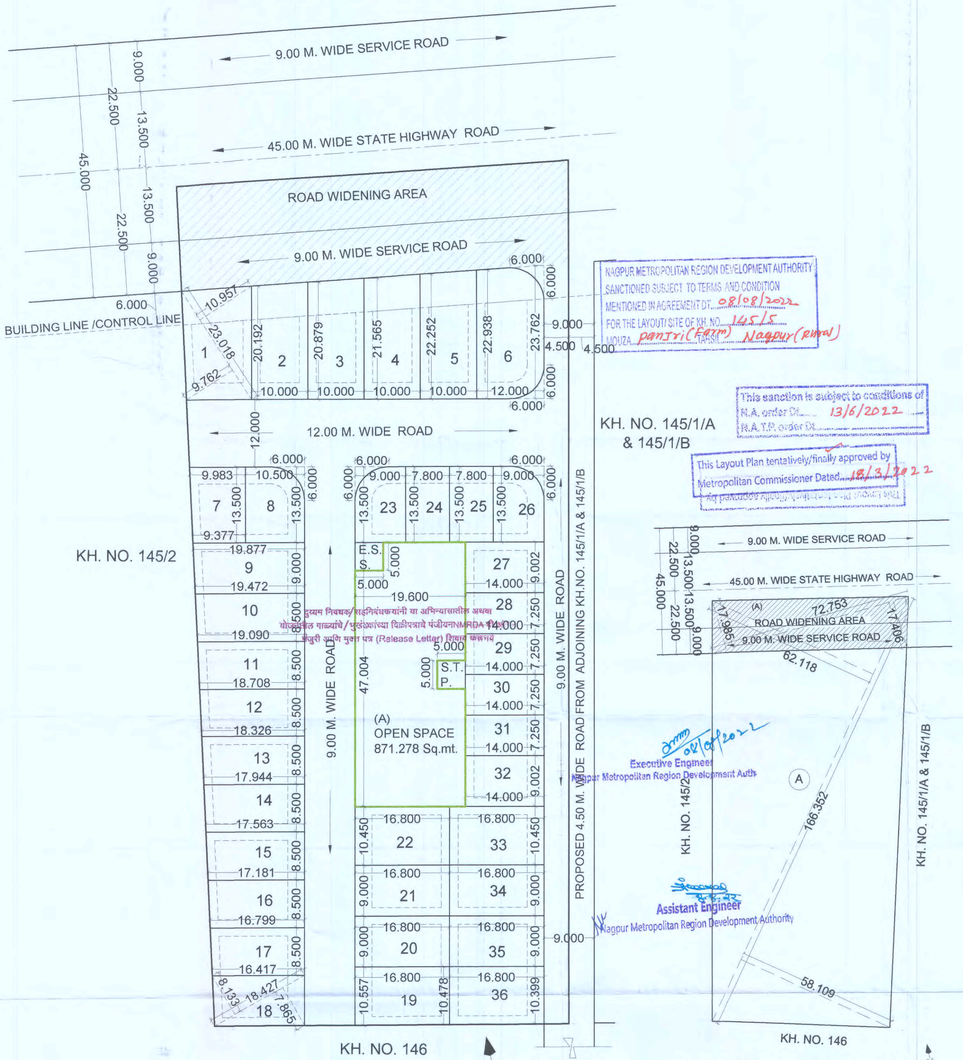


LAYOUT PLAN

SCALE 1:500

AREA KEY PLAN OF LAND

SCALE 1 : 1000

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY SANCTIONED SUBJECT TO TERMS AND CONDITION MENTIONED IN AGREEMENT DT. 08/08/2022 FOR THE LAYOUT/ SITE OF KH. NO. 145/5 MOUZA PANJRI(Farm) Nagpur(Rural)

This sanction is subject to conditions of N.A. order Dt. 13/6/2022 N.A.T.P. order Dt.

This Layout Plan tentatively/finally approved by Metropolitan Commissioner Dated 18/8/2022

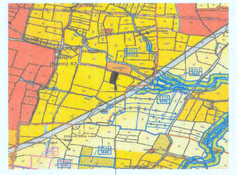
Executive Engineer Nagpur Metropolitan Region Development Auth

Assistant Engineer Nagpur Metropolitan Region Development Authority

LAND AREA CALCULATION OF KH. NO. 145/5														
NO.	PART SIZE							AREA	TANG.	TOTAL LAND AREA (SQ.M)		NO. OF PARTS		NET LAND AREA (SQ.M.)
A	1/2 X	62.118	+	58.109	120.227	X	166.352	= 10000.000	0	10000.000	X	1		10000.000
										TOTAL	=			10000.000

ROAD WIDENING AREA CALCULATION(24.00 M.)														
NO.	PART SIZE							AREA	TANG.	TOTAL LAND AREA (SQ.M)		NO. OF PARTS		NET LAND AREA (SQ.M.)
A	1/2 X	17.985	+	17.406	35.391	X	72.753	= 1287.401	0	1287.401	X	1		1287.401
										TOTAL	=			1287.401

AREA UNDER OPEN SPACE					
A	19.600	X	47.004	=	921.278
			TOTAL	=	921.278
(-) DEDUCTION					
E.S.S.	5.000	X	5.000	=	25.000
S.T.P.	5.000	X	5.000	=	25.000
TOTAL AREA UNDER OPEN SPACE				=	871.278



PROPOSED LAYOUT

LOCATION PLAN

SCALE - N.T.S.

D.P. SHEET NO. 111

AREA UNDER RESINDENTIAL PLOTS

PLOT NO. (A)	PLOT SIZE (B)								REMAINING PLOT AREA (C)	TANG.	PLOT AREA SQ.M. (D = B - C)		NO.OF PLOTS	NET AREA IN SQ.M.	B/UP AREA ON PRO-RATA BASIC ' X ' (E = D x 1.561)	FRONT ROAD WIDTH (M.) (F)	BASIC FSI (G)	PERMISSIBLE B/UP AREA ON BASIC FSI (SQ.M.) (H = E x G)
1	1/2 X	10.957	+	9.762	20.719	X	23.018	= 238.455	0	238.455	X	1	238.455	372.228	9M/12M	1.1	409.451
2	1/2 X	20.192	+	20.879	41.071	X	10.000	= 205.355	0	205.355	X	1	205.355	320.559	9 M/12M	1.1	352.615
3	1/2 X	20.879	+	21.565	42.444	X	10.000	= 212.220	0	212.220	X	1	212.220	331.275	9 M/12M	1.1	364.403
4	1/2 X	21.565	+	22.252	43.817	X	10.000	= 219.085	0	219.085	X	1	219.085	341.992	9 M/12M	1.1	376.191
5	1/2 X	22.252	+	22.938	45.190	X	10.000	= 225.950	0	225.950	X	1	225.950	352.708	9 M/12M	1.1	387.979
6	1/2 X	22.938	+	23.762	46.700	X	12.000	= 280.200	15.44	264.760	X	1	264.760	413.290	9 M/9M/12M	1.1	454.619
7	1/2 X	9.983	+	9.377	19.360	X	13.500	= 130.680	0	130.680	X	1	130.680	203.991	12M	1.1	224.391
8	X		+		10.500	X	13.500	= 141.750	7.72	134.030	X	1	134.030	209.221	9 M/ 12M	1.1	230.143
9	1/2 X	19.877	+	19.472	39.349	X	9.000	= 177.071	0	177.071	X	1	177.071	276.407	9 M	1.1	304.048
10	1/2 X	19.472	+	19.090	38.562	X	8.500	= 163.889	0	163.889	X	1	163.889	255.830	9 M	1.1	281.413
11	1/2 X	19.090	+	18.708	37.798	X	8.500	= 160.642	0	160.642	X	1	160.642	250.761	9 M	1.1	275.838
12	1/2 X	18.708	+	18.326	37.034	X	8.500	= 157.395	0	157.395	X	1	157.395	245.693	9 M	1.1	270.262
13	1/2 X	18.326	+	17.944	36.270	X	8.500	= 154.148	0	154.148	X	1	154.148	240.624	9 M	1.1	264.687
14	1/2 X	17.944	+	17.563	35.507	X	8.500	= 150.905	0	150.905	X	1	150.905	235.562	9M	1.1	259.119
15	1/2 X	17.563	+	17.181	34.744	X	8.500	= 147.662	0	147.662	X	1	147.662	230.500	9M	1.1	253.550
16	1/2 X	17.181	+	16.799	33.980	X	8.500	= 144.415	0	144.415	X	1	144.415	225.432	9 M	1.1	247.975
17	1/2 X	16.799	+	16.417	33.216	X	8.500	= 141.168	0	141.168	X	1	141.168	220.363	9 M	1.1	242.400
18	1/2 X	8.133	+	7.865	15.998	X	18.427	= 147.398	0	147.398	X	1	147.398	230.088	9 M	1.1	253.096
19	1/2 X	10.557	+	10.478	21.035	X	16.800	= 176.694	0	176.694	X	1	176.694	275.819	9 M	1.1	303.401
20 & 21	X		+		16.800	X	9.000	= 151.200	0	151.200	X	2	302.400	236.023	9 M	1.1	259.626
22	X		+		16.800	X	10.450	= 175.560	0	175.560	X	1	175.560	274.049	9 M	1.1	301.454
23	X		+		9.000	X	13.500	= 121.500	7.72	113.780	X	1	113.780	177.611	9 M/ 12M	1.1	195.372
24 & 25	X		+		7.800	X	13.500	= 105.300	0	105.300	X	2	210.600	164.373	12M	1.1	180.811
26	X		+		9.000	X	13.500	= 121.500	7.72	113.780	X	1	113.780	177.611	9 M/ 12M	1.1	195.372
27	X		+		14.000	X	9.002	= 126.028	0	126.028	X	1	126.028	196.730	9 M	1.1	216.403
28 TO 31	X		+		14.000	X	7.250	= 101.500	0	101.500	X	4	406.000	158.442	9 M	1.1	174.286
32	X		+		14.000	X	9.002	= 126.028	0	126.028	X	1	126.028	196.730	9 M	1.1	216.403
33	X		+		16.800	X	10.450	= 175.560	0	175.560	X	1	175.560	274.049	9 M	1.1	301.454
34 & 35	X		+		16.800	X	9.000	= 151.200	0	151.200	X	2	302.400	236.023	9 M	1.1	259.626
36	1/2 X	10.478	+	10.399	20.877	X	16.800	= 176.367	0	175.367	X	1	175.367	273.748	9 M	1.1	301.122
										TOTAL	=	36	5579.425				

FINAL DEMARKETED RESIDENTIAL LAYOUT PLAN ON KH.NO. - 145/5 , P.H.NO.- 42, MOUZA - PANJARI FARM, TAH. - NAGPUR(GRAMIN) , DIST.- NAGPUR.

BELONGING TO :-

1) SHRI. NAVNEET VISHAWESHWARDYAL SHUKUL

2) SHRI. ASHOK HAJARILAL GARG

AREA STATEMENT (PROFORMA-I)

1. AREA OF LAND
   - a) As per ownership document (7/12, CTS extract) = 10000.000 SQ.M.
   - b) Area as per 'K' PRAT = 10000.000 SQ.M.
2. DEDUCTION FOR(-)
   - a)Proposed D.P./ D.P. Road widening area = 1287.401 SQ.M.
3. BALANCE AREA OF PLOT (1(b)-2) = 8712.599 SQ.M.
4. AMENITY SPACE
   - a) Required = N.A.
   - b) Proposed = N.A.
5. NET PLOT AREA (3-4(b)) = 8712.599 SQ.M.(100 %)
6. RECREATIONAL OPEN SPACE
   - a) Required (10.00%) = 871.260 SQ.M. (10.00%)
   - b) Proposed = 871.278 SQ.M. (10.00%)
7. SERVICE ROAD AND HIGHWAY WIDENING = 000.000 SQ.M. (00.00%)
8. INTERNAL ROAD AREA = 2211.896 SQ.M. (25.39%)
9. AREA UNDER RESIDENTIAL PLOTS = 5579.425 SQ.M. (64.04%)
10. AREA UNDER E.S.S. & S.T.P. = 50.000 SQ.M. (00.57%)
11. PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/9) = 1.561

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

1)SHRI. NAVNEET VISHAWESHWARDYAL SHUKUL

2)SHRI. ASHOK HAJARILAL GARG

ARCHITECT

ARCHITECT
C. D. Giripunje
C. A. / 2001 / 27832
N.I.T. No.1321
N.M.C. No.R-166
M. No. 9422103220

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

VISTAAR
ARCHITECT, INTERIOR DESIGNER, PLANNER, LANDSCAPE ARCHITECT, P.M.C. ,
VISTAAR HEIGHTS, 4TH FLOOR ,PLOT NO. 146-151,
OPP. GAJANAN MAHARAJ MANDIR, ZENDA CHOWK,
DHARMPETH, NAGPUR - 440010.
MOB. NO. : 9422103220
EMAIL : chandu1865@gmail.com