisor

OWENER'S SIGN

MR. SUDHAKAR DOULATRAO BANSOD &
MR.PRAMOD KESHAVRAO AMTE

ENGINEER'S SIGN

SAMIR V. SANDE
B.E. CIVIL
NMRDA/93

SAMIR V. SANDE
BE (civil)
NMRDA/93/70
NMRDA/R1/2020/APL/00727