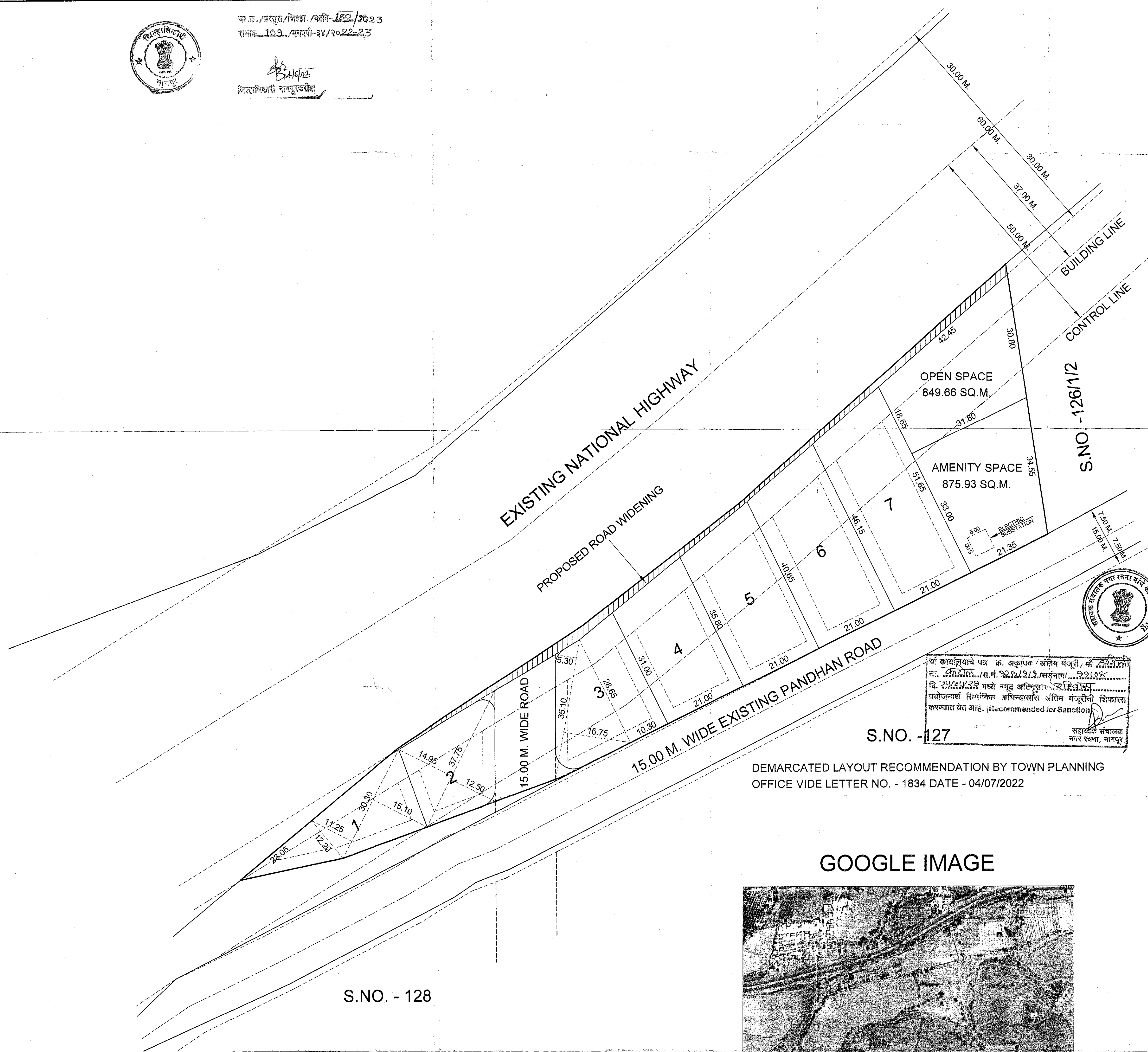




स.क. / प्रस्ताव / बिल / फॉर्म - 182 / 2023
रा.प्र.सं. 103 / एनएपी-34/2022-23
श्री. सुधाकर चगदे वानजरी, श्री. सुरेंद्र शिवाजी वाघ
श्री. संतोष मोहंदास खात्री, श्री. नरेंद्र शिवाजी वाघ,
श्री. किशोर दर्शन तलमले

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श्री. किशोर दर्शन तलमले



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



GOOGLE IMAGE

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 (F x K) SQ.M.
A	B	C	D	E	F	G	H	I	J	K	L
1	$((15.10 + 11.25) / 2 \times 30.30) + ((23.05 \times 12.20) / 2)$	539.81	1	-	539.81	539.81	1.26	680.16	N.H.	1.1	748.18
2	$(14.95 + 12.50) / 2 \times 37.75$	518.12	1	21.76	496.36	496.36	1.26	625.41	N.H.	1.1	687.95
3	$((16.75 + 5.30) / 2 \times 35.10) + ((31.00 + 28.65) / 2 \times 10.30)$	694.18	1	21.76	672.42	672.42	1.26	847.25	N.H.	1.1	931.97
4	$(35.80 + 31.00) / 2 \times 21.00$	701.40	1	-	701.40	701.40	1.26	883.76	N.H.	1.1	972.14
5	$(40.65 + 35.80) / 2 \times 21.00$	802.73	1	-	802.73	802.73	1.26	1011.43	N.H.	1.1	1112.58
6	$(46.15 + 40.65) / 2 \times 21.00$	911.40	1	-	911.40	911.40	1.26	1148.36	N.H.	1.1	1263.20
7	$(51.65 + 46.15) / 2 \times 21.00$	1026.90	1	-	1026.90	1026.90	1.26	1293.89	N.H.	1.1	1423.28
TOTAL		7	43.52		5151.01						

AREA CALCULATION (BY TRIANGULATION METHOD) AS PER MEASUREMENT SHEET METHOD) AS PER MEASUREMENT SHEET

SR.NO.	DIMENSION	AREA (SQ.M.)
1	$(37.50 + 35.30) / 2 \times 103.10$	3752.84
2	$(33.00 + 28.15) / 2 \times 92.25$	1809.92
3	$(31.75 + 28.50) / 2 \times 25.20$	780.41
4	$(20.60 + 14.25) / 2 \times 41.25$	718.79
5	$(22.20 + 12.20) / 2 \times 28.05$	482.48
6	$(23.05 \times 12.20) / 2$	140.61
TOTAL		7665.02

AREA CALCULATION OF (BY TRIANGULATION METHOD) AMENITY SPACE

SR.NO.	DIMENSION	AREA (SQ.M.)
1	$(22.90 + 15.35) / 2 \times 45.80$	875.93
TOTAL		875.93

AREA CALCULATION OF (BY TRIANGULATION METHOD) OPEN SPACE

SR.NO.	DIMENSION	AREA (SQ.M.)
1	$(18.50 + 15.15) / 2 \times 50.50$	849.66
TOTAL		849.66

DEMARCATED RESIDENTIAL LAYOUT PLAN OF S.NO. - 126/1/1, P.H. NO. - 67, AT MOUZA- HARDOLI, TAH- KATOL, DIST- NAGPUR
OWNER - SHRI. SUDHAKAR CHAGDEO WANJARI, SHRI. SURENDRA SHIVAJI WAGH
SHRI. SANTOSH MOHANDAS KHATRI, SHRI. NARENDRA SHIVAJI WAGH,
SHRI. KISHORE DARSHAN TALMALE

STAMP OF APPROVAL OF PLAN OF SANCTIONING AUTHORITY

AREA STATEMENT

1) AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)	
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	8400.00 SQ.M.
B) AS PER MEASUREMENT SHEET	7665.02 SQ.M.
C) AS PER SITE	7665.02 SQ.M.
2) DEDUCTION FOR	
A) PROPOSED D.P / R.P ROAD WIDENING / SERVICE ROAD / HIGHWAY WIDENING	298.72 SQ.M.
B) ANY D.P. RESERVATION AREA	NIL
TOTAL (A + B)	298.72 SQ.M.
3) BALANCE AREA OF LAND (1-2)	7366.30 SQ.M.
4) AMENITY SPACE (IF APPLICABLE) (AS PER UDOPR REGULATION NO. - 3.5)	
A) REQUIRED	810.13 SQ.M.
B) ADJUSTED OF 2(B), IF ANY	
C) BALANCE PROPOSED INCLUDING E.S.S.- & G.W.T.P.	875.93 SQ.M.
TOTAL	875.93 SQ.M.
5) NET PLOT AREA FOR F.S.I CALCULATIONS (3-4(c))	6490.37 SQ.M.
6) RECREATIONAL OPEN SPACE (AS PER UDOPR REGULATION NO. - 3.4)	
A) REQUIRED	810.13 SQ.M.
B) PROPOSED	849.66 SQ.M.
7) INTERNAL ROAD AREA	489.70 SQ.M.
8) SERVICE ROAD AND HIGHWAY WIDENING	NIL
9) AREA UNDER PLOTS	5151.01 SQ.M.
10) PRO - RATA FACTOR FOR F.S.I CALCULATION ON LAYOUT PLOT = (5/9)	6490.37 / 5151.01 = 1.260

CERTIFICATE :
THE ABOVE MENTIONED PLANS ARE PREPARED BY ME AS PER UDOPR SIGNATURE OF ARCHITECT / LICENSED ENGINEER / SUPERVISOR
NAME - ASHISH N. KHOBRADE
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.

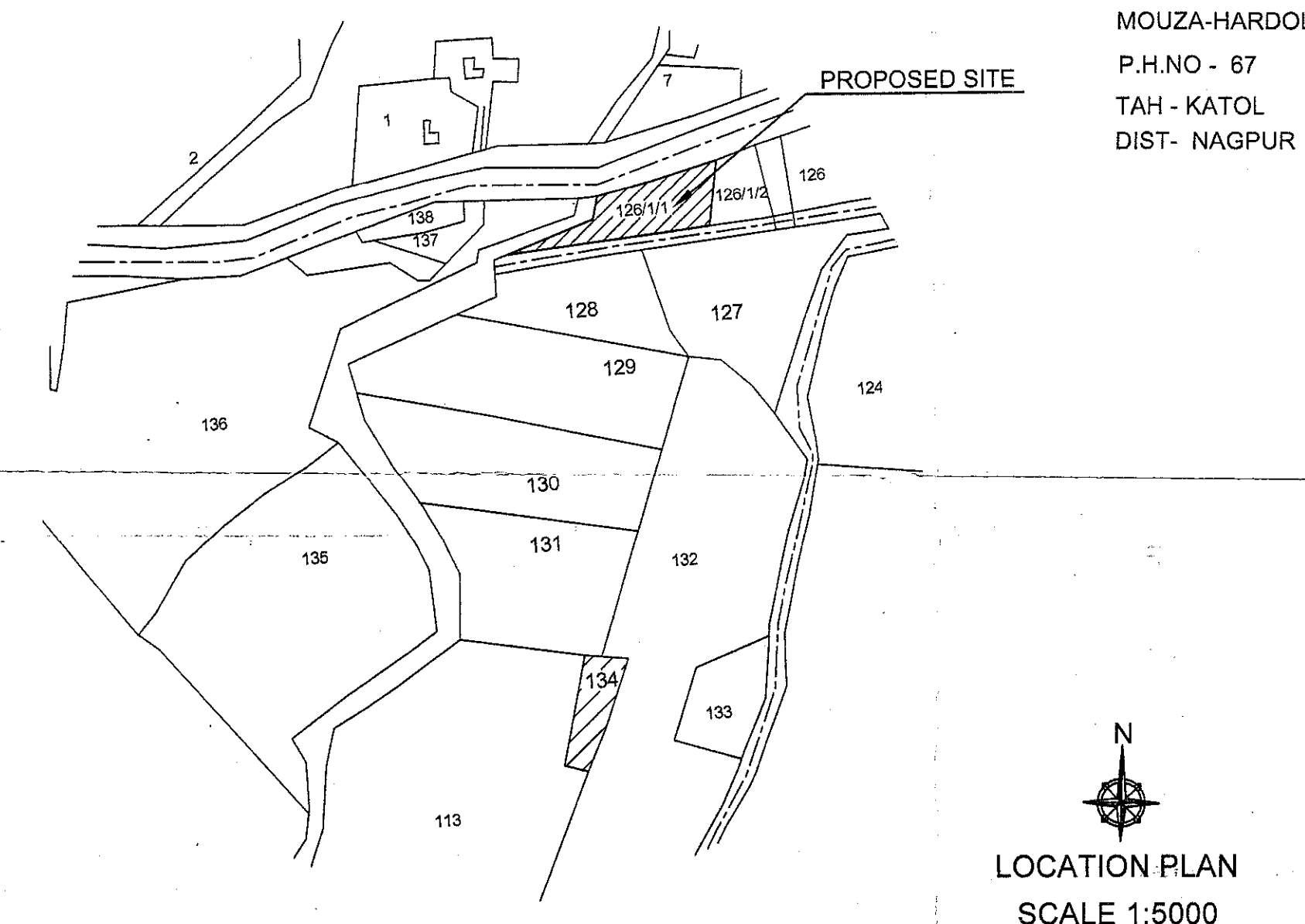
CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DT- 15/05/2022 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT CITY SURVEY RECORDS
THE ABOVE MENTIONED PLANS ARE PREPARED BY ME AS PER UDOPR

ASHISH N. KHOBRADE
BE CIVIL
LIC NO. ADTP/835
VALID UPTO 31/12/2023
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. SUDHAKAR CHAGDEO WANJARI
2) SHRI. SURENDRA SHIVAJI WAGH
3) SHRI. SANTOSH MOHANDAS KHATRI
4) SHRI. NARENDRA SHIVAJI WAGH
5) SHRI. KISHORE DARSHAN TALMALE

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. KHOBRADE		LICENSE NO. - ADTP/835

SIGNATURE OF OWNERS
1) SHRI. SUDHAKAR CHAGDEO WANJARI
2) SHRI. SURENDRA SHIVAJI WAGH
3) SHRI. SANTOSH MOHANDAS KHATRI
4) SHRI. NARENDRA SHIVAJI WAGH
5) SHRI. KISHORE DARSHAN TALMALE
SIGNATURE OF ER./ARCH.
ASHISH N. KHOBRADE
BE CIVIL
LIC NO. ADTP/835
VALID UPTO 31/12/2023
MOB NO. 8793801150



LOCATION PLAN
SCALE 1:5000