

This Layout Plan tentatively/finally approved
Metropolitan Commissioner Dated 20/07/2023

(18.00 M WIDE ROAD) AREA UNDER ROAD WIDENING															
NO.		PART SIZE								AREA	TANG.	TOTAL		NET	
												LAND AREA		NO. OF	LAND AREA
A												(SQ.M)		PARTS	(SQ.M.)
A	1/2	X	1.351	+	2.903	4.254	X	48.849	=	103.902	0		X	1	103.902
												TOTAL		=	103.902

AREA KEY PLAN OF LAND
SCALE 1 : 1000

LAYOUT PLAN

SCALE 1:500

LAND AREA CALCULATION OF KH. NO. 159/1																
NO.			PART SIZE							AREA	TANG.	TOTAL		NO. OF PARTS	NET	
												LAND AREA (SQ.M)			LAND AREA (SQ.M)	
A	1/2	X	37.728	+	38.964	76.692	X	83.879	=	3216.424	0	3216.424	X	1	3216.424	
B	1/2	X	43.401	+	44.516	87.917	X	110.169	=	4842.864	0	4842.864	X	1	4842.864	
												TOTAL		=	8059.288	

AREA UNDER OPEN SPACE														
NO.		PLOT SIZE						PLOT AREA	TANG.	TOTAL PLOT AREA (SQ.M)	NO. OF PLOTS	NET PLOT AREA (SQ.M)		
A	X	+		23.861	X	18.230	=	434.986	0	434.986	X	1	434.986	
DEDUCTION (-)														
S.T.P.	X	+		5.000	X	5.000	=	25.000	0	25.000	X	1	25.000	
TOTAL OPEN SPACE (A)										409.986				
B	1/2	X	18.168	+	18.132	36.300	X	14.598	=	264.954	0	264.954	1	264.954
	1/2	X	18.132	+	18.314	36.446	X	9.263	=	168.800	0	168.800	1	168.800
TOTAL										=			433.753	
DEDUCTION (-)														
E.S.S.	X	+		5.000	X	5.000	=	25.000	0	25.000	X	1	25.000	
TOTAL OPEN SPACE (B)										408.753				

AREA UNDER RESINDENTIAL PLOTS																			
PLOT NO.	PLOT SIZE								REMAINING		NO.OF PLOTS	NET AREA IN SQ.M.	B/UP AREA ON	FRONT	BASIC	PERMISSIBLE			
									TANG.	PLOT AREA			PRO-DATA BASIC	ROAD	FSI	B/UP AREA ON			
	(A)	(B)	(C)	(D = B - C)	(E = D x 1.559)	(F)	(G)	(H = E x G)											
1	1/2	X	15.037	+	15.799	30.836	X	32.246	=	497.169	11.71	485.459	X	1	485.459	756.830	18M/12M	1.1	832.513
2		X		+		9.500	X	18.230	=	173.185	0	173.185	X	1	173.185	269.995	12M	1.1	296.995
3		X		+		9.500	X	18.230	=	173.185	0	173.185	X	1	173.185	269.995	12M	1.1	296.995
4		X		+		9.500	X	18.230	=	173.185	0	173.185	X	1	173.185	269.995	12M	1.1	296.995
5		X		+		9.500	X	18.230	=	173.185	0	173.185	X	1	173.185	269.995	12M	1.1	296.995
6		X		+		9.500	X	18.230	=	173.185	0	173.185	X	1	173.185	269.995	12M	1.1	296.995
7		X		+		9.500	X	18.230	=	173.185	0	173.185	X	1	173.185	269.995	12M	1.1	296.995
8		X		+		9.300	X	18.230	=	169.539	0	169.539	X	1	169.539	264.311	12M	1.1	290.742
9		X		+		9.300	X	18.230	=	169.539	0	169.539	X	1	169.539	264.311	12M	1.1	290.742
10		X		+		9.300	X	18.230	=	169.539	0	169.539	X	1	169.539	264.311	12M	1.1	290.742
11		X		+		9.300	X	18.230	=	169.539	0	169.539	X	1	169.539	264.311	12M	1.1	290.742
12		X		+		9.300	X	18.230	=	169.539	0	169.539	X	1	169.539	264.311	12M	1.1	290.742
13	1/2	X	9.355	+	7.929	17.284	X	18.230	=	157.544	0	157.544	X	1	157.544	245.611	12M	1.1	270.172
14	1/2	X	8.798	+	9.979	18.777	X	22.763	=	213.710	0	213.710	X	1	213.710	333.175	12M	1.1	366.492
15	1/2	X	19.224	+	19.042	38.266	X	9.300	=	177.937	0	177.937	X	1	177.937	277.404	12M	1.1	305.144
16	1/2	X	19.042	+	18.860	37.902	X	9.300	=	176.244	0	176.244	X	1	176.244	274.765	12M	1.1	302.241
17	1/2	X	18.860	+	18.678	37.538	X	9.300	=	174.552	0	174.552	X	1	174.552	272.126	12M	1.1	299.339
18	1/2	X	18.678	+	18.496	37.174	X	9.300	=	172.859	0	172.859	X	1	172.859	269.487	12M	1.1	296.436
19	1/2	X	18.496	+	18.314	36.810	X	9.300	=	171.166	0	171.166	X	1	171.166	266.848	12M	1.1	293.533
20	1/2	X	18.168	+	18.191	36.359	X	9.500	=	172.705	0	172.705	X	1	172.705	269.247	12M	1.1	296.172
21	1/2	X	18.191	+	18.214	36.405	X	9.500	=	172.923	0	172.923	X	1	172.923	269.587	12M	1.1	296.546
22	1/2	X	18.214	+	18.238	36.452	X	9.500	=	173.147	0	173.147	X	1	173.147	269.936	12M	1.1	296.930
23	1/2	X	18.238	+	18.261	36.499	X	9.500	=	173.370	0	173.370	X	1	173.370	270.284	12M	1.1	297.313
24	1/2	X	18.261	+	18.284	36.545	X	9.500	=	173.588	0	173.588	X	1	173.588	270.624	12M	1.1	297.686
25	1/2	X	18.284	+	18.308	36.592	X	9.500	=	173.812	0	173.812	X	1	173.812	270.973	12M	1.1	298.070
26	1/2	X	14.913	+	14.174	29.087	X	31.563	=	459.036	11.71	447.326	X	1	447.326	697.382	18M/12M	1.1	767.120
										TOTAL	=	26	5103.147						

1	AREA OF LAND			
	a) As per ownership document (7/12, CTS extract)	=	8100.000	Sq.m.
	b) Area as per 'K' PRAT	=	8059.288	Sq.m.
2	DEDUCTION FOR			
	a) Proposed D.P./D.P. Road Widening area(-)	=	103.902	Sq.m.
3	BALANCE AREA OF PLOT	=	7955.386	Sq.m.
4	AMENITY SPACE			
	a) Required (5% @ 00.0000 sq.m.)	=	N.A.	
	b) Proposed	=	N.A.	
5	NET PLOT AREA (3-4(b))	=	7955.386	Sq.m. (100.00%)
6	RECREATIONAL OPEN SPACE			
	a) Required (10.00%)	=	795.539	Sq.m. (10.00%)
	b) Proposed	=	818.740	Sq.m. (10.29%)
7	SERVICE ROAD AND HIGHWAY WIDENING	=	0.000	Sq.m. (0.00%)
8	INTERNAL ROAD AREA	=	1983.499	Sq.m. (24.93%)
9	AREA UNDER RESIDENTIAL PLOTS	=	5103.147	Sq.m. (64.15%)
10	AREA UNDER E.S.S. & S.T.P.	=	50.000	Sq.m. (0.63%)
11	PRO-RATA FACTOR FOR PERMISSIBLE FSI CALCULATION ON LAYOUT PLOTS (5/9)	=	1.559	

PROPOSED
LAYOUT
KH. NO. 159/1

LOCATION
PLAN
SCALE - N.T.S.
D.P. SHEET
NO. 84

Certificate of Area :

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in documents of Ownership/T.P. Scheme Records/ Land Records Department/City Survey records.

Signature

LEGEND

PLOT BOUNDARY
OPEN SPACE
AMENITY SPACE

OWNER

1) SHRI. MANOJ LAXMIKANT ITKELWAR

ARCHITECT

ARCHITECT
C.D. Giripunje
C.A./2001/27832
N.I.T. No.1321
N.M.C. No.R-198

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY
	LAYOUT / 01	1:500	KARTIK S. J.	CHANDU SIF

V I S T A A R
ARCHITECT, INTERIOR DESIGNER, PLANNER,
LANDSCAPE ARCHITECT, P.M.C.,
VISTAAR HEIGHTS, 4TH FLOOR, PLOT NO. 146-151,
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