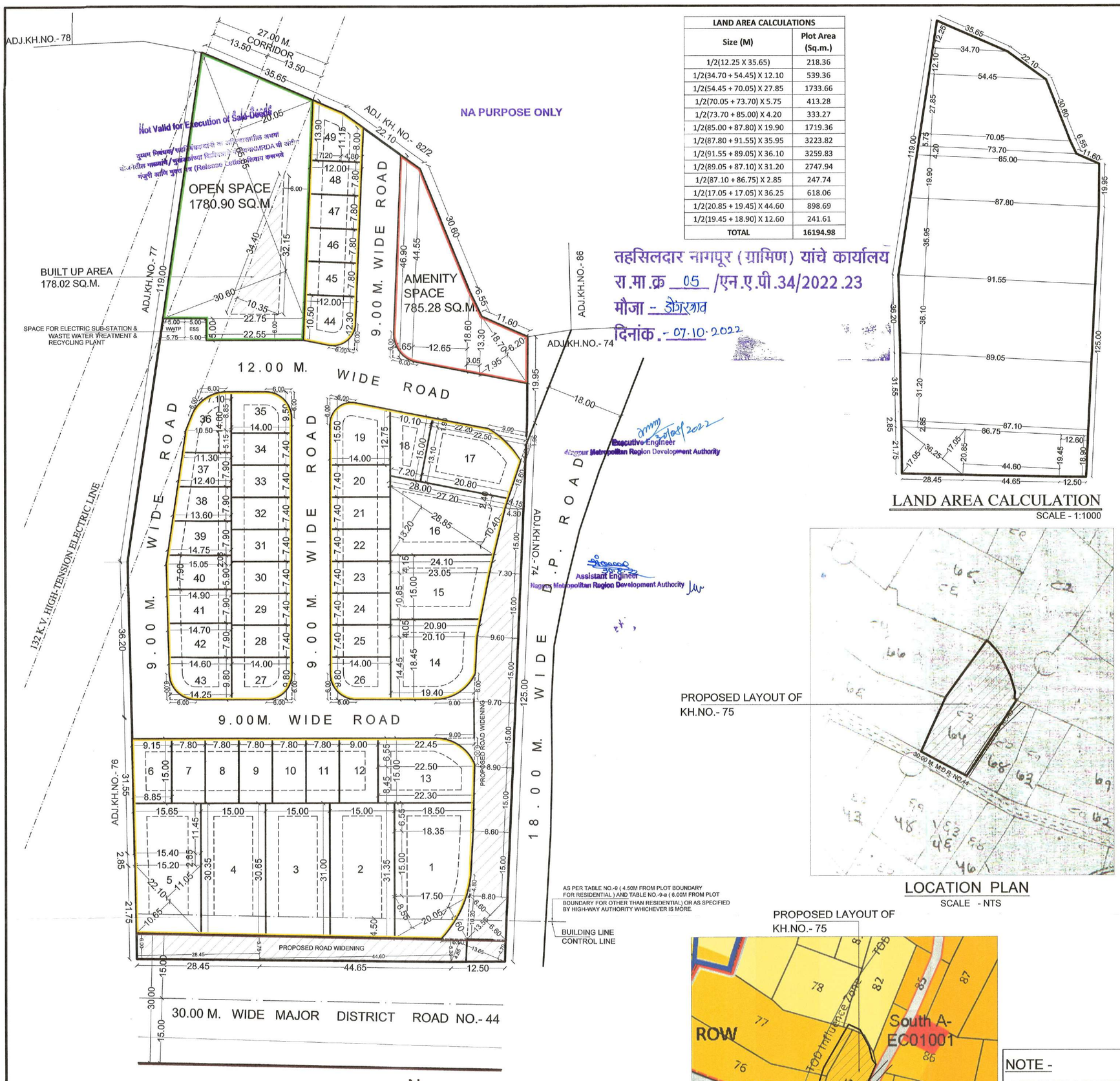
# FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH.NO. - 75, P.H. NO. - 73, MOUZA - DONGARGAON, TAH. - NAGPUR , DIST. - NAGPUR

BELONGING TO :- TEAM SAGTA THROUGH PROPRIETOR
SHRI.- RITESH KAILASHPRASAD SAXENA.

STAMPS OF APPROVAL



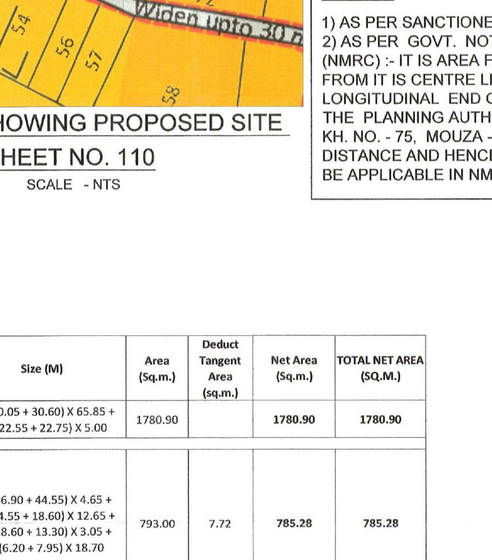

LAND AREA CALCULATION
SCALE - 1:1000

| LAND AREA CALCULATIONS | |
|---|---|
| Size (M) | Plot Area (Sq.m.) |
| 1/2(12.25 X 35.65) | 218.36 |
| 1/2(34.70 + 54.45) X 12.10 | 539.36 |
| 1/2(54.45 + 70.05) X 27.85 | 1733.66 |
| 1/2(70.05 + 73.70) X 5.75 | 413.28 |
| 1/2(73.70 + 85.00) X 4.20 | 333.27 |
| 1/2(85.00 + 87.80) X 19.90 | 1719.36 |
| 1/2(87.80 + 91.55) X 35.95 | 3223.82 |
| 1/2(91.55 + 89.05) X 36.10 | 3259.83 |
| 1/2(89.05 + 87.10) X 31.20 | 2747.94 |
| 1/2(87.10 + 86.75) X 2.85 | 247.74 |
| 1/2(17.05 + 17.05) X 36.25 | 618.06 |
| 1/2(20.85 + 19.45) X 44.60 | 898.69 |
| 1/2(19.45 + 18.90) X 12.60 | 241.61 |
| TOTAL | 16194.98 |

तहसिलदार नागपूर (ग्रामिण) यांचे कार्यालय
रा.मा.क्र 05 /एन.ए.पी.34/2022.23
मौजा - डोंगरगाव
दिनांक.- 07.10.2022

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority




LOCATION PLAN
SCALE - NTS




D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 110
SCALE - NTS

| PROFORMA - I AREA STATEMENT | | | | |
|---|---|---|---|---|
| 1 | AREA OF LAND OF KH.NO. - 75 (Minimum area of a,b,c, to be considered) | 16194.98 | SQ.M. | |
| | a) AS PER OWNERSHIP DOCUMENT ( 7/12 ) | 16200.00 | SQ.M. | (1.62 H) |
| | b) AS PER MEASURMENT SHEET | 16194.98 | SQ.M. | |
| | c) AS PER SITE | 16194.98 | SQ.M. | |
| 2 | DEDUCTIONS FOR | | SQ.M. | |
| | a) PROPOSED 18.00 M. WIDE D.P. ROAD AREA | 881.55 | SQ.M. | |
| | b) PROPOSED 30.00 MAJOR DISTRICT ROAD NO. 44 WIDENING AREA | 478.74 | SQ.M. | |
| | c) NATURAL WATER COURSE AREA | 0.00 | SQ.M. | |
| | TOTAL (a+b+c) | 1360.29 | SQ.M. | |
| 3 | GROSS AREA OF PLOT (1 - 2) | 14834.69 | SQ.M. | 100% |
| 4 | RECREATIONAL OPEN SPACE | | | |
| | a) REQUIRED | 1483.47 | SQ.M. | |
| | b) PROPOSED | 1780.90 | SQ.M. | 12.00% |
| 5 | AMENITY SPACE | | | |
| | a) REQUIRED UP TO 0.40 H. = NIL 0.40 H. TO 1.00 H. (5%) = 300.00 SQ.M. 1.00 H. TO 1.48 H. (10%) = 483.46 SQ.M. TOTAL REQUIURED = 783.46 SQ.M. | 783.46 | SQ.M. | |
| | b) PROPOSED | 785.28 | SQ.M. | 5.29% |
| 6 | SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT ( 25.00 + 26.87 ) | 51.87 | SQ.M. | 0.35% |
| 7 | INTERNAL ROAD AREA | 3620.95 | SQ.M. | 24.41% |
| 8 | AREA UNDER LAYOUT PLOTS | 8595.69 | SQ.M. | 57.95% |
| 9 | NET AREA OF PLOTS FOR F.S.I. CALCULATIONS ( 3-5b ) | 14049.41 | SQ.M. | |
| 10 | PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS ( 9 / 8 ) (as per clause no. 24.9 (i) of DCPR, NMRDA) | 1.6344 | SQ.M. | |

CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 21/12/2020 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/95/18907
NMC Lic No.: R-90
NIT Lic No.: 865

ARCHITECT'S SIGN.

NOTE -

PERMISSIBLE FSI FOR ROAD WIDENING AREA IS SUBJECT TO COMPLIANCE OF PROVISIONS OF CLAUSE NO.- 27.2 OF DCPR BY THE LAND OWNER.

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 500 M. 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. - 75, MOUZA - DONGARGAON, 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.

LAYOUT PLAN
SCALE - 1:500

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*1.6344) | G | H=E*G | I | J | K=F*J | L=F*G |
| 1 | 1 | 1/2(8.60 + 8.55) X 20.05 + 1/2(17.50 + 18.35) X 15.00 + 1/2(18.50 + 18.35) X | 561.49 | 18.26 | 543.23 | 887.86 | 1 | 543.23 | 30.00 | 1.10 | 976.64 | 887.86 |
| 2 | 2 | 1/2(31.35 + 31.00) X 15.00 | 467.63 | | 467.63 | 764.29 | 1 | 467.63 | 30.00 | 1.10 | 840.71 | 764.29 |
| 3 | 3 | 1/2(31.00 + 30.65) X 15.00 | 462.38 | | 462.38 | 755.71 | 1 | 462.38 | 30.00 | 1.10 | 831.28 | 755.71 |
| 4 | 4 | 1/2(30.65 + 30.35) X 15.00 | 457.50 | | 457.50 | 747.74 | 1 | 457.50 | 30.00 | 1.10 | 822.51 | 747.74 |
| 5 | 5 | 1/2(15.65 + 15.40) X 11.45 + 1/2(15.40 + 15.20) X 2.85 + 1/2(11.05 + 10.65) | 461.15 | | 461.15 | 753.71 | 1 | 461.15 | 30.00 | 1.10 | 829.08 | 753.71 |
| 6 | 6 | 1/2(9.15 + 8.85) X 15.00 | 135.00 | | 135.00 | 220.64 | 1 | 135.00 | 9.00 | 1.10 | 242.71 | 220.64 |
| 7 | 7 TO 11 | 7.80 X 15.00 | 117.00 | | 117.00 | 191.22 | 5 | 585.00 | 9.00 | 1.10 | 210.35 | 956.12 |
| 8 | 12 | 9.00 X 15.00 | 135.00 | | 135.00 | 220.64 | 1 | 135.00 | 9.00 | 1.10 | 242.71 | 220.64 |
| 9 | 13 | 1/2(22.45 + 22.50) X 6.55 + 1/2(22.50 + 22.30) X | 336.49 | 11.77 | 324.72 | 530.72 | 1 | 324.72 | 18.00 | 1.10 | 583.79 | 530.72 |
| 10 | 14 | 1/2(19.40 + 20.10) X 14.45 + 1/2(20.10 + 20.90) X | 368.40 | 11.77 | 356.63 | 582.88 | 1 | 356.63 | 18.00 | 1.10 | 641.16 | 582.88 |
| 11 | 15 | 1/2(20.90 + 23.05) X 10.85 + 1/2(23.05 + 24.10) X | 336.25 | | 336.25 | 549.57 | 1 | 336.25 | 18.00 | 1.10 | 604.52 | 549.57 |
| 12 | 16 | 1/2(10.40 + 13.20) X 28.85 + 1/2(27.20 + 28.00) X | 406.67 | | 406.67 | 664.66 | 1 | 406.67 | 18.00 | 1.10 | 731.13 | 664.66 |
| 13 | 17 | 1/2(20.80 + 22.50) X 13.10 + 1/2(22.50 + 22.20) X | 326.07 | 11.77 | 314.30 | 513.69 | 1 | 314.30 | 18.00 | 1.10 | 565.06 | 513.69 |
| 14 | 18 | 1/2(7.20 + 10.10) X 15.00 | 129.75 | | 129.75 | 212.06 | 1 | 129.75 | 12.00 | 1.10 | 233.27 | 212.06 |
| 15 | 19 | 1/2(12.75 + 15.50) X 14.00 | 197.75 | 7.72 | 190.03 | 310.59 | 1 | 190.03 | 12.00 | 1.10 | 341.64 | 310.59 |
| 16 | 20 TO 25 28 TO 34 | 7.40 X 14.00 | 103.60 | | 103.60 | 169.32 | 13 | 1346.80 | 9.00 | 1.10 | 186.26 | 2201.21 |
| 17 | 26, 27 | 9.80 X 14.00 | 137.20 | 7.72 | 129.48 | 211.62 | 2 | 258.96 | 9.00 | 1.10 | 232.78 | 423.24 |
| 18 | 35 | 9.50 X 14.00 | 133.00 | 7.72 | 125.28 | 204.76 | 1 | 125.28 | 12.00 | 1.10 | 225.23 | 204.76 |
| 19 | 36 | 1/2(7.10 + 10.50) X 8.85 + 1/2(10.50 + 11.30) X 5.15 | 134.01 | 7.72 | 126.29 | 206.41 | 1 | 126.29 | 12.00 | 1.10 | 227.05 | 206.41 |
| 20 | 37 | 1/2(11.30 + 12.40) X 7.90 | 93.61 | | 93.61 | 153.00 | 1 | 93.61 | 9.00 | 1.10 | 168.30 | 153.00 |
| 21 | 38 | 1/2(13.60 + 12.40) X 7.90 | 102.70 | | 102.70 | 167.85 | 1 | 102.70 | 9.00 | 1.10 | 184.64 | 167.85 |
| 22 | 39 | 1/2(13.60 + 14.75) X 7.90 | 111.98 | | 111.98 | 183.02 | 1 | 111.98 | 9.00 | 1.10 | 201.33 | 183.02 |
| 23 | 40 | 1/2(14.75 + 15.05) X 2.05 + 1/2(15.05 + 14.90) X | 118.90 | | 118.90 | 194.33 | 1 | 118.90 | 9.00 | 1.10 | 213.76 | 194.33 |
| 24 | 41 | 1/2(14.90 + 14.70) X 7.90 | 116.92 | | 116.92 | 191.09 | 1 | 116.92 | 9.00 | 1.10 | 210.20 | 191.09 |
| 25 | 42 | 1/2(14.70 + 14.60) X 7.90 | 115.74 | | 115.74 | 189.16 | 1 | 115.74 | 9.00 | 1.10 | 208.07 | 189.16 |
| 26 | 43 | 1/2(14.60 + 14.25) X 9.80 | 141.37 | 7.72 | 133.65 | 218.43 | 1 | 133.65 | 9.00 | 1.10 | 240.27 | 218.43 |
| 27 | 44 | 1/2(12.30 + 10.50) X 12.00 | 136.80 | 7.72 | 129.08 | 210.97 | 1 | 129.08 | 12.00 | 1.10 | 232.07 | 210.97 |
| 28 | 45 TO 48 | 7.80 X 12.00 | 93.60 | | 93.60 | 152.98 | 4 | 374.40 | 9.00 | 1.10 | 168.28 | 611.92 |
| 29 | 49 | 1/2(8.00 + 11.15) X 4.80 + 1/2(11.15 + 13.90) X 7.20 | 136.14 | | 136.14 | 222.51 | 1 | 136.14 | 9.00 | 1.10 | 244.76 | 222.51 |
| | | TOTAL | | | | | 49 | 8595.69 | | | | 14048.77 |

| | Plot No. | Size (M) | Area (Sq.m.) | Deduct Tangent Area (sq.m.) | Net Area (Sq.m.) | TOTAL NET AREA (SQ.M.) |
|---|---|---|---|---|---|---|
| 1 | OPEN SPACE | 1/2(20.05 + 30.60) X 65.85 + 1/2(22.55 + 22.75) X 5.00 | 1780.90 | | 1780.90 | 1780.90 |
| 2 | AMENITY SPACE b) PROPOSED i) 16,194.98 - 881.55 - 478.74 = 14,834.69 14,834.69 - 4000.00 = 10,834.69 a) UPTO 4,000.00 - NIL b) (6000.00*5%) = 300.00 ii)10,834.68 - 6,000.00 = 4,834.69 c) (4,834.68 *10%) = 483.46 (a+b+c) = (483.46 + 300.00 = 783.46) | 1/2(46.90 + 44.55) X 4.65 + 1/2(44.55 + 18.60) X 12.65 + 1/2(18.60 + 13.30) X 3.05 + 1/2(6.20 + 7.95) X 18.70 | 793.00 | 7.72 | 785.28 | 785.28 |
| 3 | SPACE FOR ELECTRIC SUB-STATION | 5.00 X 5.00 | 25.00 | | 25.00 | 51.87 |
| 4 | SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT | 1/2(5.00 + 5.75) X 5.00 | 26.87 | | 26.87 | |
| 5 | PROPOSED 18.00 M. WIDE D.P. ROAD AREA | 1/2(6.60 + 6.60) X 13.55 + 1/2(8.80 + 8.60) X 15.00 + 1/2(8.60 + 8.90) X 15.00 + 1/2(8.90 + 9.70) X 15.00 + 1/2(9.70 + 9.60) X 15.00 + 1/2(9.60 + 7.30) X 15.00 + 1/2(7.30 + 4.30) X 15.00 + 1/2(4.15 X 15.60) | 881.55 | | 881.55 | 881.55 |
| 6 | PROPOSED 30.00 M. WIDE MAJOR DISTRICT ROAD NO. 44 WIDENING AREA | 1/2(6.00 + 5.75) X 28.45 + 1/2(5.75 + 5.30) X 44.60 + 1/2(4.85 + 4.70) X 13.65 | 478.74 | | 478.74 | 478.74 |

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

OWNER'S SIGN :

TEAM SAGTA THROUGH PROPRIETOR

TEAM SAGATA
Proprietor

SHRI.- RITESH KAILASHPRASAD SAXENA.

ARCHITECT'S SIGN :

UMESH M. LAMGE
B.Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg.No. CA/95/18907
NMC Lic No.: R-90
NIT Lic No.: 865

UMESH M. LAMGE
B. ARCH.
ARCHITECT & INTERIOR DESIGNER
FIFTH FLOOR, DAYA CHAMBERS,
AJNI SQ., WARDHA ROAD, NAGPUR