

FINAL DEMARCATED PLAN FOR RESIDENTIAL GROUP HOUSING LAYOUT ON KH. NO. 174/2, P.H. NO. 12 A, MOUZA-BHOKARA, TAH- NAGPUR (GRAMIN) - DIST. NAGPUR.
BELONGING TO :-
M/S SUPREME URBAN REALITIES PVT. LTD. THROUGH ITS AUTHORIZED DIRECTOR MR. MURTAZA HAMZA KOTHAWALA

A	AREA STATEMENTS	UNIT
1	Area of Plot (Scheme area of A, B, C or as considering)	
2	As Per Ownership Document (T.U.C.T.S. Entry)	22500.000 SQ.M
3	As Per Measurement Sheet	22180.870 SQ.M
4	As Per Site	21928.899 SQ.M
5	Undeveloped For	
6	Proposed D.P./D.P. Road Widening Area	0.000 SQ.M
7	Any D.P. Reservations Area	0.000 SQ.M
8	Natural Water Course Area	0.000 SQ.M
9	Total area	0.0000 SQ.M
10	Green Area Of Plot (1-2)	(100.00%) 21928.899 SQ.M
11	Recreational Open Space	
12	Required -	(10.00%) 2192.890 SQ.M
13	Proposed -	(10.00%) 2192.727 SQ.M
14	Amenity Space	
15	Required -	(10.00%) 2192.890 SQ.M
16	Proposed -	(10.00%) 2193.584 SQ.M
17	As Per Road And Highway Widening	0.000 SQ.M
18	External Road Area	1386.277 SQ.M
19	As Per Area of Plot (1-10) (For Basis F.S.I. = 1.50)	19733.315 SQ.M
20	As Per area with reference to Basis F.S.I. as per basis road width (as per F.S.I. 1.50)	21708.0465 SQ.M
21	Addition of area for F.S.I.	---
22	As Per area against D.P. road (1.50 or as per F.S.I.)	---
23	As Per area against Amenity Space (1.50 or as per F.S.I.)	---
24	As Per area (subject to maximum of 0.3 of as per F.S.I.)	---
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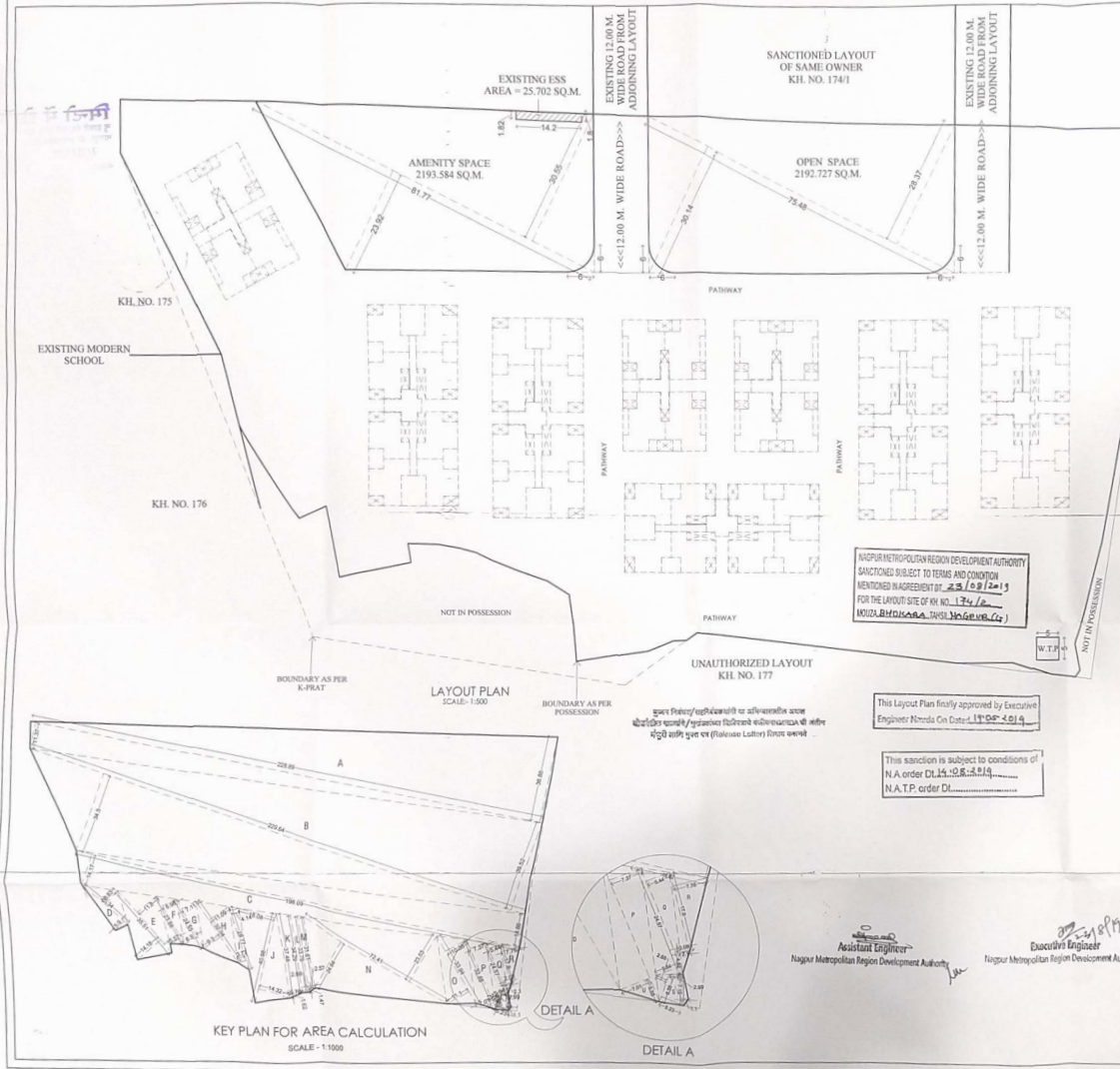
AREA UNDER OPEN SPACE			
OPEN SPACE	1/2 X 30.14	+ 28.37 X 29.25 X 19.44	= 2708.167 SQ.M
		LESS AREA FOR TANGENT	15.440 SQ.M
		TOTAL	2192.727 SQ.M
AREA UNDER AMENITY SPACE			
AMENITY SPACE	1/2 X 23.92	+ 30.55 X 27.225 X 81.77	= 2227.006 SQ.M
		LESS AREA FOR TANGENT	7.720 SQ.M
		TOTAL	2193.584 SQ.M

KH. NO. 173			
AREA UNDER ROAD			
A	1/2 X 11.37	+ 36.85 X 24.115 X 128.89	= 1519.682 SQ.M
B	1/2 X 34.5	+ 39.52 X 37.01 X 229.64	= 8498.976 SQ.M
C	1/2 X 14.17	+ 14.66 X 14.415 X 188.09	= 2855.467 SQ.M
D	1/2 X 8.82	+ 5.9 X 7.88 X 35.34	= 186.629 SQ.M
E	1/2 X 11.8	+ 14.18 X 12.99 X 35.51	= 461.275 SQ.M
F	1/2 X 6.88	+ 5.57 X 6.275 X 23.88	= 149.847 SQ.M
G	1/2 X 7.11	+ 6.9 X 7.88 X 14.51	= 175.973 SQ.M
H	1/2 X 11.09	+ 9.9 X 10.08 X 32.04	= 326.648 SQ.M
I	1/2 X 4.14	+ 3.77 X 3.85 X 28.77	= 133.785 SQ.M
J	1/2 X 14.08	+ 14.12 X 15.1 X 40.98	= 632.856 SQ.M
K	1/2 X 34.29	+ 37.46 X 35.875 X 5.76	= 206.640 SQ.M
L	1/2 X 33.76	+ 34.29 X 34.825 X 2.88	= 97.892 SQ.M
M	1/2 X 31.61	+ 33.76 X 32.68 X 2.97	= 84.000 SQ.M
N	1/2 X 24.64	+ 23.53 X 24.885 X 72.41	= 1743.995 SQ.M
O	1/2 X 11.1	+ 10.38 X 10.78 X 83.94	= 264.516 SQ.M
P	1/2 X 7.01	+ 7.27 X 7.39 X 18.88	= 236.887 SQ.M
Q	1/2 X 5.84	+ 5.44 X 5.64 X 24.57	= 138.575 SQ.M
R	1/2 X 7.76	+ 2.08 X 4.87 X 17.8	= 87.576 SQ.M
S	1/2 X 2.68	+ 1.53 X 3.958 X 4.58	= 25.945 SQ.M
T	1/2 X 2.99	+ 3.1 X 2.045 X 7.15	= 14.622 SQ.M
U	1/2 X 7	+ 7.01 X 5.55 X 39.53	= 153.530 SQ.M
		TOTAL	21926.899 SQ.M

NA - NET PLOT AREA FOR LAYOUT @ 100% OF AREA EXCLUDING AMENITY SPACE
D.P./P. PROPORTIONS, IF ANY, A AREA FOR ROAD WIDENING AND SERVICE ROAD AS PER CLAUSE 24.4, FROM GREEN AREA UNDER LAYOUT AS PER CLAUSE 24.9 OF R.O.P. = 100% (21928.899 - 2193.584) SQ.M = 19735.315 SQ.M
AF - ADDITIONAL F.S.I. FOR AREA UNDER D.P./P. ROADS + AREA FOR WIDENING AND SERVICE ROAD AS PER CLAUSE 24.5 = 8.0000 SQ.M
NOTE - 20% ENCLAVE HOUSING IN THE FORM OF TENEMENTS OF SIZE RANGING BETWEEN 30 TO 50 SQ.M SHALL BE SHOWN AT THE TIME OF BUILDING PLAN
LEGEND -
AREA UNDER KASARA BOUNDARY SHOWN IN
AREA UNDER AMENITY SPACE SHOWN IN
AREA UNDER OPEN SPACE SHOWN IN

OWNER :
M/S SUPREME URBAN REALITIES PVT. LTD. THROUGH ITS AUTHORIZED DIRECTOR MR. MURTAZA HAMZA KOTHAWALA
ARCHITECT/LICENSED ENGINEER :
Rajendra K. Gupta
P. CHANDLER & ASSOCIATES
B-1, CH-1
GATE NO. 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100
N.Y.L.D. No. 1550
N.Y.C.L.D. No. 1550
Mob. 9823234289
2019, NO. SUB-01 SCALE: 1:500 DATE: 19/08/2019 DRAWN BY: R. BORKAR

Certificate of Area:
Certified that the plot under reference was surveyed by me on 12/11/2019 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.
(Name of Architect/Licensed Engineer/Supervisor.)



NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITIONS
MENTIONED IN AGREEMENT OF 23/09/2019
FOR THE LAYOUT SITE OF KH. NO. 174/2
MOUZA-BHOKARA, TAH- NAGPUR (GRAMIN)

This Layout Plan finally approved by Executive Engineer Nagpur On Date: 19/08/2019

This sanction is subject to conditions of N.A order D.L.M.-08-2019
N.A.T.P. order D.L.

Assistant Engineer
Nagpur Metropolitan Region Development Authority

Executive Engineer
Nagpur Metropolitan Region Development Authority