DEMARCATED PROPOSED RESIDENTIAL LAYOUT PLAN OF S.NO. - 47, P.H. NO.- 44, AT MOUZA- KATOL, TAH- KATOL, DIST- NAGPUR

OWNER :- SHRI. GOPAL MULCHAND KAPURIYA, SMT. LEELA VASANT CHANDAK
SMT. MANISHA DILIP CHANDAK, SMT. ARCHANA SATISH JAKHOTIYA
SHRI. ABHISHEKH OMPRAKASH CHANDAK

STAMP OF APPROVAL OF PLAN OF SANCTIONING AUTHORITY





LAYOUT PLAN
SCALE 1:500
NOTE - ALL DIMENSIONS ARE IN METER

LOCATION PLAN
SCALE 1:5000

AREA STATEMENT

1. AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)	
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	12100.00 SQ.M.
B) AS PER MEASUREMENT SHEET	12100.00 SQ.M.
C) AS PER SITE	12100.00 SQ.M.
2) DEDUCTION FOR	
A) PROPOSED D.P / R.P ROAD WIDENING / SERVICE ROAD / HIGHWAY WIDENING	125.00 SQ.M.
B) ANY D.P. RESERVATION AREA	NIL
TOTAL (A + B)	NIL
3) BALANCE AREA OF LAND (1-2)	11975.00 SQ.M.
4) AMENITY SPACE (IF APPLICABLE) (AS PER UDCPR REGULATION NO. - 3.5)	
A) REQUIRED	NIL
B) ADJUSTED OF 2(B), IF ANY	
C) BALANCE PROPOSED	NIL
TOTAL	NIL
5) NET PLOT AREA FOR F.S.I CALCULATIONS (3-4(c))	11975.00 SQ.M.
6) RECREATIONAL OPEN SPACE (AS PER UDCPR REGULATION NO. - 3.4)	
A) REQUIRED	1197.50 SQ.M.
B) PROPOSED	1213.72 SQ.M.
7) INTERNAL ROAD AREA	3400.39 SQ.M.
8) SERVICE ROAD AND HIGHWAY WIDENING	NIL
9) AREA UNDER PLOTS	7360.89 SQ.M.
10) PRO - RATA FACTOR FOR F.S.I CALCULATION ON LAYOUT PLOT	1.479

CERTIFICATE :
THE ABOVE MENTIONED PLANS ARE PREPARED BY ME AS PER UDCPR
SIGNATURE OF ARCHITECT / LICENSED ENGINEER / SUPERVISOR
NAME - ASHISH N. KHOBRAGADE
LICENSE NO. - ADTP/835
CONTACT NO. - 8793801150
DATED - 01/01/2021 TO 31/12/2023
(*) NAME OF THE ACT OF THE PLANNING AUTHORITY, IF ANY, BE MENTIONED.

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DT. 25/04/2022 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.SCHEME RECORDS / LAND RECORDS DEPARTMENT CITY SURVEY RECORDS
THE ABOVE MENTIONED PLANS ARE PREPARED BY ME AS PER UDCPR
SIGNATURE
(NAME OF ARCHITECT / LICENSED ENGINEER / SUPERVISOR)

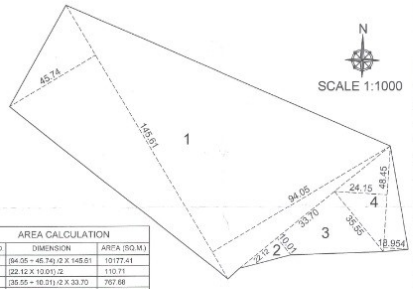
OWNER'S DECLARATION :
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.
OWNER(S) NAME AND SIGNATURE :
1) SHRI. GOPAL MULCHAND KAPURIYA
2) SMT. LEELA VASANT CHANDAK
3) SMT. MANISHA DILIP CHANDAK,
4) SMT. ARCHANA SATISH JAKHOTIYA
5) SHRI. ABHISHEKH OMPRAKASH CHANDAK

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. OF ARCHITECT/ LICENSED ENGINEER/ SUPERVISOR
1	1/1	1:500 1:1000	ASHISH N. KHOBRAGADE		LICENSE NO.- ADTP/835

SIGNATURE OF OWNERS
1) SHRI. GOPAL MULCHAND KAPURIYA
2) SMT. LEELA VASANT CHANDAK
3) SMT. MANISHA DILIP CHANDAK,
4) SMT. ARCHANA SATISH JAKHOTIYA
5) SHRI. ABHISHEKH OMPRAKASH CHANDAK

SIGNATURE OF ER./ARCH.

AREA CALCULATION (BY TRIANGULATION METHOD) AS PER MEASUREMENT SHEET



AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(94.05 + 45.74) /2 X 145.61	10177.41
2	22.12 X 10.01 /2	110.71
3	(36.55 + 16.01) /2 X 33.70	767.68
4	(24.15 + 18.954) /2 X 48.45	1044.20
	TOTAL	12100.00

AREA CALCULATION (BY TRIANGULATION METHOD) OF OPEN SPACE

OPEN SPACE AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(26.60 + 16.10) / 2 X 64.60	1218.07
DEDUCTION OF CORNER ROUNDING AREA		4.35
	TOTAL	1213.72

D.P. SHEET



STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

PLOT NOS.	PLOT SIZE	AREA OF EACH PLOTS SQ.M.	NO.OF PLOTS	CORNER ROUNDING AREA OF ROAD (IF ANY) SQ.M.	NET AREA OF EACH PLOT (C-E) SQ.M.	TOTAL AREA (D x F)	PRORATA FSI FACTOR	BUILT UP AREA ON PRORATA BASIS OF EACH PLOT SQ.M.	FRONT ROAD WIDTH M.	PERMISSIBLE BASIC FSI	PERMISSIBLE BUILT UP AREA ON BASIC FSI OF EACH PLOT (I*K) SQ.M.
A	B	C	D	E	F	G	H	I	J	K	L
1	(22.00 + 31.30) / 2 x 14.00	373.10	1	10.66	362.44	362.44	1.479	536.05	18.0	1.1	589.65
2	14.00 x 9.00	126.00	1	-	126.00	126.00	1.479	186.35	9.0	1.1	204.99
3 TO 6	14.00 x 7.50	105.00	4	-	105.00	420.00	1.479	155.30	9.0	1.1	170.82
7, 8	14.00 x 9.00	126.00	2	-	126.00	252.00	1.479	186.35	9.0	1.1	204.99
9 TO 14	14.00 x 7.50	105.00	6	-	105.00	630.00	1.479	155.30	9.0	1.1	170.82
15	(11.20 + 12.50) / 2 x 14.00	165.90	1	4.35	161.55	161.55	1.479	238.93	9.0	1.1	262.83
16	((5.30 + 14.75) / 2 x 26.00) + ((18.50 x 0.50) / 2)	265.27	1	10.66	254.61	254.61	1.479	376.57	18.0	1.1	414.23
17	16.00 x 12.00	192.00	1	4.35	187.65	187.65	1.479	277.53	9.0	1.1	305.29
18	(15.20 + 9.40) / 2 x 12.00	147.60	1	-	147.60	147.60	1.479	218.30	9.0	1.1	240.13
19	((15.00 + 8.00) / 2 x 15.00) + ((7.50 x 2.00) / 2)	180.00	1	-	180.00	180.00	1.479	266.22	9.0	1.1	292.84
20, 21	15.00 x 8.00	120.00	2	-	120.00	240.00	1.479	177.48	9.0	1.1	195.23
22	15.00 x 11.40	171.00	1	4.35	166.65	166.65	1.479	246.48	9.0	1.1	271.12
23	14.00 x 9.00	126.00	1	4.35	121.65	121.65	1.479	179.92	9.0	1.1	197.91
24 TO 27	14.00 x 8.00	112.00	4	-	112.00	448.00	1.479	165.65	9.0	1.1	182.21
28	(15.40 + 3.60) / 2 x 14.00	133.00	1	-	133.00	133.00	1.479	196.71	9.0	1.1	216.38
29	(16.40 + 13.10) / 2 x 12.50	184.38	1	4.35	180.03	180.03	1.479	266.25	9.0	1.1	292.88
30 TO 33	12.50 x 8.00	100.00	4	-	100.00	400.00	1.479	147.90	9.0	1.1	162.69
34	12.50 x 12.00	150.00	1	4.35	145.65	145.65	1.479	215.42	9.0	1.1	236.96
35	12.50 x 12.00	150.00	1	4.35	145.65	145.65	1.479	215.42	9.0	1.1	236.96
36 TO 39	12.50 x 8.00	100.00	4	-	100.00	400.00	1.479	147.90	9.0	1.1	162.69
40	(13.10 + 9.80) / 2 x 12.50	143.13	1	4.35	138.78	138.78	1.479	205.25	9.0	1.1	225.77
41	(12.40 + 8.80) / 2 x 14.00	148.40	1	4.35	144.05	144.05	1.479	213.05	9.0	1.1	234.35
42 TO 44	14.00 x 9.00	126.00	3	-	126.00	378.00	1.479	186.35	9.0	1.1	204.99
45	14.00 x 12.00	168.00	1	4.35	163.65	163.65	1.479	242.04	9.0	1.1	266.24
46	15.00 x 8.50	127.50	1	-	127.50	127.50	1.479	188.57	9.0	1.1	207.43
47 TO 49	15.00 x 8.00	120.00	3	-	120.00	360.00	1.479	177.48	9.0	1.1	195.23
50	(10.80 + 9.30) / 2 x 15.00	150.75	1	4.35	146.40	146.40	1.479	216.53	9.0	1.1	238.18
51	(10.00 + 8.50) / 2 x 15.00	138.75	1	-	138.75	138.75	1.479	205.21	9.0	1.1	225.73
52 TO 55	15.00 x 8.00	120.00	4	-	120.00	480.00	1.479	177.48	9.0	1.1	195.23
56	(14.80 + 12.40) / 2 x 15.00	204.00	1	4.35	199.65	199.65	1.479	295.28	9.0	1.1	324.81
TOTAL			56	73.52		7360.89					