PLOT. NO	PLOT SIZE A				B					PLOT AREA SQ.M.	TAN	NET AREA IN SQ.M.		NA/A X '	NET PLOT AREA FOR FSI (SQ.M)	NO.OF PLOTS	NET AREA IN SQ.M.	NET PLOT AREA FOR FSI (SQ.M)	ADDITIONAL FSI (SQ.M)	TOTAL ADD.FSI
										C	D	E		F	G	H	E	J	K = E * Y	L=H*K
1	X		+		17.86	X	16.50	=		294.690	9.61	285.080	X	1.300	370.604	1	285.080	370.604	21.096	21.096
2 TO 5	X		+		9.00	X	16.50	=		148.500	0	148.500	X	1.300	193.050	4	594.000	772.200	10.989	43.956
6	X		+		17.32	X	16.50	=		285.780	9.61	276.170	X	1.300	359.021	1	276.170	359.021	20.437	20.437
7	X		+		14.50	X	22.64	=		328.280	0	328.280	X	1.300	426.764	1	328.280	426.764	24.293	24.293
8	X		+		15.00	X	22.55	=		338.250	9.61	328.640	X	1.300	427.232	1	328.640	427.232	24.319	24.319
9	1/2 X	18.26	+	18.07	18.165	X	16.66	=		302.629	9.61	293.019	X	1.300	380.925	1	293.019	380.925	21.683	21.683
10	1/2 X	18.07	+	17.97	18.02	X	9.00	=		162.180	0	162.180	X	1.300	210.834	1	162.180	210.834	12.001	12.001
11	1/2 X	17.97	+	17.87	17.92	X	9.00	=		161.280	0	161.280	X	1.300	209.664	1	161.280	209.664	11.935	11.935
															TOTAL PLOT S	11	2428.649			

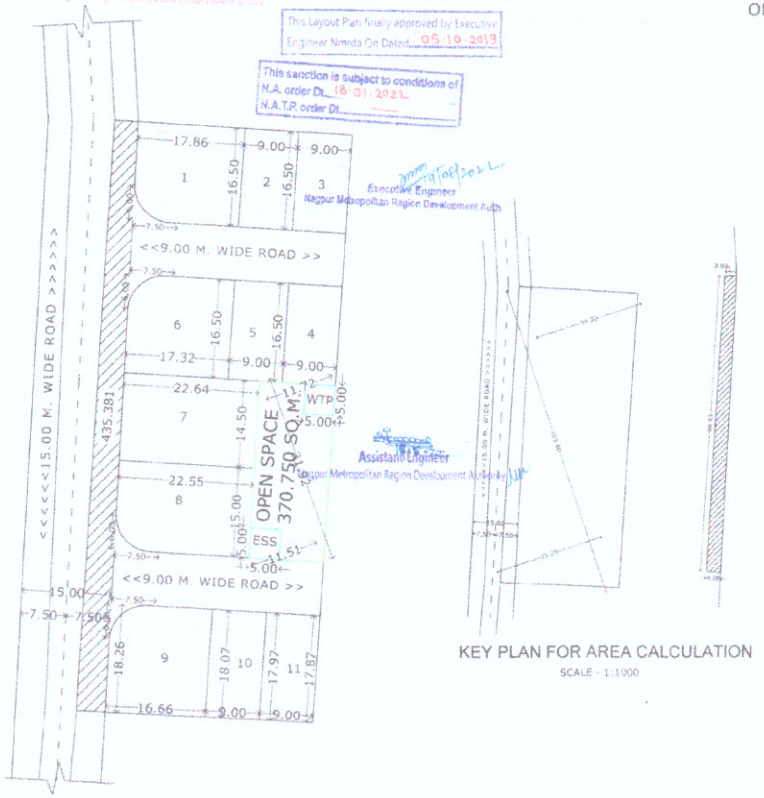
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY SANCTIONED SUBJECT TO TERMS AND CONDITION MENTIONED IN AGREEMENT DT. 13/09/2022 TO ATTHE LAYOUT PLOT OF KH NO. 170/2 MOUZA VELA (HARI) TAHSIL Nagpur (R.)

This Layout Plan finally approved by Executive Engineer Nmrda On Dated 05.10.2019

This sanction is subject to conditions of N.A. order Dt. 18.01.2022 N.A.T.P. order Dt.

Executive Engineer Nagpur Metropolitan Region Development Auth

Assistant Engineer Nagpur Metropolitan Region Development Authority



KEY PLAN FOR AREA CALCULATION

SCALE - 1:1000

AREA UNDER OPEN SPACE

1/2 X	11.72	+	11.51	11.615	X	31.92	=	370.751	0	370.751	SQ.M
								TOTAL		370.751	SQ.M
								LESS AREA ESS & WTP		50	SQ.M
								OPEN SPACE AF		320.751	SQ.M

AREA UNDER KHASRA 39/2

1/2 X	34.2	+	35.25	34.725	X	103.4	=	3590.565	SQ.M
				LESS AREA UNDER ROAD WINDENING					
1/2 X	3.89	+	4.88	4.385	X	98.81	=	433.282	SQ.M
								TOTAL	3157.283 SQ.M



AS PER SITE

DP PLAN

NOT TO SCALE



LAYOUT PLAN

1 : 500

DIMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO 170/2 P.H. NO. 38A ,MOUZA-VELA(HARISHCHANDRA) TAH. NAGPUR (G) & DISTT. NAGPUR.

BELONGING TO :-

1) SHRI. RAOJI SHRAWAN KOTRUNGE

A	AREA STATEMENTS		UNIT
	1. Area of land (Minimum area of a, b, c to be considered)		
	a) As Per Ownership Document (7/12, CTS Extract)	3600.000	SQ.M.
	b) As Per Measurement Sheet	3590.565	SQ.M.
	c) As Per Site	3590.565	SQ.M.
	2. Deductions For		
	(a) Proposed D.P./ D.P. Road Widening Area	433.282	SQ.M.
	(b) Any D.P. Reservation Area	0.000	SQ.M.
	(c) Natural Water Course Area	0.000	SQ.M.
	(Total a+b)	433.282	SQ.M.
	3. Gross Area Of Plot (1-2) (100.00 %)	3157.283	SQ.M.
	4. Recreational Open Space		
	(a) Required - (10.00 %)	315.728	SQ.M.
	(b) Proposed - (10.16 %)	320.751	SQ.M.
	Area Under WTP & ESS (1.58 %)	50.000	SQ.M.
	5. Amenity Space		
	(a) Required -	0.000	SQ.M.
	(b) Proposed -	0.000	SQ.M.
	6. Service Road And Highway Widening	0.000	SQ.M.
	7. Internal Road Area (11.34 %)	357.883	SQ.M.
	8. Area Under Layout Plots (76.92 %)	2428.649	SQ.M.
	9. Net Area Of Plots For FSI Calculations (3-5b)	3157.283	SQ.M.
	10. Permissible FSI Factor For Layout Plots (9/8)	1.300	SQ.M.
	11. Area For Inclusive Housing		SQ.M.
	(a) Required -	0.000	SQ.M.
	(b) Proposed -	0.000	SQ.M.

Certificate of Area

Certified that the plot under reference was surveyed by me on15/03/2019 and the dimensions of sides etc. of plot 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.

Signature

LEGEND :-

AREA UNDER KASARA BOUNDRY SHOWN IN

AREA UNDER OPEN SPACE SHOWN IN

OWNER :

SHRI RAOJI SHRAWAN KOTRUNGE THROUGH M.O.A.

M/S. INFRA THROUGH PROP. SHRI. MOTILAL. T. SHAU THAKRE

ARCHITECT/LICENSED ENGINEER :

EMAIL ID - pewan_r_gupta@yahoo.co.in MOBILE NO.9923432849

ORG. NO.	SCALE	DATE	DRAWN BY
SUB-01	1 : 500	22 / 01 / 2022	G.KAWAS