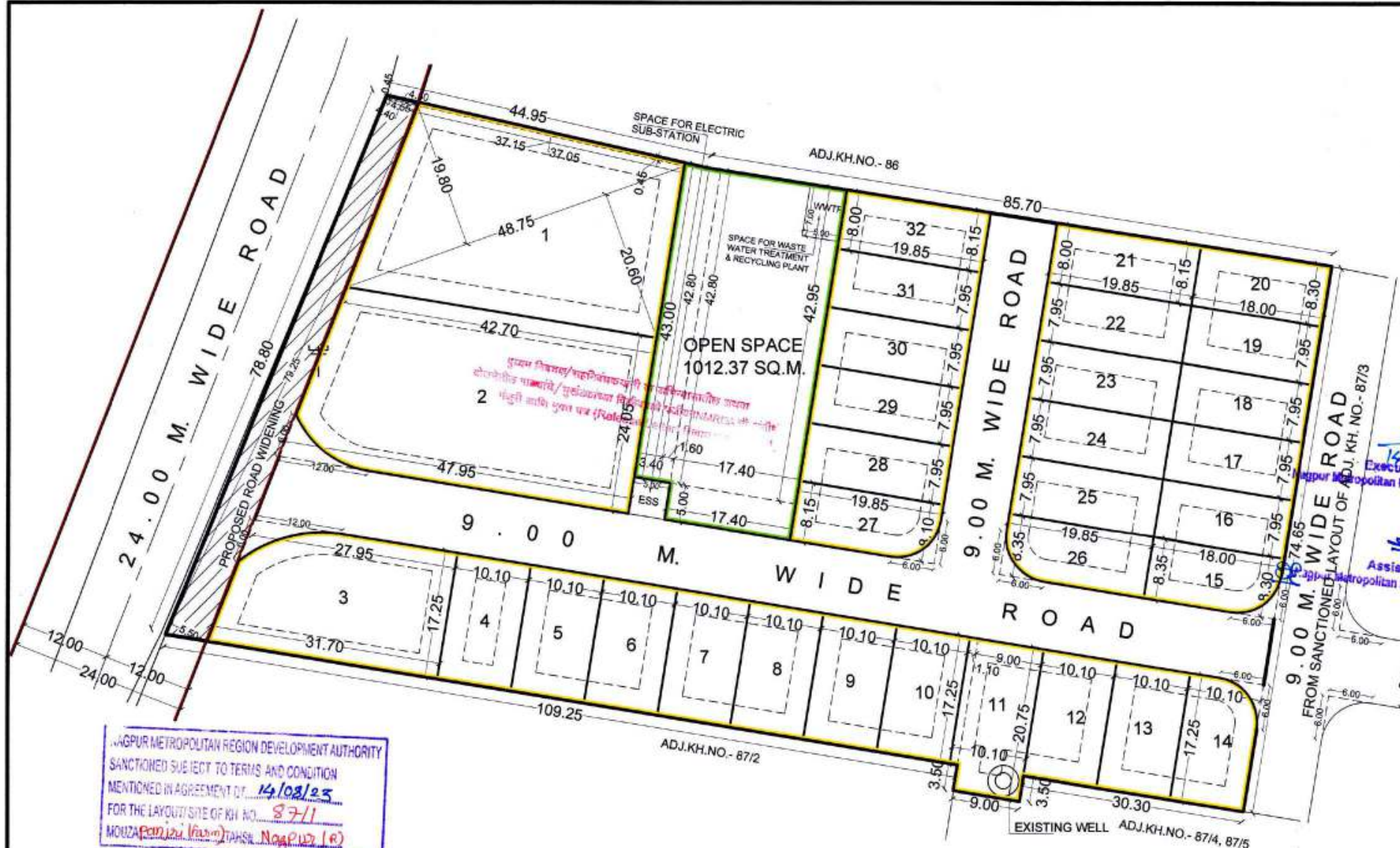




NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY  
SANCTIONED SUBJECT TO TERMS AND CONDITION  
MENTIONED IN AGREEMENT DT. 14/08/23  
FOR THE LAYOUT/SITE OF KH. NO. 87/1  
MOUZA PANJRI (FARM) TAHSIL NAGPUR (G)

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

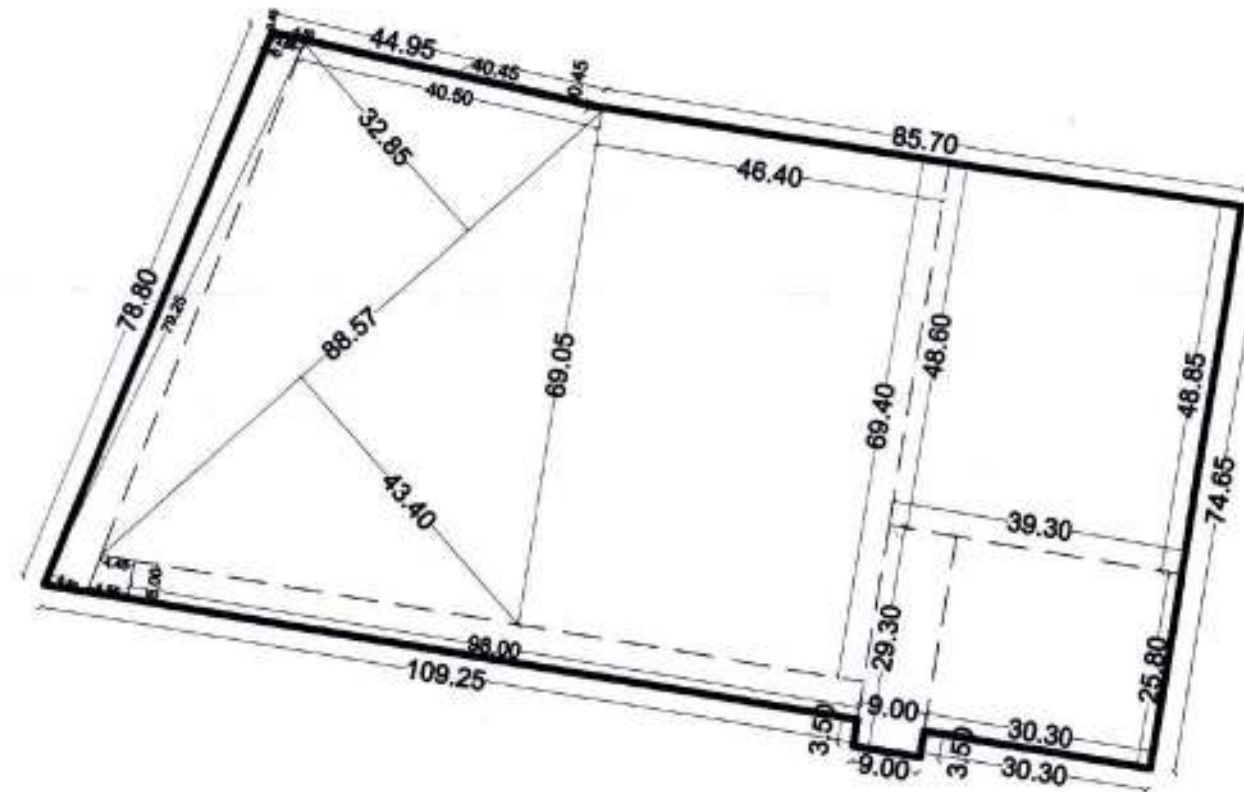


NOTE:-

- 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

| 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                 |



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

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 MEASUREMENT 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 | PLOTTABLE 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 the 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.

UNESH M. LAMGE  
Architects & Interior Designers  
Reg. No. CA/28/16507  
UIN No. R-86  
ARCHITECT'S SIGN.

OWNER'S SIGN :

- 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

ARCHITECT'S SIGN :

ARCHITECT:-

AR. UMESH LAMGE  
B.ARCH.(HONS.)  
ARCHITECT & INTERIOR DESIGNER  
402 , DAYA CHAMBER,  
AJNI SQ. WARDHA ROAD, NAGPUR