TENTATIVE LAYOUT PLAN

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO- 189/5, P. H. NO.- 42, MOUZA - JAMTHA, TAL.- NAGPUR (GRAMIN), DIST. - NAGPUR.

BELONGING TO :- M/s. SANDESH INFRASTRUCTURE PVT.LTD.
THROUGH DIRECTOR
SHRI. RAMDEO PRALHADRAO AGRAWAL.



LAYOUT PLAN

SCALE - 1:500

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PROFORMA - I AREA STATEMENT				
1	AREA OF LAND OF KH.NO. 189/5 (Minimum area of a,b,c, to be considered)	21400.00	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	21400.00	SQ.M.	(2.14 H)
	b) AS PER MEASURMENT SHEET	21400.00	SQ.M.	
	c) AS PER SITE	21400.00	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a) PROPOSED 18.00 M. WIDE ROAD WIDENING AREA	282.43	SQ.M.	
	b) ANY D.P. RESERVATION AREA	0.00	SQ.M.	
	c) NATURAL WATER COURSE AREA	0.00	SQ.M.	
	TOTAL (a+b+c)	282.43	SQ.M.	
3	BALANCE AREA OF PLOT (1 - 2)	21117.57	SQ.M.	
4	AMENITY SPACE			
	a) REQUIRED UP TO 2.00 H. = NIL; 2.00 H. & ABOVE = (5.00 % OF 21400.00 SQ.M.)	1070.00	SQ.M.	
	b) PROPOSED	NIL	SQ.M.	
	c) PROPOSED	1412.00	SQ.M.	
5	NET PLOT AREA (3-4C)	19705.57	SQ.M.	100%
6	RECREATIONAL OPEN SPACE			
	a) REQUIRED (10.00 % OF 5)	1970.56	SQ.M.	10.00%
	b) PROPOSED	1970.96	SQ.M.	10.00%
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 75.00)	100.00	SQ.M.	0.51%
8	INTERNAL ROAD AREA	6480.29	SQ.M.	32.89%
9	SERVICE ROAD HIGH-WAY WIDENING	0.00	SQ.M.	
10	PLOTABLE AREA	11154.32	SQ.M.	56.60%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.7666	SQ.M.	

CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 14 / 03 / 2021 and the dimensions of sides etc. of plots 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.

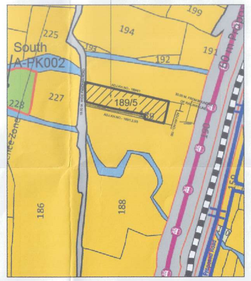
UMESH M. LAMGE
B.Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg.No. CA/98/18907
NMC Lic No.:- R-90
NIT Lic No.:- 869
ARCHITECT'S SIGN.

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT												
Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	Built up area on Prorata basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI	Permissible builtup area on Basic FSI (Sq.m.)	Total Built up area on Prorata basis (Sq. M.)
	A	B	C	D	E=(C-D)	F=(E*1.7666)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(8.10 + 9.15) X 22.85 + 1/2(20.45 + 21.80) X 4.90	300.59	11.77	288.82	510.23	1	288.82	18.00	1.10	561.25	510.23
2	2	1/2(21.80 + 25.05) X 12.00	281.10		281.10	496.59	1	281.10	18.00	1.10	546.25	496.59
3	3	1/2(25.05 + 28.35) X 12.00	320.40		320.40	566.02	1	320.40	18.00	1.10	622.62	566.02
4	4	1/2(11.75 + 10.55) X 34.20	381.33		381.33	673.66	1	381.33	18.00	1.10	741.02	673.66
5	5, 17, 18, 31, 32	8.50 X 15.00	127.50		127.50	225.24	5	637.50	9.00	1.10	247.77	1126.21
6	6 TO 9	7.00 X 15.00	105.00		105.00	185.49	4	420.00	9.00	1.10	204.04	741.97
7	10	10.25 X 15.00	153.75	7.72	146.03	257.98	1	146.03	12.00	1.10	283.77	257.98
8	11, 24	9.00 X 15.00	135.00	7.72	127.28	224.85	2	254.56	12.00	1.10	247.34	449.71
9	12 TO 16 19 TO 23 26 TO 30 33 TO 37	6.85 X 15.00	102.75		102.75	181.52	20	2055.00	9.00	1.10	199.67	3630.36
10	25, 39	1/2(9.00 + 9.10) X 15.00	135.75	7.72	128.03	226.18	2	256.06	12.00	1.10	248.80	452.36
11	38	1/2(9.10 + 9.25) X 15.00	137.62	7.72	129.90	229.48	1	129.90	12.00	1.10	252.43	229.48
12	40 TO 44 47 TO 51	6.90 X 15.00	103.50		103.50	182.84	10	1035.00	9.00	1.10	201.13	1828.43
13	45	1/2(8.55 + 8.50) X 15.00	127.87		127.87	225.90	1	127.87	9.00	1.10	248.48	225.90
14	46	1/2(8.50 + 8.45) X 15.00	127.12		127.12	224.57	1	127.12	9.00	1.10	247.03	224.57
15	52	1/2(9.10 + 9.20) X 15.00	137.25	7.72	129.53	228.83	1	129.53	12.00	1.10	251.71	228.83
16	53, 66, 67, 80	8.75 X 16.00	140.00	7.72	132.28	233.69	4	529.12	12.00	1.10	257.05	934.74
17	54 TO 58	7.00 X 16.00	112.00		112.00	197.86	5	560.00	9.00	1.10	217.65	989.30
18	59	1/2(8.15 + 8.20) X 16.00	130.80		130.80	231.07	1	130.80	9.00	1.10	254.18	231.07
19	60	1/2(8.10 + 8.05) X 14.40 + 1.60 X 8.05	129.16		129.16	228.17	1	129.16	9.00	1.10	250.99	228.17
20	61 TO 65 68 TO 72 75 TO 79	7.00 X 16.00	112.00		112.00	197.86	15	1680.00	9.00	1.10	217.65	2967.89
21	73	8.05 X 16.00	128.80		128.80	227.54	1	128.80	9.00	1.10	250.29	227.54
22	74	8.00 X 16.00	128.00		128.00	226.12	1	128.00	9.00	1.10	248.74	226.12
23	81	9.00 X 17.25	155.25		155.25	274.26	1	155.25	12.00	1.10	301.69	274.26
24	82 TO 89	7.00 X 17.25	120.75		120.75	213.32	8	966.00	12.00	1.10	234.65	1706.54
25	90	9.10 X 17.25	156.97		156.97	277.30	1	156.97	12.00	1.10	305.03	277.30
		TOTAL					90	11154.32				19705.22

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE - 1	1/2(52.15 + 52.00) X 25.65 + 5.00 X 47.00	1570.72	7.72	1563.00	1970.96
OPEN SPACE - 2	1/2(21.30 + 26.00) X 17.25	407.96		407.96	
AMENITY SPACE	1/2(52.70 + 51.80) X 24.20 + 1/2(51.75 + 51.80) X 2.85	1412.00		1412.00	1412.00
SPACE FOR ELECTRIC SUB-STATION	5.00 X 5.00	25.00		25.00	100.00
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	5.00 X 15.00	75.00		75.00	
PROPOSED 18.00 M. WIDE ROAD WIDENING AREA	1/2(4.25 + 4.70) X 23.20 + 1/2(4.80 + 3.30) X 44.10	282.43		282.43	282.43

NOTE: -
- x AREA UNDER LAYOUT SHOWN THUS
- x AREA UNDER OPEN SPACE SHOWN THUS
- x AREA UNDER AMENITY SPACE SHOWN THUS
- x RESIDENTIAL PLOTS SHOWN THUS
- x APPROACH ROAD SHOWN THUS

PROPOSED SITE OF KH.NO.189/5



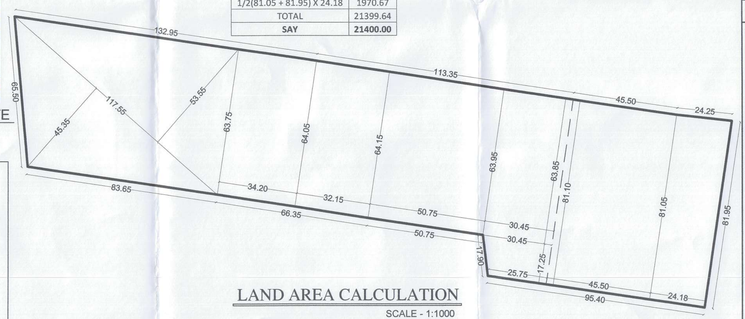
D.P. PLAN SHOWING PROPOSED SITE

SHEET NO. 110

SCALE - NTS

NOTE: -
1) AS PER SANCTIONED D.P. DATED 05/01/2018, THE USER OF LAND IS RESIDENTIAL.
2) AS PER GOVT. NOTIFICATION DATE - 02/11/2018 , SCHEDULED - C, 1.1(i) NAGPUR METRO RAIL CORRIDOR (NMRC) :- IT IS AREA FALLING WITHIN 500 M. DISTANCE ON EITHER SIDE OF NAGPUR METRO RAIL MEASURED. FROM IT IS CENTRE LINE AND ALSO INCLUDES THE AREA FALLING WITHIN 500M DISTANCE FROM LONGITUDINAL END OF THE LAST METRO RAILWAY STATION. THIS IS REGULATION IS ALSO APPLICABLE OR ALL THE PLANNING AUTHORITIES FROM THE WHERE THE METRO RAILWAY PASSING THROUGH. KH. NO. - 189/5, MOUZA - JAMTHA, FALLING WITHIN TRANSIT ORIENTED DEVELOPMENT CORRIDOR (TOD) DISTANCE AND HENCE, AS PER CLOUSE NO. 38.9.2, DCPR- 2018, PROVISION OF INCLUSIVE HOUSING SHALL NOT BE APPLICABLE IN NMRC.

LAND AREA CALCULATION	
1/2(45.35 + 53.55) X 117.55	5812.85
1/2(63.75 + 64.05) X 34.20	2185.38
1/2(64.05 + 64.15) X 32.15	2060.82
1/2(64.15 + 63.95) X 50.75	3250.54
1/2(63.95 + 63.85) X 30.45	1945.76
1/2(30.45 + 25.75) X 17.25	484.73
1/2(81.10 + 81.05) X 45.50	3688.91
1/2(81.05 + 81.95) X 24.18	1970.67
TOTAL	21399.64
SAY	21400.00



LAND AREA CALCULATION

SCALE - 1:1000

OWNER'S SIGN :

M/s. SANDESH INFRASTRUCTURE PVT.LTD.
THROUGH DIRECTOR

SHRI. RAMDEO PRALHADRAO AGRAWAL

ARCHITECT'S SIGN :

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AJNI SQ., WARDHA ROAD, NAGPUR