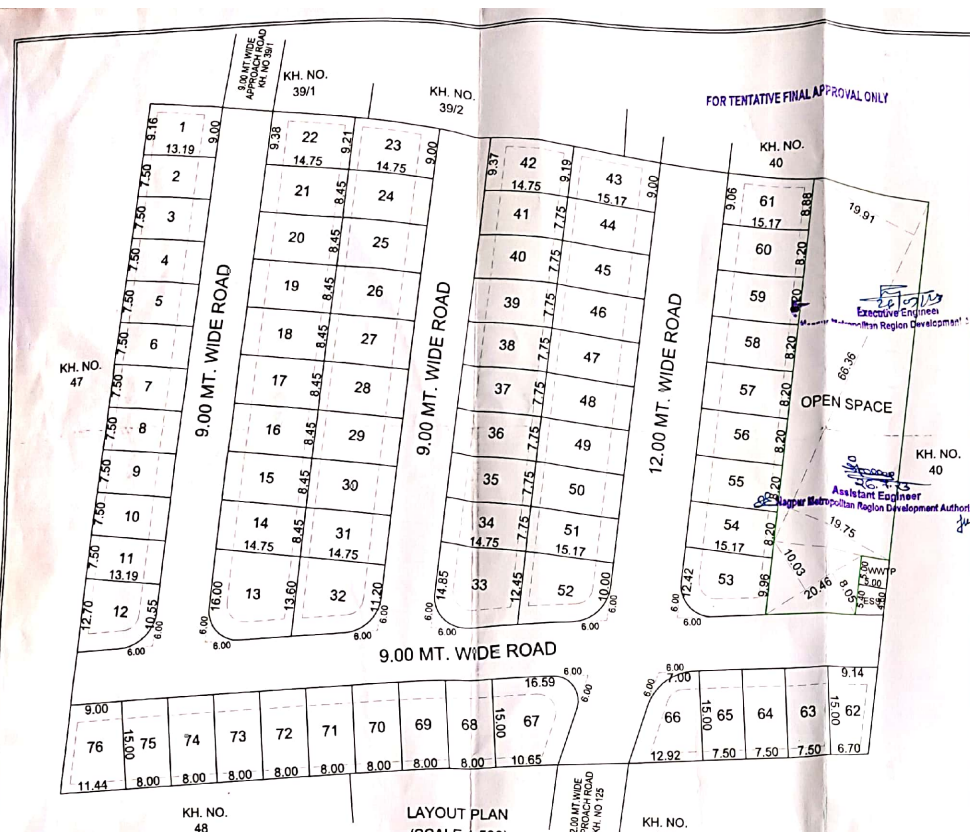




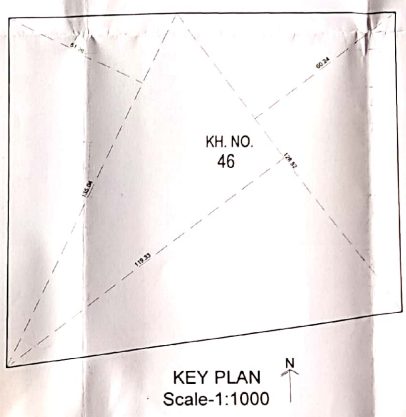
DEMARCATED RESIDENTIAL LAYOUT PLAN FOR KHASRA NO. 46 P.H. NO. 42, MOUZA - SHANKARPUR, TAH. NAGPUR (RURAL), DIST. NAGPUR. BELONGING TO - SHRI, PANKAJ CHANDRAKANT WAGHMARE

FOR TENTATIVE FINAL APPROVAL ONLY

PROFORMA-I		Drawing Sheet No. XY	Percentage
Stamps of Approval of Plans:			
A	AREA STATEMENTS		
1. Area of land (Minimum area of a b.c to be considered)			
a)	As per ownership document (7/12, CTS extract)	15200.00	
b)	As per measurement sheet	15000.00	
c)	As per site	15000.00	
2. Deduction for			
(a) Proposed D.P/D.P Road widening Area			
(b) Any D.P. Reservation area			
(c) Natural water course area			
		(Total a+b)	15000.00 100.00%
3. Gross Area of Plot (1-2)			
4. Recreational Open space			
a)	Required-	1500.00	
b)	Proposed-	1500.88	10.00%
5. Amenity Space			
a)	Required-		
b)	Proposed-		
6. Service road and highway widening			
		3080.33	26.54%
7. Internal Road area			
		9468.79	63.13%
8. Area under layout plots			
9. Net area of plot for FSI Calculations = (3-5b)			
		15000.00	
10. Permissible FSI factor for layout plots = (9/8)			
		1.58415172	
11. Area for inclusive housing			
a)	Required-		
b)	Proposed-		
12. Area Under ESS + WWTP			
a)	Required-	50.00	
b)	Proposed	50.00	0.33%

LAYOUT PLAN (SCALE 1:500)

PLOT NO	SIZE	AREA SQMT.	ROUNDING AREA OF ROAD (IF ANY SQMT)	REMAINING PLOT AREA SQMT. (C-D)	NO.	TOTAL PLOT AREA (C+D X 1)	Built up area on pro-rata basis i.e. (g x pro-rata FSI factor)	Front Road Width mt.	Basos FSI	Permissible Built up area on Basis FSI (h x j) Sqmt.
A	B	C	D	E	F	G	H	I	J	K
1	1/2X(9.16+9.00)X13.19	119.77		119.77	1	119.77	169.73	9.00	1.1	208.70
2 TO 11	7.50X13.19	98.93		98.93	10	989.25	1557.12	9.00	1.1	1723.83
12	1/2X(12.70+10.55)X13.19	153.33	7.72	145.61	1	145.61	230.67	9.00	1.1	253.74
13	1/2X(16.00+13.60)X14.75	218.30	7.72	210.58	1	210.58	333.59	9.00	1.1	366.95
14 TO 21	8.45X14.75	124.64		124.64	8	997.10	1579.56	9.00	1.1	1737.51
22	1/2X(9.38+9.21)X14.75	137.10		137.10	1	137.10	217.19	9.00	1.1	238.91
23	1/2X(9.21+9.00)X14.75	134.30		134.30	1	134.30	212.75	9.00	1.1	234.02
24 TO 31	8.45X14.75	124.64		124.64	8	997.10	1579.56	9.00	1.1	1737.51
32	1/2X(13.60+11.20)X14.75	182.90	7.72	175.18	1	175.18	277.51	9.00	1.1	305.26
33	1/2X(14.85+12.45)X14.75	201.34	7.72	193.62	1	193.62	306.72	9.00	1.1	337.39
34 TO 41	7.75X14.75	114.31		114.31	8	914.50	1448.71	9.00	1.1	1593.58
42	1/2X(9.37+9.19)X14.75	136.88		136.88	1	136.88	216.84	9.00	1.1	238.52
43	1/2X(9.19+9.00)X15.17	137.97		137.97	1	137.97	218.57	12.00	1.1	240.42
44 TO 51	7.75X15.17	117.57		117.57	8	940.54	1489.96	12.00	1.1	1638.95
52	1/2X(12.45+10.00)X15.17	170.28	7.72	162.56	1	162.56	257.52	12.00	1.1	283.28
53	1/2X(12.42+9.96)X15.17	169.75	7.72	162.03	1	162.03	256.68	12.00	1.1	282.35
54 TO 60	8.20X15.17	124.39		124.39	7	870.76	1379.41	12.00	1.1	1517.35
61	1/2X(9.06+8.88)X15.17	136.07		136.07	1	136.07	215.56	12.00	1.1	237.12
62	1/2X(9.14+8.70)X15.00	118.80		118.80	1	118.80	188.20	9.00	1.1	207.02
63 TO 65	7.50X15.00	112.50		112.50	3	337.50	534.65	9.00	1.1	588.12
66	1/2X(7.00+12.92)X15.00	149.40	7.72	141.68	1	141.68	224.44	12.00	1.1	246.89
67	1/2X(16.59+10.85)X15.00	204.30	7.72	196.58	1	196.58	311.42	12.00	1.1	342.56
68 TO 75	8.00X15.00	120.00		120.00	8	960.00	1520.79	9.00	1.1	1672.86
76	1/2X(9.00+11.44)X15.00	153.30		153.30	1	153.30	242.85	9.00	1.1	267.14
					76	9468.79	15000.00			



AREA UNDER TOTAL LAND

1/2X(60.24+119.33)X128.52+	11539.00
(1/2X135.04X51.26)	3461.00
	15000.00

AREA UNDER OPEN SPACE

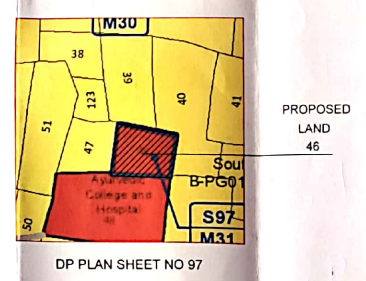
1/2X(10.03+8.05)X20.46	184.96
1/2X(19.75+19.91)X66.36	1315.92
	1500.88

AREA UNDER WWTP

5.00X5.00	25.00
	25.00

AREA UNDER ESS

1/2X(5.40+4.60)X5.00	25.00
	25.00



Architect: **Ms. Ekveera Architects**
 Arc. Parag S. Kotwal
 U.C. No. NNRDA/CA/200/28615/229
 Registered Professional Engineer

Job No. Drawing No. Scale Drawing Date Checked By Registered License No. 29 401116

PLOT BOUNDARY SHOWN IN: []
 OPEN SPACE SHOWN IN: []

NORTH: N
 DRAWING TITLE: LAYOUT PLAN
 SCALE: 1:500 DATE: 09.06.2022 REV. NO.:
 OWNER: SHRI PANKAJ CHANDRAKANT WAGHMARE
 PLOT NO. 87 PARLAT HEIGHTS, PLOT NO. 85, GANDHI NAGAR, HILL ROAD, NAGPUR-46

ARCHITECT: **Ms. Ekveera Architects**
 EKVEERA ARCHITECTS
 215, Dap. Samp. Ground,
 Ashokra Nagar, Nagpur-46
 email: parag.s.kotwal@gmail.com
 (9) 012 2249667, 012 2249462