

NOTE: -

- x AREA UNDER LAYOUT SHOWN THUS
x AREA UNDER OPEN SPACE SHOWN THUS
x RESIDENTIAL PLOTS SHOWN THUS
x APPROACH ROAD SHOWN THUS

FINAL DEMARCATED RESIDENTIAL LAYOUT
PLAN ON KH. NO.- 87/3, P.H. NO. - 42,
MOUZA - PANJRI (FARM), TAH.- NAGPUR (GRAMIN),
DIST. - NAGPUR.
BELONGING TO :-

M/s. AADITYA INFRA.
THROUGH PARTNER'S
1) MR. AMIT JAISWAL 2) MR. ALANKAR JAISWAL
3) MRS. PRAGYA KUMAR 4) MR. SOUMYA PRIYADARSHI

PROFORMA - I
AREA STATEMENT

1	AREA OF LAND OF KH.NO. 87/3 (Minimum area of a,b,c, to be considered)	10138.08	SQ.M.	
a)	AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	10500.00	SQ.M.	(1.05 H)
b)	AS PER MEASUREMENT SHEET	10138.08	SQ.M.	
c)	AS PER SITE	10138.08	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
a)	PROPOSED D.P./D.P. ROAD AREA	0.00	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)	0.00	SQ.M.	
3	BALANCE AREA OF PLOT (1 - 2)	10138.08	SQ.M.	
4	AMENITY SPACE			
a)	REQUIRED	0.00	SQ.M.	
b)	PROPOSED	0.00	SQ.M.	
5	NET PLOT AREA (3-4b)	10138.08	SQ.M.	100%
6	RECREATIONAL OPEN SPACE			
a)	REQUIRED	1013.81	SQ.M.	10.00%
b)	PROPOSED	1016.69	SQ.M.	10.03%
7	SPACE FOR ELECTRIC SUB-STATION & SPACE FOR WASTE WATER TREATMENT PLANT (25.00 + 35.00)	60.00	SQ.M.	0.59%
8	INTERNAL ROAD AREA	3186.13	SQ.M.	31.43%
9	SERVICE ROAD HIGH-WAY WIDENING	0.00	SQ.M.	0.00%
10	PLOTTABLE AREA	5875.26	SQ.M.	57.95%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.7255	SQ.M.	

CERTIFICATE OF AREA:

Certified that the plot under reference was surveyed by me on 06/08/2022 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.

OWNER'S SIGN :

M/s. AADITYA INFRA.
THROUGH PARTNER'S

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ARCHITECT:-

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

LAYOUT PLAN

SCALE - 1:500



Executive Engineer

Nagpur Metropolitan Region Development Authority

Assistant Engineer

Nagpur Metropolitan Region Development Authority

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE	1/2(9.45 + 7.90) X 35.25 + 1/2(14.85 + 12.45) X 40.00 + 1/2(41.50 + 41.55) X 5.00	1059.41	WWTP + TANGENT 35.00 + 7.72	1016.69	1016.69

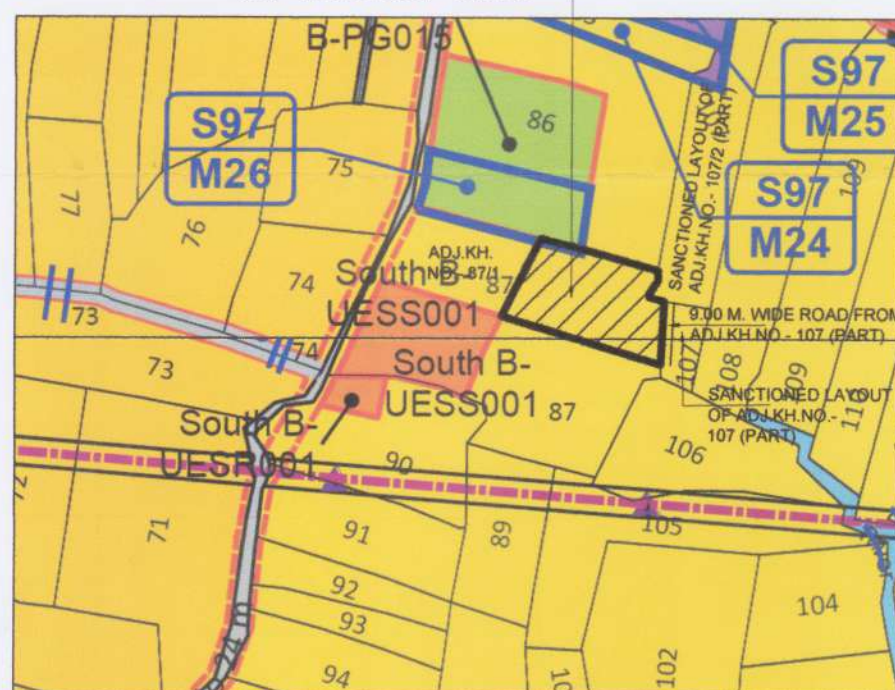
LAND AREA CALCULATION

1/2(35.50 + 30.25) X 103.05	3387.76
1/2(31.65 + 32.35) X 81.32	2602.24
1/2(73.10 + 74.65) X 56.15	4148.08
TOTAL	10138.08

SPACE FOR ELECTRIC SUB-STATION	5.00 X 5.00	25.00	25.00	60.00
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	7.00 X 5.00	35.00	35.00	

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*1.7255)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	9.00 x 17.25	155.25	7.72	147.53	254.56	1	147.53	9.00	1.10	280.02	254.56
2	2 TO 7	8.85 x 17.25	152.66		152.66	263.41	6	915.96	9.00	1.10	289.76	1580.49
3	8	9.75 x 17.25	168.18	7.72	160.46	276.87	1	160.46	12.00	1.10	304.56	276.87
4	9	10.50 x 17.25	181.12	7.72	173.40	299.20	1	173.40	12.00	1.10	329.12	299.20
5	10 TO 13	8.90 x 17.25	153.52		153.52	264.90	4	614.08	9.00	1.10	291.39	1059.60
6	14	1/2(10.00 + 12.90) x 17.25	197.51	7.72	189.79	327.48	1	189.79	9.00	1.10	360.23	327.48
7	15	9.00 x 15.75	141.75	7.72	134.03	231.27	1	134.03	12.00	1.10	254.40	231.27
8	16 TO 19	7.40 x 15.75	116.55		116.55	201.11	8	932.40	12.00	1.10	221.22	1608.86
9	20	8.05 x 15.75	126.78		126.78	218.76	1	126.78	12.00	1.10	240.63	218.76
10	21	1/2(8.10 + 8.20) x 15.75	128.36		128.36	221.49	1	128.36	12.00	1.10	243.63	221.49
11	26	9.00 x 15.75	141.75	7.72	134.03	231.27	1	134.03	12.00	1.10	254.40	231.27
12	27, 38, 39	9.00 x 15.75	141.75	7.72	134.03	231.27	3	402.09	9.00	1.10	254.40	693.81
13	28 TO 31	7.40 x 15.75	116.55		116.55	201.11	4	466.20	9.00	1.10	221.22	804.43
14	32	1/2(8.20 + 8.25) x 9.00 + 1/2(8.25 + 8.45) x 6.70	129.97		129.97	224.26	1	129.97	9.00	1.10	246.69	224.26
15	33	1/2(8.30 + 8.75) x 15.75	134.26		134.26	231.67	1	134.26	9.00	1.10	254.83	231.67
16	34 TO 37	7.50 x 15.75	118.12		118.12	203.82	8	944.96	9.00	1.10	224.20	1630.53
17	44	1/2(8.75 + 9.15) x 15.75	140.96		140.96	243.23	1	140.96	9.00	1.10	267.55	243.23
	TOTAL						44	5875.26				10137.76

PROPOSED SITE
OF KH.NO.- 87/3

D.P. PLAN SHOWING PROPOSED SITE

SHEET NO. 97 & 111

SCALE - NTS