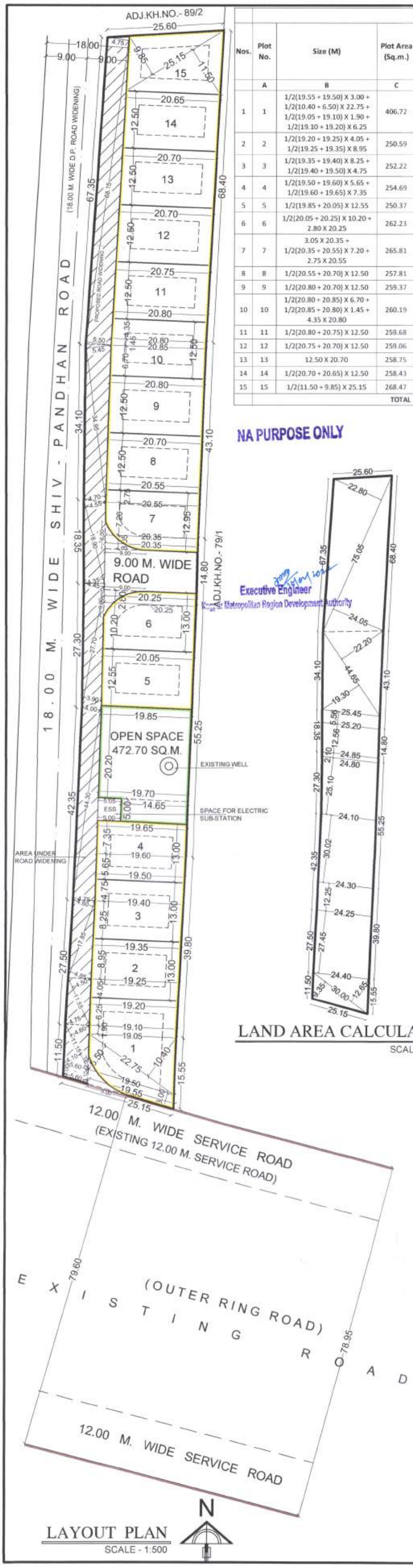
FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO.- 79/2, P.H. NO. - 45, MOUZA - SUKLI (GUPCHUP), TAH. - HINGNA, DIST. - NAGPUR.

BELONGING TO :- 1) SMT. KANCHAN ANIL KOCHAR
2) SHRI. VIKAS RAMVILAS JAIN
3) SHRI. DIPAK RAMVILAS JAIN



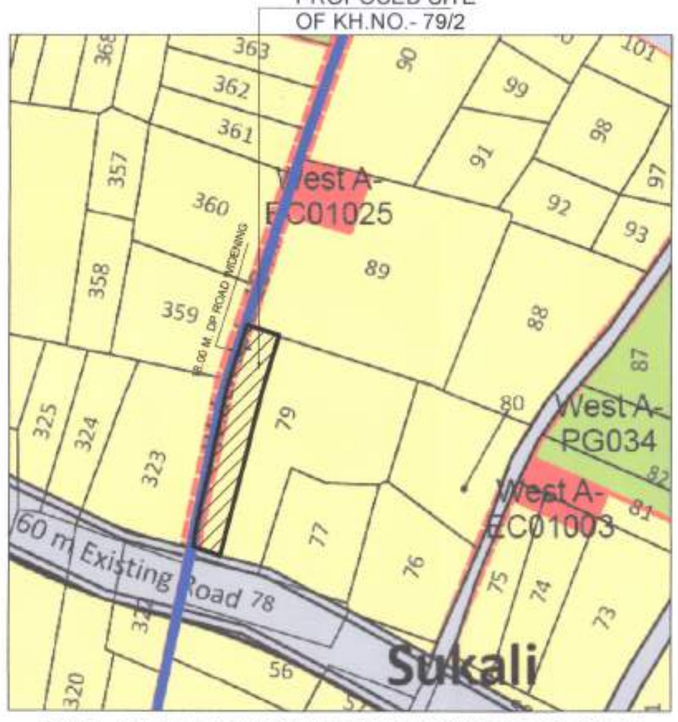
LAND AREA CALCULATION
SCALE - 1:1000

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

LAND AREA CALCULATION	
1/2(9.35 + 12.65) X 30.00	330.00
1/2(24.40 + 24.25) X 27.45	667.72
1/2(24.25 + 24.30) X 12.25	297.37
1/2(24.30 + 24.10) X 30.02	726.48
1/2(24.10 + 24.80) X 25.10	613.70
1/2(24.80 + 24.85) X 2.10	52.13
1/2(24.85 + 25.20) X 12.66	316.82
1/2(25.20 + 25.45) X 5.56	140.81
1/2(19.30 + 22.20) X 44.65	926.49
1/2(24.05 + 22.80) X 75.05	1758.05
TOTAL	5829.56

PROPOSED SITE OF KH.NO.- 79/2



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 95
SCALE - NTS

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE	5.00 X 14.65 + 1/2(19.70 + 19.85) X 20.20	472.70		472.70	472.70
SPACE FOR ELECTRIC SUB-STATION	1/2(5.00 + 5.05) X 5.00	25.12		25.12	25.12
18.00 M. WIDE SHIV-PANDHAN ROAD WIDENING AREA	1/2(5.60 + 5.60) X 3.00 + 1/2(4.10 + 4.60) X 11.15 + 1/2(4.75 + 4.50) X 11.55 + 1/2(4.85 + 4.60) X 17.85 + 1/2(4.75 + 4.00) X 44.30 + 1/2(3.90 + 4.45) X 27.70 + 1/2(4.35 + 4.55) X 18.90 + 1/2(4.70 + 5.45) X 34.95 + 1/2(5.50 + 4.75) X 68.15	1123.27		1123.27	1123.27

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*1.1797)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(19.55 + 19.50) X 3.00 + 1/2(10.40 + 6.50) X 22.75 + 1/2(19.05 + 19.10) X 1.90 + 1/2(19.10 + 19.20) X 6.25	406.72	11.77	394.95	465.92	1	394.95	18.00 M. & 12.00 M. WIDE SERVICE ROAD	1.10	512.51	465.92
2	2	1/2(19.20 + 19.25) X 4.05 + 1/2(19.25 + 19.35) X 8.95	250.59		250.59	295.62	1	250.59	18.00	1.10	325.18	295.62
3	3	1/2(19.35 + 19.40) X 8.25 + 1/2(19.40 + 19.50) X 4.75	252.22		252.22	297.54	1	252.22	18.00	1.10	327.30	297.54
4	4	1/2(19.50 + 19.60) X 5.65 + 1/2(19.60 + 19.65) X 7.35	254.69		254.69	300.46	1	254.69	18.00	1.10	330.50	300.46
5	5	1/2(19.85 + 20.05) X 12.55	250.37		250.37	295.36	1	250.37	18.00	1.10	324.90	295.36
6	6	1/2(20.05 + 20.25) X 10.20 + 2.80 X 20.25	262.23	11.77	250.46	295.47	1	250.46	18.00	1.10	325.01	295.47
7	7	3.05 X 20.35 + 1/2(20.35 + 20.55) X 7.20 + 2.75 X 20.55	265.81	11.77	254.04	299.69	1	254.04	18.00	1.10	329.66	299.69
8	8	1/2(20.55 + 20.70) X 12.50	257.81		257.81	304.14	1	257.81	18.00	1.10	334.55	304.14
9	9	1/2(20.80 + 20.70) X 12.50	259.37		259.37	305.98	1	259.37	18.00	1.10	336.58	305.98
10	10	1/2(20.80 + 20.85) X 6.70 + 1/2(20.85 + 20.80) X 1.45 + 4.35 X 20.80	260.19		260.19	306.95	1	260.19	18.00	1.10	337.64	306.95
11	11	1/2(20.80 + 20.75) X 12.50	259.68		259.68	306.34	1	259.68	18.00	1.10	336.98	306.34
12	12	1/2(20.75 + 20.70) X 12.50	259.06		259.06	305.61	1	259.06	18.00	1.10	336.17	305.61
13	13	12.50 X 20.70	258.75		258.75	305.25	1	258.75	18.00	1.10	335.77	305.25
14	14	1/2(20.70 + 20.65) X 12.50	258.43		258.43	304.87	1	258.43	18.00	1.10	335.36	304.87
15	15	1/2(11.50 + 9.85) X 25.15	268.47		268.47	316.71	1	268.47	18.00	1.10	348.39	316.71
		TOTAL					15	3989.08				4705.92

Not Valid for Execution of Sale-Deeds

मुख्य नियंत्रक / सहनियंत्रकांनी वा अधिन्यासानीत प्रदत्त वोजनेतील मालमत्ते / भुखंडांच्या विक्रीसाठी पंतीम NMRDA ची अंतीम मंजुरी आणि मुक्त पत्र (Release Letter) मिळाला नव्हता.

NA PURPOSE ONLY

PROFORMA - I
AREA STATEMENT

1	**AREA OF LAND OF KH.NO. 79/2 (Minimum area of a,b,c, to be considered)**	5829.56	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	8200.00	SQ.M.	(0.82 H)
	b) AS PER MEASURMENT SHEET	5829.56	SQ.M.	
	c) AS PER SITE	5829.56	SQ.M.	
2	**DEDUCTIONS FOR**		SQ.M.	
	a) PROPOSED 18.00 M. WIDE SHIV-PANDHAN ROAD WIDENING AREA (AS PER D.P.)	1123.27	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)	1123.27	SQ.M.	
3	**BALANCE AREA OF PLOT (1 - 2)**	4706.29	SQ.M.	
4	**AMENITY SPACE**			
	a) REQUIRED	NIL	SQ.M.	
	b) PROPOSED	NIL	SQ.M.	
5	**NET PLOT AREA (3-4b)**	4706.29	SQ.M.	100%
6	**RECREATIONAL OPEN SPACE**			
	a) REQUIRED	470.63	SQ.M.	10.00%
	b) PROPOSED	472.70	SQ.M.	10.04%
7	**SPACE FOR ELECTRIC SUB-STATION**	25.12	SQ.M.	0.53%
8	**INTERNAL ROAD AREA**	219.39	SQ.M.	4.66%
9	**SERVICE ROAD HIGH-WAY WIDENING**	0.00	SQ.M.	
10	**PLOTABLE AREA**	3989.08	SQ.M.	84.77%
11	**PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)**	1.1797	SQ.M.	

CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 10 / 11 / 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: -
- x AREA UNDER LAYOUT SHOWN THUS
- x AREA UNDER OPEN SPACE SHOWN THUS
- x RESIDENTIAL PLOTS SHOWN THUS
- x APPROACH ROAD SHOWN THUS

OWNER'S SIGN :

1) SMT. KANCHAN ANIL KOCHAR

2) SHRI. VIKAS RAMVILAS JAIN

3) SHRI. DIPAK RAMVILAS JAIN

ARCHITECT'S SIGN :

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

ARCHITECT:-

AR. UMESH LAMGE
B.ARCH (HONS.)
ARCHITECT & INTERIOR DESIGNER
402, DAYA CHAMBER,
AJANI SQ. WARDHA ROAD, NAGPUR