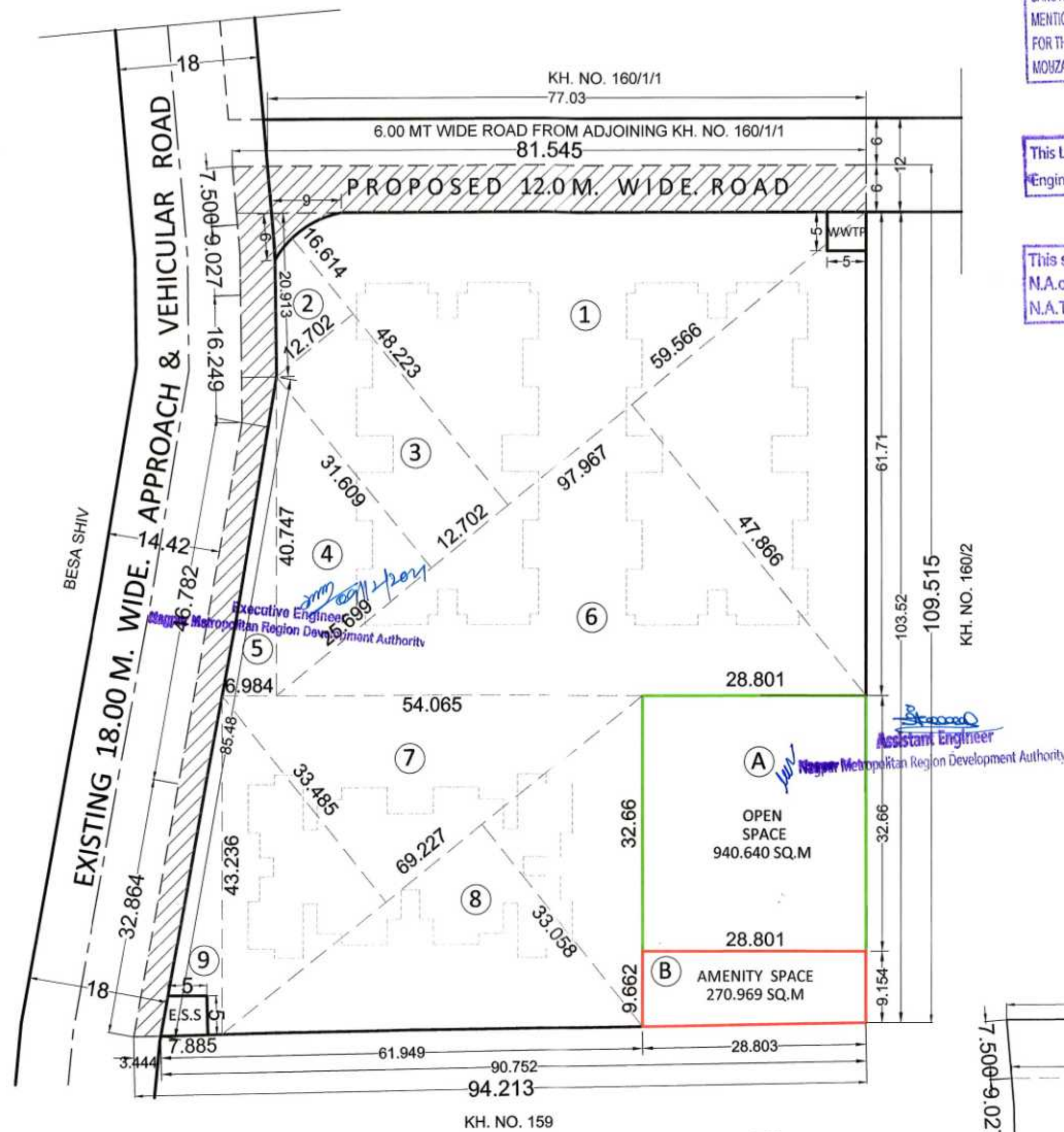
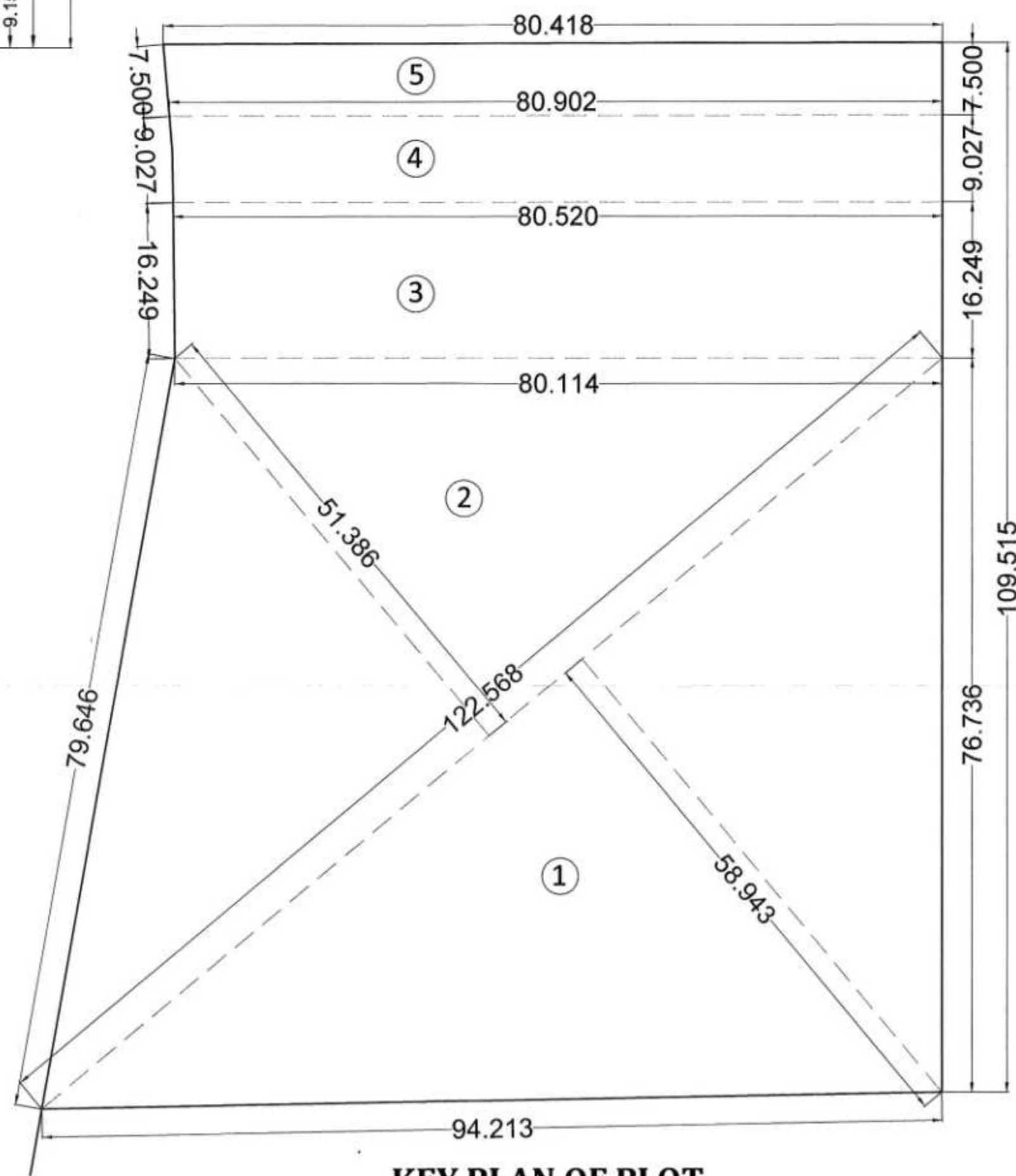




:- PLOT AREA CALCULATIONS :-		
AREA UNDER PLOT :-		
SIZE	AREA	
1 1/2 X (59.566 X 48.223)	1436.225	
2 1/2 X (12.702 X 16.614)	105.515	
3 12.702 X 31.609	401.497	
4 1/2 X (25.699 X 31.609)	406.159	
5 1/2 X (6.984 X 40.747)	142.288	
6 1/2 X (97.967 X 47.866)	2344.644	
7 1/2 X (69.227 X 33.485)	1159.033	
8 1/2 X (69.227 X 33.058)	1144.253	
9 1/2 X (7.885 X 43.236)	170.457	
	7310.071	
11 DEDUCT AREA UNDER TANGENT	11.77	
12 LESS ESS & WWTP	50.00	
	7248.301	
AREA UNDER LAYOUT ROAD :-		
SIZE	AREA	
1 (77.07 x 6.020) / 2	231.980	
2 (77.07 x 5.970) / 2	230.053	
3 (11.86 x 4.490) / 2	26.625	
4 (11.86 x 4.070) / 2	24.135	
5 (4.34 + 4.50) / 2 X (4.03 + 3.85) / 2	17.414	
6 (11.92 x 4.50)	53.640	
7 (7.33 x 3.02) / 2	11.068	
8 (7.33 x 3.55) / 2	13.010	
9 (78.953 + 78.97) / 2 X 3.410	269.257	
10 (0.666 x 3.42) / 2	1.138	
AREA UNDER TANGENT	11.77	
	890.090	
AREA UNDER OPEN SPACE :-		
SIZE	AREA	
A 28.801 X 32.660	940.640	
	940.640	
AREA UNDER AMENITY SPACE :-		
SIZE	AREA	
B (28.803 + 28.801) / 2 X (9.662 + 9.154) / 2	270.969	
	270.969	
TOTAL = 7298.301 + 890.090 + 940.640 + 270.969	9400.000	

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 09.12.2021
FOR THE LAYOUT SITE OF KH. NO. 160/11
MOUZA PIPLA, TAHSIL NAGPUR (G)

सुपुन निर्देश/अभिप्रेतकीनी या अभिप्रेतकीनी अथवा
कोरलेला पावणे/पुढेकराया विविधते येदीकामासाठी
मोठी सारि पुन पत्र (Release Letter) मिलाय करणे

This Layout Plan finally approved by Executive
Engineer Nmrda On Dated 30.03.2021.

This sanction is subject to conditions of
N.A. order Dt. 07.07.2021.
N.A.T.P. order Dt. 07.07.2021.

PLOT AREA CALCULATIONS :-

AREA UNDER PLOT :-		
SIZE	AREA	
1 (122.568 X 58.943) / 2	3612.262	
2 (122.568 X 51.386) / 2	3149.139	
3 (80.114 + 80.520) / 2 X 16.249	1305.070	
4 (80.520 + 80.902) / 2 X 9.027	728.578	
5 (80.902 + 80.418) / 2 X 7.500	604.951	
TOTAL = 3612.262+3149.139+1305.070+728.578+ 604.951	9400.00	

FINAL RESIDENTIAL GROUP HOUSING LAYOUT
ON KH. NO. 160/1, P.H.NO.38, MOUZA - PIPLA,
TAH. NAGPUR (GRAMIN) DISTT. NAGPUR.

BELONGING TO,
M/S GOLDEN HOME INFRAVENTURES
(YASH ASHOK AGRAWAL)

STAMP OF APPROVAL OF PLANS

SR.NO	AREA STATEMENT	AREA
1	AREA OF PLOT (Minimum Area Of a,b,c. to be Considered)	
	a AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	9400.000 SQ.M. (100%)
	b AS PER MEASUREMENT SHEET	9400.000 SQ.M. (100%)
	c AS PER SITE	9400.000 SQ.M. (100%)
2	DEDUCTIONS FOR	
	a PROPOSED D.P.D. ROAD WIDENING AREA/SERVICE ROAD/ HIGHWAY WIDENING	-
	b ANY D.P. RESERVATION AREA	-
	c TOTAL (A + B)	-
3	BALANCE AREA OF PLOT (1 - 2)	9400.000 SQ.M. (100%)
4	AMENITY SPACE (if applicable) upto 0.4 - Nil	
	a REQUIRED 0.4 to 0.94 = (5%) = 270.00 sq.m	270.000 SQ.M. (5%)
	b ADJUSTMENT OF 2(b), if any	-
	c BALANCE PROPOSED	270.969 SQ.M. (2.88%)
5	NET PLOT AREA [3 - 4 (c)]	9129.031 SQ.M.
6	RECREATIONAL OPEN SPACE (if applicable)	
	a REQUIRED	940.000 SQ.M. (10%)
	b PROPOSED	940.640 SQ.M. (10%)
7	INTERNAL LAYOUT ROAD AREA	890.090 SQ.M. (9.47%)
8	SERVICE ROAD AND HIGHWAY WIDENING	-
9	PLOTABLE AREA	7248.301 SQ.M.
10	PRO - RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS = (5/9)	-
11	AREA FOR ESS & WWTP	25 + 25 = 50.000 SQ.M.
	a REQUIRED	-
	b PROPOSED	-

AREA STATEMENT

CERTIFICATE OF AREA :-

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON
10.12.2020 AND THE DIMENSIONS OF SIDES ETC. 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 / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENTS /
CITY SURVEY RECORDS.

Architect Sanjay Soni
COA NO. CA/2005/96827
NIT LS- 2366
NMC/R - 523
Nagpur
SIGNATURE
AR. SANJAY SONI

LEGEND :-

AREA UNDER KASARA BOUNDRY SHOWN IN
AREA UNDER OPEN SPACE SHOWN IN
AREA UNDER AMENITY SPACE SHOWN IN

OWNER SIGN :-

M/S GOLDEN HOME INFRAVENTURES
(YASH ASHOK AGRAWAL)

ARCHITECT SIGN :-

AR. SANJAY SONI