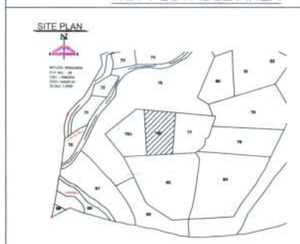


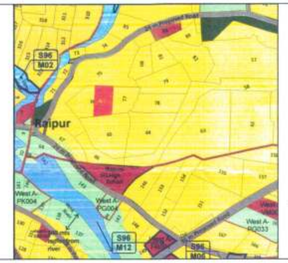
AREA STATEMENT FOR PLOTS

PLOT NO.	SIZE (M)	AREA (SQ.MT.)	DEDUCT TANGENT (SQ.MT.)	NET AREA (SQ.MT.)	NO. OF PLOTS	TOTAL NET AREA (SQ.MT.)	BUILT UP AREA ON PRORATA BASIS OF EACH PLOT IN TAKE DUE FSI (1.80) SQM.	FRONT ROAD WIDTH M.	PERMISSIBLE NORMAL BASIC FSI	PERMISSIBLE BUILT UP AREA ON BASIC FSI OF EACH PLOT (S.M. SQ.MTR.)
	B	C	D	E=(C-D)	G	H=E*G	I	J	K	L
1	1/2(18.95+19.00)X15.75	298.85	7.72	291.13	1	291.13	465.80	12.00	1.10	320.24
2	1/2(18.90+18.95)X13.50	255.48	—	255.48	1	255.48	408.76	9.00	1.10	281.02
3	1/2(18.85+18.90)X10.00	188.75	—	188.75	1	188.75	302.00	9.00	1.10	207.62
4	18.85 X 10.00	188.50	—	188.50	1	188.50	301.60	9.00	1.10	207.35
5	1/2(18.80+18.85)X10.00	188.25	—	188.25	1	188.25	301.20	9.00	1.10	207.07
6	1/2(18.75+18.80)X10.00	187.75	—	187.75	1	187.75	300.40	9.00	1.10	206.52
7	18.75 X 10.00	187.50	—	187.50	1	187.50	300.00	9.00	1.10	206.25
8	1/2(18.70+18.75)X10.00	187.25	—	187.25	1	187.25	299.60	9.00	1.10	205.97
9	1/2(18.65+18.70)X10.00	186.75	—	186.75	1	186.75	298.80	9.00	1.10	205.42
10	1/2(10.25+12.00)X16.65	207.48	—	207.48	1	207.48	331.96	9.00	1.10	228.22
11	1/2(9.25+8.00)X15.00	129.375	—	129.37	1	129.37	206.99	9.00	1.10	142.30
12 TO20	8.50 X 15.00	127.50	—	127.50	9	1147.50	204.00	9.00	1.10	140.25
21	10.00 X15.00	150.00	—	150.00	1	150.00	240.00	9.00	1.10	165.00
22	13.75 X 15.00	206.25	7.72	198.53	1	198.53	317.64	12.00	1.10	218.38
23,46	12.00 X 15.00	180.00	7.72	172.28	2	344.56	275.64	12.00	1.10	189.50
24 TO 33	8.50 X 15.00	127.50	—	127.50	10	1275.00	204.00	9.00	1.10	140.25
34	1/2(10.50+9.25) X15.00	148.125	—	148.12	1	148.12	236.99	9.00	1.10	162.93
35,58	1/2 (9.25+8.00) X15.00	129.375	—	129.37	2	258.75	206.99	9.00	1.10	142.31
36 TO 45	8.50 X 15.00	127.50	—	127.50	10	1275.00	204.00	9.00	1.10	140.25
47	10.25 X 15.00	153.75	7.72	146.03	1	146.03	233.64	12.00	1.10	160.63
48 TO 57	8.50 X 15.00	127.50	—	127.50	10	1275.00	204.00	9.00	1.10	140.25
59	11.25 X 17.50	196.87	7.72	189.15	1	189.15	302.64	9.00	1.10	208.06
60	11.00 X 17.50	192.50	—	192.50	1	192.50	308.00	12.00	1.10	211.75
61	1/2(8.00+11.50)X26.00	253.50	—	253.50	1	253.50	405.60	9.00	1.10	278.85

NET PLOTABLE AREA 9051.85 SQ. MT.

SITE PLAN





D.P. PLAN

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 29/06/2022
FOR THE LAYOUT/SITE OF KH.NO. 76/B
MOUZA Wagdara TA/TAL. Hingana

This sanction is subject to conditions of
T.A. order Dt. 19/06/2022
N.A.T.P. order Dt. —

This Layout Plan is ~~tentatively~~ finally approved by Metropolitan Commissioner Dated 20/03/2023

Assistant Engineer
Nagpur Metropolitan Region Development Authority

Executive Engineer
Nagpur Metropolitan Region Development Authority

K PRAT DIMENSHION		
1	1/2(81.00+84.00)X 187.00	15427.00 SQ.MT.



N

SCALE - 1:500

LAYOUT PLAN

FINAL DEMARKATED REVISED RESIDENTIAL LAY- OUT PLAN KH.NO - 76/B, P.H.NO. 46, MOUZA -WAGDARA, TAH- HINGNA, DIST- NAGPUR.

OWNER : M/S SARASWA INFRA THROUGH PARTNER SMT. SHEETAL PRAFULLA KHIVSARA

A AREA STATEMENT

1.	AREA OF LAND (Minimum Area of a,b,c to be Considered)			
	a.) As per Ownership Document (7-12)	15400.00	SQR. MTR.	
	b.) As per Ownership " k" prat	15427.00	SQR. MTR.	
	c.) As per Ownership possession	15400.00	SQR. MTR.	(100.00%)
2.	DEDUCTIONS FOR			
	a.) Proposed D.P/ D.P Road Widening Area	--	SQR. MTR.	
	b.) Any D.p Reservation Area	--	SQR. MTR.	
	c.) Natural Water Course Area	--	SQR. MTR.	
	TOTAL (a+b+c)	--	SQR. MTR.	(00.00%)
3.	GROSS AREA OF LAND (1- 2)	15400.00	SQR. MTR.	(100.00%)
4.	RECREATIONAL OPEN SPACE		SQR. MTR.	
	a.) Required	1540.00	SQR. MTR.	(10.00 %)
	b.) Proposed	1546.68		(10.04%)
5.	RECREATIONAL AMINITY SPACE			
	a.) Required (300.00 + 10% OF 5400)	840.00	SQR. MTR.	(5.45%)
	b.) Proposed	853.00	SQR. MTR.	(5.54%)
6	SERVICE ROAD & HIGHWAY WIDENING	--	SQR. MTR.	
7	AREA UNDER ADJUSTMENT	--	SQR. MTR.	
8	AREA UNDER INTERNAL ROAD	3898.47	SQR. MTR.	(23.91%)
9	AREA UNDER PLOTABLE	9051.85	SQR. MTR.	(80.19%)
10.	NET AREA OF PLOTS FOR F.S.I CALCULATIONS TOTAL (3 - 5b) (15400 - 853.0)	14547.00	SQR. MTR.	
11	PERMISSIBLEPRO-RATA FSI FACTOR FOR LAY OUT PLOTS (10/9) As per Clause No.- 24.9(1) of Dcpr, NMRDA	1.60 %	SQR. MTR.	
12	AREA FOR STP & WWTP	50.00	SQR. MTR.	(0.32%)

CERTIFICATE OF AREA :

Certified that the plot under refrence was surveyed by me on and the dimensions of sides etc. of plots stated on planare as measured on site and the area. so worked out follies with the area stated in document of ownership/T.P Scheme records/land record Department/city survey records.

G.R. MUNDLE & ASSOCIATES
ENGINEER & ARCHITECT
NMRDA S. No. 405, Mob. 9423201948

NOTICE

LAND BOUNDARY SHOWN THUS
OPEN SPACE SHOWN THUS
AMENITY SPACE SHOWN THUS
E.W.S.PLOTABLE AREA SHOWN THUS
MAIN APPROCH ROAD SHOWN THUS

SR. NO.		DIMENSION		AREA IN SQM.	TANGENT (sqr.M.)	NET AREA IN SQR.M.
01.	OPEN SPACE ==	1/2(26.50+28.25)X56.50=	1546.60	1546.60	-----	1546.60
02.	AMENITY SPACE ==	1/2(21.50+20.50) X43.0 =	903.00	903.00	50.00	853.00
03.	ELECTRIC SUB STATION & WASTA WATER TREATMENT PLANT	(10.00 X 5.00) =	50.00	50.00	---	50.00

OWNER SIGN:- ARCHITECT SIGN:-

S.P. Khivsara.

M/S SARASWA INFRA THROUGH PARTNER
SMT. SHEETAL PRAFULLA KHIVSARA

G.R. MUNDLE & ASSOCIATES
ENGINEER & ARCHITECT
NMRDA S. No. 405, Mob. 9423201948