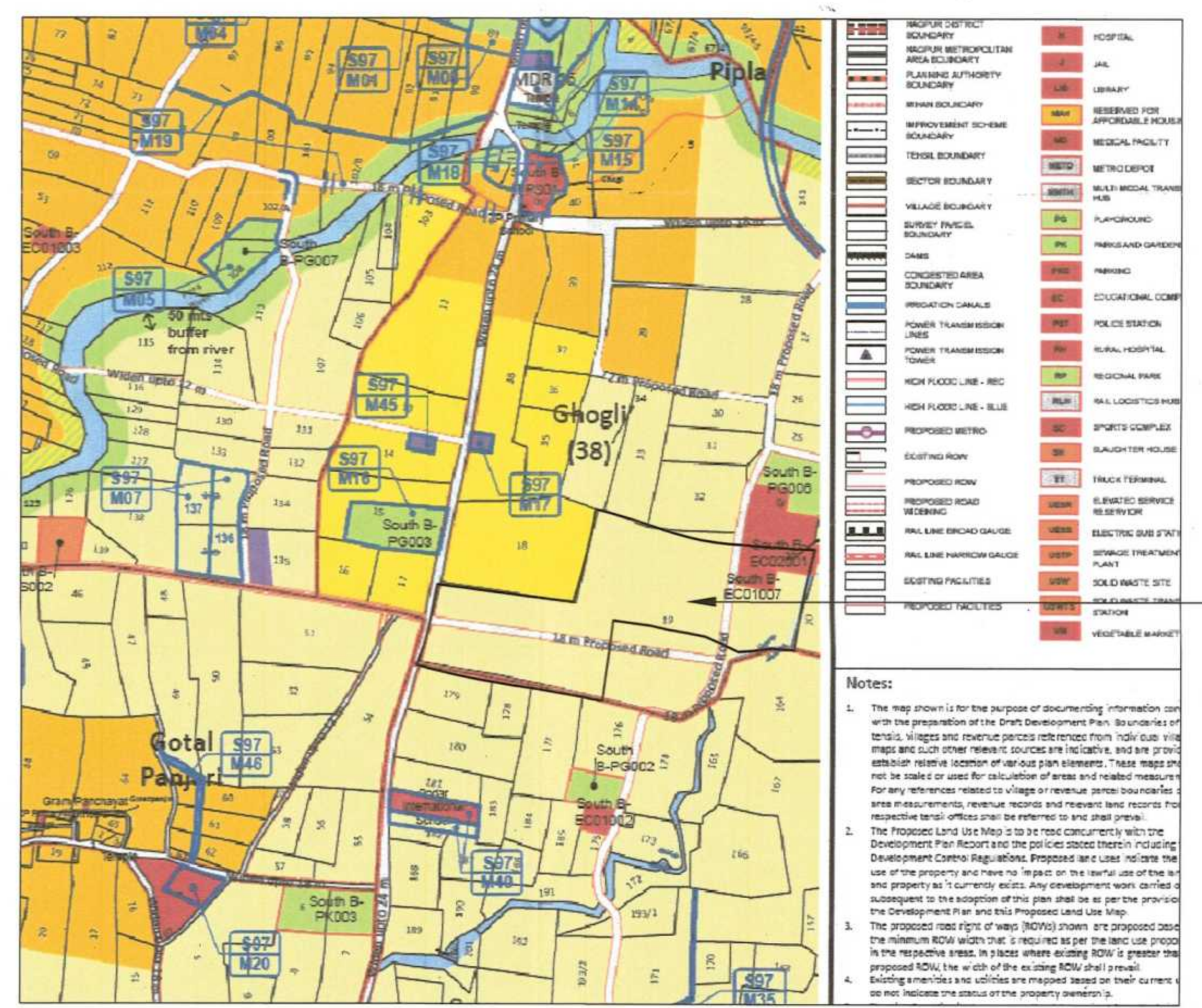




LAYOUT PLAN SCALE: 1:1000



GOOGLE IMAGE
KH. NO. 19 Part, N.T.S.



SHEET NO. 1/3		
PROFORMA - 1		
AREA STATEMENTS:	AREA IN SQ.M.	
1. AREA OF PLOT (Minimum area of a,b,c to be considered)		
a) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	= 237400.00 SQ.M.	
b) AS PER MEASUREMENT SHEET	= 231115.449 SQ.M.	
c) AS PER SITE	= 231115.449 SQ.M.	
2. DEDUCTION FOR		
a) PROPOSED D.P./24.0 M. ROAD WIDENING AREA/	= 1405.178 SQ.M.	
b) D.P./18.0 M. ROAD WIDENING AREA/	= 1254.332 SQ.M.	
TOTAL D.P. ROAD AREA	= 1404.110 SQ.M.	
3. BALANCE AREA OF PLOT (1-2)	= 217075.339 SQ.M.	
4. AMENITY SPACE		
a) REQUIRED	= 11743.64 SQ.M. (5.39%)	
b) ADJUSTMENT OF 2(b), if any	= 11743.64 SQ.M. (5.39%)	
c) BALANCE PROPOSED	= 11743.64 SQ.M. (5.39%)	
5. NET PLOT AREA (3-4 c)	= 205331.699 SQ.M. (100%)	
6. RECREATIONAL OPEN SPACE		
a) REQUIRED (10%)	= 20533.169 SQ.M. (10.24%)	
b) PROPOSED	= 20533.169 SQ.M. (10.24%)	
7. INTERNAL ROAD AREA	= 21707.534 SQ.M. (10.59%)	
8. SERVICE ROAD AND HIGHWAY WIDENING	= NIL	
9. PLOTTABLE AREA	= 136350.834 SQ.M. (66.41%)	
10. PRO-RATA FACTOR FOR FSI Calculation on Layout Plots = (5/9)	= 0.555	

Note:- As per EP-241 area under reservation is deleted under section 20(5). Hence the permissible FSI on plot under reservation area i.e. plot no. 604-624, 628-647, 655-670, 685-693 should be 1.00.

INDEX:	
1 - PLOT BOUNDARY SHOWN IN THIS:	
2 - OPEN SPACE SHOWN IN THIS:	
3 - PLOTS SHOW IN THIS:	
4 - ELECTRIC SUB-STATION SHOW IN THIS:	
5 - W.W.T.P. SHOW IN THIS:	
6 - AREA UNDER ROAD WIDENING IN THIS:	
7 - DRAIN COVERED WITH PERFORATED COVER IN THIS:	
8 - OPEN DRAIN SIZE 3.0X1.50 MTR. SHOW IN THIS:	

PROJECT TITLE :
PROPOSED LAYOUT PLAN FOR
KH. NO. 19/1/A, 19/1/B, 19/8, 19/9, 19/10, 19/11,
P.H. NO. 38, AT MOUZA- GHOGLI,
TAH:- NAGPUR (RURAL), DIST:- NAGPUR.

BELONGING TO :-
M/S GODREJ PROPERTIES LTD.

SCALE: 1:1000 DRN. BY: SURENDRA CHKD BY: APR. BY: NORTH DATE: 16-11-22

OWNER'S SIGN :
M/S GODREJ PROPERTIES LTD.
AUTHORIZED SIGNATORY



CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 3-05-2022 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 THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

ARCHITECT'S SIGN :

SHEET NO. 97
KH. NO. 19 Part, N.T.S.

ASPECT DESIGN
Consulting Architect & Engineer
N.M.R.D.A. LS.No.341, N.T. LS.No.888,
N.M.C. LS.No.388, A.D.T.P. LS.No.19/12/2017
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Sitalbidi, Nagpur-462012, (M) 965543417