SR.NO	PLOT NO	PLOT SIZE	AREA	TANGENT	NET AREA IN SQM.	NO	TOTAL AREA	USER
01	OPEN SPACE	43.55X21.15 1/2(43.55+45.30)X19.85	921.08 881.83 1802.91		1802.91	01	3390.23	
		1/2(18.25+32.90)X35.85 1/2(14.90+15.60)X47.75	916.86 728.18 1645.04	7.72	1637.32 −50.00 1587.32			
02	AMENITY SPACE	1/2(39.90+31.85)X19.20 1/2(31.85+20.05)X35.50 1/2(6.00+10.30)X21.15	688.80 921.22 172.37 1782.39		1782.39	01	1782.39	
03	ROAD WIDENING	1/2(7.35+7.45)X82.45 7.10X23.05 1/2(7.30+7.05)X38.30 1/2(5.10+5.15)X8.70	610.13 163.65 274.80 44.58 1093.16		1093.16	01	1093.16	
04	W.T.P. E.S.S.	5.00 X 5.00 5.00 X 5.00	25.00 25.00 50.00		50.00	01	50.00	
05	AREA UNDER AGRICULTURE ZONE						3187.50	

NA PURPOSE ONLY

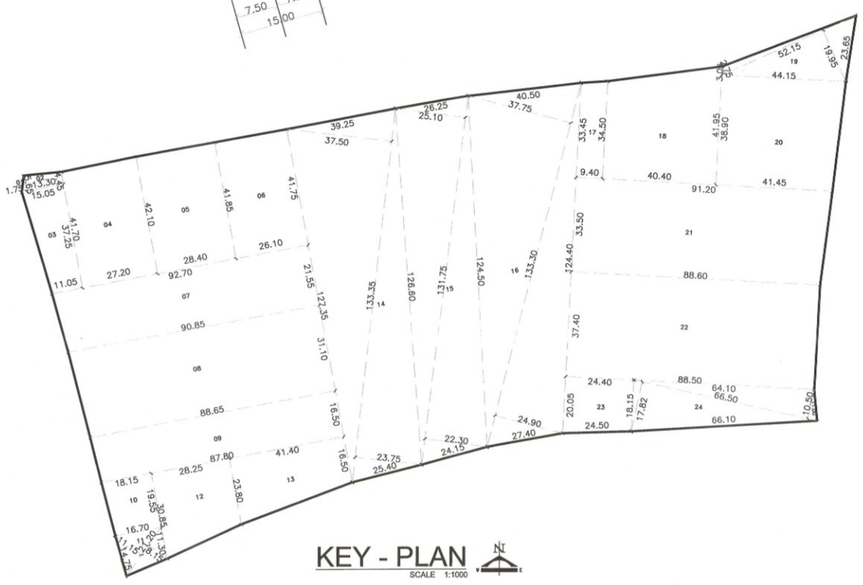
Not Valid for Execution of Sale-Deeds

दुरयम निबंधक/सहनिबंधकांनी या अभिन्यासातील अथवा योजनेतील गाळ्यांचे/दुकानांच्या विक्रीपत्रांचे नोंदणीसाठी NMRDA ची "ना हरकत" मंजुरी आणि पुढची पत्र (Release Letter) मिळणे आवश्यक

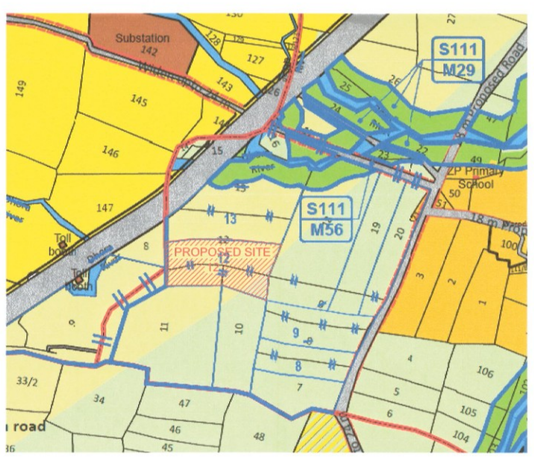


LAY OUT PLAN

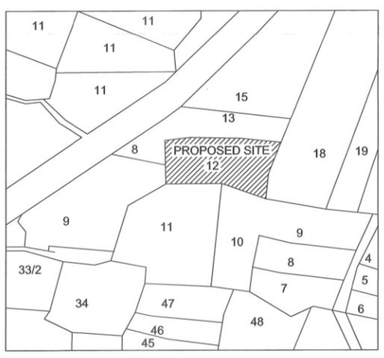
SCALE 1:500



D.P. SHEET NO. 111



SITE PLAN



MOUZA- WARODA.
P.H. NO. 41.
TAH.- NAGPUR(GRAMIN)
DIST- NAGPUR
SCALE 1:5000

SR.NO	'K' PRAT		SIZE	AREA
1	KEY PLAN AS 'K' PRAT	1.	1/2(1.75X5.65)	4.94
		2.	1/2(5.65+4.45)X13.30	67.16
		3.	1/2(15.05+11.05)X37.25	486.11
		4.	1/2(41.70+42.10)X27.20	1139.68
		5.	1/2(42.10+41.85)X28.40	1192.09
		6.	1/2(41.85+41.75)X26.10	1090.98
		7.	1/2(92.70+90.85)X21.55	1977.75
		8.	1/2(90.85+88.65)X31.10	2791.22
		9.	1/2(88.65+87.80)X16.50	1455.71
		10.	1/2(18.15+16.70)X19.55	340.65
		11.	1/2(11.15+8.15)X21.20	204.58
		12.	1/2(30.85+23.80)X28.25	771.93
		13.	1/2(23.80+16.50)X41.40	834.21
		14.	1/2(23.75+37.50)X133.35	4083.84
		15.	1/2(22.30+25.10)X131.75	3122.47
		16.	1/2(24.90+37.75)X133.30	4175.62
		17.	1/2(33.45+34.50)X9.40	319.36
		18.	1/2(34.50+41.95)X40.40	1544.29
		19.	1/2(2.75+19.95)X52.15	591.90
		20.	1/2(44.15+41.45)X38.95	1667.06
		21.	1/2(91.20+88.60)X33.50	3011.65
		22.	1/2(88.60+88.50)X37.40	3311.77
		23.	1/2(20.05+18.15)X24.40	466.04
		24.	1/2(17.82+10.50)X66.50	941.64
				35592.65

LAND BOUNDARY SHOWN THUS
OPEN SPACE SHOWN THUS
AMINITY SPACE SHOWN THUS
PLOTABLE AREA SHOWN THUS
MAIN APPROCH ROAD SHOWN THUS
E.W.S./ L.I.G. AFFORDABLE PLOTS SHOWN THUS

NOTE:−
WEST WATER TREATEMENT & RECYCLING PLANT, ELECTRIC SUBSTATION SHOULD BE PROVIDED IN AMINITY SPACE AS PER CLOUSE NO. 3.6 & 13.4.1 OF UDCPR.−2020

PROJECT

DEMARCATED RESIDENTIAL LAY OUT PLAN ON KH NO-12, P.H. NO.-41, MOUZA- WARODA, TAH.- NAGPUR(GRAMIN), DIST.-NAGPUR

OWNER :- M/S WAINGANGA INFRASTRUCTURE THROUGH PARTNER
MR. ABDUL SHAKIL GANI S/O ABDUL SALIM GANI.
SHRI.- SHRIHARI JIYALAL CHAUDHARI.
SHRI.- PRASHANT HARIBHAU KANOJE.

AREA STATEMENT

1. GROSS AREA OF LAND/ PLOT
(MINIMUM AREA OF A,B,C, TO BE CONSIDERED)
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT) = 37400.00 SQ.MT.
B) AS PER MEASURMENT SHEET = 35592.65 SQ.MT.
C) AS PER SITE = 35592.65 SQ.MT.

2. DEDUCTION FOR
A) PROPOSED D.P/ D.P. ROAD WINDING AREA/ SERVICE ROAD / HIGHWAY WIDENING − NIL
B) ANY D.P. RESERVATION AREA −NIL
TOTAL (A+B) −NIL

3. BALANCE AREA OF PLOT (1−2)	− 35592.65 SQ.M.
4. AMENITY SPACE (IF APPLICABLE)	
A) REQUIRED	− 1779.63 SQ.M.(5.00%)
B) ADJUSTMENT OF 2(B), IF ANY	− 1782.39 SQ.M.(5.00%)
C) BALANCE PROPOSED	− 1782.39 SQ.M.(5.00%)
5. NET PLOT AREA (3−4(C))	− 33810.26 SQ.M.(100.00%)
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
A) REQUIRED	− 3381.026 SQ.M.(10%)
B) PROPOSED	− 3390.23 SQ.M.(10.02%)
7. E.S.S. & W.T.P.	− 50.00 SQ.M.(0.15%)
8. AREA UNDER ROAD WIDENING	− 1093.16 SQ.M.(3.23%)
9. INTERNAL ROAD AREA	− 8678.14 SQ.M.(25.67%)
10. AREA UNDER LAYOUT PLOTS	− 20598.73 SQ.M.(60.93%)
11. PRO− RATA FACTOR FOR FSI CALCULATIN ON LAYOUT PLOTS=5/10) 33810.26/20598.73 = 1.64	

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

NOS	PLOT NO.	PLOT SIZE (M)	PLOT AREA (SQ.M.)	TANGENT ROUNDING AREA OF ROAD (IF ANY SQ.M.)	REMAINING PLOT AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)	BUILT UP AREA ON PRO-RATA BASIC (D*PRO-RATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT UP AREA ON BASIC FSI (E*G) SQ.M.
	A		B	C	D=(B-C)			E	F	G	H
1	1	1/2(25.35+25.15)X12.50	315.63	9.61	306.02	1	306.02	501.86	15.00	1.10	552.05
2	2	1/2(25.15+25.10)X3.80+ 1/2(25.10+25.15)X8.60	311.55		311.55	1	311.55	510.94	15.00	1.10	562.04
3	3	1/2(25.15+25.20)X13.15+ 1/2(25.20+25.30)X4.35	440.89		440.89	1	440.89	723.06	15.00	1.10	795.36
4	4	1/2(25.30+25.75)X17.50	446.69		446.69	1	446.69	732.57	15.00	1.10	805.82
5	5	1/2(17.50+18.70)X18.25+ 1/2(7.50+7.85)X14.15+ 1/2(3.65+3.95)X9.05	473.32		473.32	1	473.32	776.24	15.00	1.10	853.86
6	6	1/2(8.40+7.80)X8.85+ 1/2(7.80+7.15)X7.15	125.13		125.13	1	125.13	205.22	9.00	1.10	225.74
7	7 TO 14	7.40X16.00	118.40		118.40	8	947.20	194.18	9.00	1.10	213.59
8	15	9.75X16.00	156.00	7.72	148.28	1	148.28	243.18	12.00	1.10	267.50
9	16	1/2(25.50+25.85)X13.65	350.46	9.61	340.85	1	340.85	559.00	15.00	1.10	614.90
10	17	1/2(25.85+26.00)X5.85+ 1/2(26.00+26.05)X6.65	324.73		324.73	1	324.73	532.55	15.00	1.10	585.81
11	18	1/2(26.05+26.15)X12.50	326.25		326.25	1	326.25	535.05	15.00	1.10	588.56
12	19	1/2(8.80+12.40)X29.55	313.23		313.23	1	313.23	513.70	15.00	1.10	565.07
13	20	1/2(9.20+7.45)X10.75+ 1/2(7.45+7.00)X5.25	127.43		127.43	1	127.43	208.98	9.00	1.10	229.87
14	21 TO 24	7.50X16.00	120.00		120.00	4	480.00	196.80	9.00	1.10	216.48
15	25	9.45X16.00	151.20	7.72	143.48	1	143.48	235.31	12.00	1.10	258.84
16	26	12.40X15.00	186.00	7.72	178.28	1	178.28	292.38	12.00	1.10	321.62
17	27 TO 29	7.75X15.00	116.25		116.25	3	348.75	190.65	9.00	1.10	209.72
18	30	1/2(9.95+8.55)X15.00	138.75		138.75	1	138.75	227.55	9.00	1.10	250.31
19	31	1/2(8.55+7.40)X12.60+ 1/2(7.40+7.45)X3.40	125.73		125.73	1	125.73	206.20	9.00	1.10	226.82
20	32 TO 34	7.75X16.00	124.00		124.00	3	372.00	203.36	9.00	1.10	223.70
21	35 , 36	12.40X16.00	198.40	7.72	190.68	2	381.36	312.72	12.00	1.10	343.99
22	37 TO 39	7.75X16.00	124.00		124.00	3	372.00	203.36	9.00	1.10	223.70
23	40	1/2(7.65+7.95)X13.00+ 1/2(7.95+7.90)X3.00	125.18		125.18	1	125.18	205.29	9.00	1.10	225.82
24	41	10.70X15.00	160.50	7.72	152.78	1	152.78	250.56	12.00	1.10	275.62
25	42 TO 48	7.80X15.00	117.00		117.00	7	819.00	191.88	9.00	1.10	211.07
26	49	1/2(9.90+8.65)X15.00	139.13		139.13	1	139.13	228.17	9.00	1.10	250.98
27	50	1/2(8.65+7.20)X16.00	126.80		126.80	1	126.80	207.95	9.00	1.10	228.75
28	51 TO 57	7.80X16.00	124.80		124.80	7	873.60	204.67	9.00	1.10	225.14
29	58	10.70X16.00	171.20	7.72	163.48	1	163.48	268.11	12.00	1.10	294.92
30	59	9.70X16.00	155.20	7.72	147.48	1	147.48	241.87	12.00	1.10	266.05
31	60 TO 65	8.70X16.00	139.20		139.20	6	835.20	228.29	9.00	1.10	251.12
32	66	1/2(9.80+8.50)X16.00	146.40		146.40	1	146.40	240.10	9.00	1.10	264.11
33	67	1/2(8.50+7.20)X16.00	125.60		125.60	1	125.60	205.98	9.00	1.10	226.58
34	68 TO 73	8.70X16.00	139.20		139.20	6	835.20	228.29	9.00	1.10	251.12
35	74	9.70X16.00	155.20	7.72	147.48	1	147.48	241.87	12.00	1.10	266.05
36	75	9.75X16.00	156.00	7.72	148.28	1	148.28	243.18	12.00	1.10	267.50
37	76 TO 81	8.00X16.00	128.00		128.00	6	768.00	209.92	9.00	1.10	230.91
38	82	1/2(10.60+9.05)X16.00	157.20		157.20	1	157.20	257.81	9.00	1.10	283.59
39	83	1/2(9.05+8.45)X6.40+ 1/2(8.45+7.00)X9.60	130.16		130.16	1	130.16	213.46	9.00	1.10	234.81
40	84 TO 89	8.00X16.00	128.00		128.00	6	768.00	209.92	9.00	1.10	230.91
41	90	9.75X16.00	156.00	7.72	148.28	1	148.28	243.18	12.00	1.10	267.50
42	91	10.65X15.00	159.75	7.72	152.03	1	152.03	249.33	12.00	1.10	274.26
43	92 TO 97	6.80X15.00	102.00		102.00	6	612.00	167.28	9.00	1.10	184.01
44	98	1/2(11.95+9.65)X15.00	162.00		162.00	1	162.00	265.68	9.00	1.10	292.25
45	99	1/2(9.65+8.70)X6.45+ 1/2(8.70+6.90)X8.55	125.87		125.87	1	125.87	206.42	9.00	1.10	227.07
46	100 TO 105	6.80X15.00	102.00		102.00	6	612.00	167.28	9.00	1.10	184.01
47	106	10.65X15.00	159.75	7.72	152.03	1	152.03	249.33	12.00	1.10	274.26
48	107	9.70X15.70	152.29	7.72	144.57	1	144.57	237.09	12.00	1.10	260.80
49	108 TO 112	7.20X15.70	113.04		113.04	5	565.20	185.39	9.00	1.10	203.92
50	113	1/2(11.35+9.15)X15.70	160.93		160.93	1	160.93	263.92	9.00	1.10	290.31
51	114	1/2(9.15+7.00)X15.70	126.78		126.78	1	126.78	207.92	9.00	1.10	228.71
52	115 TO 119	7.20X15.70	113.04		113.04	5	565.20	185.39	9.00	1.10	203.92
53	120	9.70X15.70	152.29	7.72	144.57	1	144.57	237.09	12.00	1.10	260.80
54	121	10.80X13.70	147.96	7.72	140.24	1	140.24	229.99	12.00	1.10	252.99
55	122 TO 126	8.00X13.70	109.60		109.60	5	548.00	179.74	9.00	1.10	197.72
56	127	1/2(8.00+10.90)X13.70	129.47		129.47	1	129.47	212.32	9.00	1.10	233.55
57	128	1/2(13.60+10.40)X15.00	180.00		180.00	1	180.00	295.20	9.00	1.10	324.72
58	129 TO 133	6.50X15.00	97.50		97.50	5	487.50	159.90	9.00	1.10	175.89
59	134 , 135	10.80X15.00	162.00	7.72	154.28	2	308.56	253.02	12.00	1.10	278.32
60	136 TO 140	6.50X15.00	97.50		97.50	5	487.50	159.90	9.00	1.10	175.89
61	141	1/2(7.00+10.40)X15.00	130.50		130.50	1	130.50	214.02	9.00	1.10	235.42
62	142	1/2(9.80+7.70)X8.55+ 1/2(7.70+7.00)X7.45	129.57		129.57	1	129.57	212.49	9.00	1.10	233.74
63	143 TO 146	7.00X16.00	112.00		112.00	4	448.00	183.68	9.00	1.10	202.05
64	147	10.30X16.00	164.80	7.72	157.08	1	157.08	257.61	12.00	1.10	283.37

TOTAL AREA OF 147 NOs OF PLOTS = 20598.73 SQM.

OWNER SING :-

M/S WAINGANGA INFRASTRUCTURE THROUGH PARTNER

MR. ABDUL SHAKIL GANI S/O ABDUL SALIM GANI.

SHRI.- SHRIHARI JIYALAL CHAUDHARI.

SHRI.- PRASHANT HARIBHAU KANOJE.

ARCHITECT SIGN:-

ASPECT DESIGN
B. P. GOHAR
Consulting Architect & Engineer
N.M.R.D.A. LS.No.341, N.I.T. LS.No.886,
N.M.C. LS No.390, A.D.T.P. LS.No.1581/2017
308, Imperial Plaza, Anand Talkies Sq.,
Sitabuldi, Nagpur-12. (M) 9665543417