DEMARCATED LAYOUT PLAN ON KH. NO. 61/2/A MOUZA-BHILGAON .TAH.- KAMPTEE DISTT. NAGPUR.

BELONGING TO.

KP DEVELOPERS AND BUILDERS THROUGH PARTNER
1) SHRI. PRAMOD D. RAUT
2) SHRI. KISHAN D. RAUT

PLOT. NO	PLOT SIZE A						B				PLOT AREA SQ.M. C	TAN D	NET AREA IN SQ.M. E		NA/A X ' F	NET PLOT AREA FOR FSI (SQ.M) G	NO.OF PLOTS H	NET AREA IN SQ.M. I	NET PLOT AREA FOR FSI (SQ.M) J
1	1/2	X	14.220	+	15.923	15.072	X	19.000	=	286.359	20.794	265.565	X	1.517	402.861	1	265.565	402.861
2						10.000	X	19.000	=	190.000	0.000	190.000	X	1.517	288.230	1	190.000	288.230
3	1/2	X	24.220	+	23.145	23.683	X	12.000	=	284.190	0.000	284.190	X	1.517	431.116	1	284.190	431.116
4	1/2	X	23.145	+	22.024	22.585	X	12.500	=	282.306	0.000	282.306	X	1.517	428.259	1	282.306	428.259
5	1/2	X	22.024	+	20.859	21.442	X	13.000	=	278.740	0.000	278.740	X	1.517	422.848	1	278.740	422.848
6	1/2	X	20.859	+	19.605	20.232	X	14.000	=	283.248	0.000	283.248	X	1.517	429.687	1	283.248	429.687
7	1/2	X	10.175	+	13.827	12.001	X	25.391	=	304.717	0.000	304.717	X	1.517	462.256	1	304.717	462.256
8	1/2	X	7.000	+	9.970	8.485	X	15.000	=	127.275	0.000	127.275	X	1.517	193.076	1	127.275	193.076
9 TO 17						15.000	X	6.530	=	97.950	0.000	97.950	X	1.517	148.590	9	881.550	1337.311
18						15.000	X	6.613	=	99.195	0.000	99.195	X	1.517	150.479	1	99.195	150.479
19 & 20						15.000	X	9.500	X	142.500	7.726	134.774	X	1.517	204.452	2	269.548	408.904
21 TO 28						15.000	X	6.730	=	100.950	0.000	100.950	X	1.517	153.141	8	807.600	1225.129
29						15.000	X	6.791	=	101.865	0.000	101.865	X	1.517	154.529	1	101.865	154.529
30	1/2	X	7.000	+	9.970	8.485	X	15.000	=	127.275	0.000	127.275	X	1.517	193.076	1	127.275	193.076
31	1/2	X	7.000	+	9.970	8.485	X	15.000	=	127.275	0.000	127.275	X	1.517	193.076	1	127.275	193.076
32						15.000	X	7.262	=	108.930	0.000	108.930	X	1.517	165.247	1	108.930	165.247
33 TO 39						15.000	X	7.200	=	108.000	0.000	108.000	X	1.517	163.836	7	756.000	1146.852
40 & 41						15.000	X	9.500	=	142.500	7.726	134.774	X	1.517	204.452	2	269.548	408.904
42 TO 44						15.000	X	6.750	=	101.250	0.000	101.250	X	1.517	153.596	3	303.750	460.789
45 TO 49						15.000	X	6.500	=	97.500	0.000	97.500	X	1.517	147.908	5	487.500	739.538
50	1/2	X	7.160	+	10.130	8.645	X	15.000	=	129.675	0.000	129.675	X	1.517	196.717	1	129.675	196.717
51	1/2	X	7.941	+	10.910	9.426	X	15.000	=	141.383	0.000	141.383	X	1.517	214.477	1	141.383	214.477
52 TO 58						15.000	X	7.000	=	105.000	0.000	105.000	X	1.517	159.285	7	735.000	1114.995
59						15.000	X	9.500	=	142.500	7.726	134.774	X	1.517	204.452	1	134.774	204.452
60						15.000	X	9.000	=	135.000	0.000	135.000	X	1.517	204.795	1	135.000	204.795
61 TO 63						15.000	X	7.000	=	105.000	0.000	105.000	X	1.517	159.285	3	315.000	477.855
64						15.000	X	10.843	=	162.645	7.726	154.919	X	1.517	235.012	1	154.919	235.012
65 &66						16.000	X	8.000	=	128.000	0.000	128.000	X	1.517	194.176	2	256.000	388.352
67	1/2	X	7.862	+	8.438	8.150	X	16.000	=	130.400	0.000	130.400	X	1.517	197.817	1	130.400	197.817
										TOTAL						67	8488.227	12876.641

AREA UNDER KHASRA

A	1/2	X	53.977	+	88.532	71.2545	X	196.905	=	14030.367 SQ.M
							TOTAL		=	**14030.367** SQ.M

AREA NOT IN POSSESSION

A	1/2	X	3.660	+	3.587	3.624	X	48.747	=	176.635 SQ.M
B	1/2	X	3.593	+	3.467	3.530	X	48.667	=	171.795 SQ.M
							TOTAL		=	**348.429** SQ.M
							TOTAL LAND		=	**13681.938 SQ.M**

AREA UNDER ROAD WIDNING

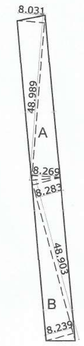
A	1/2	X	8.031	+	8.269	8.15	X	48.989	=	399.260 SQ.M
B	1/2	X	8.283	+	8.239	8.261	X	48.903	=	403.988 SQ.M
							TOTAL		=	**803.248** SQ.M
							TOTAL LAND AREA		=	**12878.690 SQ.M**

AREA UNDER OPEN SPACE

A	1/2	X	11.11	+	12.692	11.901	X	28.146	=	334.966 SQ.M
B	1/2	X	11.759	+	15.436	13.5975	X	31.018	=	421.767 SQ.M
C	1/2	X	22.969	+	23.862	23.4155	X	24.843	=	581.711 SQ.M
							TOTAL		=	**1338.444** SQ.M

AREA UNDER ESS AND STP

ESS	5	X	5	=	25.000	SQ.M
STP	5	X	5	=	25.000	SQ.M
		TOTAL		=	**50.000**	SQ.M
		TOTAL OPEN SPACE		=	**1288.444**	SQ.M



KEY PLAN FOR ROAD WIDENING

SCALE - 1:1000

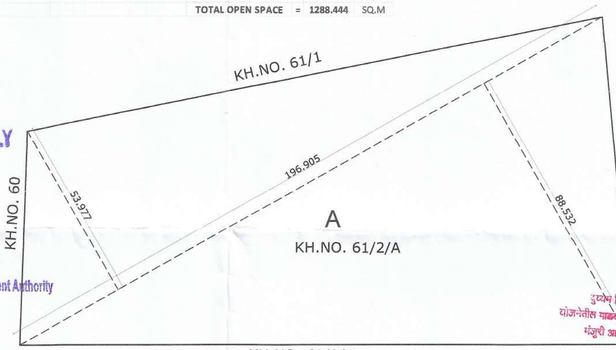


KEY PLAN FOR AREA NOT IN POSSESSION

SCALE - 1:1000

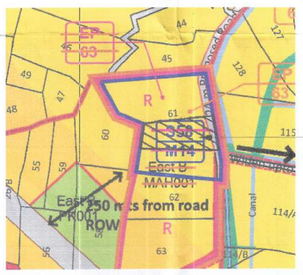
NA PURPOSE ONLY

Executive Engineer
Nagpur Metropolitan Region Development Authority



KEY PLAN FOR KHASRA CALCULATION

SCALE - 1:1000



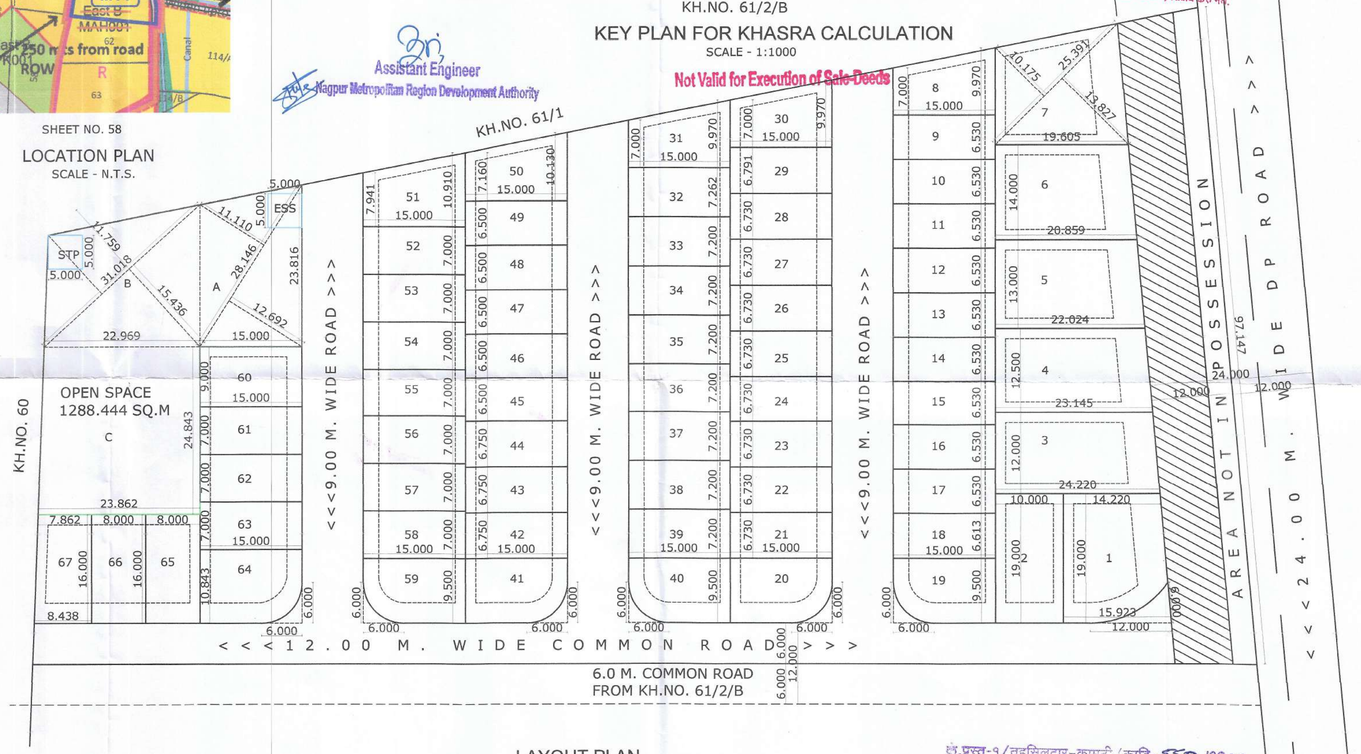
SHEET NO. 58

LOCATION PLAN

SCALE - N.T.S.

Assistant Engineer
Nagpur Metropolitan Region Development Authority

Not Valid for Execution of Sale-Deeds



LAYOUT PLAN

SCALE:- 1:500

उपमुख्य नियंत्रक / सहनियंत्रकांनी या अभिन्यासातील आराखा योजनेतील गाळ्यांचे / भूखंडांचे विक्रीकरारी पंजीकरण NMRDA ची अंतीम मंजूरी आणि मुक्त पत्र (Release Letter) मिळाल्या नंतर.

सह.प्रस्तु-१/तहसिलदार-कामठी/कावि-550 /2023
दि.मा.क्र. 27 एन.ए.- 34/222-23
मौजा : भिलगाव उ. काम.
दिनांक : 08/06/23

LEGEND:

KHASARA BOUNDRY SHOWN IN

OPEN SCACE SHOWN IN

AREA UNDER ROAD WIDENING

OWNER :-

KP DEVELOPERS AND BUILDERS THROUGH PARTNER

1) SHRI. PRAMOD D. RAUT

2) SHRI. KISHAN D. RAUT

ARCHITECT/LICENSED ENGINEER :-

PAWAN RAVIPRASAD GUPTA
B.E. (CIVIL)
PLANNERS, BUILDERS AND DEVELOPERS
LIC. NO. N.I.T. 1969, N.M.R.D.A. 39, N.M.C. 380
OFF. :- SHOP NO. 115 SECOND FLOOR SHRIRAM SHYAM, TOWER, STATION ROAD SADAR NAGPUR.-440001.
EMAIL ID . pawan_r_gupta@yahoo.co.in
Mo.No.- 9923432949

N

MAIL ID - pawan_r_gupta@yahoo.co.in MOBILE NO. 9923432949

DRG. NO.	SCALE	DATE	DRAWN BY
SUB - 01	1 : 500	23 / 03 / 2023	P. GUPTA

A	AREA STATEMENTS		UNIT
	1. Area of land *(Minimum area of **a, b, c** to be considered)*		
	a) As Per Ownership Document (7/12, CTS Extract)	14800.000	SQ.M.
	b) As Per Measurement Sheet	13681.938	SQ.M.
	c) As Per Site	13681.938	SQ.M.
	2. Deductions For		
	(a) Proposed D.P./ D.P. Road Widening Area	803.248	SQ.M.
	(b) Any D.P. Reservation Area	0.000	SQ.M.
	(c) Natural Water Course Area	0.000	SQ.M.
	(Total a+b)	803.248	SQ.M.
	3. Gross Area Of Plot (1-2)	12878.690	SQ.M.
	4. Recreational Open Space		
	(a) Required - (10%)	1287.869	SQ.M.
	(b) Proposed - (10.01%)	1288.444	SQ.M.
	(c) Area under E.S.S & W.T.P 5X5X2	50.000	SQ.M.
	5. Amenity Space		
	(a) Required -	N.A	SQ.M.
	(b) Proposed -	0.000	SQ.M.
	6. Service Road And Highway Widening	0.000	SQ.M.
	7. Internal Road Area	3052.019	SQ.M.
	8. Area Under Layout Plots (65.90%)	8488.227	SQ.M.
	9. Net Area Of Plots For FSI Calculations = (3-5b)	12878.690	SQ.M.
	10. Permissible FSI Factor For Layout Plots = (9/8)	1.517	SQ.M.