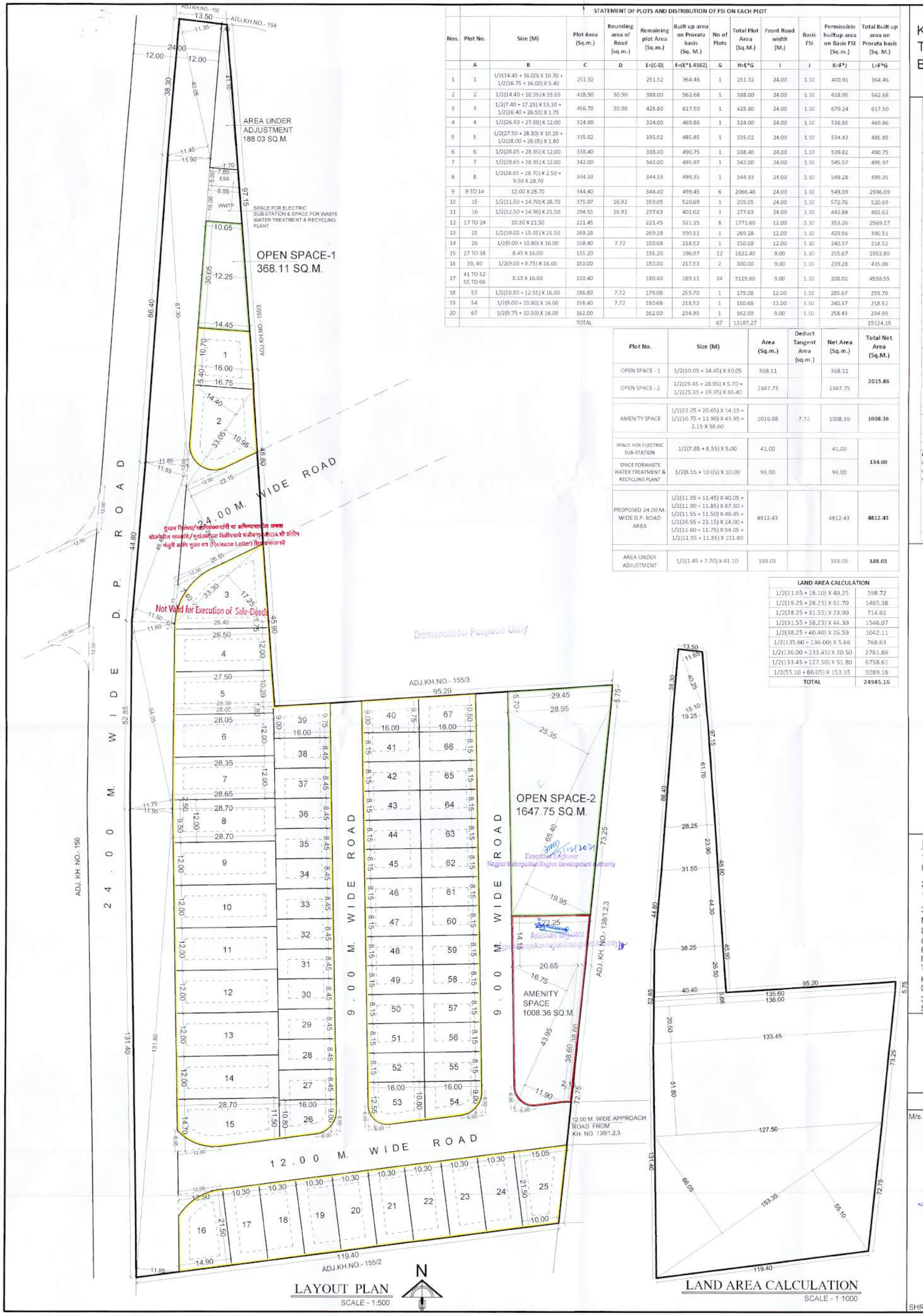
PROPOSED RESIDENTIAL LAYOUT PLAN ON KH.NO. -155/1, P.H. NO. - 42, MOUZA - JAMTHA, TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR.

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



Demarcation Purpose Only

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

LAYOUT PLAN
SCALE - 1:500

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.)	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=(E*1.4502)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(14.45 + 16.00) X 10.70 + 1/2(16.75 + 16.00) X 5.40	251.32		251.32	364.46	1	251.32	24.00	1.10	400.91	364.46
2	2	1/2(14.40 + 10.95) X 33.05	418.90	30.90	388.00	562.68	1	388.00	24.00	1.10	618.95	562.68
3	3	1/2(7.40 + 17.25) X 33.30 + 1/2(26.40 + 26.50) X 1.75	456.70	30.90	425.80	617.50	1	425.80	24.00	1.10	679.24	617.50
4	4	1/2(26.50 + 27.50) X 12.00	324.00		324.00	469.86	1	324.00	24.00	1.10	516.85	469.86
5	5	1/2(27.50 + 28.30) X 10.20 + 1/2(28.00 + 28.05) X 1.80	335.02		335.02	485.85	1	335.02	24.00	1.10	534.43	485.85
6	6	1/2(28.05 + 28.35) X 12.00	338.40		338.40	490.75	1	338.40	24.00	1.10	539.82	490.75
7	7	1/2(28.65 + 28.35) X 12.00	342.00		342.00	495.97	1	342.00	24.00	1.10	545.57	495.97
8	8	1/2(28.65 + 28.70) X 2.50 + 9.50 X 28.70	344.33		344.33	499.35	1	344.33	24.00	1.10	549.28	499.35
9	9 TO 14	12.00 X 28.70	344.40		344.40	499.45	6	2066.40	24.00	1.10	549.39	2996.69
10	15	1/2(11.50 + 14.70) X 28.70	375.97	16.92	359.05	520.69	1	359.05	24.00	1.10	572.76	520.69
11	16	1/2(12.50 + 14.90) X 21.50	294.55	16.92	277.63	402.62	1	277.63	24.00	1.10	442.88	402.62
12	17 TO 24	10.30 X 21.50	221.45		221.45	321.15	8	1771.60	12.00	1.10	353.26	2569.17
13	25	1/2(10.00 + 15.05) X 21.50	269.28		269.28	390.51	1	269.28	12.00	1.10	429.56	390.51
14	26	1/2(9.00 + 10.80) X 16.00	158.40	7.72	150.68	218.52	1	150.68	12.00	1.10	240.37	218.52
15	27 TO 38	8.45 X 16.00	135.20		135.20	196.07	12	1622.40	9.00	1.10	215.67	2352.80
16	39, 40	1/2(9.00 + 9.75) X 16.00	150.00		150.00	217.53	2	300.00	9.00	1.10	239.28	435.06
17	41 TO 52 55 TO 66	8.15 X 16.00	130.40		130.40	189.11	24	3129.60	9.00	1.10	208.02	4538.55
18	53	1/2(10.80 + 12.55) X 16.00	186.80	7.72	179.08	259.70	1	179.08	12.00	1.10	285.67	259.70
19	54	1/2(9.00 + 10.80) X 16.00	158.40	7.72	150.68	218.52	1	150.68	12.00	1.10	240.37	218.52
20	67	1/2(9.75 + 10.50) X 16.00	162.00		162.00	234.93	1	162.00	9.00	1.10	258.43	234.93
		TOTAL					67	13187.27				19124.18

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE - 1	1/2(10.05 + 14.45) X 30.05	368.11		368.11	2015.86
OPEN SPACE - 2	1/2(29.45 + 28.95) X 5.70 + 1/2(25.35 + 19.95) X 65.40	1647.75		1647.75	
AMENITY SPACE	1/2(22.25 + 20.65) X 14.15 + 1/2(16.75 + 11.90) X 43.95 + 2.15 X 38.60	1016.08	7.72	1008.36	1008.36
SPACE FOR ELECTRIC SUB-STATION	1/2(7.85 + 8.55) X 5.00	41.00		41.00	134.00
SPACE FORWASTE WATER TREATMENT & RECYCLING PLANT	1/2(8.55 + 10.05) X 10.00	93.00		93.00	
PROPOSED 24.00 M. WIDE D.P. ROAD AREA	1/2(11.35 + 11.45) X 40.05 + 1/2(11.90 + 11.85) X 87.30 + 1/2(11.55 + 11.50) X 46.45 + 1/2(26.55 + 22.15) X 24.00 + 1/2(11.60 + 11.75) X 54.05 + 1/2(11.95 + 11.85) X 131.80	4812.43		4812.43	4812.43
AREA UNDER ADJUSTMENT	1/2(1.45 + 7.70) X 41.10	188.03		188.03	188.03

LAND AREA CALCULATION	
1/2(11.65 + 18.10) X 40.25	598.72
1/2(19.25 + 28.25) X 61.70	1465.38
1/2(28.25 + 31.55) X 23.90	714.61
1/2(31.55 + 38.25) X 44.30	1546.07
1/2(38.25 + 40.40) X 26.50	1042.11
1/2(135.60 + 136.00) X 5.66	768.63
1/2(136.00 + 133.45) X 20.50	2761.86
1/2(133.45 + 127.50) X 51.80	6758.61
1/2(55.10 + 66.05) X 153.35	9289.18
TOTAL	24945.16



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 110
SCALE - NTS

LAND AREA CALCULATION
SCALE - 1:1000

PROFORMA - I

AREA STATEMENT

1	AREA OF LAND OF KH.NO. 155/1 (Minimum area of a,b,c, to be considered)	24945.16	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	25500.00	SQ.M.	(2.55 H)
	b) AS PER MEASURMENT SHEET	24945.16	SQ.M.	
	c) AS PER SITE	24945.16	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a) PROPOSED 24.00 M. WIDE D.P. ROAD AREA	4812.43	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)	4812.43	SQ.M.	
3	BALANCE AREA OF PLOT (1 - 2)	20132.73	SQ.M.	100%
4	AMENITY SPACE			
	a) REQUIRED	1006.64	SQ.M.	5.00%
	b) PROPOSED	1008.36	SQ.M.	5.01%
5	NET PLOT AREA (3-4C)	19124.37	SQ.M.	
6	RECREATIONAL OPEN SPACE			
	a) REQUIRED	1912.44	SQ.M.	10.00%
	b) PROPOSED	2015.86	SQ.M.	10.54%
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (41.00 + 93.00)	134.00	SQ.M.	0.70%
8	INTERNAL ROAD AREA	3599.21	SQ.M.	18.82%
9	AREA UNDER ADJUSTMENT	188.03	SQ.M.	0.98%
10	PLOTABLE AREA	13187.27	SQ.M.	68.96%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.4502	SQ.M.	

CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 27 / 07 / 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

NOTE: -

1) AS PER SANCTIONED D.P. DATED 05/01/2018, THE USER OF LAND IS RESIDENTIAL , 24.00 mt. PROPOSED ROAD WITHIN.

2) THE 24 M ROAD (PROPOSED ROAD) IS MAINTAINED FROM KH. NO.- 158/1, 158/2 AND 12.00 M FROM ADJACENT, KH. NO. - 156, AS REALIGNED.

3) AS PER GOVT. NOTIFICATION DATE - 02/11/2018 , SCHEDULED - C, 1.1(i) NAGPUR METRO RAIL CORRIDOR (NMRC) :- IT IS AREA FALLING WITHIN 500 M. DISTANCE ON EITHER SIDE OF NAGPUR METRO RAIL MEASURED. FROM IT IS CENTRE LINE AND ALSO INCLUDES THE AREA FALLING WITHIN 500M DISTANCE FROM LONGITUDINAL END OF THE LAST METRO RAILWAY STATION. THIS IS REGULATION IS ALSO APPLICABLE OR ALL THE PLANNING AUTHORITIES FROM THE WHERE THE METRO RAILWAY PASSING THROUGH.
KH. NO. - 155/1, MAUZA - JAMTHA, FALLING WITHIN TRANSIT ORIENTED DEVELOPMENT CORRIDOR (TOD) DISTANCE AND HENCE, AS PER CLAUSE NO. 38.9.2, DCPR- 2018, PROVISION OF INCLUSIVE HOUSING SHALL NOT BE APPLICABLE IN NMRC.

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

Sandesh Infrastructures Pvt. Ltd. NAGPUR

SHRI. DILIP PRALHADRAO AGRAWAL

ARCHITECT'S SIGN :

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FIFTH FLOOR, DAYA CHAMBERS,
AJNI SQ., WARDHA ROAD, NAGPUR