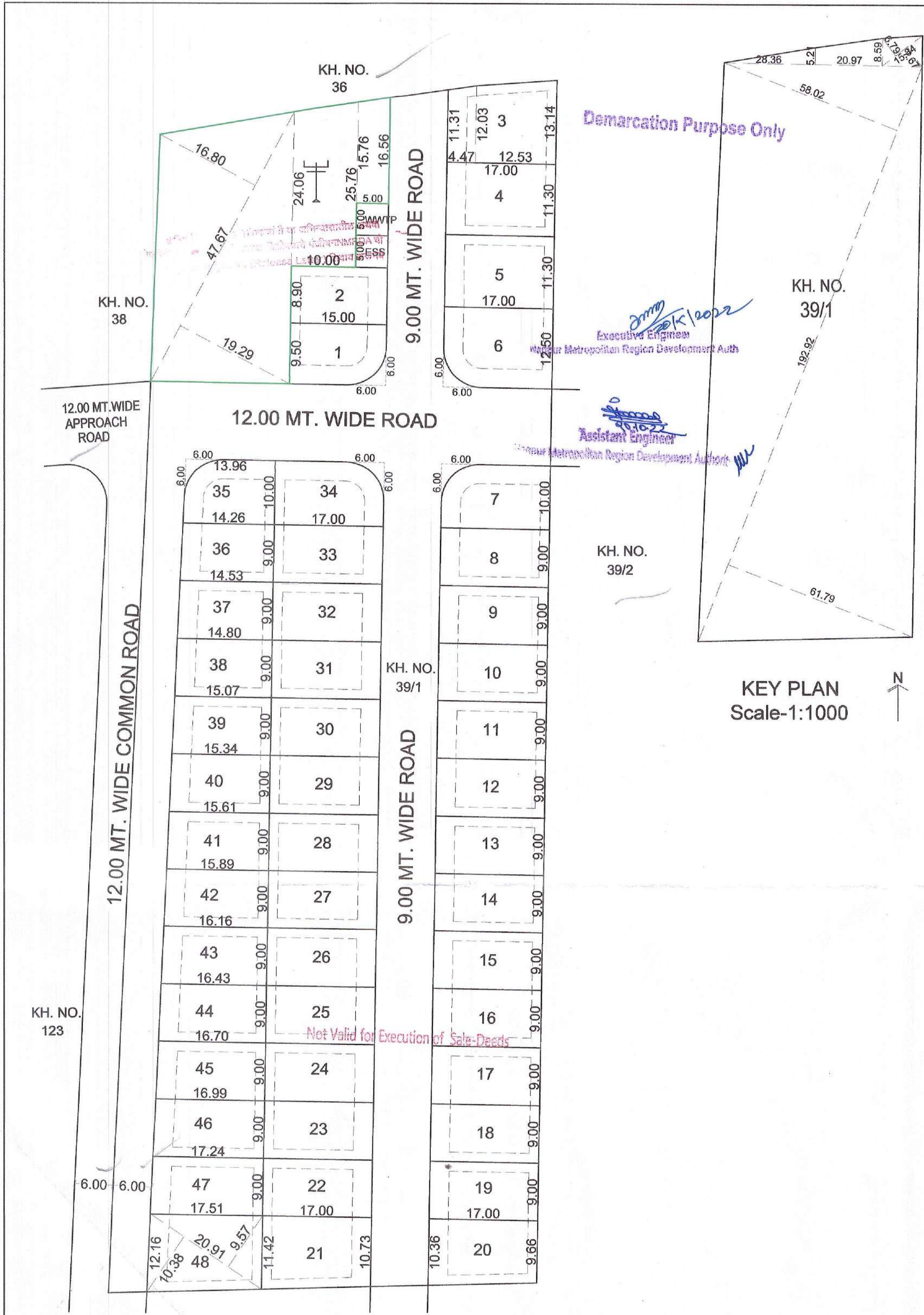




PROPOSED RESIDENTIAL LAYOUT PLAN FOR KHASRA NO. 39/1, P.H. NO. 42, MOUZA - SHANKARPUR, TAH. NAGPUR (RURAL), DIST. NAGPUR.			
BELONGING TO - M/S WAGHMARE DEVELOPERS THROUGH SHRI. PANKAJ CHANDRAKANT WAGHMARE			
PROFORMA-I			
Stamps of Approval of Plans:		Drawing Sheet No. X/Y	
A	AREA STATEMENTS		Percentage
1.	Area of land		
	(Minimum area of a,b,c to be considered)		
a)	As per ownership document (7/12, CTS extract)	12100.00	
b)	as per measurement sheet	11889.96	
c)	as per site	11889.96	
2.	Deduction for		
(a)	Proposed D.P/D.P Road widening Area		
(b)	Any D.P. Reservation area		
(c)	Natural water course area		
	(Total a+b)	11889.96	100.00%
3.	Gross Area of Plot (1-2)		
4.	Recreational Open space		
a)	Required-	1188.99	
b)	Proposed-	1190.11	10.00%
5.	Amenity Space		
a)	Required-	N.A.	
b)	Proposed-	N.A.	
6.	Service road and Highway widening		
7.	Internal Road area	3169.91	26.66%
8.	Area under layout plots	7479.94	62.92%
9.	Net area of plot for FSI Calculations =(3-5b)	11889.96	
10.	Permissible FSI factor for layout plots = (9/8)	1.5895	
11.	Area for inclusive housing		
(a)	required-	-	
(b)	Proposed	-	
12.	Area Under ESS + WWTP		
(a)	required-	50.00	
(b)	Proposed	50.00	0.42%

Certificate of Area:
Certified that the plot under reference was surveyed by me on 14th February 2018 and the dimensions of sites etc. Or plot stated on plan are as measured on site and the area so valued out tallies with the area stated in document of Ownership/ T.P Scheme Records/ Land Records Department / City Survey records.

M/s Ekveera Architects
Authorized Signatory
Arc. Parag S. Kotwal
Lic. No. NMRDA/CA/2001/28615/329
(Name of Architect/ Licensed Engineer/ Supervisor)

Architect/ Licensed Engineer/ Supervisor name and signature

Job no.	Drawing No.	Scale	Drawn by	Checked By	Registration/ Licence no. Of Archt./ Lic.
PR/03	1.1	1:500	KALYANI	PARAG	NITILS-2746

PLOT BOUNDARY SHOWN IN: _____

OPEN SPACE SHOWN IN: _____

NORTH:

DRAWING TITLE: LAYOUT PLAN

SCALE: 1:500 DATE: 09.06.2022 REV. NO.: _____

OWNER: _____ SIGNATURE: _____

M/S WAGHMARE DEVELOPERS THROUGH SHRI. PANKAJ CHANDRAKANT WAGHMARE
PLOT NO. 07, PARAJAT HEIGHTS, FLAT NO. 201, GANDHI NAGAR, HILL ROAD, NAGPUR-10

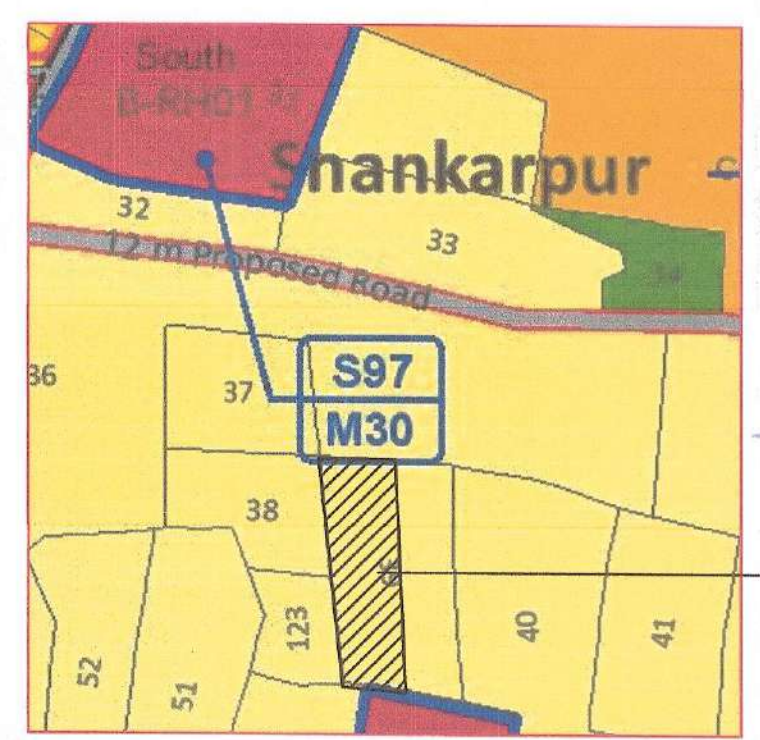
ARCHITECT: _____ SIGNATURE: _____

Ekveera Architects
215, Opp. Sangh Ground, Abhyankar Nagar, Nagpur - 10
email: parag.s.kotwal@gmail.com
(O): 0712 2240867, 0712 2240862

Authorized Signatory
Arc. Parag S. Kotwal
Lic. No. NMRDA/CA/2001/28615/329

PLOT NO	SIZE	AREA SQMT.	ROUNDIN G AREA OF ROAD(IF ANY SQMT)	REMAINI NG PLOT AREA SQMT. (c-d)	NO.	TOTAL PLOT AREA (c-d X f)	Built up area on pro-rata basic i.e. (g x pro-rata FSI factor)	Front Road Width mt.	Basos FSI	Permissibl e Built up area on Basis FSI (h x j) Sqmt.
A	B	C	D	E	F	G	H	I	J	K
1	9.50X15.00	142.50	7.72	134.78	1	134.78	214.25	12.00	1.1	235.67
2	8.90X15.00	133.50		133.50	1	133.50	212.21	9.00	1.1	233.43
3	1/2X(11.31+12.03)X4.47+ 1/2X(12.03+13.14)X12.53	209.85		209.85	1	209.85	333.58	9.00	1.1	366.93
4, 5	11.30X17.00	192.10		192.10	2	384.20	610.72	9.00	1.1	671.79
6	12.50X17.00	212.50	7.72	204.78	1	204.78	325.52	9.00	1.1	358.07
7	10.00X17.00	170.00	7.72	162.28	1	162.28	257.96	12.00	1.1	283.76
8 TO 19	9.00X17.00	153.00		153.00	12	1836.00	2918.49	12.00	1.1	3210.34
20	1/2X(9.66+10.36)X17.00	170.17		170.17	1	170.17	270.50	9.00	1.1	297.55
21	1/2X(10.73+11.42)X17.00	188.28		188.28	1	188.28	299.28	9.00	1.1	329.21
22 TO 33	9.00X17.00	153.00		153.00	12	1836.00	2918.49	9.00	1.1	3210.34
34	10.00X17.00	170.00	7.72	162.28	1	162.28	257.96	12.00	1.1	283.76
35	1/2X(13.96+14.26)X10.00	141.1	7.72	133.38	1	133.38	212.02	12.00	1.1	233.22
36	1/2X(14.26+14.53)X9.00	129.56		129.56	1	129.56	205.94	12.00	1.1	226.53
37	1/2X(14.53+14.80)X9.00	131.99		131.99	1	131.99	209.80	12.00	1.1	230.78
38	1/2X(14.80+15.07)X9.00	134.42		134.42	1	134.42	213.67	12.00	1.1	235.03
39	1/2X(15.07+15.34)X9.00	136.85		136.85	1	136.85	217.53	12.00	1.1	239.28
40	1/2X(15.34+15.61)X9.00	139.28		139.28	1	139.28	221.39	12.00	1.1	243.53
41	1/2X(15.61+15.89)X9.00	141.75		141.75	1	141.75	225.32	12.00	1.1	247.86
42	1/2X(15.89+16.16)X9.00	144.23		144.23	1	144.23	229.26	12.00	1.1	252.19
43	1/2X(16.16+16.43)X9.00	146.66		146.66	1	146.66	233.12	12.00	1.1	256.43
44	1/2X(16.43+16.70)X9.00	149.09		149.09	1	149.09	236.98	12.00	1.1	260.68
45	1/2X(16.70+16.99)X9.00	151.61		151.61	1	151.61	240.98	12.00	1.1	265.09
46	1/2X(16.99+17.24)X9.00	154.04		154.04	1	154.04	244.85	12.00	1.1	269.34
47	1/2X(17.24+17.51)X9.00	156.38		156.38	1	156.38	248.57	12.00	1.1	273.43
48	1/2X(10.38+9.57)X20.91	208.58		208.58	1	208.58	331.55	12.00	1.1	364.71
48		7479.94		11889.96						

AREA UNDER TOTAL LAND	
1/2X(61.79+58.02)X192.92+	11556.87
1/2X(6.79+7.67)X15.84+	114.52
1/2X(8.59+5.21)X20.97+	144.69
(1/2X28.36X5.21)	73.88
	11889.96
AREA UNDER OPEN SPACE	
1/2X(19.29+16.80)X47.67+	860.21
1/2X(24.06+25.76)X10.00+	249.10
1/2X(15.76+16.56)X5.00	80.80
	1190.11
AREA UNDER WWTP	
5.00X5.00	25.00
	25.00
AREA UNDER ESS	
5.00X5.00	25.00
	25.00



DP PLAN SHEET NO 97

PROPOSED LAND 39/1