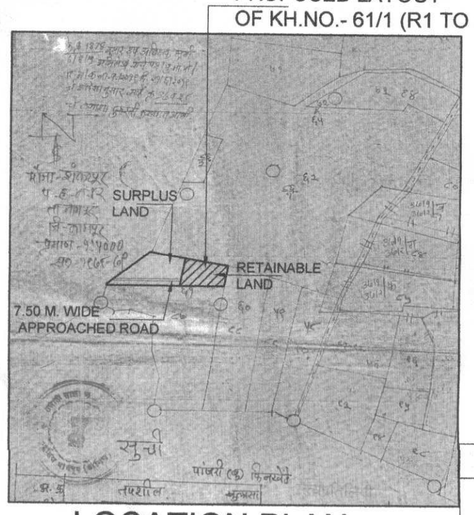
FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN IN RETAINABLE LAND OF KH. NO. - 61/1 (R1 TO R5), P. H. NO. - 42, MOUZA - SHANKARPUR, TAL. - NAGPUR (GRAMIN), DIST - NAGPUR.

BELONGING TO :
1) SHRI. VILAS NILKANTH PATIL
2) SHRI. RAJENDRA KISAN WANKHEDE
3) SMT. MANGLA VILAS PATIL
4) SMT. SAROJ RAJENDRA WANKHEDE
5) SHRI. PRITESH VILAS PATIL
THROUGH P.O.A. HOLDER
SHRI. SUNIL PRABHAKAR DESHPANDE

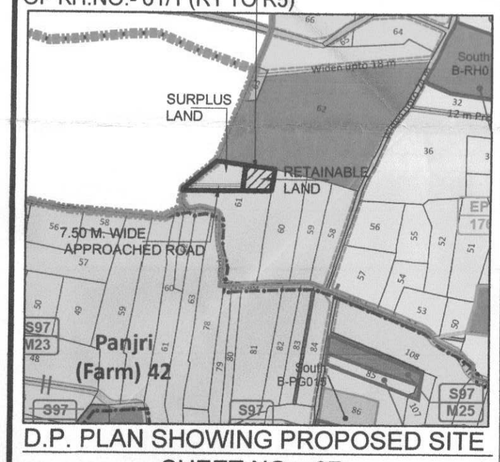


PROPOSED LAYOUT
OF KH.NO.- 61/1 (R1 TO R5)



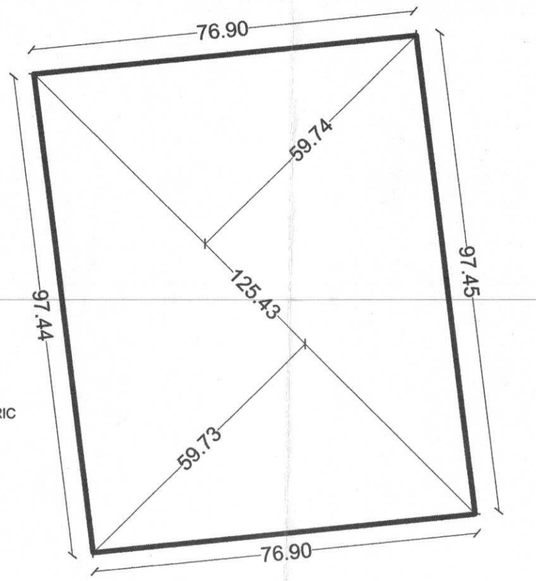
LOCATION PLAN
SCALE - NTS

PROPOSED LAYOUT
OF KH.NO.- 61/1 (R1 TO R5)



D.P. PLAN SHOWING PROPOSED SITE
SHEET NOs. 97
SCALE - NTS

LAYOUT PLAN
SCALE 1:500



LAND AREA CALCULATION
SCALE 1:1000

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 05/01/2023
FOR THE LAYOUT/ SITE OF KH. NO. 61/1 (R1 TO R5)
MOUZA Shankarpur TAHSIL Nagpur (Rural)

This sanction is subject to conditions of
D.A. order Dt. 5/12/2022
N.A.T.P. order Dt.

LAND AREA CALCULATION	
1/2(59.73 + 59.74) X 125.43	7492.56
TOTAL	**7492.56**

This Layout Plan tentatively/finally approved by
Metropolitan Commissioner Dated 30/8/2022

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(18.05 + 17.75) X 37.90 + 1/2(4.90 + 5.25) X 18.10 + 0.15 X 30.65	774.85	WWTP 25.00	**749.85**	**749.85**
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	5.00 X 5.00	25.00		**25.00**	**51.01**
SPACE FOR ELECTRIC SUB-STATION	1/2(5.00 + 5.10) X 5.15	26.01		**26.01**	
PROPOSED 9.00 M. WIDE ROAD WIDENING AREA	97.44 X 1.50	146.16		**146.16**	**146.16**

PROFORMA - I

AREA STATEMENT

1	**AREA OF LAND OF KH.NO. 61/1 (R1 TO R5) (Minimum area of a,b,c, to be considered)**	7492.56	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	7500.00	SQ.M.	(0.75H)
	b) AS PER MEASURMENT SHEET	7492.56	SQ.M.	
	c) AS PER SITE	7492.56	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)**	7492.56	SQ.M.	
4	**AMENITY SPACE**			
	a) REQUIRED	NIL	SQ.M.	
	b) PROPOSED	NIL	SQ.M.	
5	**NET PLOT AREA (3-4b)**	7492.56	SQ.M.	100%
6	**RECREATIONAL OPEN SPACE**			
	a) REQUIRED	749.26	SQ.M.	10.00%
	b) PROPOSED	749.85	SQ.M.	10.01%
7	**SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 35.00)**	51.01	SQ.M.	0.68%
8	**INTERNAL ROAD AREA**	1872.27	SQ.M.	24.99%
9	**PROPOSED 9.00 M. WIDE ROAD WIDENING AREA**	146.16	SQ.M.	1.95%
10	**PLOTABLE AREA**	4673.27	SQ.M.	62.37%
11	**PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)**	1.6032	SQ.M.	

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 12 / 10 / 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/95/18907
NMC Lic. No.:R-90
NIT Lic No.:865

ARCHITECT'S SIGN.

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT (RETAINABLE LAND)

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*1.6032	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(9.40 + 9.70) X 14.35	137.04	7.72	129.32	207.3298	1	129.32	9.00	1.10	228.0628	207.3298
2	2 TO 8	14.35 X 7.70	110.50		110.50	177.1456	7	773.47	9.00	1.10	194.8601	1240.0191
3	9	1/2(10.15 + 9.85) X 14.35	143.50		143.50	230.0592	1	143.50	9.00	1.10	253.0651	230.0592
4	10	1/2(9.85 + 9.50) X 14.35	138.84		138.84	222.5819	1	138.84	9.00	1.10	244.8401	222.5819
5	11 TO 17	14.35 X 7.70	110.50		110.50	177.1456	7	773.47	9.00	1.10	194.8601	1240.0191
6	18	1/2(9.70 + 10.00) X 14.35	141.35	7.72	133.63	214.2316	1	133.63	9.00	1.10	235.6548	214.2316
7	19	1/2(9.30 + 9.00) X 15.00	137.25	7.72	129.53	207.6625	1	129.53	9.00	1.10	228.4287	207.6625
8	20 TO 24	6.80 X 15.00	102.00		102.00	163.5264	5	510.00	9.00	1.10	179.8790	817.6320
9	25	9.50 X 15.00	142.50	7.72	134.78	216.0793	1	134.78	9.00	1.10	237.6872	216.0793
10	26	1/2(13.60 + 13.90) X 15.00	206.25	7.72	198.53	318.2833	1	198.53	9.00	1.10	350.1116	318.2833
11	27, 34	9.50 X 14.45	137.28		137.28	220.0793	2	274.55	9.00	1.10	242.0872	440.1586
12	28, 29, 32, 33	9.35 X 14.45	135.10		135.10	216.5923	4	540.40	9.00	1.10	238.2516	866.3693
13	30, 31	9.50 X 14.45	137.27	7.72	129.55	207.6946	2	259.10	9.00	1.10	228.4640	415.3891
14	35	1/2(9.50 + 9.85) X 15.20	147.06	7.72	139.34	223.3899	1	139.34	9.00	1.10	245.7289	223.3899
15	36, 37	15.20 X 8.65	131.48		131.48	210.7887	2	262.96	9.00	1.10	231.8676	421.5775
16	38	1/2(8.85 + 8.50) X 15.20	131.86		131.86	211.3980	1	131.86	9.00	1.10	232.5377	211.3980
	TOTAL						38	4673.27				7492.1801

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

OWNER'S SIGN :
1) SHRI. VILAS NILKANTH PATIL
2) SHRI. RAJENDRA KISAN WANKHEDE
3) SMT. MANGLA VILAS PATIL
4) SMT. SAROJ RAJENDRA WANKHEDE
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402, 5TH FLOOR, DAYA CHEMBER,
AJNI SQ. WARDHA ROAD, NAGPUR