

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
 SANCTIONED SUBJECT TO TERMS AND CONDITION
 MENTIONED IN AGREEMENT DT. 14/09/2023
 FOR THE LAYOUT SITE OF KH. NO. 122/3
 MOUZA - SHANKARPUR, TAHSIL - NAGPUR (GRAMIN)

This Layout Plan tentatively/finally approved by
 Metropolitan Commissioner Date: 23/03/2023

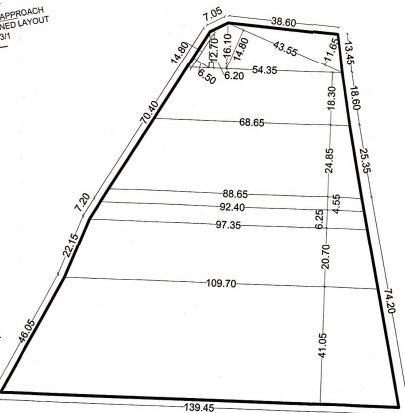
This sanction is subject to conditions of
 N.A. order Dt. 23/03/2023
 N.A.T.P. order Dt.

SPACE FOR ELECTRIC SUB-STATION &
 WASTE WATER TREATMENT &
 RECYCLING PLANT



LAYOUT PLAN
 SCALE - 1:500

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (Sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE	1/2(41.85 + 30.60) X 15.50 + 1/2(16.40 + 15.35) X 5.00 + 1/2(15.05 + 12.00) X 27.30 + 1/2(14.80 + 9.25) X 7.05 + 1/2(7.35 + 19.05) X 9.00	1213.67	7.72	1205.95	1205.95
SPACE FOR ELECTRIC SUB-STATION	5.00 X 5.00	25.00		25.00	60.00
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	1/2(9.70 + 4.30) X 5.00	35.00		35.00	



LAND AREA CALCULATION
 SCALE - 1:1000

LAND AREA CALCULATION		
1/2(139.45 + 109.70) X 41.05	5113.80	
1/2(109.70 + 97.35) X 20.70	2142.97	
1/2(97.35 + 92.40) X 6.25	592.97	
1/2(92.40 + 88.65) X 4.55	411.89	
1/2(88.65 + 68.65) X 24.85	1954.45	
1/2(68.65 + 54.35) X 18.30	1125.45	
1/2(11.65 + 14.80) X 43.55	575.95	
1/2(16.10 + 17.70) X 6.20	89.28	
1/2(14.80 X 6.50)	48.10	
TOTAL	12054.86	

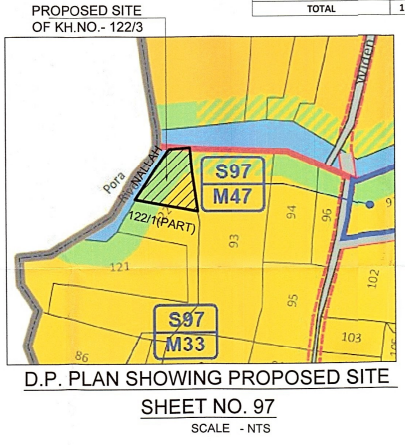
FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN
 ON KH. NO.- 122/3, P.H. NO. - 42,
 MOUZA - SHANKARPUR, TAH. - NAGPUR (GRAMIN),
 DIST. - NAGPUR.
 BELONGING TO :- SHRI. PRAVIN RATANLAL JAIN

PROFORMA - I AREA STATEMENT			
1	AREA OF LAND OF KH.NO.- 122/3 (Minimum area of a,b,c, to be considered)	12054.86	SQ.M.
a)	AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT) (0.81 + 0.40)	12100.00	SQ.M. (1.21 H.)
b)	AS PER MEASUREMENT SHEET	12054.86	SQ.M.
c)	AS PER SITE	12054.86	SQ.M.
2	DEDUCTIONS FOR		SQ.M.
a)	PROPOSED D.P. / D.P. ROAD 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	BALANCE AREA OF PLOT (1 - 2)	12054.86	SQ.M.
4	AMENITY SPACE		
a)	REQUIRED	0.00	
b)	PROPOSED	0.00	
5	NET PLOT AREA (3-4b)	12054.86	SQ.M. 100%
6	RECREATIONAL OPEN SPACE		
a)	REQUIRED	1205.49	SQ.M. 10.00%
b)	PROPOSED	1205.95	SQ.M. 10.00%
7	SPACE FOR ELECTRIC SUB-STATION + WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 35.00)	60.00	SQ.M. 0.50%
8	INTERNAL ROAD AREA	3266.19	SQ.M. 27.09%
9	SERVICE ROAD & HIGHWAY WIDENING	0.00	SQ.M.
10	PLOTTABLE AREA	7522.72	SQ.M. 62.41%
11	PRO-RATA FACTOR FSI CALCULATION ON LAYOUT PLOTS (5/20)	1.6024	SQ.M.

CERTIFICATE OF AREA:
 Certified that the plot under reference was surveyed by me on 06 / 08 / 2021 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.

UMESH M. LAMGE
 B.Arch. (HONS)
 ARCHITECTS & INTERIOR DESIGNERS
 Reg. No. CA/05/18907
 NMC Lic No. - R-90
 NIT Lic No. - 865

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT												
Nos.	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) * 7.72]	F=[E*(1.6024)]	G	H=*	I	J	K=F*	L=F*	
1	1	1/2(12.10 + 9.00) X 14.35	151.39	7.72	143.67	230.22	3	143.67	9.00	1.10	253.24	230.22
2	2 TO 5	7.30 X 14.35	104.75		104.75	167.85	4	419.00	9.00	1.10	184.64	671.41
3	6	14.35 X 5.95 + 14.35 X 1.35	104.75		104.75	167.85	1	104.75	9.00	1.10	184.64	167.85
4	7	1/2(14.35 + 14.40) X 7.30	104.93		104.93	168.14	1	104.93	9.00	1.10	184.95	168.14
5	8	1/2(14.40 + 14.45) X 7.30	105.30		105.30	168.73	1	105.30	9.00	1.10	185.61	168.73
6	9	1/2(14.45 + 14.50) X 7.30	105.66		105.66	169.31	1	105.66	9.00	1.10	186.24	169.31
7	10	1/2(14.50 + 14.65) X 0.05 + 14.50 X 2.25	106.22		106.22	170.21	1	106.22	9.00	1.10	187.23	170.21
8	11	1/2(14.65 + 15.00) X 10.00	148.25		148.25	237.56	1	148.25	9.00	1.10	261.31	237.56
9	12	1/2(15.00 + 15.10) X 3.70 + 1/2(11.85 + 9.65) X 24.40	317.98		317.98	509.53	1	317.98	9.00	1.10	560.48	509.53
10	13	1/4(18.35 + 22.40) X 13.85	282.19		282.19	452.18	1	282.19	9.00	1.10	497.40	452.18
11	14	9.50 X 13.85	131.57		131.57	210.83	1	131.57	9.00	1.10	231.91	210.83
12	15 TO 23	7.50 X 13.85	103.87		103.87	166.44	9	934.93	9.00	1.10	183.09	1497.97
13	24	1/2(9.00 + 11.95) X 13.85	145.07	7.72	137.35	220.09	1	137.35	9.00	1.10	242.10	220.09
14	25	1/2(9.10 + 11.95) X 13.35	140.50	7.72	132.78	212.77	1	132.78	9.00	1.10	234.04	212.77
15	26 TO 31	7.85 X 13.35	104.79		104.79	167.92	6	628.74	9.00	1.10	184.71	1007.49
16	32, 35	9.50 X 13.35	126.82		126.82	203.22	2	253.64	9.00	1.10	223.54	406.43
17	33	1/2(13.05 + 16.85) X 0.65 + 1/2(16.85 + 23.25) X 12.70	405.65		405.65	650.02	1	405.65	9.00	1.10	715.02	650.02
18	34	1/2(13.50 + 21.20) X 13.35	378.47		378.47	606.46	1	378.47	9.00	1.10	667.11	606.46
19	36 TO 39	8.00 X 13.35	106.80		106.80	171.14	4	427.20	9.00	1.10	188.25	684.55
20	40	1/2(9.05 + 11.90) X 13.35	139.84	7.72	132.12	211.71	1	132.12	9.00	1.10	232.88	211.71
21	41	1/2(18.10 + 26.55) X 16.50	368.36		368.36	590.26	1	368.36	9.00	1.10	649.29	590.26
22	42, 48, 49	8.00 X 16.50	132.00		132.00	211.52	3	396.00	9.00	1.10	232.67	634.59
23	43 TO 47	7.20 X 16.50	118.80		118.80	190.37	10	1188.00	9.00	1.10	209.40	1903.65
24	55	1/2(12.55 + 9.00) X 16.50	177.78	7.72	170.06	272.50	1	170.06	9.00	1.10	299.75	272.50
	TOTAL						55	7522.72				12054.41



D.P. PLAN SHOWING PROPOSED SITE
 SHEET NO. 97
 SCALE - NTS

NOTE:-
 X AREA UNDER LAYOUT SHOWN THUS
 X AREA UNDER OPEN SPACE SHOWN THUS
 X RESIDENTIAL PLOTS SHOWN THUS
 X APPROACH ROAD SHOWN THUS

OWNER'S SIGN :

ARCHITECT'S SIGN :

SHRI. PRAVIN RATANLAL JAIN

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