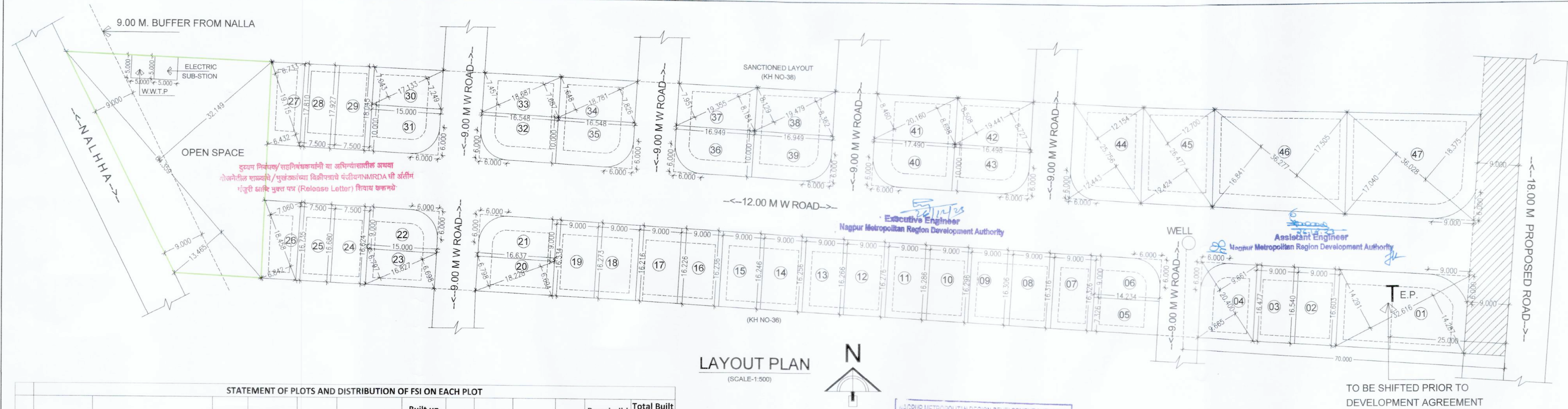




LAYOUT PLAN
(SCALE:1:500)



NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 26/12/2023
FOR THE LAYOUT/SITE OF KH. NO. 37
MOUZA: Gotal - Panjari, TAL: NAGPUR (R)

This sanction is subject to conditions of
N.A. order Dt. 25-01-2023
N.A.T.P. order Dt.

This Layout Plan tentatively/finally approved by
Metropolitan Commissioner Dated: 05-07-2023

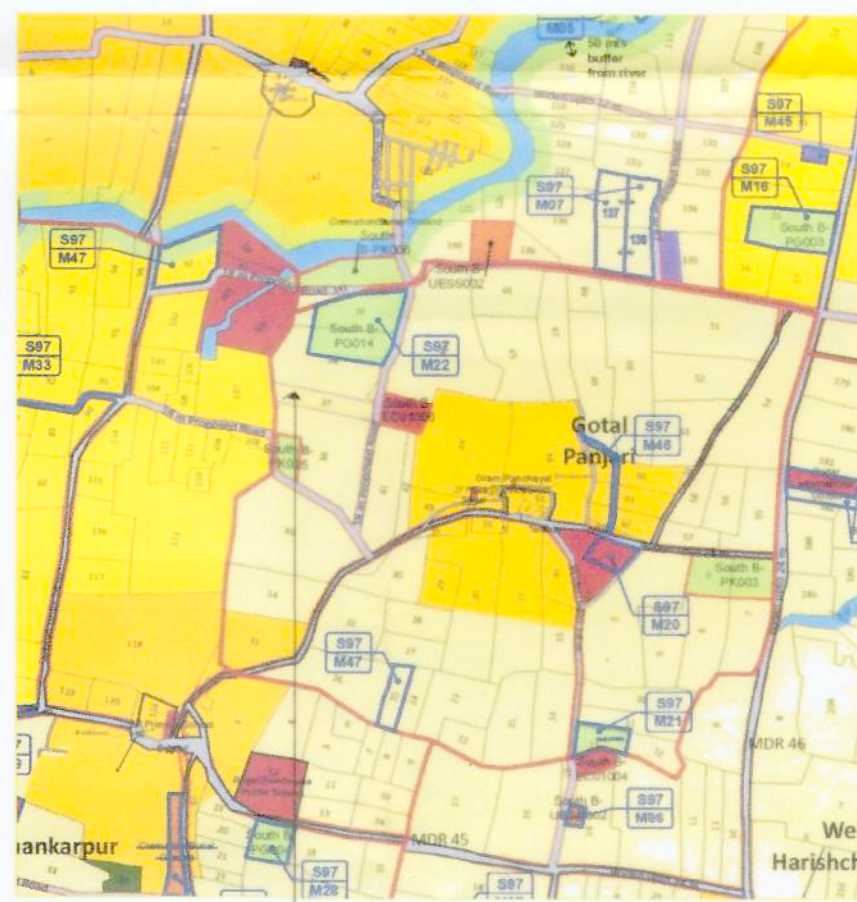


LAND AREA CALCULATION KEY PLAN
(SCALE:1:1000)

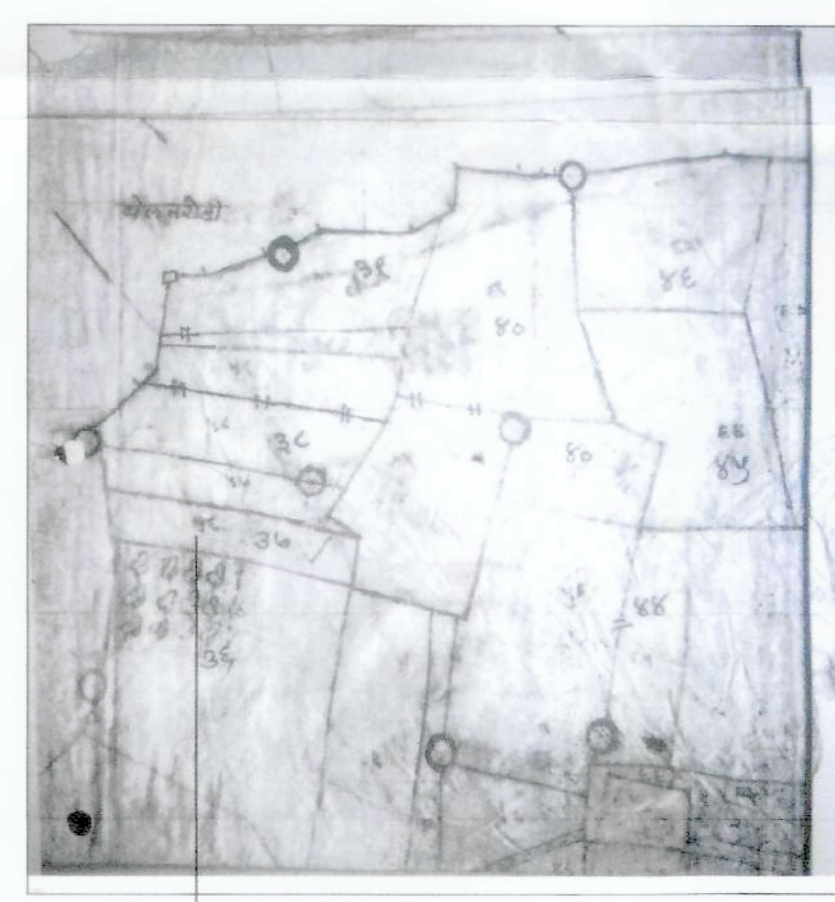
AS PER K PRAT CALCULATION			
S.R.NO.	SIZE	AREA	
1	1/2. X 87.758 X (25.516 + 38.504)	= 2809.134	
2	1/2. X 69.106 X (32.824 + 34.470)	= 2325.210	
3	1/2. X 76.182 X (36.541 + 37.309)	= 2813.020	
4	1/2. X 67.012 X (33.489 + 33.434)	= 2242.322	
5	1/2. X 50.670 X (11.447 + 12.787)	= 613.968	
6	1/2. X 58.888 X (26.975 + 26.056)	= 1561.445	
7	1/2. X 62.391 X (28.253 + 28.404)	= 1767.443	
TOTAL		= 14132.54	

AREA AFFECTED BY ROAD WIDENING		
S.R.NO.	SIZE	AREA
1	1/2. X 52.89 X (8.79 + 8.85)	= 466.48
TOTAL		= 466.48

OPEN SPACE		
S.R.NO.	SIZE	AREA
1	0.5 X 64.359 X (13.465 + 32.149)	= 1467.84
TOTAL		= 1467.84
DEDUCT ESS		
DEDUCT (WWTP)		= 25
TOTAL		= 1417.83



PROPOSED SITE D.P. SHEET NO-97
(SCALE:N.T.S)



LOCATION PLAN
(SCALE:N.T.S)

LEGEND-	
KHASARA BOUNDRY SHOWN IN	
OPEN SPACE SHOWN IN	
INCLUSIVE HOUSING SHOWN IN	
PROPOSED ROAD WIDENING SHOWN IN	
WELL SHOWN IN	
ELECTRICAL POL SHOWN IN	T

FINAL DEMARCATED LAYOUT PLAN ON KH. NO. 37, PH. NO. 38, MOUZA -GOTAL PANJARI, TAH.-NAGPUR(GR),DIST.NAGPUR

BELONGS TO: SMT-HANSA KANTIBHAI PATEL
KUMARI-KAVERI KANTIBHAI PATEL

STAMPS OF APPROVAL OF PLANS

PROFORMA - I AREA STATEMENT			
1	AREA OF LAND OF KH.NO.- (Minimum area of a,b,c. to be considered)	14599.02	SQ.M.
a)	AS PER OWNERSHIP DOCUMENT (1/12, EXTRACT)	14600.00	SQ.M.
b)	AS PER MEASUREMENT SHEET	14599.02	SQ.M.
c)	AS PER SITE	14599.02	SQ.M.
2	DEDUCTIONS FOR		SQ.M.
a)	PROPOSED 12.00 M. WIDE D.P. ROAD AREA	0.00	SQ.M.
b)	PROPOSED 18.00 M. WIDE D.P. ROAD AREA	466.48	SQ.M.
c)	ANY D.P. RESERVATION AREA	0.00	SQ.M.
d)	NATURAL WATER COURSE AREA	0.00	SQ.M.
TOTAL (a+b+c+d)		466.48	SQ.M.
3	BALANCE AREA OF PLOT (1 - 2)	14132.54	SQ.M.
4	AMENITY SPACE		
a)	REQUIRED	NIL	SQ.M.
b)	PROPOSED	NIL	SQ.M.
5	NET PLOT AREA (3-4b)	14132.54	SQ.M.
6	RECREATIONAL OPEN SPACE		
a)	REQUIRED	1413.25	SQ.M.
b)	PROPOSED	1417.83	SQ.M.
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 25.00)	50.00	SQ.M.
8	INTERNAL ROAD AREA	427.76	SQ.M.
9	SERVICE ROAD HIGH-WAY WIDENING	0.00	SQ.M.
10	PLOTTABLE AREA	8411.95	SQ.M.
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.6838	SQ.M.

CERTIFICATE OF AREA:-
Certified that the plot under reference was surveyed by me on 03/01/2022 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.

JITENDRA INGULKAR
(D.C.R.E.)
NIT Reg. No.: 1714
NMC Reg. No.: 557

ARCHITECT'S SIGN.

OWNER SIGN

ARCHITECT/ ENGINEER'S SIGN

Hk Patel

Rupali

JITENDRA INGULKAR
(D.C.R.E.)
NIT Reg. No.: 1714
NMC Reg. No.: 557