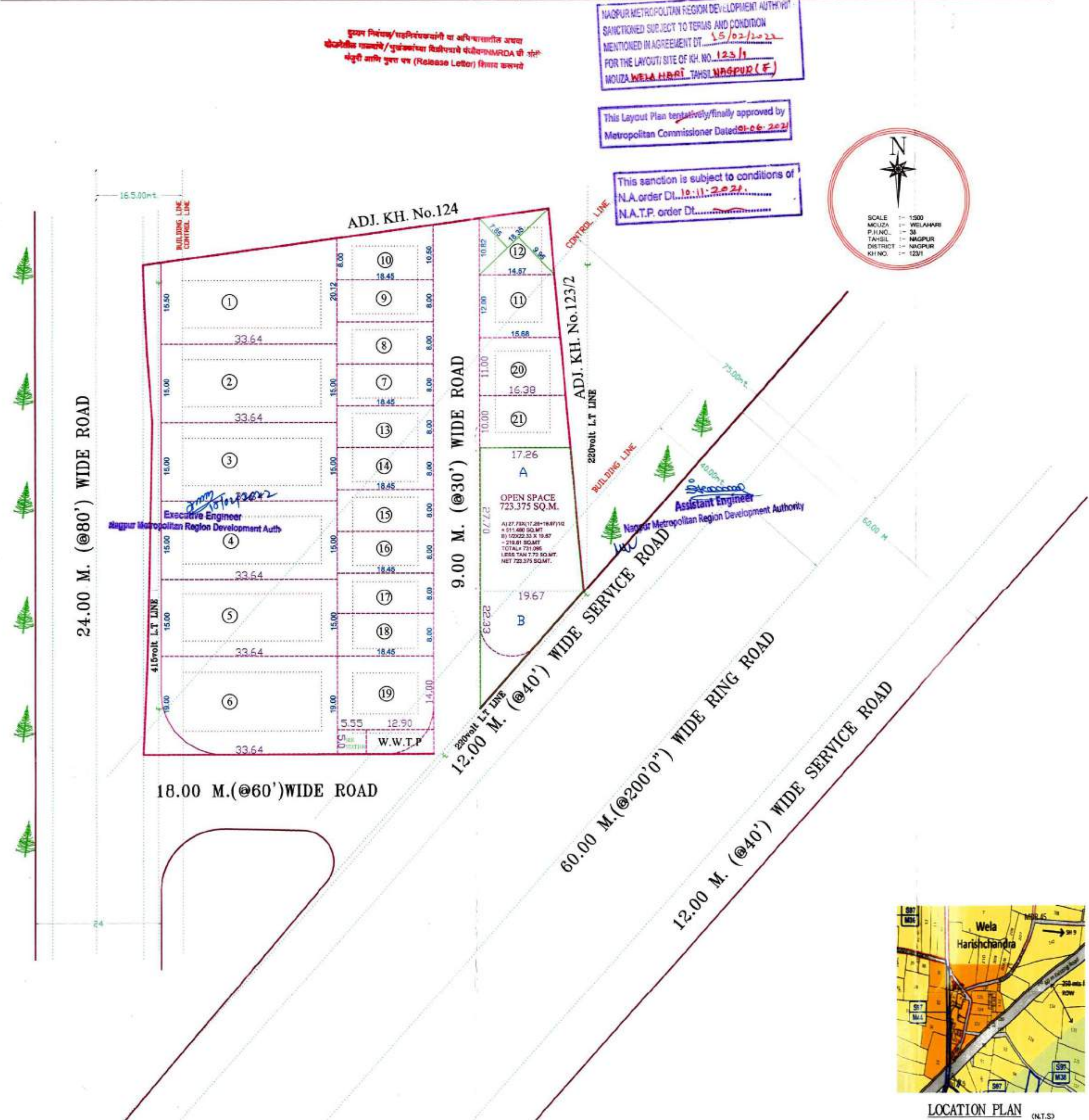


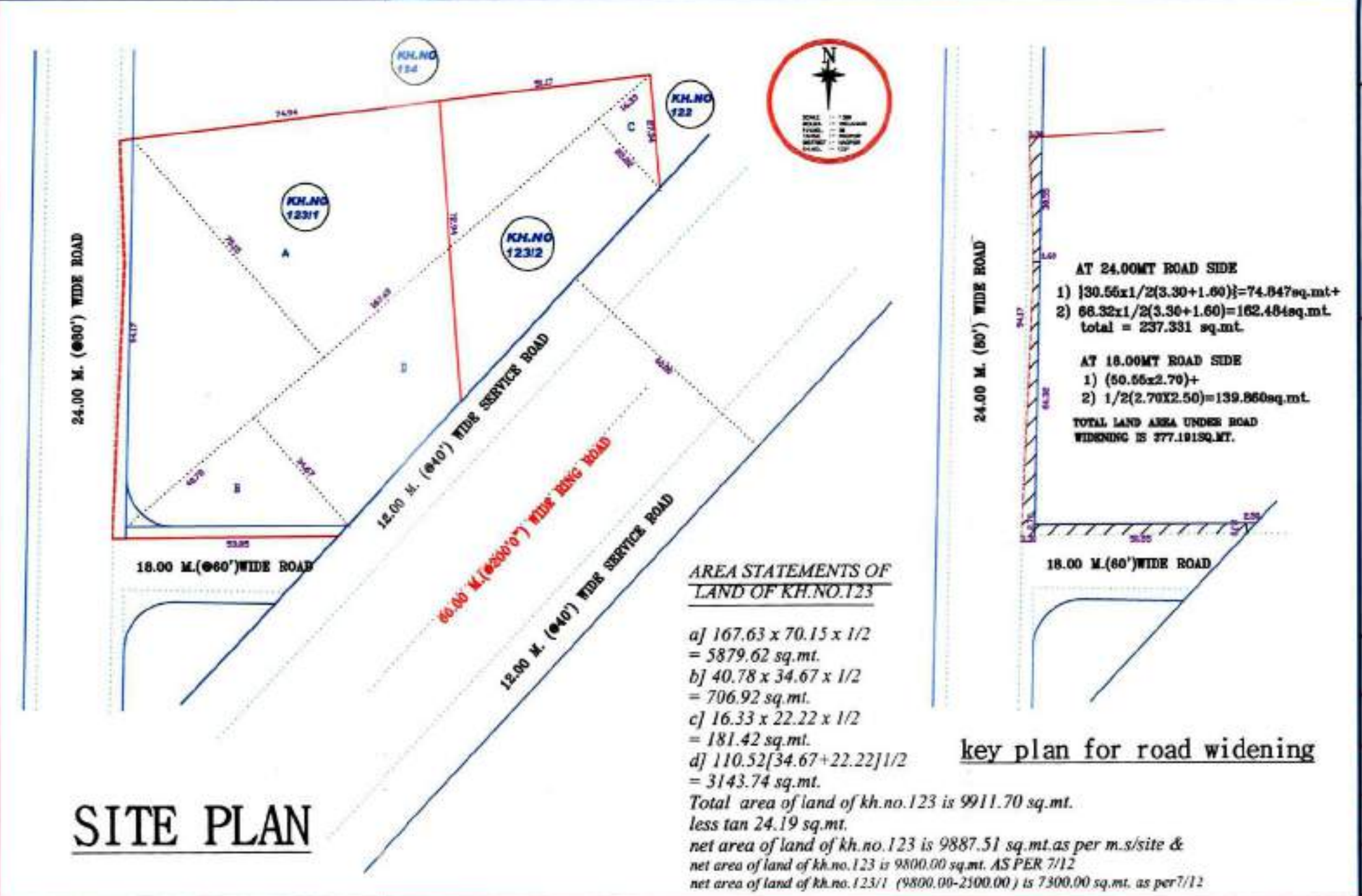
FINAL DEMARCATED LAY-OUT PLAN OF KH.NO.-123/1 (0.73 hect.) P.H NO-38 MOUZA-WELA(HARI) GRAM-WELA(HARI), TAH-NAGPUR(GRAMIN), DIST-NAGPUR.



FINAL DEMARCATED LAY-OUT PLAN (SCALE 1:500)

- INDEX:-
OPEN SPACE BOUNDARY SHOWN IN -
KHASARA BOUNDARY SHOWN IN -
ROAD BOUNDARY SHOWN IN -

SITE PLAN



Statement of distribution of FSI on each plot

SR. No.	PLOT Nos.	Plot area (SQ.M)	Remaining area of Road (SQ.M)	Remaining plot area (SQ.M)	Built up area on pro-rata basis (ID x pro-rata FSI factor)	from road width (WT.)	Basic FSI	Permissible Built up area on basis FSI (sqm)
A	B	C	D	E	F	G	H	I
1	1	1/2(15.50+20.12)33.64	599.12	599.12	730.32	24.00	1.1	803.35
2	2	15.00 X 33.64	504.60	504.60	615.10	24.00	1.1	676.61
3	3	15.00 X 33.64	504.60	504.60	615.10	24.00	1.1	676.61
4	4	15.00 X 33.64	504.60	504.60	615.10	24.00	1.1	676.61
5	5	15.00 X 33.64	504.60	504.60	615.10	24.00	1.1	676.61
6	6	19.00 X 33.64	639.16	614.97	749.64	24.00	1.1	824.60
7	7	8.00 X 18.45	147.60	147.60	179.92	9.00	1.1	197.91
8	8	8.00 X 18.45	147.60	147.60	179.92	9.00	1.1	197.91
9	9	8.00 X 18.45	147.60	147.60	179.92	9.00	1.1	197.91
10	10	1/2(8.00+10.50)18.45	170.66	170.66	208.03	9.00	1.1	228.83
11	11	1/2(14.67+15.68)12.00	182.10	182.10	221.97	9.00	1.1	244.16
12	12	1/2(7.85+9.95)18.35	163.32	163.32	199.08	9.00	1.1	218.98
13	13	8.00 X 18.45	147.60	147.60	179.92	9.00	1.1	197.91
14	14	8.00 X 18.45	147.60	147.60	179.92	9.00	1.1	197.91
15	15	8.00 X 18.45	147.60	147.60	179.92	9.00	1.1	197.91
16	16	8.00 X 18.45	147.60	147.60	179.92	9.00	1.1	197.91
17	17	8.00 X 18.45	147.60	147.60	179.92	9.00	1.1	197.91
18	18	8.00 X 18.45	147.60	147.60	179.92	9.00	1.1	197.91
19	19	14.00 X 18.45	258.30	1.88	256.42	312.57	9.00	343.82
20	20	1/2(15.68+16.38)11.00	176.33	176.33	214.94	9.00	1.1	236.43
21	21	1/2(16.38+17.26)10.00	168.20	168.20	205.03	9.00	1.1	225.53
		TOTAL PLOT AREA	5677.92SQ.MT.	6921.06SQ.MT.				

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 12/18 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 DEPARTMENT/CITY SURVEY RECORDS.

OWNER
SHRI. NANDKISHOR SEWARAM NATHANI.
SHRI. KAPIL NANDKISHOR NATHANI.

ARCHITECT / LICENCE ENGINEER.

Job no.	Drawing no.	Scale	Drawn by	Checked by	Registration / Licence no. of Architect / Licence Engineer / supervisor.
1/nath	1/nat/wela	1:500	M.K	manoj kukde	NO.1328

PROFORMA -I

FINAL DEMARCATED LAY-OUT PLAN OF KH.NO.-123/1 (0.73 hect.) MOUZA-WELA(HARI), GRAM-WELA(HARI) P.H NO-38, TAH-NAGPUR(GRAMIN), DIST-NAGPUR.

Drawing sheet no. 1/nat/wela

stamp of approval of plans

AREA STATEMENTS OF PLOTS		
1. Area of land of kh.no.123/1		
a) As per ownership document (7/12)	0.73 hect/7300.00sq.mt	
b) As per measurement sheet	0.73 hect/7300.00sq.mt	
b) As per site	0.73 hect/7300.00sq.mt	
2. Deductions for		
a) Proposed D.P/D.P road widening area	377.191.00sq.mt	
b) Any D.P Reservation area	NIL	
b) Natural water course area	NIL	
3. Gross Area of Plot (1-2)	6922.809 sq.mt	100%
4. Recreational open space		
a) Required	692.280 sq.mt	10%
b) proposed	723.375 sq.mt	10.45%
5. Amenity Space		
a) Required (total land area of kh.no.123 less than 1.0 hec.)	Not required	
b) proposed	NIL	
6. Service road and Highway widening	NIL	
7. Internal Road area	438.51 sq.mt	6.35%
8. area under lay-out plots	5677.92 sq.mt	82.00%
9. Net area of plots for FSI Calculations =(3-5b) = 6922.809-0.00 = 6922.809 sq.mt.	6922.809 sq.mt	
10. permissible FSI factor for lay-out plots = 9/8	1.219	
11. Area for inclusive housing		
a) Required	Not required	
b) proposed	NIL	
12.LAND AREA UNDER W.W.T PLANT (12.90x5.0 = 64.50sq.mt.- TAN(10.88-1.88))	55.50 sq.mt.	0.80%
11.LAND AREA UNDER SUB STATION (5.55x5.0 = 27.75 sq.mt.)	27.50 sq.mt	0.40%

7/EVENTH CONSULTANT. ENGINEER/ARCHITECT	DATE : 05-12-09/17-06-21	office :-
SCALE: 1:500		
DRG BY: M.K		
CHK BY: MANOJ KUKDE		
FILE: NT/LAY/W.HARI		

14/A AMBIKA NAGAR BEHIND UDAYA NAGAR GARDEN RING ROAD NAGPUR 24
MB.NO.9373105920 / 9766333220

SHRI. MANOJ KUKDE SEWARAM NATHANI
SHRI. KAPIL NANDKISHOR NATHANI
ANAJ BAZAR ITWARI NAGPUR.
MB. NO. 9822368883