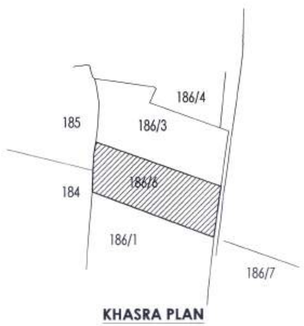
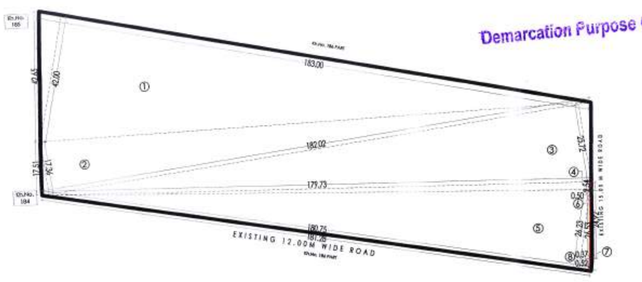


KHASRA PLAN



Demarcation Purpose Only

KEY PLAN FOR LAND
SCALE : 1:1000



D.P. PLAN



GOOGLE EARTH IMAGE OF SITE

LAYOUT NAME/NO.	DIMENSION/SIZE	AREA
1	1/2X42.00X183.00	3843.00
2	1/2X17.36X182.02	1579.93
3	1/2X25.72X182.02	2340.78
4	1/2X2.54X179.73	228.26
5	1/2X26.23X180.75	2370.54
TOTAL		10362.51
AREA SURRENDERED FOR ROAD WIDENING		
6	1/2X0.50X24.92	6.23
7	1/2X0.37X26.53	4.91
8	1/2X0.52X26.53	6.90
TOTAL		18.04
TOTAL AREA UNDER LAYOUT		10380.55

OPEN SPACE	1/2X(38.42+33.28)X30.80	1104.18	0.00	1104.18
DEDUCTING AREA OF WWTP & ESS FROM OPEN SPACE				
1104.18 - 25.00 - 25.00			1054.18	
	TOTAL			1104.18
WWTP	5.00 X 5.00	25.00	0.00	25.00
ESS	5.00 X 5.00	25.00	0.00	25.00

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority



PROPOSED RESIDENTIAL LAYOUT PLAN
SCALE : 1:500

PLOT NAME /No.	DIMENSIONS/SIZE	AREA	TANGENT DEDU.	NET AREA	PRO RATA FSI FACTOR	FRONT ROAD WIDTH (m)	BASE PERM. FSI (1.10)	PERM. B/UP AREA AS PER PRO RATA FSI
a	b	c	d	e=(c-d)	f=e*1.46	g	h	i=fxh
1	1/2X8.80X20.92 + 1/2X9.98X20.92	196.44	0.00	196.44	286.80	9.00	1.10	315.48
2	1/2X(12.56+12.43)X14.50	181.18	0.00	181.18	264.52	9.00	1.10	290.98
3	1/2X(12.43+12.33)X11.53 + 1/2X(12.33+12.23)X2.97	179.21	0.00	179.21	261.65	9.00	1.10	287.81
4	1/2X9.75X20.28 + 1/2X8.37X20.28	183.74	7.74	176.00	256.96	12.00	1.10	282.66
5	1/2X(13.52+11.35)X13.00	161.66	0.00	161.66	236.02	9.00	1.10	259.63
6	9.18X13.00	119.34	0.00	119.34	174.24	9.00	1.10	191.66
7	9.18X13.00	119.34	0.00	119.34	174.24	9.00	1.10	191.66
8	9.18X13.00	119.34	0.00	119.34	174.24	9.00	1.10	191.66
9	9.18X13.00	119.34	0.00	119.34	174.24	9.00	1.10	191.66
10	1/2X(9.18+11.00)X13.00	131.17	7.74	123.43	180.21	12.00	1.10	198.23
11	1/2X(11.35+9.18)X13.00	133.45	0.00	133.45	194.84	9.00	1.10	214.32
12	9.18X13.00	119.34	0.00	119.34	174.24	9.00	1.10	191.66
13	9.18X13.00	119.34	0.00	119.34	174.24	9.00	1.10	191.66
14	9.18X13.00	119.34	0.00	119.34	174.24	9.00	1.10	191.66
15	9.18X13.00	119.34	0.00	119.34	174.24	9.00	1.10	191.66
16	1/2X(11.00+12.82)X13.00	154.83	7.74	147.09	214.75	12.00	1.10	236.23
17	1/2X(12.32+9.32)X18.00	194.76	0.00	194.76	284.35	9.00	1.10	312.78
18	9.23X18.00	166.14	0.00	166.14	242.56	9.00	1.10	266.82
19	9.23X18.00	166.14	0.00	166.14	242.56	9.00	1.10	266.82
20	9.23X18.00	166.14	0.00	166.14	242.56	9.00	1.10	266.82
21	9.23X18.00	166.14	0.00	166.14	242.56	9.00	1.10	266.82
22	1/2X(9.23+11.75)X18.00	188.82	7.74	181.08	264.38	12.00	1.10	290.81
23	1/2X(13.04+10.91)X12.75	152.68	0.00	152.68	222.91	9.00	1.10	245.20
24	12.75X8.78	111.95	0.00	111.95	163.45	9.00	1.10	179.79
25	12.75X8.78	111.95	0.00	111.95	163.45	9.00	1.10	179.79
26	12.75X8.78	111.95	0.00	111.95	163.45	9.00	1.10	179.79
27	12.75X8.78	111.95	0.00	111.95	163.45	9.00	1.10	179.79
28	1/2X(8.77+10.56)X12.75	123.23	7.74	115.49	168.62	12.00	1.10	185.48
29	1/2X(10.91+8.78)X12.75	125.52	0.00	125.52	183.26	9.00	1.10	201.59
30	12.75X8.78	111.95	0.00	111.95	163.45	9.00	1.10	179.79
31	12.75X8.78	111.95	0.00	111.95	163.45	9.00	1.10	179.79
32	12.75X8.78	111.95	0.00	111.95	163.45	9.00	1.10	179.79
33	12.75X8.78	111.95	0.00	111.95	163.45	9.00	1.10	179.79
34	1/2X(10.56+12.34)X12.75	145.99	7.74	138.25	201.85	12.00	1.10	222.03
35	1/2X(11.21+8.96)X13.50	136.15	0.00	136.15	198.78	9.00	1.10	218.66
36	13.50X8.96	120.96	0.00	120.96	176.60	9.00	1.10	194.26
37	13.50X8.96	120.96	0.00	120.96	176.60	9.00	1.10	194.26
38	13.50X8.96	120.96	0.00	120.96	176.60	9.00	1.10	194.26
39	13.50X8.96	120.96	0.00	120.96	176.60	9.00	1.10	194.26
40	1/2X(8.95+10.84)X13.50	133.58	7.74	125.84	183.73	12.00	1.10	202.10
41	1/2X9.75X24.25 + 1/2X12.05X24.25	264.33	0.00	264.33	385.92	15.00	1.10	424.51
42	1/2X(18.08+18.16)X12.90	233.75	0.00	233.75	341.28	15.00	1.10	375.40
43	1/2X(18.16+17.68)X2.55 + 1/2X(17.68+17.60)X10.66	233.74	0.00	233.74	341.26	15.00	1.10	375.39
44	1/2X11.80X23.56 + 1/2X9.91X23.56	255.74	9.64	246.10	359.31	15.00	1.10	395.24
45	1/2X(19.57+23.88)X30.80	669.13	7.74	661.39	965.63	12.00	1.10	1062.19
	TOTAL	7177.82	71.56	7106.26				11412.65

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH.NO.- 186/6, MOUZA - JAMTHA, Taluka - NAGPUR (GRAMIN) Dist. : NAGPUR

BELONGING TO :
M/s. SANDESH INFRASTRUCTURE Pvt. Ltd.
THROUGH DIRECTOR. Mr. DILIP P. AGRAWAL

STAMPS OF APPROVAL

A	AREA STATEMENT		AREA	UNIT
1	AREA OF PLOT (Min. area of a,b,c to be considered)		10380.55	sq.m.
	a) as per ownership documents (7/12,CTS extract)		12100.00	sq.m.
	b) as per measurement sheet		10380.55	sq.m.
	c) as per site		10380.55	sq.m.
2	Deductions for			
	a) Proposed D.P./D.P. road widening area		18.04	sq.m.
	b) Any D.P. reservations area		0.00	sq.m.
	Total (a+b)		18.04	sq.m.
3	Balance area of plot (1-2)		10362.51	sq.m.
4	Amenity Space (if applicable)			
	a) Required :		0.00	sq.m
	b) Adjustment of 2(b), if any :			
	c) Balance Proposed :		0.00	sq.m.
5	Net Plot Area (3-4(c))		10362.51	
6	Recreational open space (if applicable)			
	a) Required :	10.00%	1036.25	sq.m.
	b) Proposed :	10.17%	1054.18	sq.m.
7	Internal Road area :	20.77%	2152.07	sq.m.
8	Service Road and Highway Widening			
9	Plotable Area	68.58%	7106.26	sq.m.
10	Pro-rata factor for FSI calculation on layout plots = (5/9)		1.46	
11	Area for E.S.S. & W.W.T.P.	0.48%	50.00	sq.m.

AREA STATEMENT -

Certificate of Area:
Certified that the plot under reference was surveyed by me on_____ 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.
Signature -

(Name of Architect) - Ar.ADITYA INDURKAR

INDEX :-
1 PLOT BOUNDARY AS PER K.PRAT SHOWN IN -
2 AMENITY SPACE SHOWN IN -
3 OPEN SPACE SHOWN IN -
4 12.00 M/ H.T. LINE SHOWN IN -
5 PERMISSIBLE BUILDING LINES SHOWN IN -

ISSUED FOR : STUDY ■ TENDER ☐ SANCTION ☐

DATE : 29.01.2021	R1 : 01.04.2021	01		
REV .DATE : 18.02.2021	R2 : 22.06.2021			
SCALE : 1:500	R3 : 03.08.2021			
UNITS : METER		DEALT BY - @di	CHKD BY - @di	NORTH

DRAWING NAME -
PROPOSED RESIDENTIAL LAYOUT PLAN

OWNER SIGNATURES :

SIGNATURE -

Sandesh Infrastructure Pvt. Ltd. NAGPUR

ARCHITECT -
Ar. Aditya Indurkar
COA/2010/50537
NMC/R- 587
NIT- 2449
Ar.ADITYA INDURKAR

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