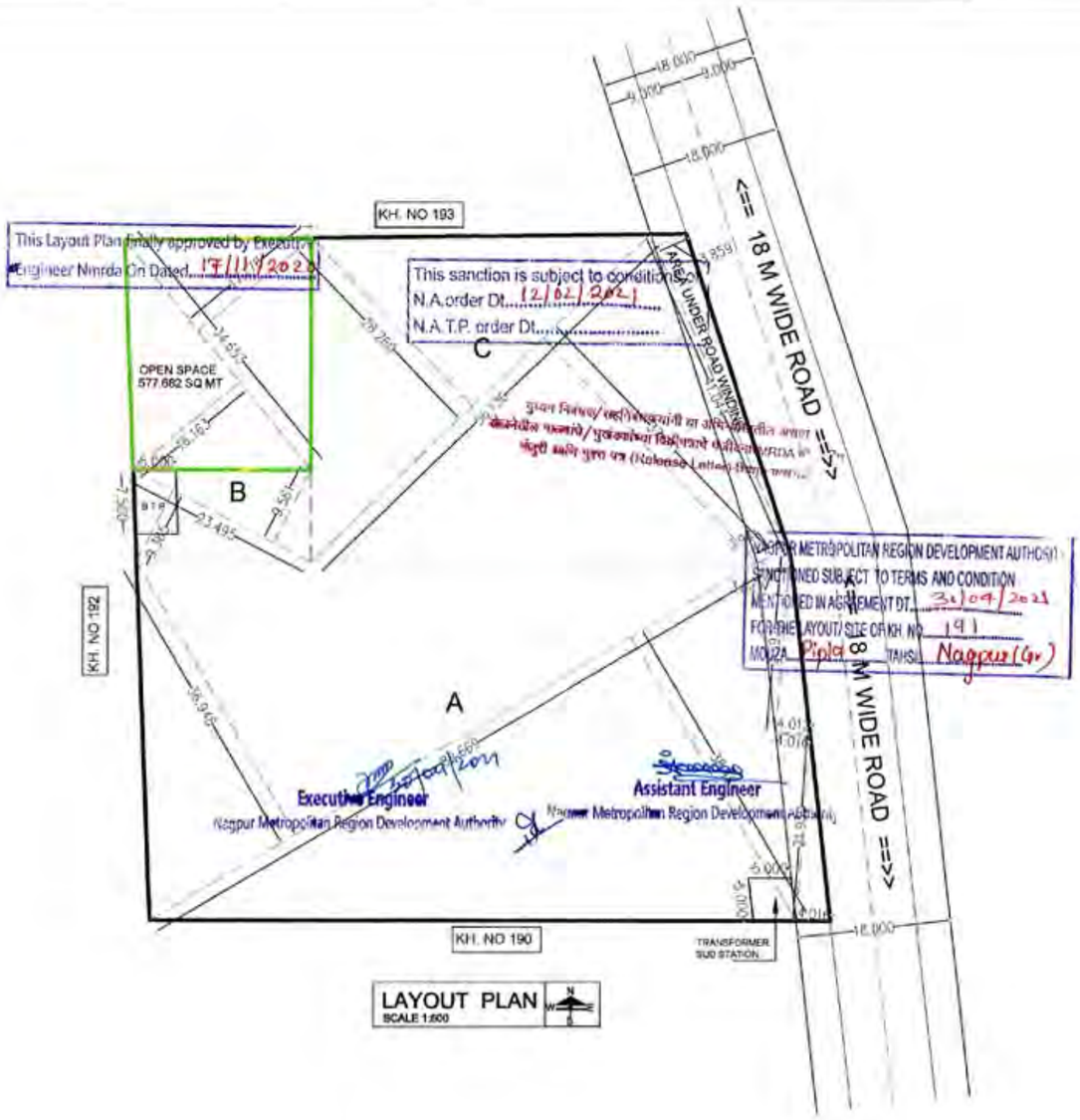
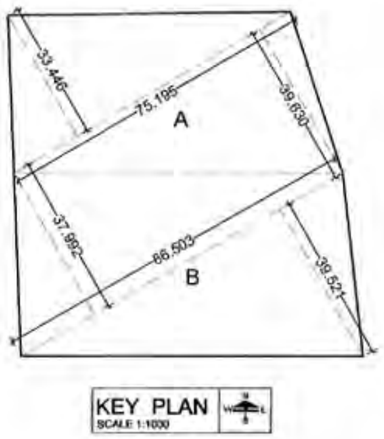
FINAL DEMARCATED RESIDENTIAL GROUP HOUSING SCHEME ON KH. NO. 191 P.H.NO.38, MOUZA - PIPLA, TAH - NAGPUR (RURAL), DIST- NAGPUR.

BELONGING TO

M/S SHREE LAXMI VENTURE PVT. LTD. THROUGH DIRECTORS

1. SHRI. VINOD PUNDLIKRAO KUBDE
2. SHRI. RAJESH HOMRAJ ROKADE
3. SHRI. GANESH HOMRAJ ROKADE
4. SHRI. UMESH RAMBHAU MHATRE







AREA STATEMENT		
AREA OF LAND (KEY PLAN)		
A) 0.5 x(33.446 + 39.630) x 75.195	=	2747.474 SQ.M.
B) 0.5 x (37.992 + 39.521) x 86.503	=	3352.554 SQ.M.
TOTAL -		6100.000 SQ MT
NET AREA UNDER LAYOUT	=	6100.000 SQ.M
AREA UNDER ROAD WINDING		
0.5 x (3.859 + 3.941) x 41.044	=	160.072 SQ.M
0.5 x (3.847 + 4.012) x 20.926	=	82.229 SQ.M
4.016 x 21.930	=	88.071 SQ.M
TOTAL	=	330.372 SQ.M.

OPEN SPACE	
A) 0.5(17.178 + 16.163) x 34.653	= 577.682 SQ.M.
AREA UNDER GROUP HOUSING PLOT	
A) 0.5 x(38.484+36.948) x 82.669	= 3117.944 SQ.M.
B) 0.5 x (9.365+9.561) x 23.495	= 222.333 SQ.M.
C) 0.5 x (28.260 + 37.711) x 56.136	= 1851.674 SQ.M.
TOTAL -	5191.951 SQ MT
DEDUCTION FOR S.T.P & SUB STATION AREA	= 62.500 SQ MT
NET AREA UNDER LAYOUT	= 5129.451 SQ.M

AREA STATEMENTS :

1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)	
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	= 6100.000 SQ.M
	B) AS PER MEASUREMENT SHEET	= 6100.000 SQ.M
	C) AS PER SITE	= 6100.000 SQ.M
2	DEDUCTIONS FOR :	
	A) PROPOSED D.P/ R.P. ROAD WIDENING	= 330.372 SQ.M
	B) ANY D.P. RESERVATION AREA	= 0.000 SQ.M
	C) NATURAL WATER COURSE AREA	= 0.000 SQ.M
	TOTAL A+B	= 330.372 SQ.M
3	GROSS AREA OF PLOT (1- 2)	= 5769.682 SQ.M (100 %)
4	RECREATIONAL OPEN SPACE :	
	A) REQUIRED(10%)	= 576.962 SQ.M
	B) PROPOSED	= 577.682 SQ.M (10.01 %)
5	AMENITY SPACE :	
	A) REQUIRED(10%)	= NOT REQUIRED
	B) PROPOSED	= NOT REQUIRED
6	SERVICE ROAD / HIGHWAY WIDENING/ROAD WINDING	= 0.000 SQ.M (0.00 %)
7	INTERNAL ROAD AREA	= 0.000 SQ.M (0.00 %)
8	NET AREA OF PLOT = [3 - 5(b)] [FOR BASIC F.S.I = 1]	= 5769.682 SQ MT.
9	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I AS PER FRONT ROAD WIDTH 1.10	= 6346.650 SQ MT
10	ADDITION OF AREA FOR F.S.I	
	A) IN-SITU AREA AGAINST D.P ROAD [1.85 x SR.2(A)] IF ANY (AFTER HANDED OVER OF ROAD LAND AND MUTATION IN THE NAME OF NMRDA)	= 611.188 SQ.M
	B) IN-SITU AREA AGAINST AMENITY SPACE [2.00 OR 1.85 x SR. NO. 5(b)	= 0.000 SQ.M
	C) PERMIUM FSI AREA (SUBJECT TO MAXIMUM OF 0.3 OF SR. NO 8)	= 1730.904 SQ. M
	D) T D R AREA (0.90)	= 0.00 SQ. M
	E) ADDITIONAL FSI AREA UNDER CHAPTER VIII	= 0.00 SQ. M
	TOTAL OF A+B+C+D+E	= 2342.092 SQ MT
11	TOTAL AREA AVAILABLE (9+ 10)	= 8688.742 SQ MT
12	TOTAL BUILT UP AREA IN PROPOSAL (EXCLUDING AREA AT SR. NO. 15.b)	
	A) EXISTING BUILT UP AREA	= 0.000 SQ.M
	B) PROPOSED BUILT UP AREA	= 0.000 SQ.M
	C) EXCESS BALCONY AREA COUNTED IN F.S.I	= 0.000 SQ.M
	D) EXCESS DOUBLE HEIGHT TERRACES AREA COUNTED IN F.S.I	= 0.000 SQ.M
		TOTAL OF A+B+C+D+E
13	AREA FOR INCLUSIVE HOUSING IF ANY (NOT REQUIRED)	
	A) REQUIRED (20% OF SR. NO. 9)	= 0.00 SQ.M
	B) PROPOSED	= 0.00 SQ.M

CERTIFICATE OF AREA :

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BE ME ON 29/09/2020 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT LESS THAN WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

SIGNATURE

Architect ANJALI KADAM B.Arch. C.O.A./ 43423 N.I.T./2349 N.M.C./R-509 NMRDA/44 — WAVE ARCH DESIGNER & PLANNERS NAGPUR

NAME OF ARCHITECT / LICENSED ENGINEER / SUPERVISOR.

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS SACTIONED BY NMRDA I/WE WOULD EXECUTE THE STRUCTURE AS PER SACTIONED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

1. SHRI. VINOD PUNDLIKRAO KUBDE
2. SHRI. RAJESH HOMRAJ ROKADE
3. SHRI. GANESH HOMRAJ ROKADE
4. SHRI. UMESH RAMBHAU MHATRE

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

JOB NO.	DRAWING BY	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. / LICENCE NO. OF ARCH / LIC. ENG. / SUPERVISOR
01		1:500 1:1000	N.V.R	A.K	C.O.A.42423 N.I.T. 2349 N.M.C.R-509 NMRDA / CA / 2008 / 42423 / 44

LEGEND :

KHASARA BOUNDRY SHOWN IN
OPEN SPACE SHOWN IN
AMENITY SPACE SHOWN IN

WAVE
DESIGNERS & PLANNERS
flat no.G-6,Cheenab Apt.Chunnabhatti Road,
Near Ajni Sq.Nagpur-440003