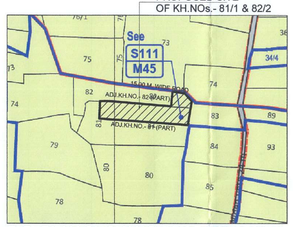
Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE	1/2(40.55 + 40.40) X 5.00 + 1/2(45.70 + 45.85) X 2.05 + 1/2(34.20 + 32.05) X 66.55 + 1/2(31.20 + 30.85) X 9.00	2779.88	7.72	2772.16	2772.16
AMENITY SPACE	1/2(32.20 + 39.65) X 75.65 + 1/2(49.90 + 49.60) X 30.10	4215.19	WWTP 60.00	4155.19	4155.19
SPACE FOR ELECTRIC SUB-STATION	1/2(4.75 + 5.25) X 5.00	25.00		25.00	85.00
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	6.00 X 10.00	60.00		60.00	
PROPOSED 15.00 M. WIDE ROAD WIDENING AREA	1/2(3.85 + 3.85) X 109.55	421.76		421.76	421.76

PROPOSED SITE OF KH.NOs.- 81/1 & 82/2



D.P. PLAN SHOWING PROPOSED SITE

SHEET NO. 111 & 112

SCALE - NTS

Demarcation Purpose Only

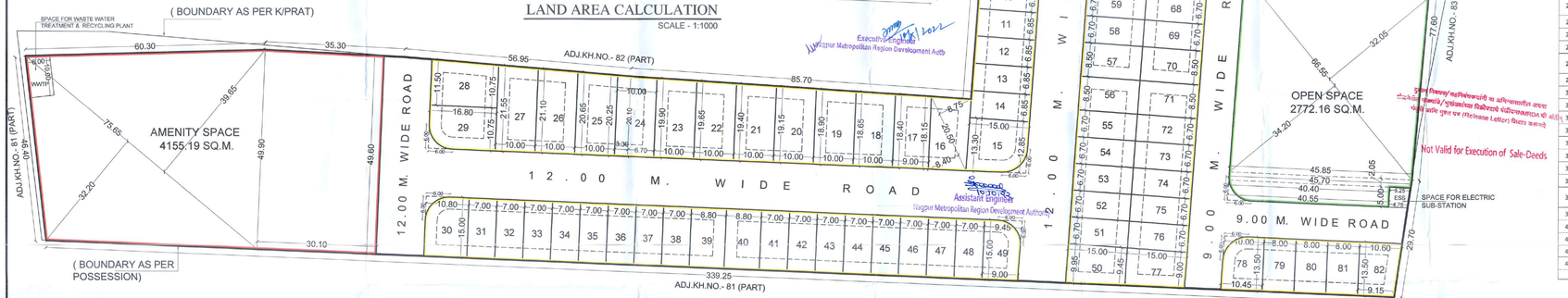


LAND AREA CALCULATION	
1/2(32.50 + 43.00) X 120.90	4563.98
1/2(113.25 + 111.85) X 77.55	8728.25
1/2(111.85 + 109.65) X 29.55	3272.66
1/2(44.95 + 47.10) X 85.70	3944.34
1/2(47.10 + 49.60) X 56.95	2753.53
1/2(49.60 + 49.90) X 35.30	1756.18
1/2(40.25 + 31.75) X 74.42	2679.12
TOTAL	27698.06



LAND AREA CALCULATION

SCALE - 1:1000



Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

Not Valid for Execution of Sale-Deeds

LAYOUT PLAN

SCALE - 1:500

N

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.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI	
	A	B	C	D	E=(C-D)	F	G=E*F	H	I	
1	1	1/2(14.65 + 15.45) X 15.00	225.75	9.61	216.14	1	216.14	15.00	1.00	
2	2 TO 7 10 TO 14	6.85 X 15.00	102.75		102.75	11	1130.25	12.00	1.00	
3	8, 9	9.00 X 15.00	135.00		135.00	2	270.00	12.00	1.00	
4	15	1/2(12.85 + 13.30) X 15.00	196.12	7.72	188.40	1	188.40	12.00	1.00	
5	16	1/2(8.75 + 8.40) X 20.50	175.78		175.78	1	175.78	12.00	1.00	
6	17	1/2(18.15 + 18.40) X 9.00	164.47		164.47	1	164.47	12.00	1.00	
7	18	1/2(18.40 + 18.65) X 10.00	185.25		185.25	1	185.25	12.00	1.00	
8	19	1/2(18.65 + 18.90) X 10.00	187.75		187.75	1	187.75	12.00	1.00	
9	20	1/2(18.90 + 19.15) X 10.00	190.25		190.25	1	190.25	12.00	1.00	
10	21	1/2(19.15 + 19.40) X 10.00	192.75		192.75	1	192.75	12.00	1.00	
11	22	1/2(19.40 + 19.65) X 10.00	195.25		195.25	1	195.25	12.00	1.00	
12	23	1/2(19.65 + 19.90) X 10.00	197.75		197.75	1	197.75	12.00	1.00	
13	24	1/2(19.90 + 20.10) X 6.70 + 1/2(20.10 + 20.25) X 3.30	200.57		200.57	1	200.57	12.00	1.00	
14	25	1/2(20.25 + 20.65) X 10.00	204.50		204.50	1	204.50	12.00	1.00	
15	26	1/2(20.65 + 21.10) X 10.00	208.75		208.75	1	208.75	12.00	1.00	
16	27	1/2(21.10 + 21.55) X 10.00	213.25		213.25	1	213.25	12.00	1.00	
17	28	1/2(10.75 + 11.50) X 16.80	186.90		186.90	1	186.90	12.00	1.00	
18	29	10.75 X 16.80	180.60	7.72	172.88	1	172.88	12.00	1.00	
19	30	10.80 X 15.00	162.00	7.72	154.28	1	154.28	12.00	1.00	
20	31 TO 38 41 TO 48	7.00 X 15.00	105.00		105.00	16	1680.00	12.00	1.00	
21	39, 40	8.80 X 15.00	132.00		132.00	2	264.00	12.00	1.00	
22	49	1/2(9.00 + 9.45) X 15.00	138.37	7.72	130.65	1	130.65	12.00	1.00	
23	50	1/2(9.95 + 9.45) X 15.00	145.50		145.50	1	145.50	12.00	1.00	
24	51 TO 55 58 TO 62	6.70 X 15.00	100.50		100.50	10	1005.00	12.00	1.00	
25	56, 57	8.50 X 15.00	127.50		127.50	2	255.00	12.00	1.00	
26	63	1/2(9.80 + 10.65) X 15.00	153.37	7.72	145.65	1	145.65	12.00	1.00	
27	64	1/2(9.00 + 9.80) X 15.00	141.00	7.72	133.28	1	133.28	9.00	1.00	
28	65 TO 69 72 TO 76	6.70 X 15.00	100.50		100.50	10	1005.00	9.00	1.00	
29	70, 71	8.50 X 15.00	127.50		127.50	2	255.00	9.00	1.00	
30	77	1/2(9.00 + 9.45) X 15.00	138.37		138.37	1	138.37	9.00	1.00	
31	78	1/2(10.00 + 10.45) X 13.50	138.03	7.72	130.31	1	130.31	9.00	1.00	
32	79, 80, 81	8.00 X 13.50	108.00		108.00	3	324.00	9.00	1.00	
33	82	1/2(9.15 + 10.60) X 13.50	133.31		133.31	1	133.31	9.00	1.00	
34	83	1/2(15.50 + 16.00) X 9.00	141.75		141.75	1	141.75	9.00	1.00	
35	84	1/2(10.75 + 10.05) X 13.00	135.20	7.72	127.48	1	127.48	9.00	1.00	
36	85 TO 88	6.70 X 13.00	87.10		87.10	4	348.40	9.00	1.00	
37	89	1/2(9.50 + 10.00) X 13.00	126.75		126.75	1	126.75	9.00	1.00	
38	90	1/2(15.60 + 15.55) X 0.90 + 1/2(15.55 + 13.00) X 14.10	215.28		215.28	1	215.28	15.00	1.00	
39	91 TO 98	7.60 X 15.00	114.00		114.00	8	912.00	9.00	1.00	
40	99	1/2(10.00 + 10.80) X 15.00	156.00	7.72	148.28	1	148.28	12.00	1.00	
41	100	1/2(11.60 + 12.60) X 18.15	219.61	9.61	210.00	1	210.00	15.00	1.00	
42	101 TO 105	11.65 X 18.15	211.44		211.44	5	1057.20	15.00	1.00	
43	106	1/2(11.50 + 14.80) X 18.15	238.67	12.071	226.60	1	226.60	15.00	1.00	
		TOTAL				106	13893.98			

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 RESIDENTIAL LAYOUT PLAN ON KH. NO.- 81/1 & 82/2 , P.H. NO. - 40 A, MOUZA - PEWTHA, TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR.

BELONGING TO :- SANDESH INFRASTRUCTURE PVT.LTD.
THROUGH DIRECTOR
SHRI. DILIP PRALHADRAO AGRAWAL

PROFORMA - I AREA STATEMENT				
1	AREA OF LAND OF KH.NO. 81/1 & 82/2 (Minimum area of a,b,c, to be considered)	27698.06	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT) (81/1 - 1.56 + 82/2 = 1.21)	27700.00	SQ.M.	(2.77 H)
	b) AS PER MEASURMENT SHEET	27698.06	SQ.M.	
	c) AS PER SITE	27698.06	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a) PROPOSED D. P./D. P. ROAD AREA	0.00	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]	0.00	SQ.M.	
3	BALANCE AREA OF PLOT (1 - 2)	27698.06	SQ.M.	100%
4	AMENITY SPACE			
	a) REQUIRED - U/s 20 (IV) CONDITION	4154.71	SQ.M.	15.00%
	b) PROPOSED	4155.19	SQ.M.	15.00%
5	NET PLOT AREA (3-4b)	23542.87	SQ.M.	
6	RECREATIONAL OPEN SPACE			
	a) REQUIRED (10.00 % OF 27698.06 SQ.M.)	2769.81	SQ.M.	10.00%
	b) PROPOSED	2772.16	SQ.M.	10.01%
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 60.00)	85.00	SQ.M.	0.31%
8	INTERNAL ROAD AREA	6369.97	SQ.M.	23.00%
9	PROPOSED 15.00 M. WIDE ROAD WIDENING AREA	421.76	SQ.M.	1.52%
10	PLOTABLE AREA	13893.98	SQ.M.	50.16%

CERTIFICATE OF AREA:

Certified that tha plot under reference was surveyed by me on 21 / 07 / 2022 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.)
ARCHITECT'S SIGN.

OWNER'S SIGN :

SANDESH INFRASTRUCTURE PVT.LTD.
THROUGH DIRECTOR

SHRI. DILIP PRALHADRAO AGRAWAL

ARCHITECT'S SIGN :

UMESH M. LAMGE
B.Arch. (Hons.)
NIT Lic No.: 865

ARCHITECTS & INTERIOR DESIGNERS
Reg.No. CA/95/16957
MMC Lic.No.: 9-00
NIT Lic No.: 865

ARCHITECT:-

AR. UMESH LAMGE
B.ARCH.(HONS.)
ARCHITECT & INTERIOR DESIGNER
402 , DAYA CHAMBER
AJANI SQ. WARDHA ROAD, NAGPUR