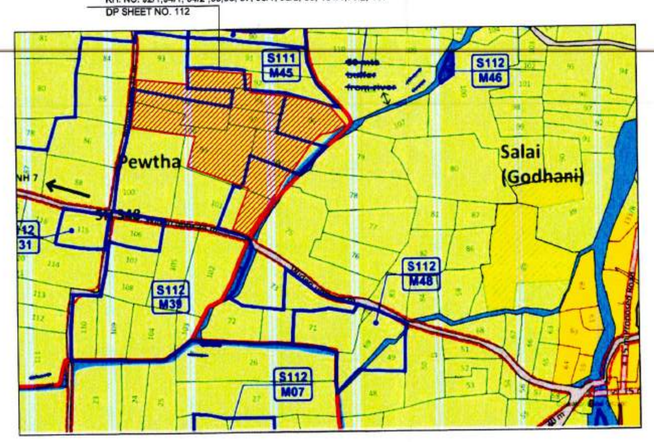
PROPOSED RESIDENTIAL LAYOUT PLAN ON MOUZA - SALAI-GODHNI, KH.NO. -92/1, 94/1, 94/2 ,95, 96 , 97, 98/1, 98/2, 99, 101/1,P.H. NO. - 40, MOUZA -SALAI-GODHNI, KH. NO - 75/2, 107,TAH- NAGPUR (G), DIST. - NAGPUR.
BELONGING TO :-
1) M/s. GOKUL VRINDAVAN INFRATECH THROUGH PARTNER
A) SHRI. PURUSHOTTAM TOTARAMJI NAWKHARE
~~B) SHRI. GAJANAN KISAN AMBONE~~
C) SHRI. RITESH CHATRAPATI DANDEKAR
2) RAISING CITY INFRASTRUCTURE THROUGH PARTNERS
A) SHRI. NILESH NARAYANRAO BHANDARKAR
B) SHRI. DATTA SURESH KAMTHE
C) SHRI. ANAND KEVALRAMANI CHURAD
D) SHRI. SHYAM DATATRAY DALAL
E) SHRI. GAURAV RAMESHCHANDRA MAHAJAN
F) SMT. KIRAN PARMESHWAR SINGHAI
THROUGH POA 1) SHRI. DILIP PRALHADRAO AGRAWAL
2) SHRI. NITIN MAROTRAO UPARE

3) SHRI. DILIP DEVRAOJI GAT
THROUGH POA SHRI. SWAPNIL DILIP GAT

4) SHRI. DILIP PRALHADRAO AGRAWAL
5) SHRI. NITIN MAROTRAO UPARE
6) SHRI. RANJEET SINGH TARLOCHAN SINGH CHABDA
7) SHRI. SHYAMSUNDAR RAMVILAS MITTAL
8) SMT. NOORJAHAN KHUSHIRD AHAMAD
9) SHRI. BALIRAM EKNATH AKARE
10) SHRI. KISNA GANPATI DAKHOLE
11) SMT. SHANTA MOHAN TULE
12) SHRI. VILAS RAMBHAU AKARE
13) SHRI. NAMDEO SHAMRAO DAKHOLE
14) SHRI. KAILAS RAMBHAU AKARE
15) SMT. KUSUM BALKRISHNA KAYARKAR
16) SMT. SHANTABAI V. SHAMRAO PIMPALKAR
17) SMT. YASHODA ANANDRAO DAKHOLE
THROUGH POA MR. MOHAMMAD ARIF MOHAMMAD SALEEM

18. Smt. Chandrabhaga Eknath Akare
19. Shri. Sudhakara Shyamrao Dakhole

PROPOSED LAYOUT
KH. NO. 92/1,94/1, 94/2 ,95,96, 97, 98/1, 98/2, 99, 101/1,75/2, 107
DP SHEET NO. 112



Demarcation Purpose Only
Not Valid for Execution of Sale-Deeds

Mouza	Kh no	As per 7/12	
		Aa	SQ.m.
salai godhni	75/2	2.02	20200
salai godhni	107	2.28	22800
PEOTHA	101/1	1.22	12200
PEOTHA	96	2.31	23100
PEOTHA	92/1	1.84	18400
PEOTHA	94/1	1.77	17700
PEOTHA	94/2	1.85	18500
PEOTHA	95	1.42	14200
PEOTHA	97	1.42	14200
PEOTHA	98/1	1.42	14200
PEOTHA	98/2	1.01	10100
PEOTHA	99	4.27	42700
	TOTAL	**22.83**	**228300**

AREA AS PER MEASUREMENT SHEET

1) 0.5 * (118.572 + 122.364) * 244.739	=	29463.217 SQ.M
2) 0.5 * (34.805 + 34.799) * 51.193	=	1781.618 SQ.M
3) 0.5 * (34.135 + 41.020) * 178.935	=	6723.929 SQ.M
4) 0.5 * (226.711 + 227.139) * 10.073	=	2285.815 SQ.M
5) 0.5 * (173.736 + 174.810) * 52.600	=	9168.759 SQ.M
6) 0.5 * (174.810 + 175.014) * 10.007	=	1750.344 SQ.M
7) 0.5 * (119.876 + 106.948) * 240.210	=	27242.696 SQ.M
8) 0.5 * (125.385 + 115.170) * 105.320	=	12667.626 SQ.M
9) 0.5 * (29.201 + 62.788) * 133.836	=	6155.719 SQ.M
10) 0.5 * (62.861 + 62.788) * 127.238	=	9253.319 SQ.M
11) 0.5 * (43.287 + 45.452) * 97.028	=	4305.063 SQ.M
12) 0.5 * (278.613 + 311.885) * 19.882	=	5870.140 SQ.M
13) 0.5 * (255.734 + 278.613) * 38.370	=	10251.447 SQ.M
14) 0.5 * (255.734 + 230.813) * 104.242	=	25359.316 SQ.M
15) 0.5 * (214.599 + 230.813) * 36.300	=	8084.227 SQ.M
16) 82.214 * 107.668	=	8851.652 SQ.M
17) 0.5 * (91.772 + 106.933) * 80.356	=	7983.569 SQ.M
18) 0.5 * (24.068 + 1.857) * 91.791	=	1159.840 SQ.M
19) 0.5 * (26.186 + 28.579) * 93.339	=	2555.855 SQ.M
20) 0.5 * (52.228 + 50.403) * 105.941	=	5436.415 SQ.M
21) 0.5 * (28.868 + 29.884) * 70.333	=	2066.102 SQ.M
TOTAL	=	188464.688 SQ.M

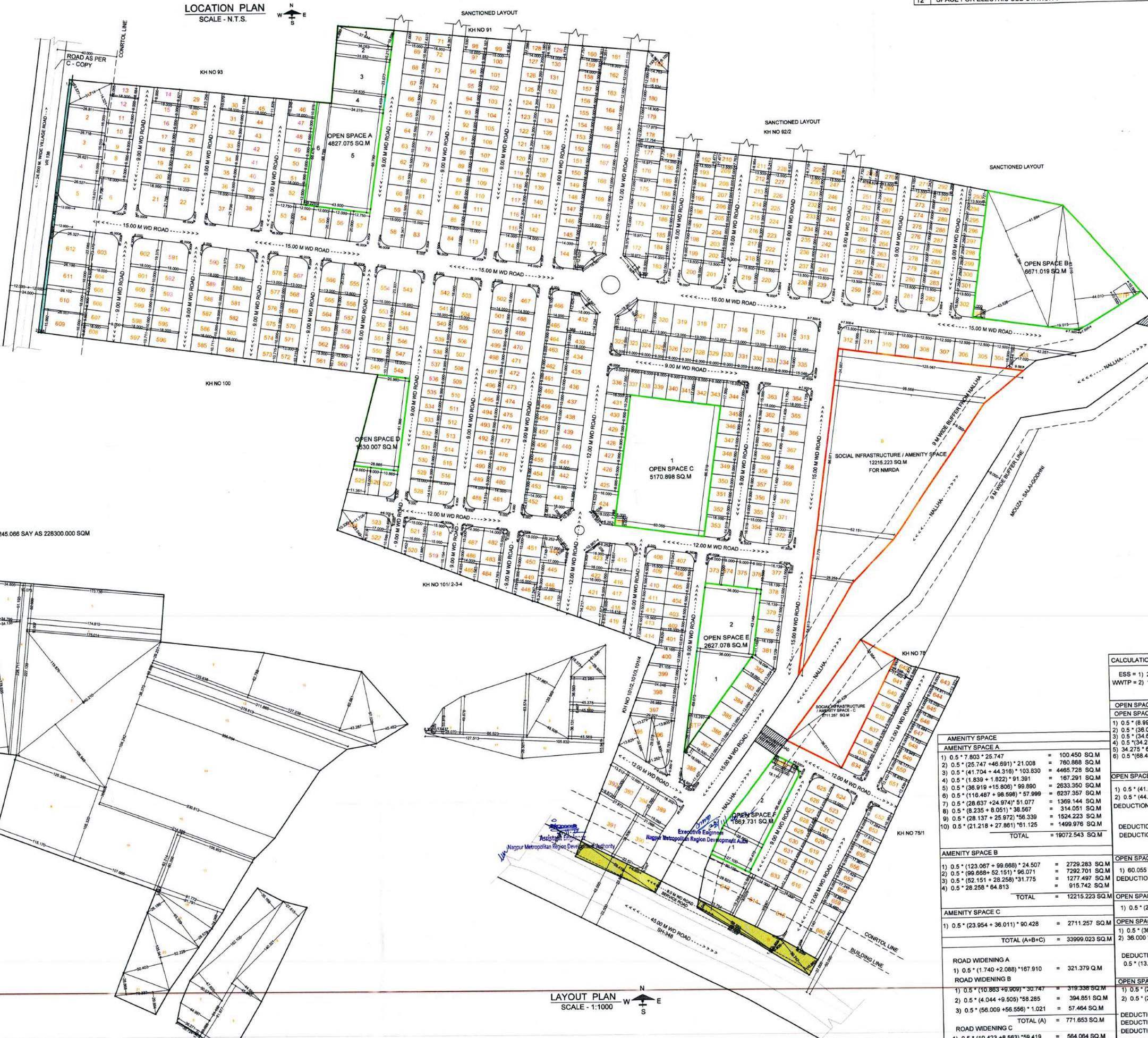
1) 0.5 * (47.625 + 35.169) * 162.105	=	6710.660 SQ.M
2) 0.5 * (50.074 + 44.997) * 31.132	=	1478.875 SQ.M
3) 0.5 * (44.997 + 36.271) * 23.026	=	935.638 SQ.M
4) 0.5 * (35.724 + 36.271) * 1.021	=	36.753 SQ.M
5) 0.5 * (49.165 + 45.640) * 81.877	=	3881.174 SQ.M
6) 0.5 * (44.556 + 27.615) * 140.321	=	5063.553 SQ.M
TOTAL	=	18107.653 SQ.M

1) 0.5 * 8.305 * 10.029	=	41.645 SQ.M
2) 0.5 * (10.029 + 33.819) * 13.437	=	294.592 SQ.M
3) 0.5 * (33.819+ 49.676) * 25.070	=	1046.609 SQ.M
4) 0.5 * (49.676 + 83.574) * 86.623	=	5771.257 SQ.M
5) 0.5 * (37.667 + 48.508) * 120.569	=	5195.016 SQ.M
6) 0.5 * (18.373 + 29.920) * 61.626	=	1488.052 SQ.M
7) 0.5 * (43.984 + 45.375) * 36.593	=	1634.956 SQ.M
8) 0.5 * (45.375 + 45.569) * 8.467	=	385.011 SQ.M
9) 0.5 * (45.569 + 45.569) * 36.131	=	1646.453 SQ.M
10) 0.5 * (15.947 + 28.501) * 105.832	=	2352.010 SQ.M
11) 0.5 * 127.513 * 28.501	=	1817.124 SQ.M
TOTAL	=	21672.725 SQ.M

TOTAL = A+B+C
TOTAL = 188464.688 +18107.653 + 21672.725 = 228245.066 SAY AS 228300.000 SQM

1	AREA OF LAND		
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	= 228300.000	SQ.M
	B) AS PER MEASUREMENT SHEET	= 228245.066	SQ.M
	C) AS PER SITE	= 228245.066	SQ.M
2	DEDUCTIONS FOR :		
	A) PROPOSED D.P/ D.P. ROAD WIDENING AREA	= ~~1657.096~~	~~SQ.M~~
	B) ANY D.P. RESERVATION AREA	= 0.000	SQ.M
	C) HIGH TENSION LINE CORRIDOR AREA	= 0.000	SQ.M
	TOTAL A+B+C	= 1657.096	SQ.M
3	BALANCE AREA OF PLOT (1- 2)	= 226587.970	SQ.M
4	OPEN SPACE FOR PLAY GROUND & PARK (10% OF 3)		
	A) REQUIRED	= 22658.797	SQ.M
	B) PROPOSED	= 22687.898	SQ.M
5	ROAD AREA ABOVE 15 %	= 23462.013	SQ.M
6	NET PLOT AREA (3-4 (B) - 5)	= 180438.059	SQ.M
7	LAND HANDED OVER TO N.M.R.D.A AT FREE OF COST - FOR SALE FOR SOCIAL INFRASTRUCTURE / AMENITY SPACE		
	A) REQUIRED - (15% OF 3) 15% OF 226587.970	= 33988.195	SQ.M
	B) PROPOSED	= 33999.023	SQ.M
8	INTERNAL ROAD AREA UP TO 15 % OF 3	= 33988.195	SQ.M
9	SERVICE ROAD & HIGHWAY WIDENING	= 000.000	SQ.M
10	PLOTABLE AREA	= 112081.205	SQ.M
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS = (6 / 10)	= 1.609	
12	SPACE FOR ELECTRIC SUB-STATION & WWTP	= 369.636	SQ.M.

LOCATION PLAN
SCALE - N.T.S.



LAYOUT PLAN
SCALE - 1:1000

CALCULATIONS OF ESS & WWTP			
ESS = 1) 25+25+25	=	75.000	SQ.M
WWTP = 2) 169.636+100+25	=	294.636	SQ.M
TOTAL	=	369.636	SQ.M

AMENITY SPACE		
AMENITY SPACE A		
1) 0.5 * 7.803 * 25.747	=	100.450 SQ.M
2) 0.5 * (25.747 +46.691) * 21.008	=	760.888 SQ.M
3) 0.5 * (41.704 + 44.316) * 103.830	=	4465.728 SQ.M
4) 0.5 * (1.839 + 1.822) * 91.391	=	167.291 SQ.M
5) 0.5 * (36.919 +15.806) * 99.890	=	2633.350 SQ.M
6) 0.5 * (116.487 + 98.598) * 57.999	=	6237.357 SQ.M
7) 0.5 * (28.637 +24.974)* 51.077	=	1369.144 SQ.M
8) 0.5 * (8.235 + 8.051) * 38.567	=	314.051 SQ.M
9) 0.5 * (28.137 + 25.972) *56.339	=	1524.223 SQ.M
10) 0.5 * (21.218 + 27.861) *51.125	=	1499.976 SQ.M
TOTAL	=	19072.543 SQ.M
AMENITY SPACE B		
1) 0.5 * (123.067 + 99.668) * 24.507	=	2729.283 SQ.M
2) 0.5 * (99.668+ 52.151) * 96.071	=	7292.701 SQ.M
3) 0.5 * (52.151 + 28.258)*31.775	=	1277.497 SQ.M
4) 0.5 * 28.258 * 64.813	=	915.742 SQ.M
TOTAL	=	12215.223 SQ.M
AMENITY SPACE C		
1) 0.5 * (23.954 + 36.011) * 90.428	=	2711.257 SQ.M
TOTAL (A+B+C)	=	33999.023 SQ.M
ROAD WIDENING A		
1) 0.5 * (1.740 +2.088) *167.910	=	321.379 Q.M
ROAD WIDENING B		
1) 0.5 * (10.863 +9.909) * 30.747	=	319.338 SQ.M
2) 0.5 * (4.044 +9.505) *58.285	=	394.851 SQ.M
3) 0.5 * (56.009 +56.556) * 1.021	=	57.464 SQ.M
TOTAL (A)	=	771.653 SQ.M
ROAD WIDENING C		
1) 0.5 * (10.423 +8.563) *59.419	=	564.064 SQ.M
TOTAL (A+B+C)	=	1657.096 SQ.M

OPEN SPACE		
OPEN SPACE A		
1) 0.5 * (8.999 + 10.598) * 37.644	=	368.854 SQ.M
2) 0.5 * (36.053 + 35.552) * 10.213	=	365.650 SQ.M
3) 0.5 * (34.635 + 35.552) * 23.077	=	809.852 SQ.M
4) 0.5 *(34.275 + 34.635)* 8.459	=	291.454 SQ.M
5) 34.275 * 68.799	=	2358.085 SQ.M
6) 0.5 *(68.476 + 68.799)* 9.225	=	633.180 SQ.M
TOTAL	=	4827.075 SQ.M
OPEN SPACE B		
1) 0.5 * (41.694 + 43.526) * 98.384	=	4192.142 SQ.M
2) 0.5 * (44.010 + 19.015) * 83.016	=	2616.041 SQ.M
DEDUCTION OF TANGENT	=	12.074 SQ.M
TOTAL	=	6796.109 SQ.M
DEDUCTION OF ESS	=	25.000 SQ.M
DEDUCTION OF STP	=	100.000 SQ.M
TOTAL	=	6671.019 SQ.M
OPEN SPACE C		
1) 60.055 * 86.519	=	5109.293 SQ.M
DEDUCTION OF ESS	=	25.000 SQ.M
TOTAL	=	5170.898 SQ.M
OPEN SPACE D		
1) 0.5 * (20.980 + 28.885) *51.366	=	1530.007 SQ.M
OPEN SPACE E		
1) 0.5 * (36.000 * 69.075)	=	1243.350 SQ.M
2) 36.000 * 43.149	=	1553.364 SQ.M
TOTAL	=	2796.714 SQ.M
DEDUCTION OF STP	=	169.636 SQ.M
0.5 * (13.297 * 25.515)	=	
TOTAL	=	2627.078 SQ.M
OPEN SPACE F		
1) 0.5 * (27.100 + 28.662) * 20.470	=	570.724 SQ.M
2) 0.5 * (28.662 + 19.111) * 56.484	=	1348.727 SQ.M
TOTAL	=	1919.451 SQ.M
DEDUCTION OF ESS	=	25.000 SQ.M
DEDUCTION OF STP	=	25.000 SQ.M
DEDUCTION OF TANGENT	=	7.720 SQ.M
TOTAL	=	1861.731 SQ.M
TOTAL (A+B+C+D+E+F)	=	22687.898 SQ.M

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BE ME ON 10-03-2022 OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

OWNER (S) NAME AND SIGNATURE

1) M/s. GOKUL VRINDAVAN INFRATECH THROUGH PARTNER
A) SHRI. PURUSHOTTAM TOTARAMJI NAWKHARE
B) SHRI. GAJANAN KISAN AMBONE
C) SHRI. RITESH CHATRAPATI DANDEKAR
2) RAISING CITY INFRASTRUCTURE THROUGH PARTNERS
A) SHRI. NILESH NARAYANRAO BHANDARKAR
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THROUGH POA 1) SHRI. DILIP PRALHADRAO AGRAWAL
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16) SMT. SHANTABAI V. SHAMRAO PIMPALKAR
17) SMT. YASHODA ANANDRAO DAKHOLE
THROUGH POA MR. MOHAMMAD ARIF MOHAMMAD SALEEM

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

Er. Dhawal V. Harshe
NMRDA Lic. No. 141
NIT Lic. No. 3000
Mob. No. 91 - 855005

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. / LIC. ENG. NO. / SUPERVISOR
24-09-2021	LAY-02	1:500	ST & SL	DHAWAL	61, 441

LEGEND :
~~KHASARA BOUNDRY SHOWN IN~~
OPEN SPACE SHOWN IN
AMENITY SPACE SHOWN IN

WAVE INFRAVENTURE
ENGINEERS . DEVELOPERS . CONTRACTORS
flat no.G-6,Cheenab Apt.Chunnabhatti Road,
Near Ajni Sq.Nagpur-440003