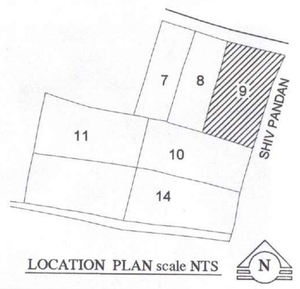
AREA STATEMENT FOR PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

Plot no.	Size(M)	Plot Area (Sq.m.)	Rounding Area of Road (Sq.m.)	Remaining 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=E*1.64	G	H=E*G	I	J	K=F*J	L=F*G
1	1/2(20.60+20.00)*21.00	426.30	14.44	411.86	675.45	1	411.86	18.00	1.10	743.00	675.45
2 TO 9	12.00 X 21.00	252.00		252.00	413.28	8	2016.00	15.00	1.10	454.61	3306.24
10	1/2(16.85+16.80)*21.00	353.33		353.33	579.45	1	353.33	15.00	1.10	637.40	579.45
11	9.85 X 15.00	147.75		147.75	242.31	1	147.75	12.00	1.10	266.54	242.31
12 TO 16	7.50 X 15.00	112.50		112.50	184.50	5	562.50	12.00	1.10	202.95	922.50
17,18	9.00 X 15.00	135.00		135.00	221.40	2	270.00	12.00	1.10	243.54	442.80
19 TO 23	9.50 X 15.00	142.50		142.50	233.70	5	712.50	12.00	1.10	257.07	1168.50
24	1/2(21.05+20.60)*15.00	312.38	11.77	300.61	492.99	1	300.61	18.00	1.10	542.29	492.99
25	1/2(17.30+17.85)*18.00	316.35	11.77	304.58	499.51	1	304.58	18.00	1.10	549.46	499.51
26	1/2(14.90+14.00)*18.00	260.10		260.10	426.56	1	260.10	18.00	1.10	469.22	426.56
27	1/2(9.15+8.35)*16.50	144.38		144.38	236.78	1	144.38	9.00	1.10	260.45	236.78
28,29	6.75 X 16.50	111.38		111.38	182.66	2	222.76	9.00	1.10	200.92	365.31
30	1/2(9.20+9.65)*16.50	155.51	7.72	147.79	242.38	1	147.79	9.00	1.10	266.62	242.38
31	1/2(30.50+30.15)*17.60	533.72		533.72	875.30	1	533.72	12.00	1.10	962.83	875.30
32	1/2(30.15+29.80)*17.00	509.58		509.58	835.70	1	509.58	12.00	1.10	919.27	835.70
			TOTAL				**6897.44**				



LOCATION PLAN scale NTS

NOTE: -

KHASRA BOUNDRY SHOWN THUS	
OPEN SPACE SHOWN THUS	
AMENITY SPACE SHOWN THUS	
PLOTEBLE AREA SHOWN THUS	
MAIN APPROCH ROAD SHOWN THUS	
AFFORDABLE PLOTS SHOWN THUS	

LAYOUT PLAN scale 1:500

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHO... SANCTIONED SUBJECT TO TERMS AND CONDITION MENTIONED IN AGREEMENT DT 12/10/2023 FOR THE LAYOUT/ SITE OF KH.NO. 09 MOUZA Shankarpur TAHSIL Nagpur (Rur.)

This sanction is subject to conditions of N.A. order Dt. 24/11/2022 N.A.T.P. order Dt.

This Layout Plan is tentatively / finally approved by Metropolitan Commissioner Dated 23/03/2023

Executive Engineer Nagpur Metropolitan Region Development Authority

Assistant Engineer Metropolitan Region Development Authority

AREA UNDER ROAD WIDENING

A = 1/2(3.00+3.15)X87.95 = 270.44

B = 1/2(7.50+7.50)X133.00 = 997.50

TOTAL = 1267.94 SQ.M.

AREA CALCULATION FOR AMENITY SPACE

REQUIRED =

a) UPTO TO 4000 SQ.M. = NIL

b) 4000 TO 10000 SQ.M. = (a) + 5% OF 6000
= 300.00 SQ.M.

b) MORE THAN 10000 SQ.M. = (b) + 10% OF (11831.41 - 10000)
= 300.00 + 10% OF 1831.41
= 300.00 + 183.14
= 483.14 SQ.M.

PROPOSED = 1/2(14.80+14.90)X34.45 - 25.00 (ES)
= 486.58 SQ.M.

AREA CALCULATION FOR OPEN SPACE

1/2(24.05+24.00)X50.70 - 7.72 (TGT) - 25.00 (WWTP)
= 1185.34 SQ.M.

AREA CALCULATION FOR LAND

= 1/2(72.75+71.80)X163.70 = 11831.41

TOTAL = 11831.41 SQ.M.



PROPOSED SITE SHOWING ON DP PLAN
SHEET NO 97

PROFORMA - I

DEMARCATED RESIDENTIAL LAYOUT ON KH. NO. 9 , P. H. NO.42,OF VILLAGE MOUZA - SHANKARPUR, TAH. - NAGPUR (GR), DIST. - NAGPUR.

BELONGS TO :
SHRI. GAUTAM NAMDEO MANDWE

Drawing Sheet No. X/Y

Stamps of Approval of Plans:

A AREA STATEMENTS

1	Area of land (Minimum area of a, b, c to be considered)		
	a) As per ownership document (7/12, CTS extract)	12400.00 SQ.M.	
	b) as per measurment sheet	11831.41 SQ.M.	
	c) as per site	11831.41 SQ.M.	
2	Deductions for		
	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.	
	(Total a + b + c)	0.00 SQ.M.	
3	Gross Area of Plot (1 - 2)	11831.41 SQ.M.	100.00 %
4	Recreational Open space		
	a) Required -	1183.14 SQ.M.	
	b) Proposed -	1185.34 SQ.M.	10.02 %
5	Amenity Space		
	a) Required -	483.14 SQ.M.	
	b) Proposed -	486.58 SQ.M.	4.11 %
	Area under Electric Substation & wwtp	50.00 SQ.M.	0.42 %
6	Service road and Highway widening	1267.94 SQ.M.	10.72 %
7	Internal Road area	1944.11 SQ.M.	16.43 %
8	Area under layout plots	6897.44 SQ.M.	58.30 %
9	Net area of plots for FSI Calculations = (3 - 5b)	11344.83 SQ.M.	
10	Permissible FSI factor for layout plots = (9/8)	1.64	

OWNER'S SIGN.	L.S. / ARCHITECT'S SIGN.
गौतम मांडवे	VIKAS BAHDURE N.M.R.D.A.381 N.I.T.1289

VIKAS G. BAHADURE
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