

**PROPOSED RESIDENTIAL LAYOUT PLAN ON
KH.NO. - 14/1, P.H. NO. - 38, MOUZA - GOTAL (PANJRI),
TAH. - NAGPUR,(GRAMIN) DIST. - NAGPUR**

BELONGING TO :-

- 1) SHRI. PRASHANT BAPURAO ZULKANTHIWAR, 2) SHRI. DIGAMBAR SHRIHARI GUNDAWAR,
3) SHRI. DILIP MOHANLAL HIRANI, 4) SHRI. GIRISH KESHAVRAO GUNDAWAR,
5) SHRI. PRAMOD BAPURAO ZULKANTHIWAR, 6) SHRI. VINOD BAPURAO ZULKANTHIWAR,
7) SHRI. ATUL BAPURAO ZULKANTHIWAR, 8) SMT. SANDHYA JAYVANTRAO YERAWAR,
9) SMT. SUMANTAI BAPURAO ZULKANTHIWAR,

PROFORMA - I AREA STATEMENT			
1	AREA OF LAND OF KH.NO. - 14/1 (Minimum area of a,b,c, to be considered)	11497.03	SQ.M.
a)	AS PER OWNERSHIP DOCUMENT (7/12)	12100.00	SQ.M. (1.21H)
b)	AS PER MEASUREMENT SHEET	11497.03	SQ.M.
c)	AS PER SITE	11497.03	SQ.M.
2	DEDUCTIONS FOR		
a)	PROPOSED 18.00 M. WIDE ROAD WIDENING AREA	477.13	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)	477.13	SQ.M.
3	GROSS AREA OF PLOT (1 - 2)	11019.90	SQ.M. 100%
4	RECREATIONAL OPEN SPACE		
a)	REQUIRED	1101.99	SQ.M.
b)	PROPOSED	1114.38	SQ.M. 10.11%
5	AMENITY SPACE		
a)	REQUIRED	1101.99	SQ.M. 10.02%
b)	PROPOSED	1107.28	SQ.M. 10.05%
6	PLOT FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT	61.25	SQ.M. 0.56%
7	INTERNAL ROAD AREA	1748.22	SQ.M. 16.05%
8	AREA UNDER 15.00 M. ROAD WIDENING	402.64	SQ.M. 3.65%
9	AREA UNDER LAYOUT PLOTS	6568.99	SQ.M. 59.61%
10	NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (3-5b)	9912.62	SQ.M.
11	PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (10 / 9) (as per clause no. 24.9 (i) of DCPR, NMRDA)	1.5090	SQ.M.
12	AREA FOR INCLUSIVE HOUSING		
a)	REQUIRED (20% of 8)	1313.80	SQ.M.
b)	PROPOSED	1378.71	SQ.M.
	Plot No.	Area (Sq.m.)	NO. OF PLOTS
	12 TO 16	688.50	5
	17 TO 21	690.20	5
	TOTAL	1378.71	10
			% OF EMS / LIG PLOTS OF NET PLOTABLE AREA 6593.89 SQ.M. 20.98%

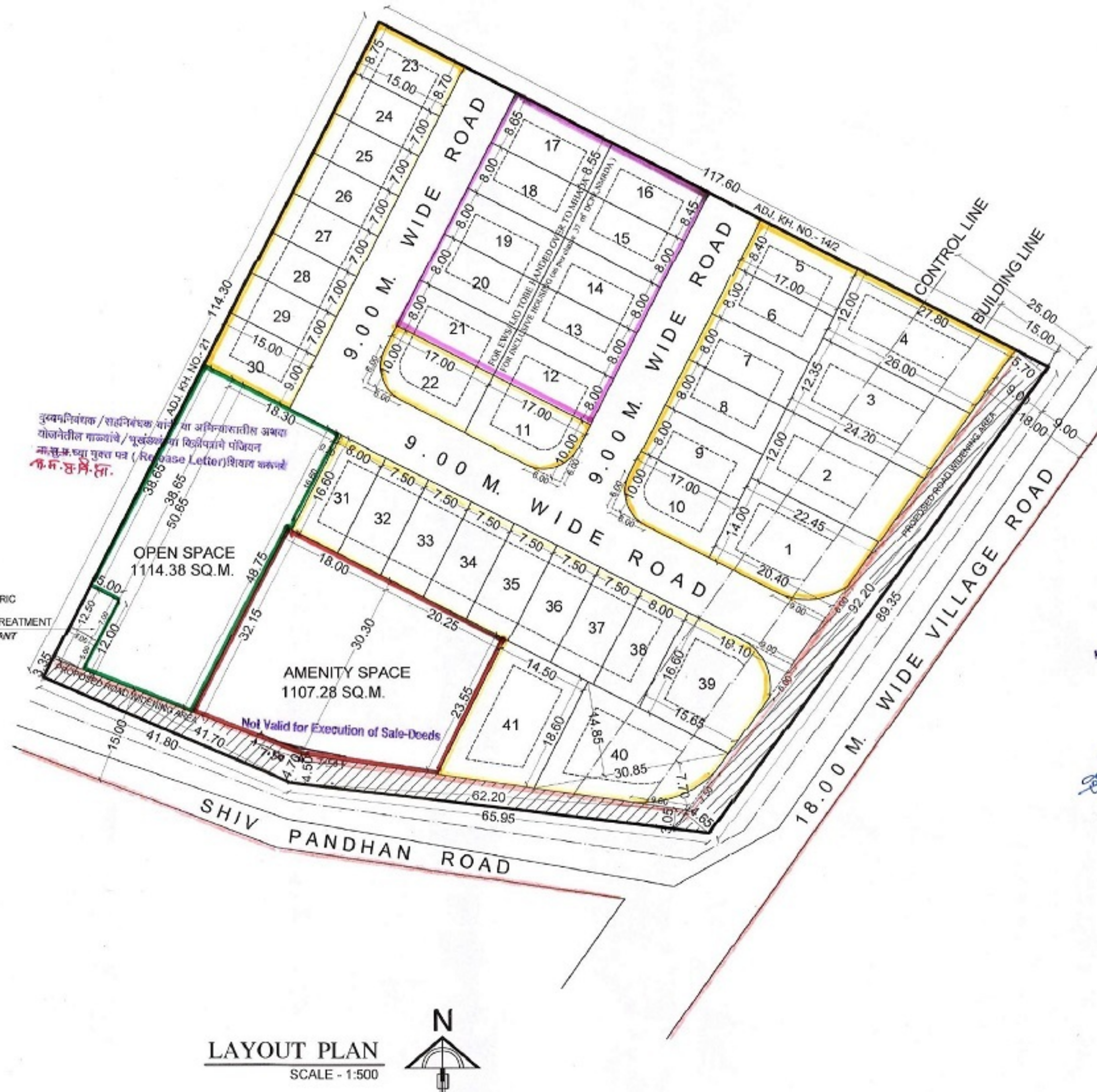
OWNER'S SIGN :

- 1) SHRI. PRASHANT BAPURAO ZULKANTHIWAR, 2) SHRI. DIGAMBAR SHRIHARI GUNDAWAR,
3) SHRI. DILIP MOHANLAL HIRANI, 4) SHRI. GIRISH KESHAVRAO GUNDAWAR,
5) SHRI. PRAMOD BAPURAO ZULKANTHIWAR, 6) SHRI. VINOD BAPURAO ZULKANTHIWAR,
7) SHRI. ATUL BAPURAO ZULKANTHIWAR, 8) SMT. SANDHYA JAYVANTRAO YERAWAR,
9) SMT. SUMANTAI BAPURAO ZULKANTHIWAR,

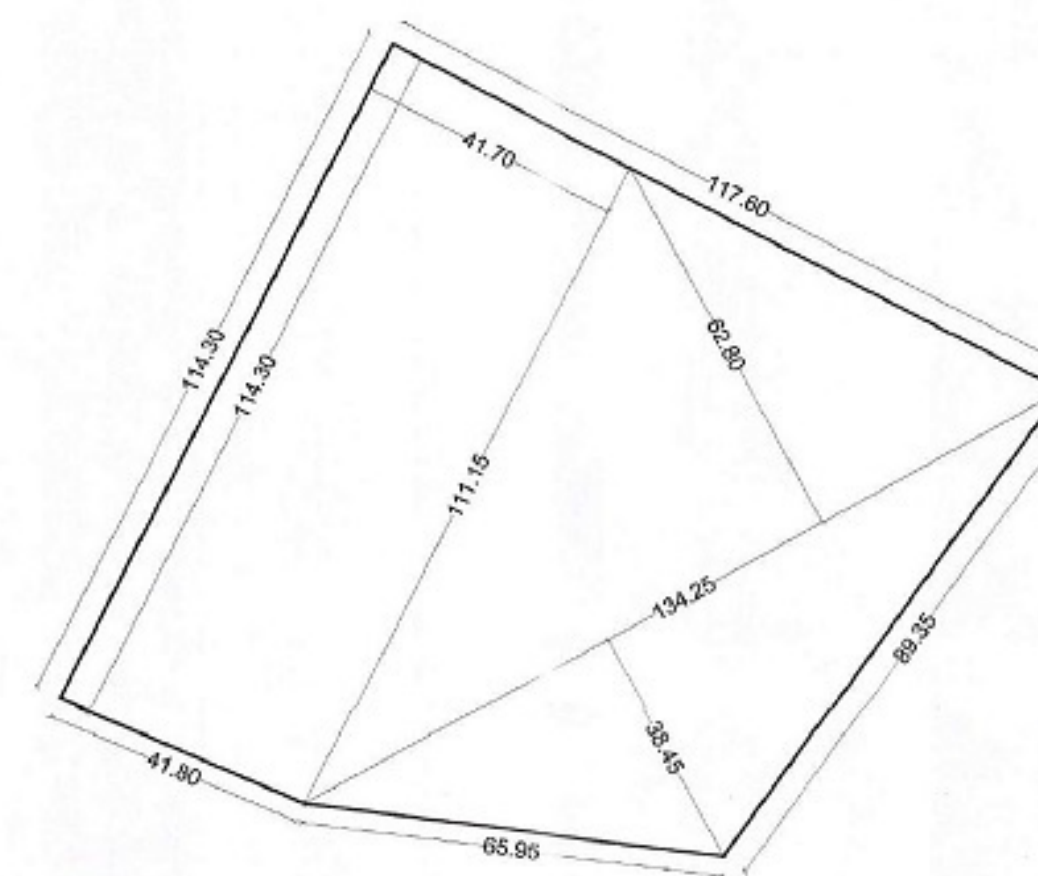
ARCHITECT'S SIGN :

UMESH M. LAMGE
B. Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg. No. CA/95/18007
NMC Lic. No. : R-90
NTF Lic. No. : 885

UMESH M. LAMGE
B. ARCH.
ARCHITECT & INTERIOR DESIGNER
FIFTH FLOOR, DAYA CHAMBERS,
AJNI SQ., WARDHA ROAD, NAGPUR



LAYOUT PLAN
SCALE - 1:500



LAND AREA CALCULATION
SCALE - 1:1000

LAND AREA CALCULATION	
1/2(114.30 + 111.15)X41.70	4700.63
1/2(62.80 + 38.45)X134.25	6796.40
TOTAL	11497.03

Demarcation Purpose Only

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority



**PROPOSED LAYOUT OF
KH.NO. - 14/1**

D.P. PLAN SHOWING PROPOSED SITE

SHEET NO. 97
SCALE - NTS

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	Total Built up area on Prorata basis (Sq. M.)
	A	B	C	D	E=(C-D)	F=(E*1.5090)	G	H=E*G	I	J	L=F*G
1	1	1/2(20.40 + 22.45)X14.00	299.95	11.77	288.18	434.8636	1	288.18	18.00	1.10	478.3500
2	2	1/2(22.45 + 24.20)X12.00	279.90		279.90	422.3691	1	279.90	18.00	1.10	464.6060
3	3	1/2(24.20 + 26.00)X12.35	309.98		309.98	467.7598	1	309.98	18.00	1.10	514.5358
4	4	1/2(26.00 + 27.80)X12.00	322.80		322.80	487.1052	1	322.80	18.00	1.10	535.8157
5	5	8.40 X 17.00	142.80		142.80	215.4852	1	142.80	9.00	1.10	237.0337
6	6 TO 9 12 TO 15 18 TO 21	8.00 X 17.00	136.00		136.00	205.2240	12	1632.00	9.00	1.10	225.7464
7	10, 11, 22	10.00 X 17.00	170.00	7.72	162.28	244.8805	3	486.84	9.00	1.10	269.3686
8	16	1/2(8.45 + 8.55)X17.00	144.50		144.50	218.0505	1	144.50	9.00	1.10	239.8556
8	17	1/2(8.55 + 8.55)X17.00	146.20		146.20	220.6158	1	146.20	9.00	1.10	242.6774
9	23	1/2(8.70 + 8.75)X15.00	130.87		130.87	197.4828	1	130.87	9.00	1.10	217.2311
10	24 TO 29	7.00 X 15.00	105.00		105.00	158.4450	6	630.00	9.00	1.10	174.2895
11	30	9.00 X 15.00	135.00		135.00	203.7150	1	135.00	9.00	1.10	224.0865
12	31, 38	8.00 X 16.60	132.80		132.80	200.3952	2	265.60	9.00	1.10	220.4347
13	32 TO 37	7.50 X 16.60	124.50		124.50	187.8705	6	747.00	9.00	1.10	206.6576
14	39	1/2(18.10 + 15.65)X16.60	280.12	11.77	268.35	404.9402	1	268.35	18.00	1.10	445.4342
15	40	1/2(17.70 + 14.85)X30.85	347.83	14.44	333.39	503.0855	1	333.39	18.00	1.10	553.3941
16	41	1/2(18.60 + 23.55)X14.50	305.58		305.58	461.1202	1	305.58	15.00	1.10	507.2322
						TOTAL	41	6568.99			9912.6059

NOTE:-

- x AREA UNDER LAYOUT SHOWN THUS
x AREA UNDER OPEN SPACE SHOWN THUS
x AREA UNDER AMENITY SPACE SHOWN THUS
x RESIDENTIAL PLOTS SHOWN THUS
x APPROACH ROAD SHOWN THUS
x PLOTS MHADA FOR INCLUSIVE / AFFORDABLE PLOTS (as per clause 37 of DCPR,NMRDA) SHOWN THUS

