Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE	1/2(48.80 + 49.20) X 5.00 + 1/2(36.45 + 33.20) X 73.25 + 1/2(57.70 + 58.70) X 11.70	3476.87		3476.87	**3476.87**
AMENITY SPACE	1/2(43.50 + 39.45) X 90.85	3768.00	7.72 + 150.00	3610.28	**3610.28**
SPACE FOR ELECTRIC SUB-STATION	5.00 X 5.00	25.00		25.00	**175.00**
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	10.00 X 15.00	150.00		150.00	
PROPOSED 60.00 M. WIDE NATIONAL HIGH-WAY WIDENING AREA	1/2(7.65 + 7.75) X 115.70	890.89		890.89	**890.89**

REVISED PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. - 138/1,2,3, P.H. NO. - 42, MOUZA - JAMTHA, TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR.

BELONGING TO :- M/s. SANDESH INFRASTRUCTURE PVT.LTD. THROUGH DIRECTOR
1) SHRI. DILIP PRALHADRAO AGRAWAL
2) SHRI. RAMDEO PRALHADRAO AGRAWAL

STAMPS OF APPROVAL

Demarcation Purpose Only

OPEN SPACE 3476.87 SQ.M.

AMENITY SPACE 3610.28 SQ.M.

SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT

WWTP

SPACE FOR ELECTRIC SUB-STATION

ESS

9.00 M. WIDE ROAD

12.00 M. WIDE ROAD

60.00 M. WIDE NATIONAL HIGH-WAY

PROPOSED NATIONAL HIGH-WAY WIDENING AREA

60.00 M. WIDE SERVICE ROAD

BUILDING LINE

CONTROL LINE

ADJ.KH.NO.- 139

ADJ.KH.NO.- 138 (PART)

ADJ.KH.NO.- 165/1

AS PER TABLE NO.-9 (4.60 M. FROM PLOT BOUNDARY FOR RESIDENTIAL LAND TABLE NO.-9-a 8.00 M. FROM PLOT BOUNDARY FOR OTHER THAN RESIDENTIAL OR AS SPECIFIED BY HIGHWAY AUTHORITY WHICHEVER IS MORE

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

Not Valid for Execution of Sale Deed

LAYOUT PLAN

SCALE - 1:500

N

PROFORMA - I AREA STATEMENT				
1	AREA OF LAND OF KH.NO. 138/1,2,3 (Minimum area of a,b,c, to be considered)	35711.42	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT) (2.12+0.81+0.81)	37400.00	SQ.M.	(3.74 H)
	b) AS PER MEASURMENT SHEET	35711.42	SQ.M.	
	c) AS PER SITE	35711.42	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a) PROPOSED 60.00 M. WIDE NATIONAL HIGH-WAY WIDENING AREA	890.89	SQ.M.	
	b) ANY D.P. RESERVATION AREA	0.00	SQ.M.	
	c) NATURAL WATER COURSE AREA	0.00	SQ.M.	
	TOTAL (a+b+c)	890.89	SQ.M.	
3	BALANCE AREA OF PLOT (1 - 2)	34820.53	SQ.M.	
4	AMENITY SPACE			
	a) REQUIRED (10% OF 34820.53 SQ.M.)	3482.05	SQ.M.	10.00%
	b) PROPOSED	3610.28	SQ.M.	10.37%
5	NET PLOT AREA (3-4b)	31210.25	SQ.M.	100%
6	RECREATIONAL OPEN SPACE			
	a) REQUIRED	3121.02	SQ.M.	10.00%
	b) PROPOSED	3476.87	SQ.M.	11.14%
7	SPACE FOR ELECTRIC SUB-STATION AND WASTE WATER TREATMENT AND RECYCLING PLANT (25.00 + 150.00)	175.00	SQ.M.	0.56%
8	INTERNAL ROAD AREA	7081.12	SQ.M.	22.69%
9	SERVICE ROAD HIGH-WAY WIDENING	0.00	SQ.M.	
10	PLOTABLE AREA	20477.26	SQ.M.	65.61%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.5241	SQ.M.	

CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 01 / 08 / 2021 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.

UMESH M. LAMGE
B.Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg.No. CA/95/18907
NMC Lic No.: R-90
NIT Lic No.: 865
ARCHITECT'S SIGN.

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

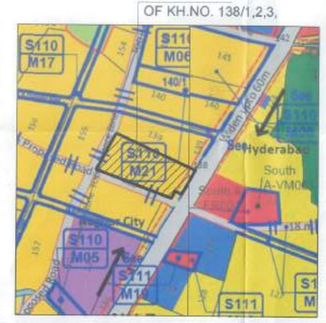
Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	Loaded Prorata On Remaning Each plot Area (Sq.m.)	Built up area on Prorata basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI	Permissible builtup area on Basic FSI (Sq.m.)	Total Built up area on Prorata basis (Sq. M.)
	A	B	C	D	E=(C-D)	F	G=(E*F)	H	I=E*H	J	K	L=G*K	M=G*H
1	1	1/2(10.00 + 13.15) X 21.90	253.49		253.49	1.2723	322.52	1	253.49	12.00	1.10	354.7669	322.5153
2	2 TO 8	11.00 X 21.90	240.90		240.90	1.2723	306.50	7	1686.30	12.00	1.10	337.1468	2145.4795
3	9	10.95 X 18.20	199.29		199.29	1.2723	253.56	1	199.29	9.00	1.10	278.9123	253.5567
4	10	10.95 X 18.20	199.29	7.72	191.57	1.2723	243.73	1	191.57	12.00	1.10	268.1080	243.7345
5	11	10.95 X 15.70	171.91	7.72	164.19	1.2723	208.90	1	164.19	12.00	1.10	229.7888	208.8989
6	11 (A)	10.95 X 15.70	171.91		171.91	1.2723	218.72	1	171.91	9.00	1.10	240.5932	218.7211
7	12 TO 20	10.00 X 21.90	219.00		219.00	1.2723	278.63	9	1971.00	12.00	1.10	306.4971	2507.7033
8	21	1/2(9.00 + 11.80) X 21.90	227.76		227.76	1.2723	289.78	1	227.76	12.00	1.10	318.7570	289.7790
9	22, 49	9.90 X 15.65	154.93	7.72	147.21	1.2723	187.30	2	294.42	12.00	1.10	206.0248	374.5906
10	23, 24, 47, 48	8.00 X 15.65	125.20		125.20	1.2723	159.29	4	500.80	9.00	1.10	175.2212	637.1678
11	25 TO 34 37 TO 46	7.15 X 15.65	111.89		111.89	1.2723	142.36	20	2237.80	9.00	1.10	156.5934	2847.1529
12	35	1/2(8.75 + 9.95) X 15.65	146.32		146.32	1.2723	186.16	1	146.32	9.00	1.10	204.7792	186.1629
13	36	1/2(7.70 + 8.75) X 15.65	128.72		128.72	1.2723	163.77	1	128.72	9.00	1.10	180.1475	163.7705
14	50, 71, 72, 93	10.00 X 15.00	150.00	7.72	142.28	1.2723	181.02	4	569.12	12.00	1.10	199.1251	724.0914
15	51 TO 59 62 TO 70	9.30 X 15.00	139.50		139.50	1.2723	177.49	18	2511.00	9.00	1.10	195.2344	3194.7453
16	60	1/2(9.70 + 10.70) X 15.00	153.00		153.00	1.2723	194.66	1	153.00	9.00	1.10	214.1281	194.6619
17	61	1/2(9.70 + 8.70) X 15.00	138.00		138.00	1.2723	175.58	1	138.00	9.00	1.10	193.1351	175.5774
18	73 TO 81 84 TO 92	9.00 X 15.00	135.00		135.00	1.2723	171.76	18	2430.00	9.00	1.10	188.9366	3091.6890
19	82	1/2(10.00 + 11.00) X 15.00	157.50		157.50	1.2723	200.39	1	157.50	9.00	1.10	220.4260	200.3873
20	83	1/2(9.00 + 10.00) X 15.00	142.50		142.50	1.2723	181.30	1	142.50	9.00	1.10	199.4330	181.3028
21	94	16.80 X 20.35	341.88	7.72	334.16	1.2723	425.15	1	334.16	12.00	1.10	467.6669	425.1518
22	95 TO 99	13.55 X 20.35	275.74		275.74	1.2723	350.82	5	1378.70	9.00	1.10	385.9064	1754.1200
23	100	1/2(13.55 + 14.90) X 20.35	289.47		289.47	1.2723	368.29	1	289.47	9.00	1.10	405.1219	368.2927
24	101	1/2(15.70 + 18.10) X 38.95 + 1/2(21.25 + 21.65) X 2.35 + 1/2(21.65 + 22.60) X 14.70	1033.88		1033.88	2.5000	2584.70	1	1033.88	12.00	1.10	2843.1700	2584.7000
25	102	1/2(47.10 + 43.60) X 22.30	1011.30		1011.30	2.5000	2528.25	1	1011.30	12.00	1.10	2781.0750	2528.2500
26	103	1/2(43.60 + 39.50) X 26.40	1096.92		1096.92	2.5000	2742.30	1	1096.92	12.00	1.10	3016.5300	2742.3000
27	104	1/2(15.65 + 22.80) X 39.55 + 11.40 X 26.80	1065.86	7.72	1058.14	2.5000	2645.35	1	1058.14	12.00	1.10	2909.8850	2645.3500
	TOTAL							105	20477.26				31209.8525

LAND AREA CALCULATION

SCALE - 1:1000

LAND AREA CALCULATION	
1/2(116.00 + 109.80) X 30.85	3482.97
1/2(109.80 + 110.05) X 9.80	1077.27
1/2(110.05 + 110.45) X 2.40	264.60
1/2(110.45 + 119.60) X 137.65	15833.19
1/2(119.60 + 121.10) X 19.15	2304.70
1/2(121.10 + 124.95) X 52.35	6440.36
1/2(11.60 + 7.85) X 126.45	1229.73
1/2(232.10 + 231.70) X 21.90	5078.61
TOTAL	35711.42

PROPOSED SITE OF KH.NO. 138/1,2,3,



D.P. PLAN SHOWING PROPOSED SITE

SHEET NO. 110 & 111

SCALE - NTS

NOTE: -
- x AREA UNDER LAYOUT SHOWN THUS
- x AREA UNDER OPEN SPACE SHOWN THUS
- x AREA UNDER AMENITY SPACE SHOWN THUS
- x RESIDENTIAL PLOTS SHOWN THUS
- x APPROACH ROAD SHOWN THUS

OWNER'S SIGN :

M/s. SANDESH INFRASTRUCTURE PVT.LTD. THROUGH DIRECTOR

1) SHRI. DILIP PRALHADRAO AGRAWAL

2) SHRI. RAMDEO PRALHADRAO AGRAWAL

ARCHITECT'S SIGN :

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B. ARCH.
ARCHITECT & INTERIOR DESIGNER
FIFTH FLOOR, DAYA CHAMBERS, AJNI SQ., WARDHA ROAD, NAGPUR