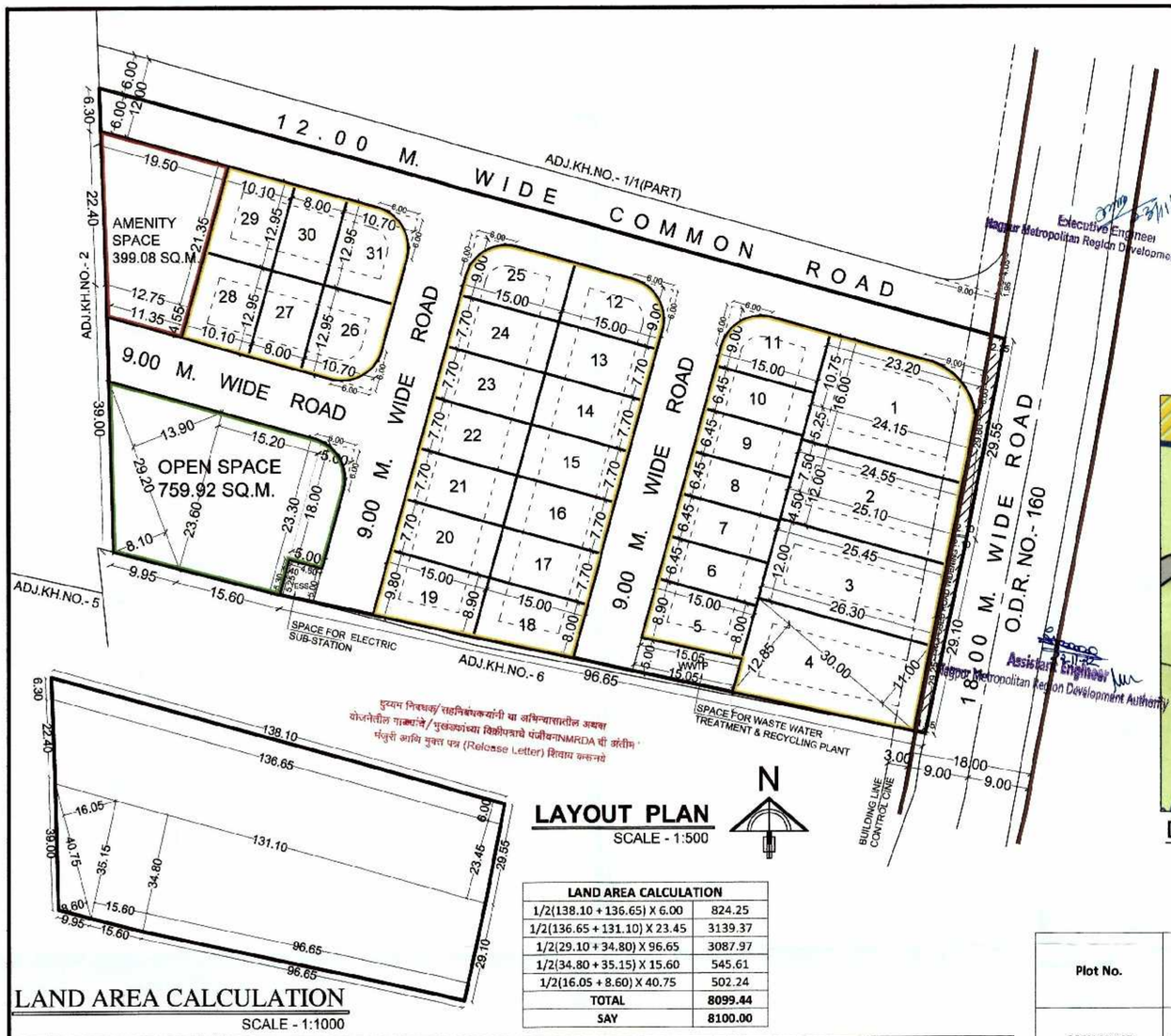


LAYOUT PLAN

SCALE - 1:500

LAND AREA CALCULATION	
1/2(138.10 + 136.65) X 6.00	824.25
1/2(136.65 + 131.10) X 23.45	3139.37
1/2(29.10 + 34.80) X 96.65	3087.97
1/2(34.80 + 35.15) X 15.60	545.61
1/2(16.05 + 8.60) X 40.75	502.24
TOTAL	8099.44
SAY	8100.00

LAND AREA CALCULATION

SCALE - 1:1000

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 23/11/2022
FOR THE LAYOUT SITE OF KH.NO. 1/2
MOUZA Rui TAHSIL Nagpur (R.)

This Layout Plan tentatively/finally approved by Metropolitan Commissioner Dated 18.12.2021

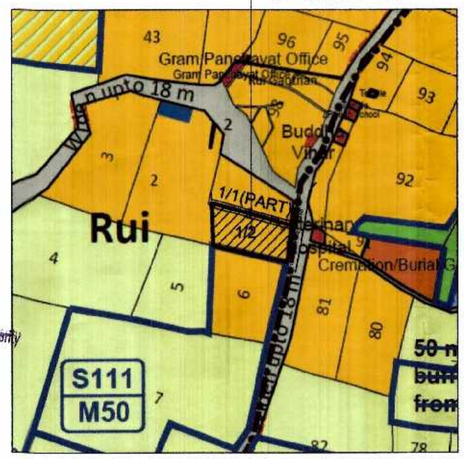
This sanction is subject to conditions of
N.A. order Dt. 03.10.2022
N.A.T.P. order Dt.

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

मुख्य निरीक्षक/ सहनिबंधकयांनी या अभिन्यासातील अथवा योजनेतील नाल्यांचे/ भुखंडांच्या विक्रीपत्राचे पंजीयनNMRDA ची अंतीम मंजुरी आणि मुक्तता पत्र (Release Letter) शिवाय करूनये

PROPOSED SITE OF KH.NO.- 1/2



D.P. PLAN SHOWING PROPOSED SITE

SHEET NO. 111

SCALE - NTS

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE	5.00 X 18.00 + 1/2(23.30 + 23.60) X 15.20 + 1/2(8.10 + 13.90) X 29.20	767.64	7.72	759.92	759.92
AMENITY SPACE	1/2(19.50 + 12.75) X 21.35 + 1/2(12.75 + 11.35) X 4.55	399.08		399.08	399.08
SPACE FOR ELECTRIC SUB-STATION	1/2(5.00 + 5.25) X 4.60 + 1/2(5.30 + 5.25) X 0.40	25.68		25.68	100.93
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	5.00 X 15.05	75.25		75.25	
18.00 M. WIDE OTHER DISTRICT ROAD NO. 160 WIDENING	1/2(2.25 + 2.10) X 29.80 + 1/2(1.65 + 2.10) X 29.25	119.66		119.66	119.66

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

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*1.6909)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(23.20 + 24.15) X 10.75 + 1/2(24.15 + 24.55) X 5.25	382.33	11.77	370.56	626.58	1	370.56	18.00	1.10	689.24	626.58
2	2	1/2(24.55 + 25.10) X 7.50 + 1/2(25.10 + 25.45) X 4.50	299.91		299.91	507.12	1	299.91	18.00	1.10	557.83	507.12
3	3	1/2(25.45 + 26.30) X 12.00	310.50		310.50	525.02	1	310.50	18.00	1.10	577.53	525.02
4	4	1/2(11.00 + 12.85) X 30.00	357.75		357.75	604.92	1	357.75	18.00	1.10	665.41	604.92
5	5, 18	1/2(8.00 + 8.90) X 15.00	126.75		126.75	214.32	2	253.50	9.00	1.10	235.75	428.64
6	6 TO 10	6.45 X 15.00	96.75		96.75	163.59	5	483.75	9.00	1.10	179.95	817.97
7	11, 12, 25	9.00 X 15.00	135.00	7.72	127.28	215.22	3	381.84	12.00	1.10	236.74	645.65
8	13 TO 17 20 TO 24	7.70 X 15.00	115.50		115.50	195.30	10	1155.00	9.00	1.10	214.83	1952.99
9	19	1/2(9.80 + 8.90) X 15.00	140.25		140.25	237.15	1	140.25	9.00	1.10	260.86	237.15
10	26	10.70 X 12.95	138.56	7.72	130.84	221.24	1	130.84	9.00	1.10	243.36	221.24
11	27	8.00 X 12.95	103.60		103.60	175.18	1	103.60	9.00	1.10	192.69	175.18
12	28	10.10 X 12.95	130.79		130.79	221.15	1	130.79	9.00	1.10	243.27	221.15
13	29	10.10 X 12.95	130.79		130.79	221.15	1	130.79	12.00	1.10	243.27	221.15
14	30	8.00 X 12.95	103.60		103.60	175.18	1	103.60	12.00	1.10	192.69	175.18
15	31	10.70 X 12.95	138.56	7.72	130.84	221.24	1	130.84	12.00	1.10	243.36	221.24
		TOTAL					31	4483.52				7581.18

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH.NO. - 1/2, P.H. NO. - 41, MOUZA - RUI, TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR.

BELONGING TO :- M/s. SA INFRA.
THROUGH PARTNERS
1) SHRI. SAFAL VISHNUGOPAL SHAHU
2) SHRI. ANIKET SUNIL DESHMUKH

PROFORMA - I

AREA STATEMENT

1	**AREA OF LAND OF KH.NO. 1/2 (Minimum area of a,b,c, to be considered)**	8100.00	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	8100.00	SQ.M.	(0.81 H)
	b) AS PER MEASURMENT SHEET	8100.00	SQ.M.	
	c) AS PER SITE	8100.00	SQ.M.	
2	**DEDUCTIONS FOR**		SQ.M.	
	a) 18.00 M. WIDE OTHER DISTRICT ROAD NO. 160 WIDENING AREA	119.66	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)	119.66	SQ.M.	
3	**BALANCE AREA OF PLOT (1 - 2)**	7980.34	SQ.M.	
4	**AMENITY SPACE**			
	a) REQUIRED UP TO 0.40 H. = NIL 0.40 H. TO 0.798 H. (5%) = 399.01 SQ.M.	399.01	SQ.M.	
	b) PROPOSED	NIL	SQ.M.	
	c) PROPOSED	399.08	SQ.M.	
5	**NET PLOT AREA (3-4C)**	7581.26	SQ.M.	100%
6	**RECREATIONAL OPEN SPACE**			
	a) REQUIRED	758.13	SQ.M.	10.00%
	b) PROPOSED	759.92	SQ.M.	10.02%
7	**SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.68 + 75.25)**	100.93	SQ.M.	1.33%
8	**INTERNAL ROAD AREA**	2236.89	SQ.M.	29.51%
9	**SERVICE ROAD & HIGHWAY WIDENING**	0.00	SQ.M.	
10	**PLOTABLE AREA**	4483.52	SQ.M.	59.14%
11	**PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)**	1.6909	SQ.M.	

CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 28 / 01 / 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/95/15907
NMC Lic No.: R-90
NIT Lic No.: 065

ARCHITECT'S SIGN.

OWNER'S SIGN :

M/s. SA INFRA.
THROUGH PARTNERS

1) SHRI. SAFAL VISHNUGOPAL SHAHU

2) SHRI. ANIKET SUNIL DESHMUKH

ARCHITECT'S SIGN :

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