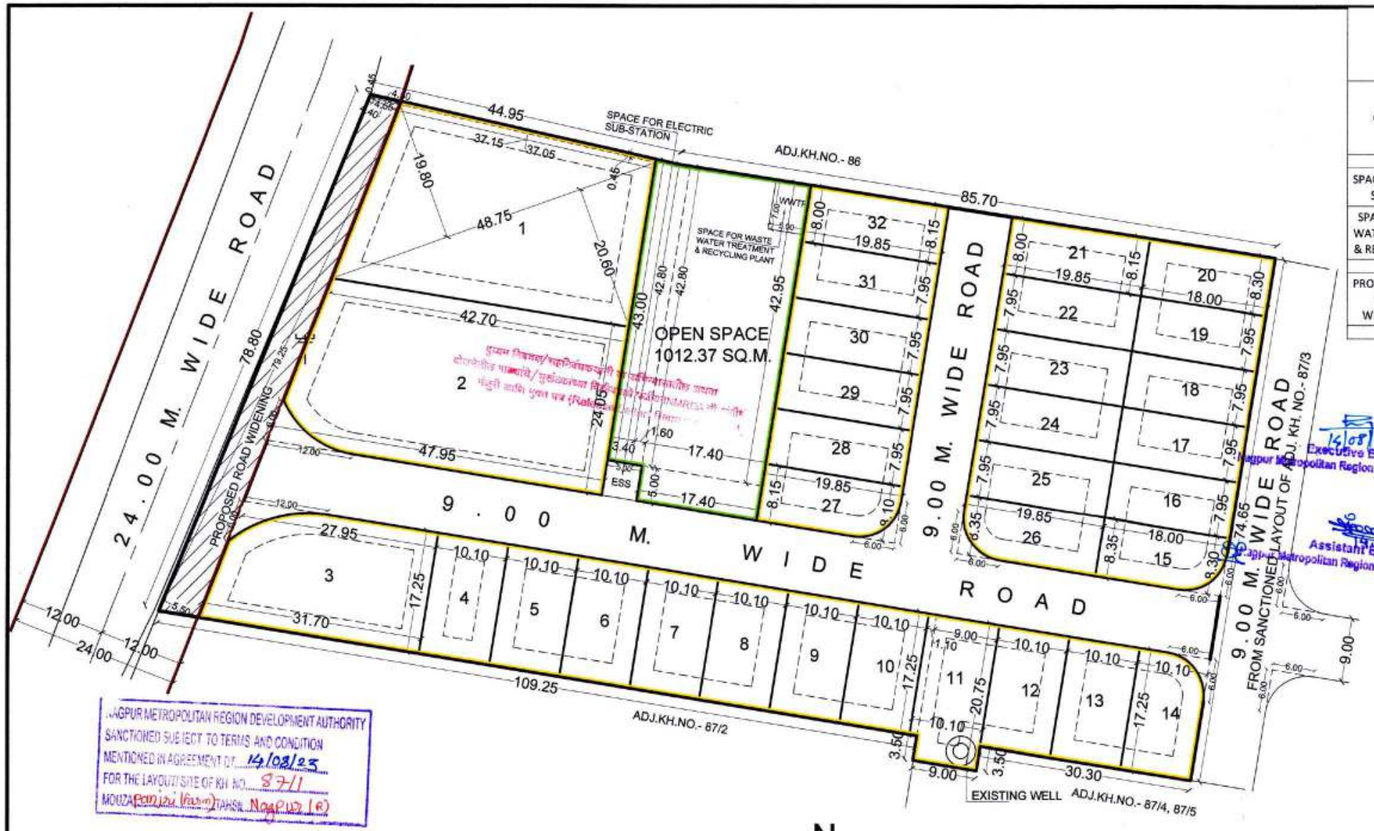
REVISED FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO.- 87/1, P.H. NO. - 42, MOUZA - PANJRI (FARM), TAH.- NAGPUR (GRAMIN), DIST. - NAGPUR.

BELONGING TO :-

1) SHRI. MANOHAR SUKHDEO BARHATE
THROUGH IT'S P.O.A. HOLDER
M/s. AADITYA INFRA.
THROUGH PARTNER'S
a) MR. AMIT SUKHLAL JAISWAL
b) MR. ALANKAR VIJAY JAISWAL
2) MRS. PRAGYA KUMAR
THROUGH IT'S P.O.A. HOLDER
MR. AMIT SUKHLAL JAISWAL
3) MR. SOUMYA PRIYADARSHI
THROUGH IT'S P.O.A. HOLDER
MR. AMIT SUKHLAL JAISWAL



NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 14/08/23
FOR THE LAYOUT/SITE OF KH NO. 87/1
MOUZA Panjri (Farm) TAHSIL Nagpur (R)

This sanction is subject to conditions of
N.A. order Dt. 19/07/2023
N.A.T.P. order Dt. -

This Layout Plan tentatively/finally approved by
Metropolitan Commissioner Dated 01/08/2023

LAYOUT PLAN
SCALE - 1:500

N

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 17.40 + 1/2(42.95 + 42.80) X 17.40 + 1.60 X 42.80 + 1/2(42.80 + 43.00) X 3.40	1047.37	WWTP 35.00	**1012.37**	**1012.37**
SPACE FOR ELECTRIC SUB-STATION	5.00 X 5.00	25.00		**25.00**	**60.00**
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	7.00 X 5.00	35.00		**35.00**	
PROPOSED 24.00 M. WIDE ROAD WIDENING AREA	1/2(4.50 + 4.55) X 0.45 + 1/2(4.40 + 5.50) X 79.25	394.32		**394.32**	**394.32**

PROPOSED SITE OF KH.NO.- 87/1



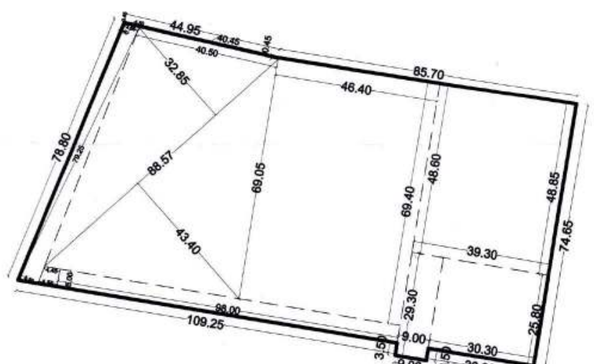
Executive Engineer
Nagpur Metropolitan Region Development Authority
Assistant Engineer
Nagpur Metropolitan Region Development Authority

D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 97 & 111
SCALE - NTS

NOTE: -

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

LAND AREA CALCULATION	
1/2(4.50 + 4.55) X 0.45	2.04
1/2(4.40 + 5.50) X 79.25	392.29
1/2(4.45 + 5.55) X 5.00	25.00
5.00 X 98.00	490.00
1/2(43.40 + 32.85) X 88.57	3376.73
1/2(40.50 + 40.45) X 0.45	18.21
1/2(69.05 + 69.40) X 46.40	3212.04
1/2(48.85 + 48.60) X 39.30	1914.89
30.30 X 25.80	781.74
9.00 X 29.30	263.70
TOTAL	**10476.64**



LAND AREA CALCULATION
SCALE - 1:1000

PROFORMA - I

AREA STATEMENT

1	**AREA OF LAND OF KH.NO. 87/1 (Minimum area of a,b,c, to be considered)**	10476.64	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	10500.00	SQ.M.	(1.05 H.)
	b) AS PER MEASURMENT SHEET	10476.64	SQ.M.	
	c) AS PER SITE	10476.64	SQ.M.	
2	**DEDUCTIONS FOR**		SQ.M.	
	a) PROPOSED 24.00 M. WIDE ROAD WIDENING AREA	394.32	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)	394.32	SQ.M.	
3	**BALANCE AREA OF PLOT (1 - 2)**	10082.32	SQ.M.	100%
4	**AMENITY SPACE**			
	a) REQUIRED	0.00	SQ.M.	
	b) PROPOSED	0.00	SQ.M.	
5	**NET PLOT AREA (3-4b)**	10082.32	SQ.M.	
6	**RECREATIONAL OPEN SPACE**			
	a) REQUIRED (10.00 % OF 10082.32 SQ.M.)	1008.23	SQ.M.	10.00%
	b) PROPOSED	1012.37	SQ.M.	10.04%
7	**SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 35.00)**	60.00	SQ.M.	0.60%
8	**INTERNAL ROAD AREA**	1736.25	SQ.M.	17.22%
9	**SERVICE ROAD HIGH-WAY WIDENING**	0.00	SQ.M.	
10	**PLOTABLE AREA**	7273.70	SQ.M.	72.14%
11	**PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)**	1.3861	SQ.M.	

CERTIFICATE OF AREA:

Certified that tha plot under reference was surveyed by me on 02 / 02 / 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.)
ARCHITECTS & INTERIOR DESIGNERS
Reg. No. CA/96/16907
GNCC Lic. No.: R-90
PAN No.: BMS

ARCHITECT'S SIGN.

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.)	Loaded Prorata On Remaning Each 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	G=(E*F)	H	I=E*H	J	K	L=G*K	M=G*H
1	1	1/2(37.05 + 37.15) X 0.45 + 1/2(20.60 + 19.80) X 48.75	1001.45		1001.45	2.0900	2093.02	1	1001.45	24.00	1.10	2302.32	2093.02
2	2	1/2(42.70 + 47.95) X 24.05	1090.07	14.92	1075.15	2.0900	2247.06	1	1075.15	24.00	1.10	2471.76	2247.06
3	3	1/2(27.95 + 31.70) X 17.25	514.48	14.92	499.56	1.1049	551.97	1	499.56	24.00	1.10	607.16	551.97
4	4 TO 10, 12, 13	10.10 X 17.25	174.23		174.23	1.1049	192.50	9	1568.07	9.00	1.10	211.75	1732.56
5	11	1.10 X 17.25 + 9.00 X 20.75	205.73		205.73	1.1049	227.31	1	205.73	9.00	1.10	250.04	227.31
6	14	10.10 X 17.25	174.23	7.72	166.51	1.1049	183.97	1	166.51	9.00	1.10	202.37	183.97
7	15	1/2(8.30 + 8.35) X 18.00	149.85	7.72	142.13	1.1049	157.04	1	142.13	9.00	1.10	172.74	157.04
8	16 TO 19	7.95 X 18.00	143.10		143.10	1.1049	158.11	4	572.40	9.00	1.10	173.92	632.44
9	20	1/2(8.30 + 8.15) X 18.00	148.05		148.05	1.1049	163.58	1	148.05	9.00	1.10	179.94	163.58
10	21, 32	1/2(8.00 + 8.15) X 19.85	160.29		160.29	1.1049	177.10	2	320.58	9.00	1.10	194.81	354.21
11	22 TO 25 28 TO 31	7.95 X 19.85	157.81		157.81	1.1049	174.36	8	1262.48	9.00	1.10	191.80	1394.88
12	26	8.35 X 19.85	165.75	7.72	158.03	1.1049	174.60	1	158.03	9.00	1.10	192.07	174.60
13	27	1/2(8.10 + 8.15) X 19.85	161.28	7.72	153.56	1.1049	169.67	1	153.56	9.00	1.10	186.64	169.67
		TOTAL						32	7273.70				10082.32

OWNER'S SIGN :

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402 , DAYA CHAMBER,
AJNI SQ. WARDHA ROAD, NAGPUR