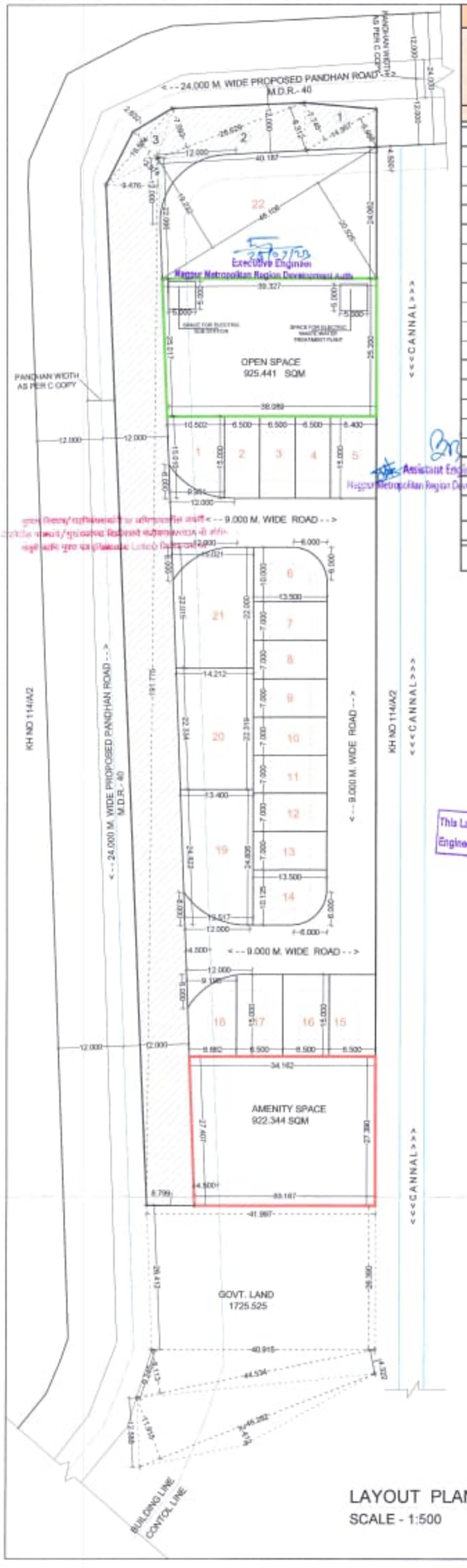
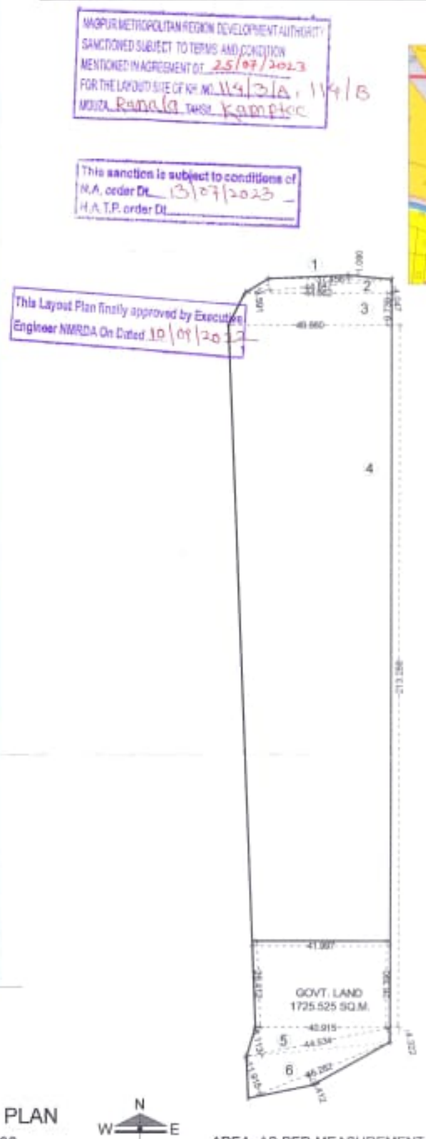


LAYOUT PLAN
SCALE - 1:500

AREA AS PER MEASUREMENT SHEET



LOCATION PLAN
SCALE - 1:500



PROPOSED LAYOUT
KH. NO. 114/3/A, 114/B

AREA AS PER MEASUREMENT SHEET

1) 0.5 * 37.456 * 1.090 = 20.413 SQ.M
2) 0.5 * (4.047 + 3.591) * 44.847 = 171.270 SQ.M
3) 0.5 * (44.662 + 49.660) * 9.739 = 459.300 SQ.M
4) 0.5 * (40.915 + 49.660) * 213.288 = 9659.280 SQ.M
5) 0.5 * (4.322 + 8.113) * 44.534 = 276.890 SQ.M
6) 0.5 * (3.412 + 11.915) * 46.282 = 354.682 SQ.M

TOTAL = 10941.835 SQ.M

AREA UNDER GOVERNMENT LAND

1) 0.5 * (41.997 + 40.915) * 26.390 = 1094.023 SQ.M
2) 0.5 * (4.322 + 8.113) * 44.534 = 276.890 SQ.M
3) 0.5 * (3.412 + 11.915) * 46.282 = 354.682 SQ.M

TOTAL = 1725.595 SQ.M

AREA UNDER ROAD WIDENING

1) 0.5 * (7.745 + 5.966) * 14.957 = 102.537 SQ.M
2) 0.5 * (8.312 + 7.593) * 28.629 = 227.672 SQ.M
3) 0.5 * (2.632 + 3.974) * 18.574 = 61.349 SQ.M
4) 0.5 * (9.476 + 8.799) * 191.775 = 1752.344 SQ.M
5) ADDITION OF TANGENT 12 M = 30.900 SQ.M

TOTAL = 2174.802 SQ.M

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 25/07/2023
FOR THE LAYOUT SITE OF KH. NO. 114/3/A, 114/B
MOUZA Ranala TAHSIL Kamptee

This sanction is subject to conditions of
N.A. order Dt. 13/07/2023
H.A.T.P. order Dt.

This Layout Plan finally approved by Executive Engineer NMRDA On Dated 10/09/2019

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

PLOT NO	PLOT SIZE	PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD (IF ANY SQ.M)	REMAINING PLOT AREA (B-C)	NO OF PLOTS	TOTAL AREA	BUILT UP AREA ON PRO-RATA BASIS (F *PRORATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (G*I) SQ.M
A		B	C	D	E	F	G	H	I	J
CATEGORY 'A' - UP TO 100.00 SQ.M.										
2,3,4	6.500 * 15.000	97.500	0.000	97.500	3	292.500	641.160	9.000	1.100	705.276
7 TO 13	13.500 * 7.000	94.500	0.000	94.500	7	661.500	1450.008	9.000	1.100	1595.009
		TOTAL (A)			10	954.000	2091.168			
CATEGORY 'B' - 100.00 TO 250.00 SQ.M.										
1	0.5 * (10.502 + 9.951) *15.000	153.398	14.920	138.478	1	138.478	303.543	9.000	1.100	333.897
5	8.400 * 15.000	126.000	0.000	126.000	1	126.000	276.192	9.000	1.100	303.811
6	13.500 * 10.000	135.000	7.720	127.280	1	127.280	278.998	9.000	1.100	306.898
14	13.500 * 10.125	136.688	7.720	128.968	1	128.968	282.697	9.000	1.100	310.966
15, 16, 17	8.500 * 15.000	127.500	0.000	127.500	3	382.500	838.440	9.000	1.100	922.284
18	0.5 * (9.196 + 8.662) *15.000	133.935	14.920	119.015	1	119.015	260.881	9.000	1.100	286.969
		TOTAL (B)			8	1022.240	2240.750			
CATEGORY 'C' -250 TO 500.00 SQ.M.										
19	0.5 * (13.400 + 12.517) *24.806	321.449	14.920	306.529	1	306.529	671.911	24.000	1.100	739.102
20	0.5 * (13.400 + 14.212) *22.319	308.136	0.000	308.136	1	308.136	675.434	24.000	1.100	742.978
21	0.5 * (15.021 + 14.212) *22.000	321.563	14.920	306.643	1	306.643	672.161	24.000	1.100	739.378
		TOTAL (C)			3	921.308	2019.506			
		TOTAL (A + B + C)			21	2897.548	6351.424			
RETAINABLE LAND										
22	0.5 * (19.232 + 20.525) *46.106	916.518	30.900	885.618	1	885.618	1941.274	24.000	1.100	2135.401
		TOTAL (D)			1	885.618	1941.274			
		TOTAL (A + B + C + D)			22	3783.166	8292.698			

FINAL DEMARCATED RESIDENTIAL LAYOUT ON KH. NO. 114/3/A, 114/B P.H.NO. 18, MOUZA - RANALA, TAH. - KAMPTEE, DIST - NAGPUR. BELONGING TO :- SHRI. ARUNABH SANTOSHKUMAR CHATTERJEE

DRAWING SHEET NO. X/Y

STAMPS OF APPROVAL OF PLANS:

AREA STATEMENTS :

1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)		KH. NO. 114/3/A - 1.28 Ha KH. NO. 114/B - 0.20 Ha 1.48 Ha
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	= 14800.000 SQ.M	
	B) AS PER MEASUREMENT SHEET	= 10941.835 SQ.M	
	C) AS PER SITE	= 10941.835 SQ.M	
2	DEDUCTIONS FOR :		
	A) PROPOSED D.P/ D.P. ROAD WIDENING	= 0.000 SQ.M	
	B) ANY RESERVATION AREA	= 1725.595 SQ.M	
	C) NATURAL WATER COURSE AREA	= 0.000 SQ.M	
	D) AREA NOT UNDER PROPOSAL	= 0.000 SQ.M	
	TOTAL A+B	= 1725.595 SQ.M	
3	GROSS AREA OF PLOT (1- 2)	= 9216.240 SQ.M (100 %)	
4	RECREATIONAL OPEN SPACE :		
	A) REQUIRED	= 921.624 SQ.M	
	B) PROPOSED	= 925.441 SQ.M (10.04 %)	
5	AMENITY SPACE :		
	A) REQUIRED	= 921.624 SQ.M	
	B) PROPOSED	= 922.344 SQ.M (10.01 %)	
6	AREA UNDER ROAD WIDENING	= 2174.802 SQ.M (23.60 %)	
7	INTERNAL ROAD AREA	= 1360.467 SQ.M (14.76 %)	
8	AREA UNDER LAYOUT PLOTS	= 3783.166 SQ.M (41.05 %)	
9	NET PLOT AREA FOR FSI CALCULATIONS = (3- 5B)	= 8293.896 SQ.M	
10	PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS = (9/8)	= 2.192	
11	SPACE FOR E.S.S. & W.W.T.P.	= 50.000 SQ.M (0.54 %)	

AREA CALCULATION

OPEN SPACE

I) 0.5 * (39.327 + 38.089) * 25.200 = 975.441 SQ.M
DEDUCTION FOR E.S.S. = 5 * 5 = 25.000 SQ.M
DEDUCTION FOR W.W.T.P = 5 * 5 = 25.000 SQ.M
TOTAL = 925.441 SQ.M

AMENITY SPACE

I) 0.5 * (34.162 + 33.187) * 27.390 = 922.344 SQ.M

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BE ME ON 09-04-2019 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS LESS THAN WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

OWNER (S) NAME AND SIGNATURE

SHRI. ARUNABH SANTOSHKUMAR CHATTERJEE

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

Er. Dhiraj S. Harshe
NMRDA Lic. No. 441
NIT Lic. No. 3000
Mob. No. 9158855085

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. / LICENCE NO.OF ARCH / LIC. ENG. / SUPERVISOR
27-07-19	NW-01	1:500	DH	DH	

LEGEND :

KHASARA BOUNDRY SHOWN IN
OPEN SPACE SHOWN IN
AMENITY SPACE SHOWN IN
INCLUSIVE HOUSING SPACE SHOWN IN
PROPOSED D.P/ D.P. ROAD WIDENING SHOWN IN

WAVE
DESIGNERS & PLANNERS
flat no.G-6,Cheenab Apt.Chunnabhatti Road,
Near Ajni Sq.Nagpur-440003