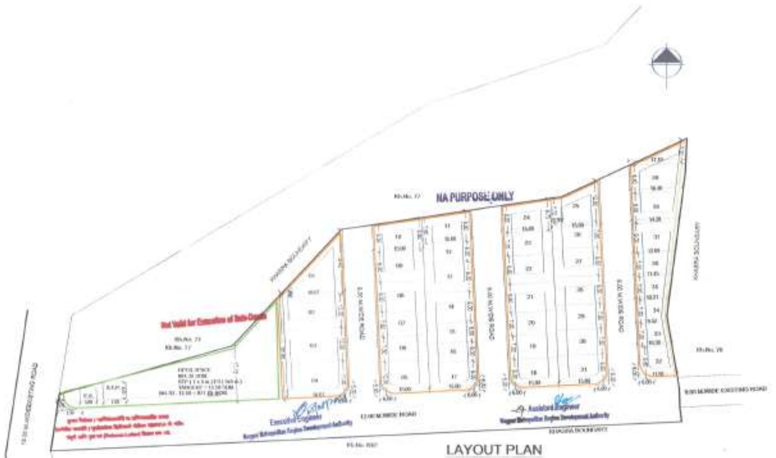
DEMARCATED RESIDENTIAL LAYOUT PLAN ON Kh.No. 80/1 OF MOUZA : NAGALWADI, P.H.No. 6, Teh. HINGNA, Dist. NAGPUR.

BELONGING TO :-
Shri. Avinash Raut for Shivaji Land Builders & Developers.

STAMP OF APPROVAL



LAYOUT PLAN

SCALE - 1 : 500

LOCATION PLAN

SCALE - 1 : 1000

PROFORMA - I
AREA STATEMENT

1	AREA OF LAND OF Kh.No. 80/1	9,100.00	SQM.	
	(Minimum area of a, b, c, is to be considered)			
	a) AS PER OWNERSHIP DOCUMENT (7/12)	9,100.00	SQM.	
	b) AS PER MEASUREMENT SHEET	9,105.13	SQM.	
	c) AS PER SITE	8845.78	SQM.	
2	DEDUCTIONS FOR			
	a) PROPOSED D.P./R.P. ROAD WIDENING AREA	00,000.00	SQM.	
	b) ANY D.P. RESERVATION AREA	00,000.00	SQM.	
	c) NATURAL WATER COURSE AREA	00,000.00	SQM.	
	TOTAL (a+b+c)	00,000.00	SQM.	
3	GROSS AREA OF PLOT (1 - 2)	8845.78	SQM.	(100.00 %)
4	RECREATIONAL OPEN SPACE			
	a) REQUIRED	884.578	SQM.	
	b) PROPOSED (INCLUDING E.S.Site & S.T.P.)	971.72	SQM.	(10.98 %)
5	AMENITY SPACE			NIL
	a) REQUIRED	00,000.00	SQM.	
	b) PROPOSED	00,000.00	SQM.	(00.00 %)
6	SERVICE ROAD & HIGHWAY WIDENING	00,000.00	SQM.	(00.00 %)
7	INTERNAL ROAD AREA	2983.01	SQM.	(33.73 %)
8	AREA UNDER LAYOUT PLOTS	4890.58	SQM.	(55.29 %)
9	NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (7 - 10)	8845.78	SQM.	
10	PERMISSIBLE PRO RATA FSI FACTOR FOR LAYOUT PLOTS (9/8) (as per clause no. 2.8.3 (i) of DCPR, NMRDA)	1.809		
11	AREA FOR INCLUSIVE HOUSING			NIL
	a) REQUIRED (Not Necessary)	00,000.00	SQM.	
	b) PROPOSED (Nil)	00,000.00	SQM.	

SCHEDULE OF PLOTS

PLOT No.	PLOT DIMENSIONS (M)	Plot Area (in sqm.)	Remaining Area of Road (in sqm.)	Remaining Plot Area (in sqm.)	Built up Area on Premium Basis (in sqm.)	No. of Plots	Total Plot Area (in sqm.)	Front Road Width (M)	Basic FSI	Permissible Built-up Area on Basic FSI (in sqm.)	Total Built up Area on Premium basis (in sqm.)
A	B	C	D	E = C - D	F	G	H	I	J	K	L
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
						TOTAL AREA OF 38 No.PLOTS	[illegible]				[illegible]

AREA STATEMENT

TOTAL AREA OF Kh.No. 80/1	=	8845.78 SQM. (100.00 %)
LAND UNDER OPEN SPACE	=	971.72 SQM. (10.98 %)
LAND UNDER AMENITY SPACE	=	NIL
LAND UNDER INTERNAL ROADS	=	2983.01 SQM. (33.73 %)
LAND UNDER PLOTS	=	4890.58 SQM. (55.29 %)

NOTES :-

- EXISTING BOUNDARY SHOWN THUS
- OPEN SPACE SHOWN THUS
- AMENITY SPACE SHOWN THUS
- PLOT AREA SHOWN THUS
- TO BE HANDED OVER FOR INCLUSIVE HOUSING SHOWN THUS
- NMRDA APPROVED GROUND SHOWN THUS

CERTIFICATE OF AREA :

Certified that the plot under reference was surveyed by me on and the dimensions of sides etc. of plots 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.

ARCHITECT
ANIL HORE
30, SUBHEDAR, NAGAR
NAGPUR 15

ANIL HORE
ARCHITECTS AND PLANNERS

REGISTRATION NO. :
LS/NRL : 376

Shri. Avinash Raut for Shivaji Land Builders & Developers. APPLICANT

JOB No.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY
PL-320	G-01a	1:500 AS SHOWN	APH	APH