



ELECTRIC SUB STATION
216.98SQM.



D.P.LOCATION SITE



MOUZA-UMRED
P.H.NO.46
TAH-UMRED
DIST- NAGPUR
SCALE 1:5000

PROPOSED RESIDENTIAL LAYOUT PLAN
ON KH.NO. 525,526,527 &529/1,P.H.NO.46,
MOUZA- UMRED,TAH-UMRED,
DIST- NAGPUR

OWNER :- M/S BALAJI LAND DEVELOPERS
SHRI.SURENDRA R. MAHAKALKAR
SHRI.VINOD P DOBALE
SHRI.SUNIL P. DOBALE
SHRI.DHANRAJ R. BHALRAO

STAMPS OF APPROVAL OF PLANS :-

AREA STATEMENT

- | | | | |
|-----|--|---|--------------|
| 1. | AREA OF LAND (MINIMUM AREA OF A.B.C.TO BE CONSIDERED) | | |
| | A) AS PER OWNERSHIP DOCUMENT(7/12.CTS EXTRACT) | * | 50000.00 SQM |
| | B) AS PER MEASUREMENT SHEET | * | 49779.00 SQM |
| | C) AS PER SITE | * | 49779.00 SQM |
| 2. | MINIMUM AREA TO BE CONSIDERED DEDUCTIONS FOR | | |
| | A. PROPOSED 38.0M WIDE D.P. ROAD | * | 7702.07 SQM |
| | B) ANY D.P. RESERVATION AREA | * | NIL |
| | TOTAL (A-B) | * | 7702.07 SQM |
| 3. | BALANCE AREA OF PLOTS (1-2) | * | 4207.93 SQM |
| 4. | AMENITY SPACE (IF APPLICABLE) | | |
| | A) REQUIRED | * | 4207.993 |
| | B) ADJUSTMENT OF 2(B). IF ANY | | |
| | C) BALANCE PROPOSED | * | 4220.08 SQM |
| 5. | NET PLOT AREA (3-4)(C) | * | 37856.85 SQM |
| 6. | REGREATIONAL OPEN SPACE (IF APPLICABLE) | | |
| | A) REQUIRED | * | 4207.993 SQM |
| | B) PROPOSED | * | 4286.21 SQM |
| | C) ELECTRIC SUB STATION | * | 216.98 SQM |
| 7. | INTERNAL ROAD AREA | * | 11280.48 SQM |
| 8. | SERVICE ROAD AND HIGHWAY WIDENING | * | 0.00 SQM |
| 9. | PLOTABLE AREA | * | 27003.17 SQM |
| 10. | PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS(5/9) | * | 1.2913 |

NOTE: (MSEB) ELECTRIC TRANSFORMER & GREY WATER TREATMENT
PLANT AREA AND LOCATION WILL BE PROVIDED AS REQUIRED

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD OCIDE BY PLANS APPROVED BY AUTHORITY/ COLLECTOR
I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS ALSO I/WE WOULD EXECUTE THE WORK UNDER
SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO INSURE THE QUALITY AND SAFETY AT THE WORK SITE

OWNER(S) NAME AND SIGNATURE _____
 110 BALDUCCI AND BELLORE

M/S BALAJI LAND DEVELOPERS
SHRI SURENDRA R. MAHAVALKAR
SHRI VINOD P. DOBALE
SHRI SUNIL P. DOBALE

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 12/12/2021 AND THE DIMENSIONS OF SITE OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP AND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

(NAME OF ARCHITECT/LICENCED ENGINEER/SUPERVISOR)
N.M.C.E. No-574
ATTENDING PAGE 20

CERTIFICATE

THE ABOVE MENTIONED PLANS AREA PREPARED BY ME AS PER UCCPR.

D.N.BORKA
SIGNATURE OF THE ARCHITECT/LICENSER

ENGINEER SUPERVISOR
NAME: DEVDAS NARAYAN BORKAR
LICENSE NO. 806

CONTACT No. :- 8149809583
DATED :- 12/12/2021

(*) NAME OF THE ACT OF THE PLANNING AUTHORITY IF ANY BE MENTIONED M. R. & T. P. ACT 1966

M/S BALAJI LAND DEVELOPERS

SHRI VINOD P DOBALE

SHRI SUNIL P. DOBALE

(NAME OF ARCHITECT/LICENSED ENGINEER/SUPERVISOR)

DEVIDAS NARAYAN BORKAR D.N.BORKAR
Civil Engineer
NITJ, S.No.1800

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	Registration Licence no. Arch/UC/Eng/Supervisor

	1:500 1:5000	DEWA	<i>19/8/2</i>	808
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