

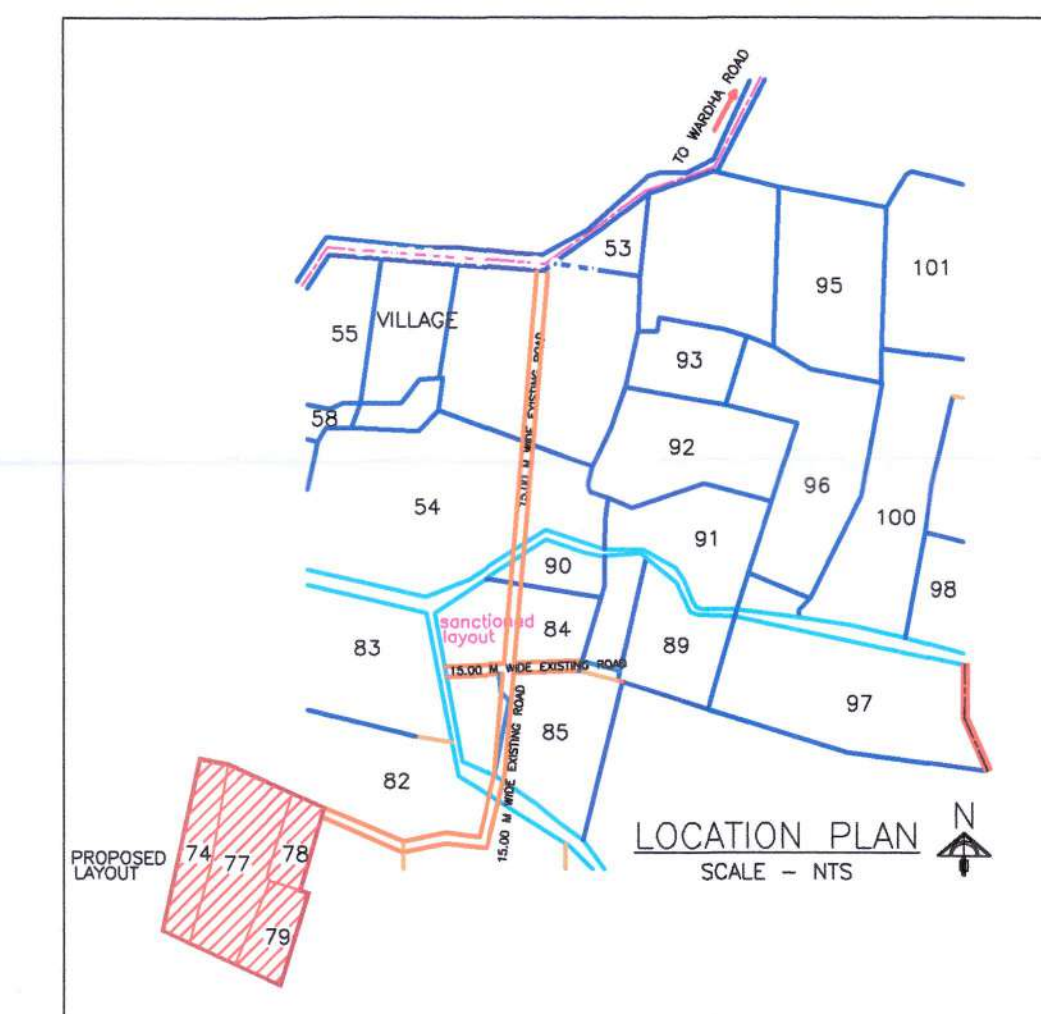


LAYOUT PLAN  
SCALE - 1: 500

LEGEND :

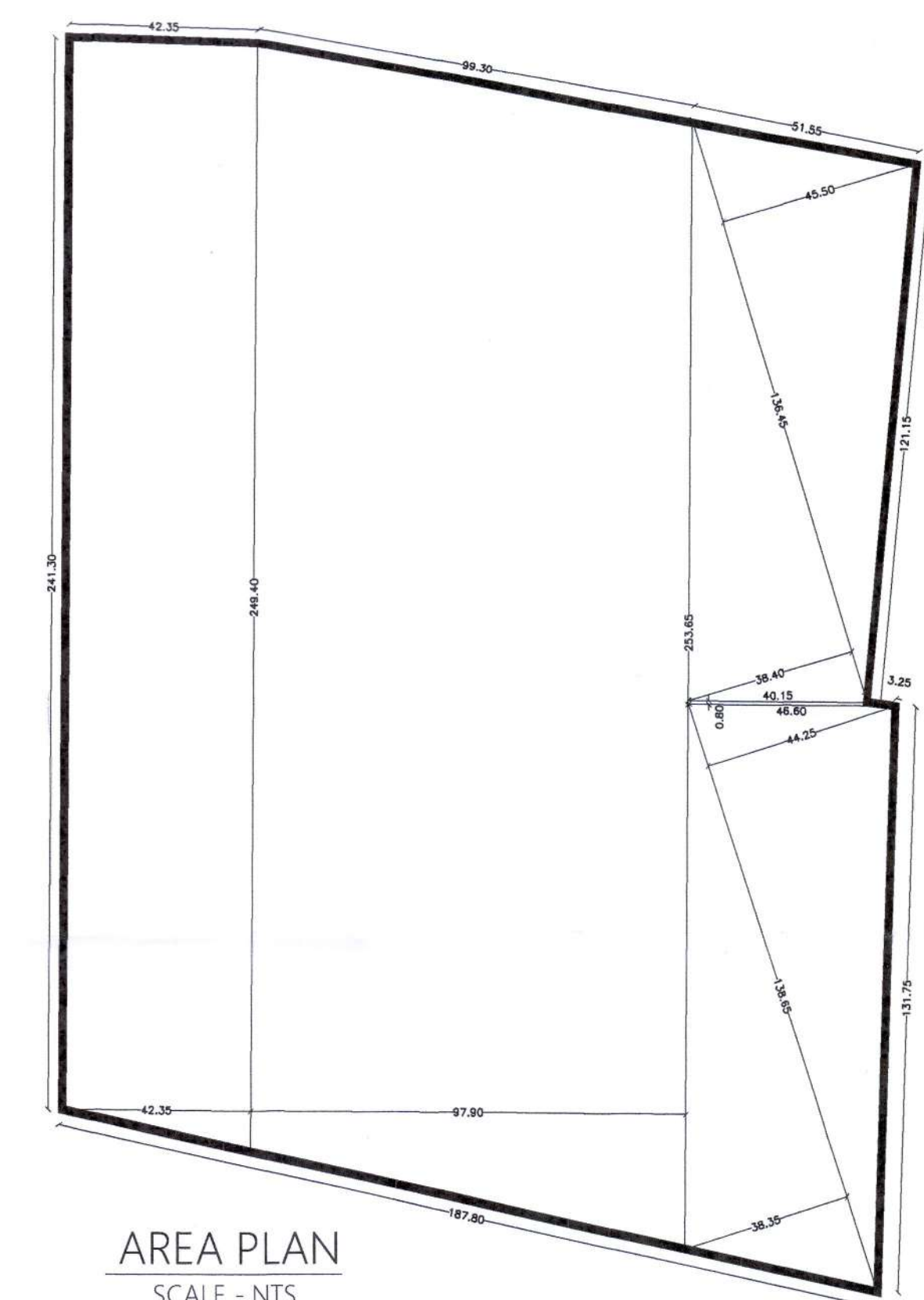
- \* AREA UNDER LAYOUT SHOWN
- \* AREA UNDER OPEN SPACE SHOWN
- \* AREA UNDER UTILITY SPACE SHOWN
- \* RESIDENTIAL PLOTS SHOWN
- \* APPROACH ROAD SHOWN

| TABLE 2 |                                                                                                       |             |
|---------|-------------------------------------------------------------------------------------------------------|-------------|
| Sr. No. | DESCRIPTION                                                                                           | AREA (Sq.m) |
| 1       | LAND AREA AS PER 7/12 EXTRACT                                                                         | 46500.00    |
| 2       | LAND AREA AS PER MEASUREMENT SHEET                                                                    | 46500.00    |
| 3       | AREA CONSIDERED AFTER DEDUCTIONS FOR SANCTION                                                         | 46500.00    |
| 4       | a) REQUIRED 10 % AREA FOR RECREATION GROUND                                                           | 4650.00     |
| 5       | b) PROPOSED AREA FOR RECREATION GROUND                                                                | 4693.21     |
| 6       | a) REQUIRED 5 % AREA FOR AMENITY SPACE                                                                | 2325.00     |
| 7       | b) PROPOSED AREA FOR AMENITY SPACE                                                                    | 2344.68     |
| 8       | AREA UNDER LAYOUT PLOTS                                                                               | 39462.11    |
| 9       | PLOT AREA FOR F.S.I CONSIDERATION (3 - 7b)                                                            | 44155.32    |
| 10      | PERMITTED F.S.I                                                                                       | 2.10        |
| 11      | TOTAL PERMITTED F.S.I FOR CONSTRUCTION                                                                | 92726.17    |
| 12      | AS PER UDPCR TABLE No. 6G, additional Ancillary area FSI up to the extent of 60 % of the proposed FSI | 55635.70    |
| 13      | TOTAL PERMITTED F.S.I FOR CONSTRUCTION                                                                | 148361.88   |



|                | Size (M)                      | Area (Sq.m.) | Deduct Tangent Area (sq.m.) | Net Area (Sq.m.) | Total Net Area (Sq.M.) |
|----------------|-------------------------------|--------------|-----------------------------|------------------|------------------------|
| PUBLIC UTILITY | 1/2( 24.95 + 26.30 ) X 91.50  | 2344.680     | -                           | 2344.680         | 2344.68                |
| OPEN SPACE     | 1/2( 36.30 + 46.95 ) X 112.75 | 4693.218     | -                           | 4693.218         | 4693.218               |

| Nos.  | Plot No.                                                                                                                                                                                | Size (M)                    | Area (Sq.m.) | Deduct Tangent Area (sq.m.) | Net Area (Sq.m.) | No of Plots | Total Plot Area (Sq.M.) |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------|-----------------------------|------------------|-------------|-------------------------|
| 1     | 1                                                                                                                                                                                       | 1/2 (9.75 + 9.55) x 10.00   | 96.500       | 9.00                        | 87.50            | 6           | 87.500                  |
| 2     | 36                                                                                                                                                                                      | 1/2 (9.30 + 9.10) x 10.00   | 92.000       | 9.00                        | 83.00            | 1           | 83.000                  |
| 3     | 37                                                                                                                                                                                      | 1/2 (9.10 + 8.85) x 10.00   | 89.750       | 9.00                        | 80.75            | 1           | 80.750                  |
| 4     | 70                                                                                                                                                                                      | 1/2 (20.70 + 16.70) x 20.00 | 374.000      | 18.00                       | 356.00           | 1           | 356.000                 |
| 5     | 102                                                                                                                                                                                     | 1/2 (14.80 + 12.90) x 10.00 | 138.500      | 9.00                        | 129.50           | 1           | 129.500                 |
| 6     | 103                                                                                                                                                                                     | 1/2 (12.80 + 10.95) x 10.00 | 119.250      | 9.00                        | 110.25           | 1           | 110.250                 |
| 7     | 136                                                                                                                                                                                     | 1/2 (11.90 + 10.00) x 10.00 | 109.500      | 9.00                        | 100.50           | 1           | 100.500                 |
| 8     | 137                                                                                                                                                                                     | 1/2 (10.00 + 8.10) x 10.00  | 90.500       | 9.00                        | 81.50            | 1           | 81.500                  |
| 9     | 170                                                                                                                                                                                     | 1/2 (9.05 + 7.10) x 10.00   | 80.750       | 9.00                        | 71.75            | 1           | 71.750                  |
| 10    | 18                                                                                                                                                                                      | 1/2 (7.10 + 7.95) x 10.00   | 75.250       | 5.00                        | 70.25            | 1           | 70.250                  |
| 11    | 19,55,86,120,154                                                                                                                                                                        | 1/2 (9.00 + 9.85) x 10.00   | 94.250       | 6.00                        | 88.25            | 5           | 441.250                 |
| 12    | 54,85,119,153                                                                                                                                                                           | 1/2 (9.85 + 10.75) x 10.00  | 103.000      | 5.00                        | 98.00            | 4           | 392.000                 |
| 13    | 2-11,14-17,20-29,32-35,38-41,44-53,56-65,68-69,71,72,75-84,87-96,99-101,104-106,109-118,121-130,133-135,138-140,143-152,155-164,166-169,397                                             | 10.00 x 6.00                | 60.000       |                             | 60.00            | 133         | 7980.000                |
| 14    | 12,13,30,31,42,43,66,67,74,75,97,98,107,108,131,132,141,142,165,166                                                                                                                     | 10.00 x 8.25                | 82.500       |                             | 82.50            | 20          | 1650.000                |
| 15    | 171                                                                                                                                                                                     | 1/2 (9.00 + 8.85) x 10.00   | 94.250       | 7.00                        | 87.25            | 1           | 87.250                  |
| 16    | 192                                                                                                                                                                                     | 1/2 (9.85 + 10.75) x 10.00  | 103.000      | 7.00                        | 96.00            | 1           | 96.000                  |
| 17    | 193,219,247                                                                                                                                                                             | 1/2 (8.00 + 8.85) x 10.00   | 84.250       | 7.00                        | 77.25            | 3           | 231.750                 |
| 18    | 218,246                                                                                                                                                                                 | 1/2 (9.75 + 8.85) x 10.00   | 93.000       | 7.00                        | 86.00            | 2           | 172.000                 |
| 19    | 261                                                                                                                                                                                     | 1/2 (26.85 + 27.10) x 10.00 | 269.750      | 0.00                        | 269.75           | 1           | 269.750                 |
| 20    | 396                                                                                                                                                                                     | 1/2 (9.00 + 9.60) x 10.00   | 93.000       | 0.00                        | 93.00            | 1           | 93.000                  |
| 21    | 398                                                                                                                                                                                     | 1/2 (12.35 + 11.45) x 10.00 | 119.500      | 7.00                        | 112.50           | 1           | 112.500                 |
| 22    | 282,326,371                                                                                                                                                                             | 1/2 (8.65 + 8.0) x 10.00    | 83.250       | 7.00                        | 76.25            | 3           | 228.750                 |
| 23    | 283,327                                                                                                                                                                                 | 1/2 (8.65 + 9.25) x 10.00   | 89.500       | 7.00                        | 82.50            | 2           | 165.000                 |
| 24    | 372                                                                                                                                                                                     | 1/2 (8.40 + 7.30) x 10.00   | 78.500       | 7.00                        | 71.50            | 1           | 71.500                  |
| 25    | 172-179                                                                                                                                                                                 | 6.00 x 10.00                | 60.000       |                             | 60.00            | 8           | 480.000                 |
| 26    | 182-191,194-198,201-204,207-210,213-217,220-224,227-231,234-238,241-245,248-252,255-259,263-270,273-281,284-292,295-303,306-314,317-325,328-336,339-347,350-359,362-370,373-382,385-394 | 4.75 x 10.00                | 47.500       |                             | 47.50            | 167         | 7932.500                |
| 27    | 180                                                                                                                                                                                     | 1/2 (8.25 + 7.4) x 10.00    | 78.250       |                             | 78.25            | 1           | 78.250                  |
| 28    | 181                                                                                                                                                                                     | 1/2 (7.40 + 7.00) x 10.00   | 72.000       |                             | 72.00            | 1           | 72.000                  |
| 29    | 205                                                                                                                                                                                     | 1/2 (6.90 + 9.00) x 10.00   | 79.500       |                             | 79.50            | 1           | 79.500                  |
| 30    | 206                                                                                                                                                                                     | 1/2 (8.25 + 10.40) x 10.00  | 93.250       |                             | 93.25            | 1           | 93.250                  |
| 31    | 232                                                                                                                                                                                     | 1/2 (10.40 + 7.75) x 10.00  | 90.750       |                             | 90.75            | 1           | 90.750                  |
| 32    | 233                                                                                                                                                                                     | 1/2 (7.00 + 9.15) x 10.00   | 80.750       |                             | 80.75            | 1           | 80.750                  |
| 33    | 260                                                                                                                                                                                     | 1/2 (9.15 + 11.25) x 10.00  | 103.000      |                             | 103.00           | 1           | 103.000                 |
| 34    | 262                                                                                                                                                                                     | 1/2 (9.40 + 11.30) x 10.00  | 103.500      |                             | 103.50           | 1           | 103.500                 |
| 35    | 304                                                                                                                                                                                     | 1/2 (6.25 + 8.15) x 10.00   | 72.000       |                             | 72.00            | 1           | 72.000                  |
| 36    | 305                                                                                                                                                                                     | 1/2 (8.15 + 10.05) x 10.00  | 91.000       |                             | 91.00            | 1           | 91.000                  |
| 37    | 348                                                                                                                                                                                     | 1/2 (9.75 + 11.60) x 10.00  | 106.750      |                             | 106.75           | 1           | 106.750                 |
| 38    | 349                                                                                                                                                                                     | 1/2 (6.85 + 8.75) x 10.00   | 78.000       |                             | 78.00            | 1           | 78.000                  |
| 39    | 395                                                                                                                                                                                     | 1/2 (9.30 + 11.20) x 10.00  | 102.500      |                             | 102.50           | 1           | 102.500                 |
| 40    | 199,200,211,212,225,226,239,240,253,254,271,272,293,294,315,316,337,338,360,361,383,384                                                                                                 | 7.00 x 10.00                | 70.000       |                             | 70.00            | 22          | 1540.000                |
| TOTAL |                                                                                                                                                                                         |                             |              |                             |                  | 398         | 24,172.70               |



AREA PLAN  
SCALE - NTS

| LAND AREA CALCULATION |                              |  |  |          |
|-----------------------|------------------------------|--|--|----------|
|                       | 1/2(241.30 + 249.40) X 42.35 |  |  | 10390.57 |
|                       | 1/2(249.40 + 253.65) X 97.90 |  |  | 24624.29 |
|                       | 1/2(45.50 + 38.40) X 136.45  |  |  | 5724.07  |
|                       | 1/2(40.15 + 46.60) X 0.80    |  |  | 34.70    |
|                       | 1/2(44.25 + 38.35) X 138.65  |  |  | 5726.24  |
| TOTAL                 |                              |  |  | 46499.87 |
| SAY                   |                              |  |  | 46500.00 |

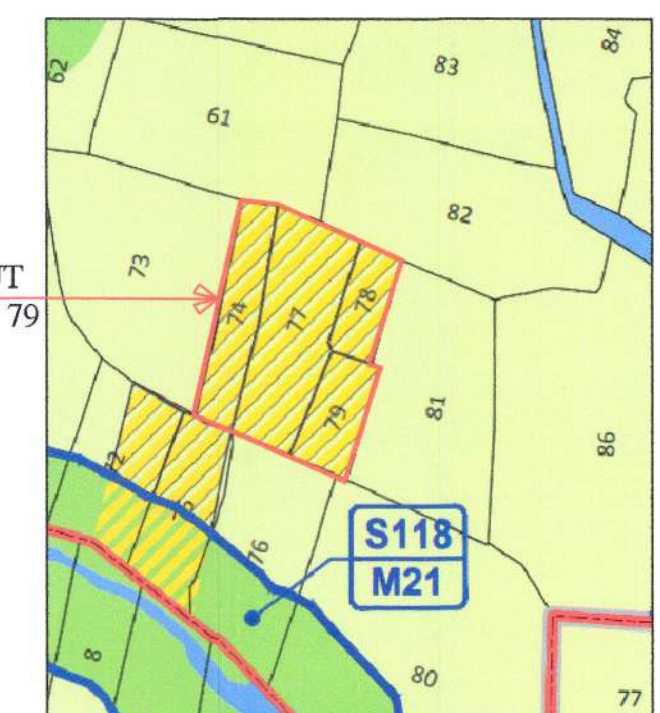
20 MAR 2023

Approved subject to condition mentions in this office  
I.O.A. letter no. EE/BP/PMAY/A/MHADA/ 235/2023  
DATE 29/03/2023 & Plinth C.C. to be issued.

Ex. Engg/Bidg Permission Cell/ PMAY/A  
MHADA

PROPOSED RESIDENTIAL LAYOUT PLAN ON  
KH. NO. - 74, 77, 78, 79, P.H. NO. - 48,  
MOUZA - KANHOLI, THA. - HINGN(GRAMIN)  
DIST. - NAGPUR, BELONGING TO :-  
S.R. INFRA, THROUGH  
SHRI. DEEPAK MADHAVRAO NILAWAR

PROPOSED LAYOUT  
KH. NO. 74, 77, 78 & 79



PART DP PLAN (Sheet No. 118)  
SCALE - NTS

| PROFORMA - I   |                                                                            |           |                |
|----------------|----------------------------------------------------------------------------|-----------|----------------|
| AREA STATEMENT |                                                                            |           |                |
| 1              | AREA OF LAND OF KH.NO. 74,77,78,79                                         | 46500.00  | SQ.M. (4.65 H) |
| a)             | AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT) (1.10 + 2.14 + 0.64 + 0.77 H) | 46500.00  | SQ.M. (4.65 H) |
| b)             | AS PER MEASUREMENT SHEET                                                   | 46500.00  | SQ.M.          |
| c)             | AS PER SITE                                                                | 46500.00  | SQ.M.          |
| 2              | DEDUCTIONS FOR                                                             |           | SQ.M.          |
| a)             | PROPOSED D.P./D.P. ROAD WIDENING AREA                                      | 0.00      | SQ.M.          |
| b)             | ANY D.P. RESERVATION AREA                                                  | 0.00      | SQ.M.          |
| c)             | NATURAL WATER COURSE AREA                                                  | 0.00      | SQ.M.          |
| d)             | LAND SURRENDERED TO GOVERNMENT (10% OF 1a)                                 | 0.00      | SQ.M.          |
|                | TOTAL (a+b+c+d)                                                            | 0.00      | SQ.M.          |
| 3              | GROSS AREA OF PLOT (1 - 2)                                                 | 46500.00  | SQ.M. 100%     |
| 4              | AMENITY SPACE                                                              |           |                |
| a)             | REQUIRED                                                                   | 2325.00   | SQ.M.          |
| b)             | PROPOSED                                                                   | 2344.68   | SQ.M. 5.04 %   |
| 5              | NET PLOT AREA (3 - 4 (b))                                                  | 44155     | SQ.M.          |
| 6              | RECREATIONAL OPEN SPACE                                                    |           |                |
| a)             | REQUIRED                                                                   | 4650.00   | SQ.M.          |
| b)             | PROPOSED                                                                   | 4693.21   | SQ.M. 10.01 %  |
| 7              | SERVICE ROAD & HIGHWAY WIDENING                                            | 0.00      | SQ.M.          |
| 8              | INTERNAL ROAD AREA                                                         | 15289.41  | SQ.M. 32.88 %  |
| 9              | AREA UNDER LAYOUT PLOTS                                                    | 24172.700 | SQ.M. 51.98%   |
| 10             | PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (5 / 9)                   | 1.83      |                |

CERTIFICATE OF AREA:  
Certified that the plot under reference was surveyed by me 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.

AR. NAVIN LANJEWAR  
CA/95/19173  
NIT LS 879  
NMC LS R63

2, Siddharth Nagar, Kamptee Road  
Nagpur-440017. Cell : 9825110180

ARCHITECT'S SIGN.

Owner (s) Name and signature S. R. Infra

Deepak Madhavrao Nilawar.

Architect Name and signature AR. NAVIN LANJEWAR

Navinkumar Lanjewar