FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. 75/2, PH.NO. 37, MOUZA HUDKESHWAR, TAH.-NAGPUR DIST.- NAGPUR

(KH)

BELONGING TO:
1. ANKITA DILIP KUKADE
2. ISHAN DILIP KUKADE
3. SANGEETA DILIP KUKADE

AREA UNDER RESIDENCIAL PLOTS

PLOT NO.	PLOT SIZE									PLOT AREA	TAN.	TOTAL PLOT AREA(SQ.MT.)		NA/A	NET PLOT AREA FOR FSI (SQ. MT.)	NO. OF PLOTS	NET AREA IN SQ. MT.	NET PLOT AREA FOR FSI (SQ. MT.)	FRONT ROAD WIDTH	BASIC FSI	PERMISSIBLE B/UP AREA ON BASIC FSI
A					B					C	D	E		X' G	H=E*G	I	J=E*I	K=H*I	L	M	N=M*H
1	1/2	x	8.952	+	9.193	9.072	X	15.00	=	136.08	7.710	128.370	X	1.490	191.271	1	128.370	191.271	9.00/12.00 MT.	1.1	210.398
2,3,4,5,6,7,8, 9,12,13,14,15, 16,17,18,19, 22,23,24,25, 26,27,28,29,	-	-	-		-	7.600	X	15.00	=	114.00	0.000	114.00	X	1.490	169.86	24	2736.00	4076.64	9.00 MT.	1.1	186.846
10	1/2	X	9.552	+	9.004	9.278	X	15.00	=	139.170	0.000	139.170	X	1.490	207.363	1	139.170	207.363	9.00 MT.	1.1	228.100
11	1/2	X	9.250	+	9.000	9.125	X	15.00	=	136.875	7.710	129.165	X	1.490	192.456	1	129.165	192.456	9.00/12.00 MT.	1.1	211.701
20	1/2	X	9.447	+	9.996	9.721	X	15.00	=	145.815	0.000	145.815	X	1.490	217.264	1	145.815	217.264	9.00 MT.	1.1	238.991
21	1/2	X	10.544	+	9.996	10.270	X	15.00	=	154.050	0.000	154.050	X	1.490	229.535	1	154.050	229.535	9.00 MT.	1.1	252.488
31	1/2	X	9.355	+	8.838	9.096	X	14.15	=	128.708	7.710	120.998	X	1.490	180.287	1	120.998	180.287	9.00 MT.	1.1	198.316
32,33	-	-	-		-	6.00	X	14.15	=	84.900	0.000	84.900	X	1.490	126.501	2	169.800	253.002	9.00 MT.	1.1	139.151
34	1/2	X	8.381	+	9.120	8.750	X	14.15	=	123.812	0.000	123.812	X	1.490	184.480	1	123.812	184.480	9.00 MT.	1.1	202.928
30	1/2	X	9.000	+	8.750	8.875	X	15.000	=	133.125	7.710	125.415	X	1.490	186.868	1	125.415	186.868	9.00/12.00 MT.	1.1	205.55
35	1/2x(20.554+21.307)x40.453								=	846.701	7.710+ +50.00 = 57.71	788.991	X	1.800	1420.184	1	788.991	1420.184	9.00/12.00 MT.	1.1	1562.202
																35	4761.586	7339.350			

This Layout Plan finally approved by Executive Engineer Nmrda On Dated 16/3/19.

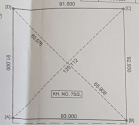
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT NO. RP/NMRDA/120, Dt. 06/05/2019
FOR THE LAYOUT SITE OF KH. NO. 75/2
MOUZA HUDKESHWAR TEHSIL NAGPUR (R)

This sanction is subject to conditions of
N.A. order Dt. 8/4/19
N.A.T.P. order Dt. ....

इस्तम निबंध/ सहनिबंधकांनी या अभिन्यासातील अंतम
कोणतेही व्यवहार/ दस्तऐवजाचा निबंधनाचे पुर्वी NMRDA ची अंतिम
मंजुरी आणि मुक्त पत्र (Release Letter) शिवाय करावे

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority



SKETCH FOR LAND AREA CALCULATION
(SCALE 1:1000)

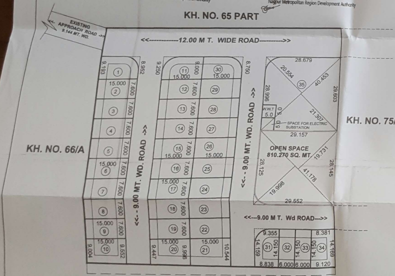
REFERENCES:
[A-B] 93.00 MT.
[B-C] 92.93 MT.
[C-D] 91.50 MT.
[D-A] 91.00 MT.

LAND AREA CALCULATIONS

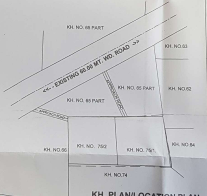
LAND AREA AS PER K PRAT:
1/2x(63.576+65.908)x125.112 = 8100.0 SQ. MT.

AVAILABLE LAND AREA AS PER K PRAT & AS PER SITE
1/2x(63.576+65.908)x125.112 = 8100.0 SQ. MT.

KHASRA BOUNDRY SHOWN THUS
OPEN SPACE SHOWN THUS
SPACE FOR ELECTRIC SUBSTATION



PROPOSED LAYOUT PLAN
(SCALE 1:500)



KH. PLAN/LOCATION PLAN
1:2500



PLOT AREA STATEMENT :-

[1] AREA OF LAND
(a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT) AREA OF KH. NO. 75/2 0.81 HEC. (8100 SQ. MT.) = 8100.00 SQ. MT.
(b) AS PER MEASUREMENT SHEET = 8100.00SQ. MT.
(c) AS PER SITE = 8100.00SQ. MT.

[2] DEDUCTION FOR
(a) PROPOSED D.P. RESERVATION AREA = 0.000 SQ. MT.
(b) ANY D.P. RESERVATION AREA = 0.000 SQ. MT.
(c) NATURAL WATER COURSE AREA = 0.000 SQ. MT.

[3] GROSS AREA OF PLOT (1-2) (100.000%) = 8100.00 SQ. MT.

[4] RECREATIONAL OPEN SPACE
(a) REQUIRED - = 810.00 SQ. MT.
(b) PROPOSED - 1/2(19.998+19.731)X41.178=817.980 -(TAN 7.710)=810.270 SQ. MT. = 810.270 SQ. MT.(10.003%)

[5] AMENITY SPACE
(a) REQUIRED - = NOT REQUIRED
(b) PROPOSED - = 0.00 (0.00%)

[6] SERVICE ROAD & HIGHWAY WIDENING (0.000%) = 0.0000 SQ. MT.

[7] INTERNAL ROAD AREA (0.000%) = 2528.142 SQ MT. (31.21 %)

[8] AREA UNDER LAYOUT PLOTS = 4761.586 SQ. MT.(58.78%)

[9] NET AREA OF PLOTS FOR FSI CALCULATION=(3-5b)=8100-0.00 = 8100.00 SQ. MT.

[10] PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS=(9/8)=8100/4761.586 = 1.701

[11] BASIC ZONAL FSI = 1.1

[12] AREA FOR INCLUSIVE HOUSING =
(a) REQUIRED (00%) = 000.00 SQ. MT.
(b) PROPOSED - = 000.00 SQ. MT.

[13] SPACE FOR ELECTRIC SUBSTATION AND W W T = 50.00 SQ. MT

Certificate Of area

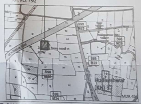
certified that the plot under reference was surveyed by me on 13/05/2018 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallieswith the area stated in the document of ownership/TP scheme Records/land records department/city survey record

S. B. RAKSHAK
Arch. Consultant
Planner, Estimator & Designer
IIT L.S. No. 2367, NMC L.S. No. L-654
(Name of Architect/Licenced Engineer/Supervisor)

owner(s) name and signature
1. ANKITA DILIP KUKADE 2. ISHAN DILIP KUKADE 3. SANGEETA DILIP KUKADE

Architect/Licenced Engineer/Superviser Name and signature
S.B.RAKSHAK(NIT. L.S. NO.2367)

DP. SHEET NO.98
KH. NO. 75/2



SIGN OF OWNER	L.S./ARCHITECT
1. ANKITA DILIP KUKADE 2. ISHAN DILIP KUKADE	S.B.RAKSHAK CONSULTING ENGINEER & ARCH. CONSULTANT S. B. RAKSHAK Arch. Consultant Planner, Estimator & Designer IIT L.S. No. 2367, NMC L.S. No. L-654 DATE=