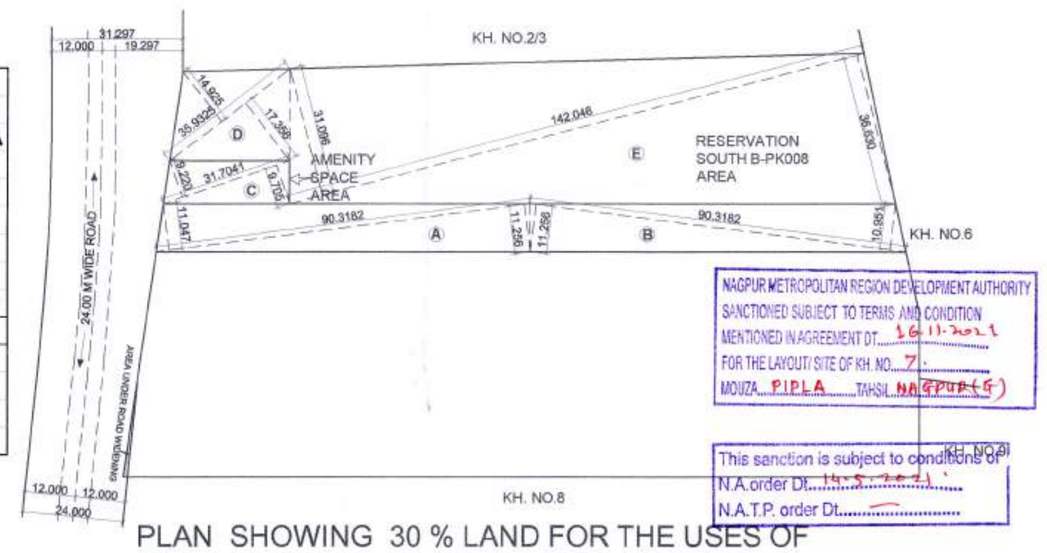
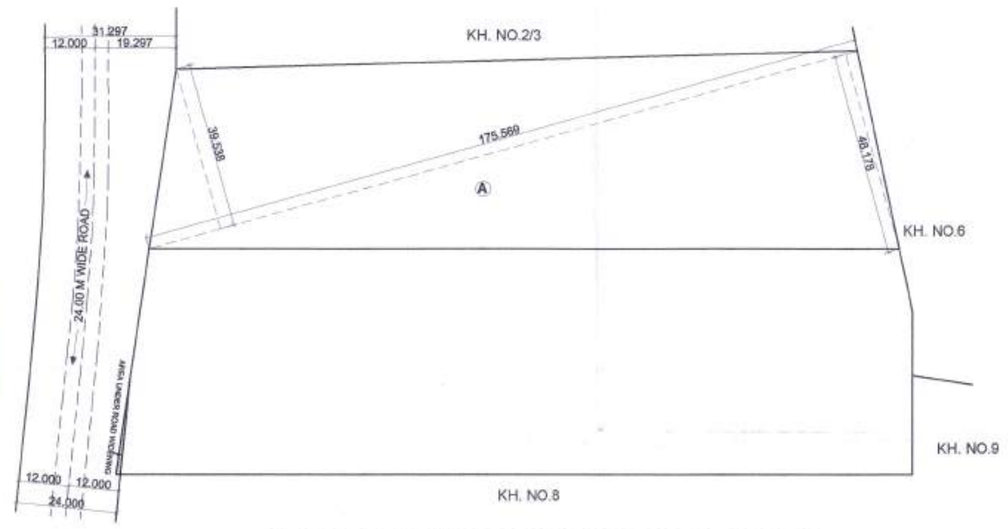
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

30 % RESIDENTIAL AREA CALCULATION AGAINST RESERVATION																		
NO.	PART SIZE								AREA	TANG.	TOTAL LAND AREA (SQ.M)		NO. OF PARTS		NET LAND AREA (SQ.M.)
A	1/2	X	11.047	+	11.256	22.303	X	90.3182	= 1007.183	0	1007.183	X	1		1007.183
B	1/2	X	11.256	+	10.951	22.207	X	90.3182	= 1002.848	0	1002.848	X	1		1002.848
									TOTAL					=	2010.032
AREA UNDER AMENITY SPACE															
C	1/2	X	9.220	+	9.705	18.925	X	31.7041	= 300.000	0	300.000	X	1		300.000
									TOTAL					=	2310.032
REMAINING RESERVATION SOUTH B-PK008 AREA CALCULATION															
D	1/2	X	14.925	+	17.356	32.281	X	35.9325	= 579.969	0	579.969	X	1		579.969
E	1/2	X	31.096	+	36.630	67.726	X	142.046	= 4810.104	0	4810.104	X	1		4810.104
									TOTAL					=	7700.105



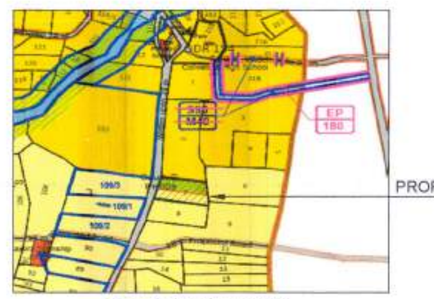
PLAN SHOWING 30 % LAND FOR THE USES OF PERMISSIBLE IN ADJOINING ZONE (DCR CLAUSE NO.39.0 IN 1, 1.1, i) WITH RESERVATION SOUTH B-PK008
SCALE 1:1000

This Layout Plan tentatively/finally approved by Metropolitan Commissioner Dated 3.3.21



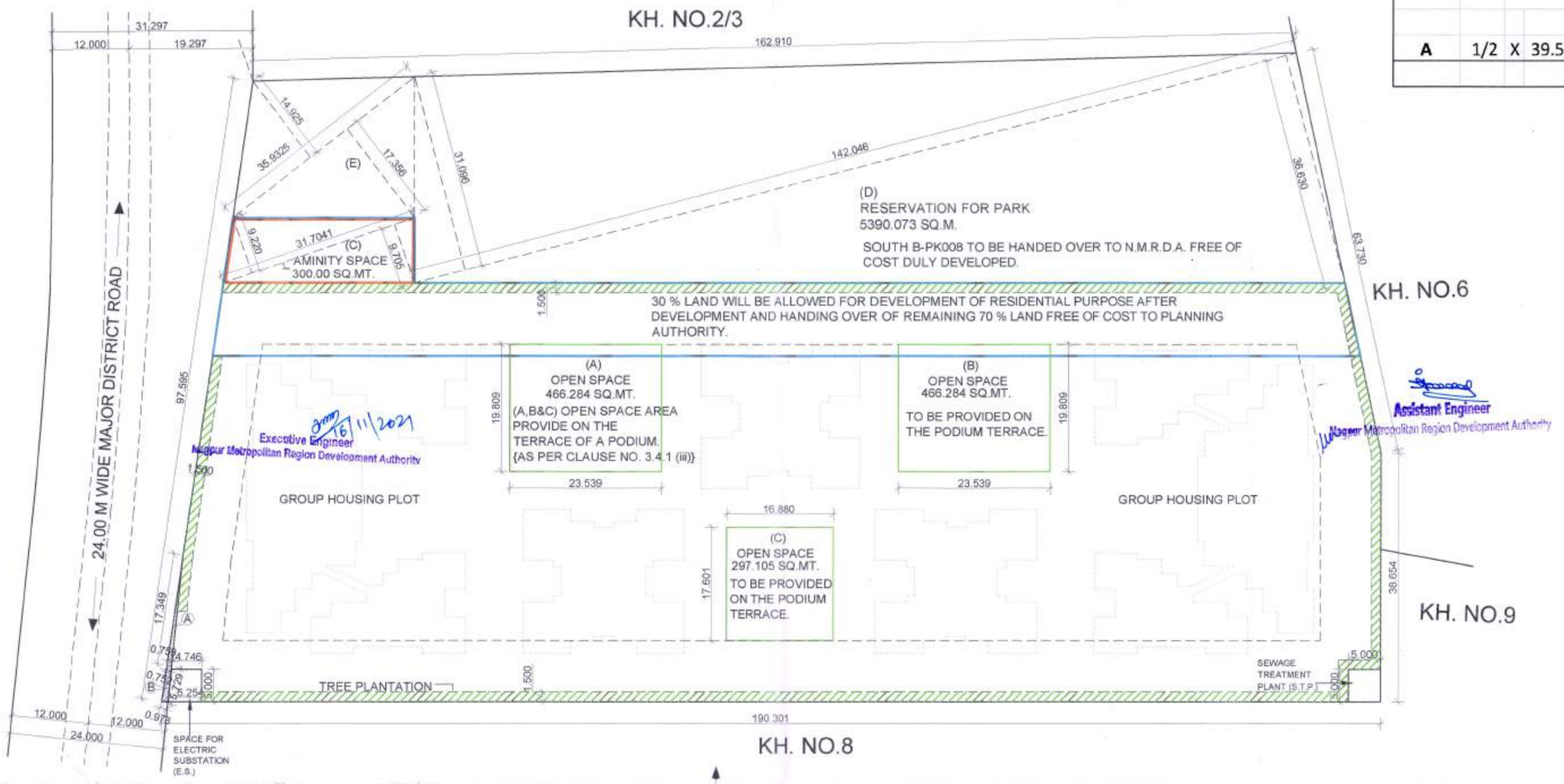
PLAN SHOWING RESERVATION SOUTH B-PK008 AREA AS PER D.P.
SCALE 1:1000

REQUIRED AMENITY SPACE AREA CALCULATION								
GROSS AREA OF PLOT				=	9985.829	SQ.M.		
a)	0.000	-	4000.000	=	4000.000	=	NIL	SQ.M.
b)	4000.000	-	9985.829	=	5985.829	=	299.291	SQ.M.
c)	10000.000	-	0.000	=	0.000	=	0.000	SQ.M.
					TOTAL	=	299.291	SQ.M.



LOCATION PLAN
SCALE - N.T.S.
D.P. SHEET NO. 98

RESERVATION AREA CALCULATION (SOUTH B-PK008)																		
NO.	PART SIZE									AREA	TANG.	TOTAL LAND AREA (SQ.M)		NO. OF PARTS		NET LAND AREA (SQ.M.)
A	1/2	X	39.538	+	48.178	87.716	X	175.569	=	7700.105	0	7700.105	X	1		7700.105
												TOTAL			=	7700.105



LAYOUT PLAN
SCALE 1:500



AREA KEY PLAN OF LAND
SCALE 1:1000

LAND AREA CALCULATION																		
NO.	PART SIZE									AREA	TANG.	TOTAL LAND AREA (SQ.M)		NO. OF PARTS		NET LAND AREA (SQ.M.)
A	1/2	X	46.108	+	55.038	101.146	X	185.461	=	9379.319	0	9379.319	X	1		9379.319
B	1/2	X	47.790	+	37.881	85.671	X	194.188	=	8318.140	0	8318.140	X	1		8318.140
												TOTAL			=	17697.459

RESERVATION FOR PARK AREA CALCULATION (AFTER 30 % DEDUCTION)																		
NO.	SIZE									AREA	TANG.	TOTAL AREA (SQ.M)		NO. OF PARTS		NET AREA (SQ.M.)
D	1/2	X	14.925	+	17.356	32.281	X	35.9325	=	579.969	0	579.969	X	1		579.969
E	1/2	X	31.096	+	36.630	67.726	X	142.0460	=	4810.104	0	4810.104	X	1		4810.104
												TOTAL			=	5390.073
S.T.P.						5.000	X	5.000	=	25.000	0	25.000	X	1		25.000
												TOTAL			=	25.000
E.S.S.						5.000	X	5.000	=	25.000	0	25.000	X	1		25.000
												TOTAL			=	25.000

AREA UNDER ROAD WIDENING																		
NO.	SIZE									AREA	TANG.	TOTAL AREA (SQ.M)		NO. OF PARTS		NET AREA (SQ.M.)
A	1/2	X		+		0.759	X	17.349	=	6.584	0	6.584	X	1		6.584
B	1/2	X	0.752	+	0.973	1.725	X	5.729	=	4.941	0	4.941	X	1		4.941
												TOTAL			=	11.525

AREA UNDER OPEN SPACE																		
NO.	SIZE									AREA	TANG.	TOTAL AREA (SQ.M)		NO. OF PARTS		NET AREA (SQ.M.)
A & B						19.809	X	23.539	=	466.284	0	466.284	x	2		932.568
C						16.880	X	17.601	=	297.105	0	297.105	x	1		297.105
												TOTAL			=	1229.673

NOTE:- OPEN SPACE AREA PROVIDE ON THE TERRACE OF A PODIUM.[AS PER CLAUSE NO.3.4.1(iii)]

DRAWING SHEET NO. 01

REVISED PROPOSED LAYOUT PLAN FOR GROUP HOUSING SCHEME ON KH.NO. - 7,P.H.NO.38, MOUZA- PIPLA, TAH. - NAGPUR(GRAMIN), DIST.- NAGPUR.

BELONGING TO
M/S. ATHARVA INFRASTRUCTURES THROUGH
1) SHRI. RAHUL BANDOPANT MALLELWAR
2) SHRI. GOPAL MAROTI WAGHMARE

AREA STATEMENT (PROFORMA-I)

1.	AREA OF LAND	
	a) As per ownership document (7/12, CTS extract)	= 18000.000 SQ.M.
	b) As per 'K' PRAT	= 17697.459 SQ.M.
2.	DEDUCTION FOR	
	a) Proposed D.P. Road widening area	= 11.525 SQ.M.
	b) Reservation South B-PK008 Area	= 7700.105 SQ.M.
3.	GROSS AREA OF PLOT	
	a) Balance Area Of Plot (1b - (2a+2b))	= 9985.829 SQ.M.(100.00%)
	b) Add. 30% Land for the uses permissible in adjoining zone i.e.Residential zone @ 7700.105 X 30% After Development & Handing Over Reservation to NMRDA=	2310.032 SQ.M.
	c) Gross Area Of Plot (3a + 3b)	= 12295.861 SQ.M.
4.	AMENITY SPACE	
	a) Required	
	(0.00 TO 4000.00 = NIL)	
	5%(4000.00 TO 10000.00 = 299.291)	
	10%(10000.00 TO 0.00 = 0.000)	= 299.291 SQ.M.
	b) Proposed	= 300.000 SQ.M.(03.00%)
5.	RECREATIONAL OPEN SPACE	
	a) Required (10.00%)(30 % Area Including)	= 1229.586 SQ.M.(10.00%)
	b) Proposed	= 1229.673 SQ.M.(10.00%)
	Open space area provide on the terrace of a podium. {AS PER CLAUSE NO. 3.4.1 (iii)}	
6.	SERVICE ROAD AND HIGHWAY WIDENING	= 000.000 SQ.M.
7.	INTERNAL ROAD AREA	= 000.000 SQ.M.
8.	NET AREA OF PLOT [3c - (4b+ 50.00 SQ.M.)] *[For Basic F.S.I. = 1.10]*	= 11945.861 SQ.M.
9.	BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH *[sr.no. 8 x 1.10]*	= 13140.447 SQ.M.
10.	ADDITION OF AREA FOR F.S.I.	
	a) In-situ area against D.P. road *[1.85 x 11.525]*	= 21.321 SQ.M.
	b) In-situ area against Amenity Space *[2.00 or 1.85 x sr.no.5(b)]*	= -------
	(After Handing over & mutaion in the name of NMRDA)	
	c) Premium FSI area *[subject to maximum of 0.3 of sr.no.8]*	= -------
	d) TDR	= -------
	e) Additional FSI area under chapter VIII	= -------
11.	TOTAL AREA AVAILABLE *(9 + 10)*	= -------
12.	MAXIMUM UTILIZATION OF F.S.I. PERMISSIBLE AS PER ROAD WIDTH *(as per Regulation no. 15.4)*	= -------
13.	TOTAL BUILT-UP AREA IN PROPOSAL *(excluding area at Sr.No.15.b)*	
	a) Existing Built-up Area	= -------
	b) Proposed Built-up Area	= -------
	c) Excess Balcony Area counted in F.S.I.	= -------
	d) Excess Double Height terrace area counted in F.S.I.	= -------
14.	F.S.I. CONSUMED (13/8) *(should not be more than serial no. 12 above.)*	= -------
15.	AREA FOR INCLUSIVE HOUSING.	
	a) Required *(20%)*	= N.A.
	b) Proposed	= N.A.
16.	AREA UNDER E.S. & S.T.P.	= 50.00 SQ. M. (0.50 %)
17.	CALCULATION OF RESERVATION AREA	
	a) Proposed Reservation Area	= 7700.105 SQ.M.
	(-) DEDUCTION	
	b) 30% Land for the uses permissible in adjoining zone i.e.Residential zone @ 7700.105 X 30 %	= 2310.032 SQ.M.
	Total Balance Reservation Area (70 %) (To be handed over to NMRDA free of cost)	= 5390.073 SQ.M.

NOTE :- ADDITIONAL FSI SHOWN ABOVE IS SUBJECT TO COMPLIANCE OF PROVISION OF CLAUSE NO. 7.2 OF UDCPR BY THE LAND OWNER.

Certificate of Area :
Certified that the plot under reference was surveyed by me on _____ 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 documents of Ownership/T.P. Scheme Records/ Land Records Department/City Survey records.

Signature

LEGEND
PLOT BOUNDARY
OPEN SPACE
AMENITY SPACE

OWNER
M/S. ATHARVA INFRASTRUCTURES THROUGH
1) SHRI. RAHUL BANDOPANT MALLELWAR
2) SHRI. GOPAL MAROTI WAGHMARE

ARCHITECT

ARCHITECT
C. D. Girtpunje
C. A. / 2001 / 27632
N.I.T. No.1321
M.M.C. No.R-198
M. No. 9422103220

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY
	LAYOUT / 01	1:500	KARTIK	CHANDU SIR

VISTAAR
ARCHITECT,INTERIOR DESIGNER, PLANNER
FLAT NO. 106,GROUND FLOOR,SHRILA APARTMENT, BEHIND BATUKBHAI JEWELLERS,KHARE TOWN, DHARAMPETH,NAGPUR - 440010.
PH.NO. (0712) - 2546183

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