FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH.NO. 34/1, MOUZA-GHOGALI, P.H. NO.38 TAH.-NAGPUR(GRAMIN), DIST.- NAGPUR.

BELONGING TO :- M/S. SAHARA BUILDERS

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

PLOT NO.	PLOT SIZE (M)	PLOT AREA (Sq.M.)	CORNER ROUNDING AREA OF ROAD (Sq.M.)	REMAINING PLOT AREA (Sq.M.)	PRO-RATA FSI FACTOR 1.579	BUILT-UP AREA ON PRO-RATA BASIS (Sq.M.)	NO. OF PLOT	NET PLOT AREA (SqM)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (Sq.M.)
A	B	C	D	E=(C-D)	F	G=(E*F)	H	I=E*H	J	K	L=G*K
01	½(23.90+25.74) X 15.0	372.30	9.61	362.69	1.579	572.687	1	362.69	15.0, 12.0	1.10	629.955
02 TO 15	9.0 X 15.0	135.00	--	135.00	1.279	172.665	14	1890.00	12.0	1.10	189.931
16	½(11.40+10.92) X 15.0	167.40	--	167.40	1.279	214.104	1	167.40	12.0	1.10	235.514
17	½(25.42+25.68) X 20.0	510.80	--	510.80	1.949	995.55	1	510.80	12.0	1.10	1095.105
18	½(25.66+25.84) X 15.0	386.25	--	386.25	1.579	609.888	1	386.25	12.0	1.10	670.876
19	½(25.84+26.02) X 15.0	388.95	--	388.95	1.579	614.152	1	388.95	12.0	1.10	675.567
20	½(26.02+26.20) X 15.0	391.65	--	391.65	1.579	618.415	1	391.65	12.0	1.10	680.256
21	½(26.20+26.51) X 25.0	658.875	7.71	651.165	1.870	1217.678	1	651.165	12.0, 9.0	1.10	1339.445
22	½(17.50+20.08) X 40.50	760.995	17.32	743.675	1.90	1412.982	1	743.675	15.0, 12.0 ,9.0	1.10	1554.280
					TOTAL		22	5492.58			

AREA FOR RECREATIONAL OPEN SPACE

SR. NOS.	SIZE IN METER	AREA IN (SQMT)	LESS TANGENT AREA (SQMT)	NET AREA IN (SQMT)	NOS.
01	[½(21.05+20.23)] x 45.33	935.611	--	935.611	1
	DEDUCT ESS 5.0X5.0	25.0	--	25.0	
	DEDUCT WWTP 5.0X5.0	25.0	--	25.0	
			TOTAL	885.611	

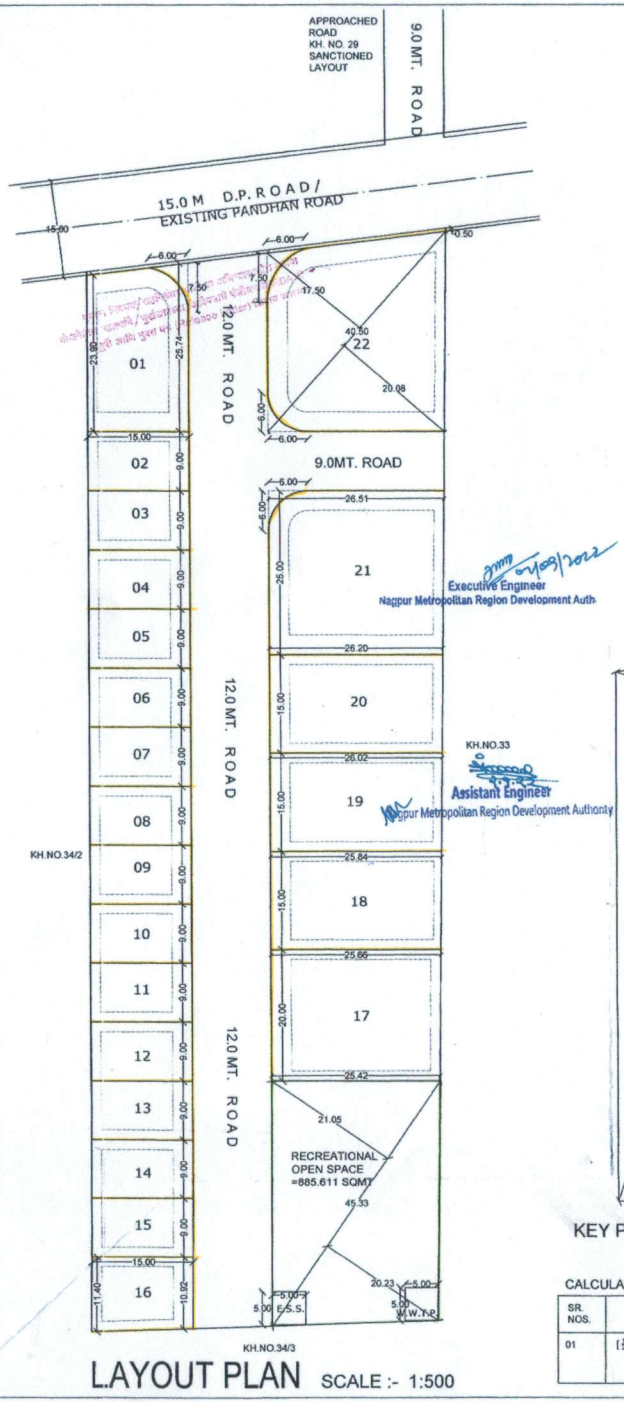
AREA UNDER ROAD WIDENING

SR. NOS.	SIZE IN METER	AREA IN (SQMT)
01	0.50 x 54.0	27.00

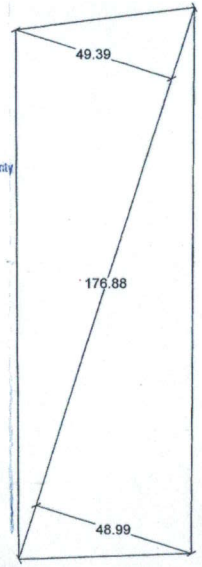
PROFORMA -I AREA STATEMENT

1.	AREA OF LAND OF KH. NO.34/1 (Minimumn area of a,b,c to be considered)	8700.00	SQ.M.	0.87 H
	a) AS PER OWNERSHIP DOCUMENT (7/12)	8700.00	SQ.M.	
	b) AS PER MEASUREMENT SHEET	8700.00	SQ.M.	
	C) AS PER SITE	8700.00	SQ.M.	
2.	DEDUCTION FOR			
	a) PROPOSED D.P./D.P. ROAD WIDENING AREA	27.00	SQ.M.	
	b) ANY D.P. RESERVATION AREA	00.00	SQ.M.	
	TOTAL (a+b)	27.00	SQ.M.	
3.	GROSS AREA (1-2)	8673.00	SQ.M.	100%
4.	RECREATIONAL OPEN SPACE			
	a) REQUIRED	867.30	SQ.M.	10%
	b) PROPOSED	885.611	SQ.M.	10.21%
5.	AMENITY SPACE			
	a) REQUIRED	00.00	SQ.M.	
	b) PROPOSED	00.00	SQ.M.	
6.	SERVICE ROAD AND HIGHWAY WIDENING	00.00	SQ.M.	
7.	INTERNAL ROAD AREA	2244.809	SQ.M.	25.88%
8.	AREA UNDER LAYOUT PLOTS	5492.58	SQ.M.	63.33%
9.	NET PLOT AREA FOR FSI CALCULATIONS (3-5b)	8673.00	SQ.M.	
10.	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS = 9/8	1.579	SQ.M.	
11.	SPACE FOR ESS & WWTP	50.0	SQ.M.	0.58%

MAXIMUM RECEIVING POTENTIAL ENTITLEMENT OF FSI ON PLOT NOS.17, 21, 22 AS PER UDCPR REGULATION NOS.3.9(iii)



LAYOUT PLAN SCALE :- 1:500



KEY PLAN OF LAND OF KH. NO.34/1

SCALE :- 1:1000

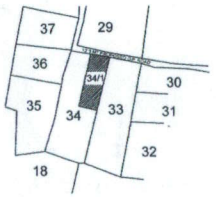
CALCULATION OF AREA OF LAND OF KH. NO.34/1

SR. NOS.	SIZE IN METER	AREA IN (SQMT)
01	[½(49.39 + 48.99)] x 176.88	8700.72
	SAY,	8700.00

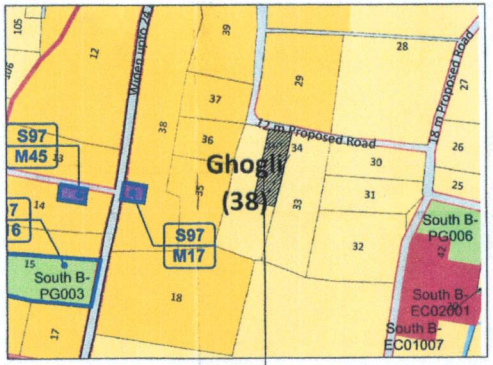
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY SANCTIONED SUBJECT TO TERMS AND CONDITION MENTIONED IN AGREEMENT DT. 02/09/2022 FOR THE LAYOUT SITE OF KH. NO. 34/1 MOUZA Ghogli TAHSIL Nagpur (R)

This Layout Plan tentatively/finally approved by Metropolitan Commissioner Dated 02.06.2022

This sanction is subject to conditions of N.A. order Dt. 23.06.2022 / A.T.P. order Dt.



LOCATION MAP (NTS)



D.P. PLAN SHOWING PROPOSED SITE SHEET NO.97

NOTE:-

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

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 document of ownership / T.P. Scheme Records / Land Records Department / City Survey records.

ARCHITECT'S/ENGINEER'S

N

OWNER'S SIGN

JOB. NO. - 16/RKN/21	
DRG. NO. - 01	
SCALE - 1:500	
DATE - JUNE21	
DRAWN BY :	
CHECKED BY :	

ARCHITECT'S/ENGINEER'S

ER. RAVINDRA NAGPURE
B.E. (Civil)
CONSULTING ENGINEER