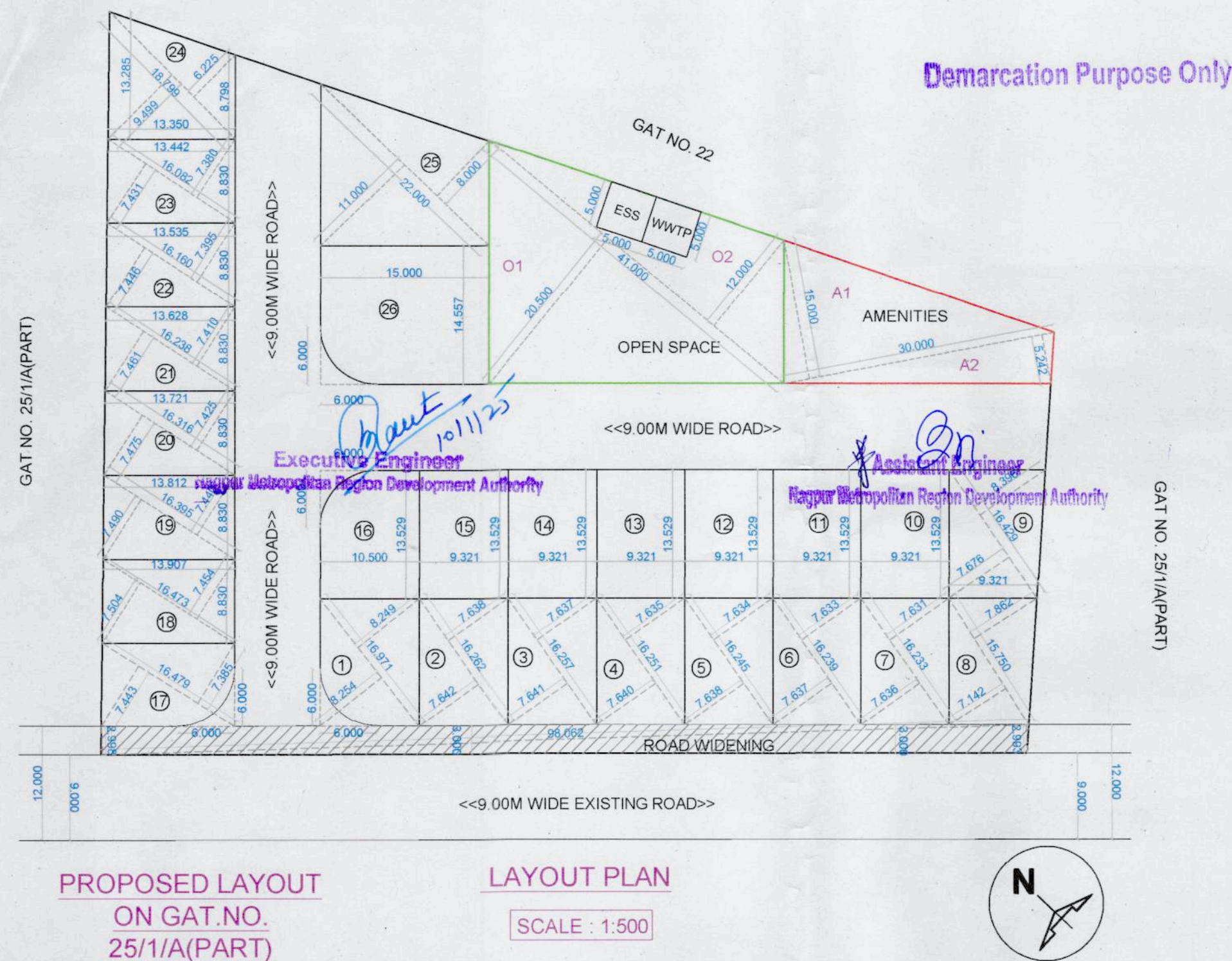




PROPOSED LAYOUT
ON GAT NO.
25/1A(PART)

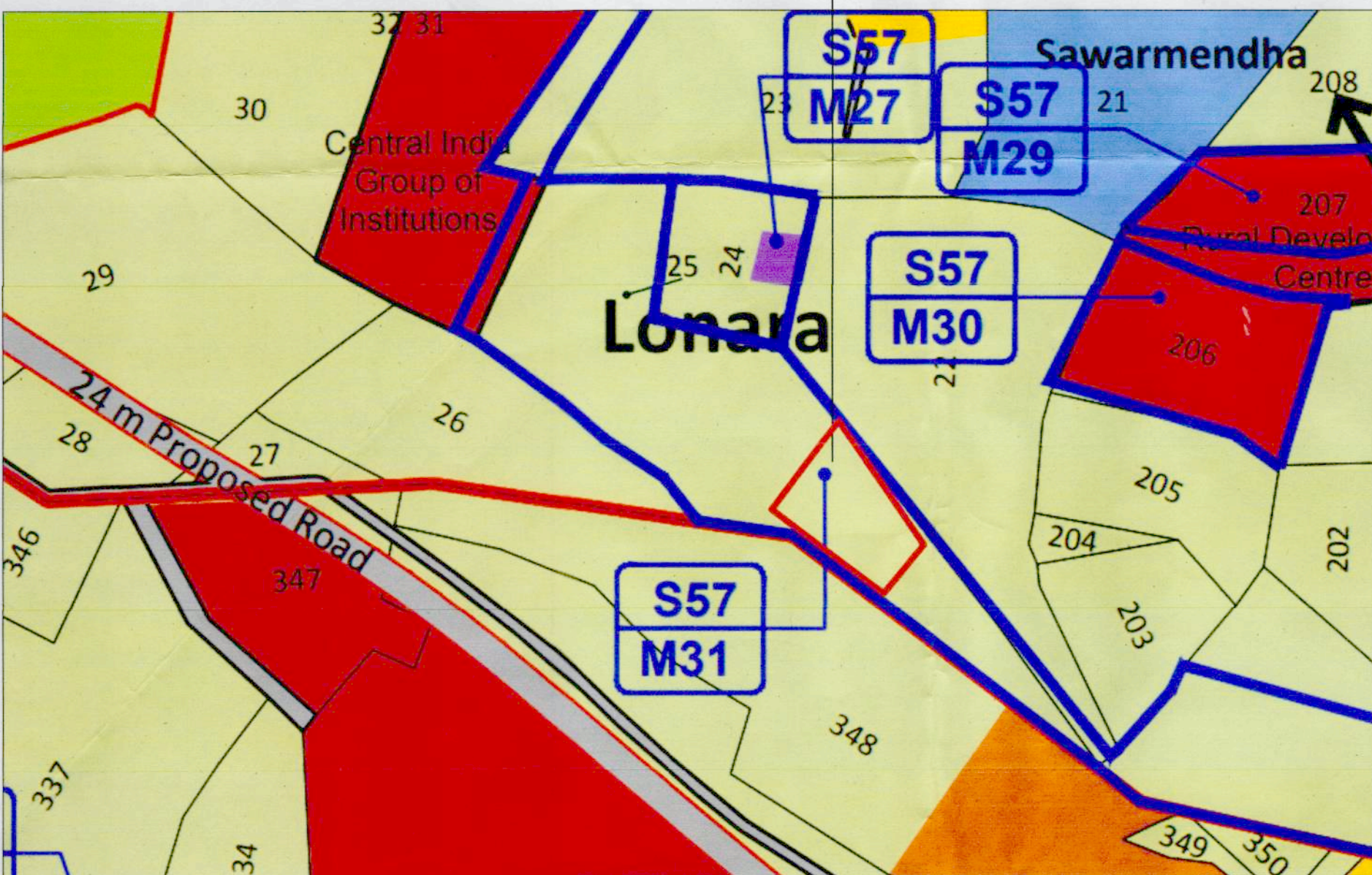
LAYOUT PLAN
SCALE : 1:500

AREA OF ROAD WIDENING						
SR.NO.	SIZE(M)			AREA	ROUNDING AREA OF ROAD (SQ.M.)	REMAINING AREA (SQ.M.)
	A	B	C			
1	0.50	98.062	2.998	146.995	0.000	146.995
2	0.50	98.062	2.993	146.750	0.000	146.750
TOTAL				293.745		293.745

उपलब्ध विवरण/प्रमाणपत्रांसाठी या अभियंत्यासाठीच अथवा
कोणत्याही व्यक्तीने/प्राधान्याच्या निष्पत्तीसाठी कोणत्याही प्रकारचा
जबाबारीत नाही (Disclaimer: Liability) निराकरण करणे

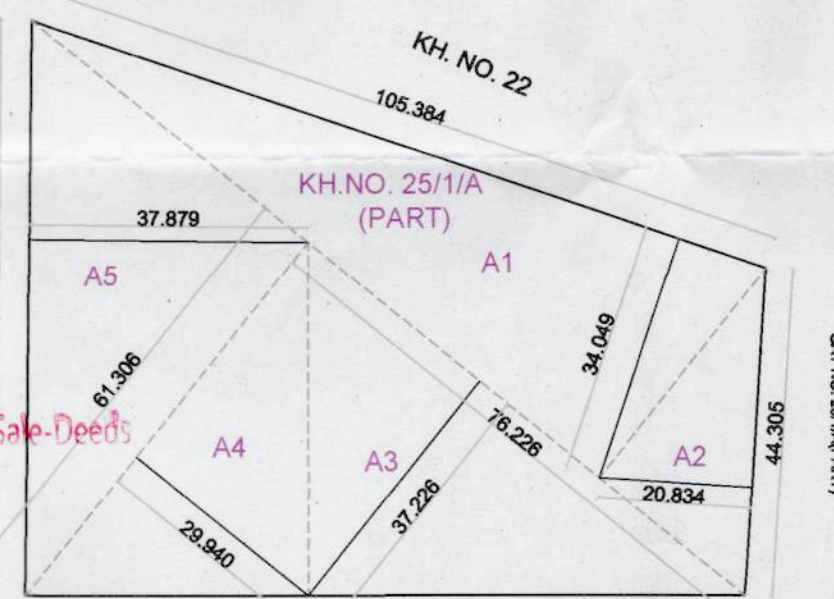
AREA OF OPEN SPACE							
						ROUNDING AREA OF ROAD (SQ.M.)	REMAINING AREA (SQ.M.)
SIZE(M)					AREA		
SR.NO.			A		B	C	D
			BASE	HEIGHT			
1	O1	0.50	41.000	20.500	420.250	0.000	420.250
2	O2	0.50	41.000	12.000	246.000	0.000	246.000
WWTP DEDUCTION			5.000	5.000	25.000		
ESS			5.000	5.000	25.000		
TOTAL					616.250		616.250
AREA OF AMENITY SPACE							
1	A1	0.50	30.000	15.000	225.000	0.000	225.000
2	A2	0.50	30.000	5.242	78.630	0.000	78.630
TOTAL					303.630		303.630

LOCATION



DP MAP ON SHEET NO. 57

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT													
Sr. No.	Plot No.	Size (M)		Plot Area (Sq.m.)	Rounding area of Road (Sq.m.)	Remaining plot Area (Sq.m.)	Built up area on prorata basis (Sq.m.)	No. of Plots	Total Plot Area (Sq.m.)	Front Road Width (m)	Basic FSI	Total Built up area on Prorata basis (Sq.m.)	Permissible Builtup Area on Basic FSI (Sq.m.)
		BASE	HEIGHT										
1	1	0.50	16.971	8.249	140.036	7.720	132.316	1	132.316	12.00	1.10	222.556	244.811
2	2	0.50	16.971	8.254	124.242	0.000	124.242	1	124.242	12.00	1.10	208.975	229.872
3	3	0.50	16.262	7.638	124.187	0.000	124.187	1	124.187	12.00	1.10	208.883	229.771
4	4	0.50	16.257	7.637	124.117	0.000	124.117	1	124.117	12.00	1.10	208.765	229.641
5	5	0.50	16.251	7.635	124.047	0.000	124.047	1	124.047	12.00	1.10	208.647	229.511
6	6	0.50	16.239	7.633	123.985	0.000	123.985	1	123.985	12.00	1.10	208.542	229.397
7	7	0.50	16.233	7.631	123.915	0.000	123.915	1	123.915	12.00	1.10	208.424	229.267
8	8	0.50	15.750	7.862	118.157	0.000	118.157	1	118.157	12.00	1.10	198.739	218.613
9	9	0.50	15.750	7.862	132.023	0.000	132.023	1	132.023	9.00	1.10	222.063	244.270
10 to 15		0.50	16.429	8.396	126.104	0.000	126.104	6	756.623	9.00	1.10	1272.63964	233.317
11	16	0.50	10.500	13.529	142.055	7.720	134.335	1	134.335	9.00	1.10	225.951	248.546
12	17	0.50	16.479	7.385	122.175	7.720	114.455	1	114.455	12.00	1.10	192.514	211.765
13	18	0.50	16.473	7.454	123.202	0.000	123.202	1	123.202	9.00	1.10	207.225	227.948
14	19	0.50	16.395	7.440	122.389	0.000	122.389	1	122.389	9.00	1.10	205.858	226.444
15	20	0.50	16.316	7.425	121.554	0.000	121.554	1	121.554	9.00	1.10	204.454	224.900
16	21	0.50	16.238	7.410	120.738	0.000	120.738	1	120.738	9.00	1.10	203.081	223.389
17	22	0.50	16.238	7.461	119.915	0.000	119.915	1	119.915	9.00	1.10	201.698	221.867
18	23	0.50	16.160	7.395	119.095	0.000	119.095	1	119.095	9.00	1.10	200.318	220.350
19	24	0.50	16.160	7.446	119.095	0.000	119.095	1	119.095	9.00	1.10	200.318	220.350
20	25	0.50	18.799	6.225	147.798	0.000	147.798	1	147.798	9.00	1.10	248.596	273.455
21	26	0.50	22.000	11.000	209.000	0.000	209.000	1	209.000	9.00	1.10	351.538	386.692
22	27	0.50	22.000	8.000	218.355	7.720	210.635	1	210.635	9.00	1.10	354.288	389.717
TOTAL								26	3426.726			5763.754	5173.543

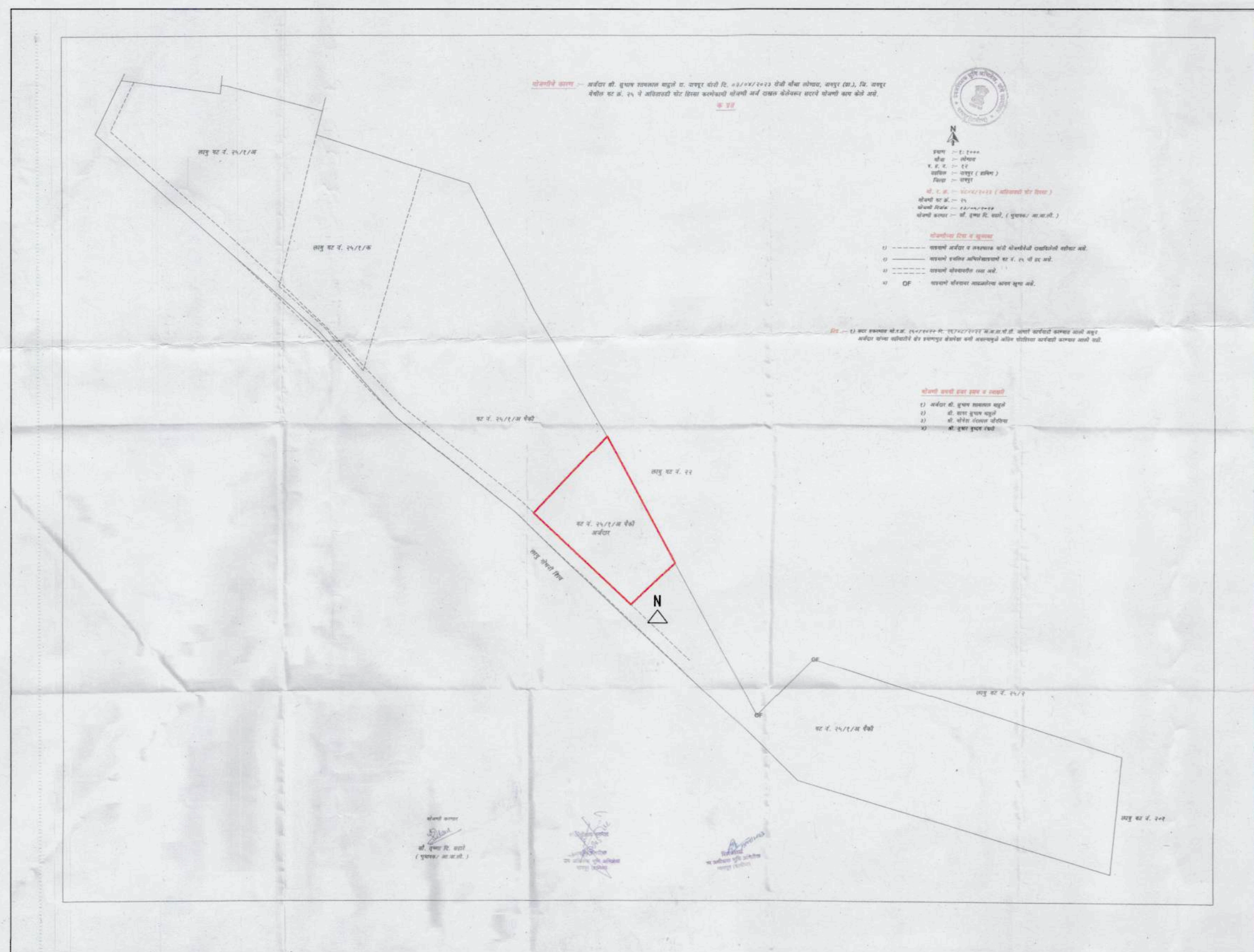


KEY PLAN AS PER 'K'-PRAT

SCALE : 1:1000

AREA CALCULATION AS PER 'K'-PRAT

SR.NO.		SIZE(M)		AREA (SQ.M.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	
		BASE	HEIGHT				
1	A1	0.50	105.384	34.049	1794.110	0.00	1794.110
2	A2	0.50	44.305	20.834	461.525	0.00	461.525
3	A3	0.50	76.226	37.226	1418.795	0.00	1418.795
4	A4	0.50	61.306	29.940	917.751	0.00	917.751
5	A5	0.50	77.970	37.879	1476.713	0.00	1476.713
TOTAL							6068.893



K-PRAT

PROPOSED RESIDENTIAL LAYOUT PLAN ON MOUZA - LONARA ,
GAT NO. 25, KH.NO. 25/1A(PART), PH NO. 12 , TAH. - NAGPUR (RURAL),
DIST. - NAGPUR.

BELONGS TO:
MR. SUBHASH SHYAMLAL MAHULE

PROFORMA - I AREA STATEMENT			
1	AREA OF LAND OF KH.NO. -126 (Minimum area of a,b,c, to be considered)		
a)	AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)	6070.000	SQ.M.
b)	AS PER MEASUREMENT SHEET	6068.893	SQ.M.
c)	AS PER SITE	6068.893	SQ.M.
2	DEDUCTIONS FOR		
a)	PROPOSED D.P./ D.P. ROAD WIDENING AREA	0.00	SQ.M.
b)	ANY D.P. RESERVATION AREA	0.00	SQ.M.
c)	NATURAL WAETR COURSE AREA	0.00	SQ.M.
TOTAL (a+b+c)		0.00	SQ.M.
3	GROSS AREA OF PLOT (1 - 2)	6068.893	SQ.M.
4	RECREATIONAL OPEN SPACE		
a)	REQUIRED	606.889	SQ.M.
b)	ESS AND WWTP DEDUCTION	50.000	SQ.M.
c)	PROPOSED	616.250	SQ.M.
5	AMENITY SPACE		
a)	REQUIRED AMENITY	303.444	SQ.M.
b)	PROPOSED AMENITY	303.630	SQ.M.
6	SERVICE ROAD & HIGHWAY WIDENING	0.00	SQ.M.
7	INTERNAL ROAD AREA (EXISTING ROAD WIDENING AREA)	1672.287	SQ.M.
8	AREA UNDER LAYOUT PLOTS	3426.726	SQ.M.
9	NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (3-5b)	5765.263	SQ.M.
10	PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (9 / 8)	1.682	SQ.M.
11	ESS AND WWTP	50.00	SQ.M.

LEGEND

LAYOUT BOUNDARY SHOWN THUS

OPEN SPACE SHOWN THUS

Certificate of area :

Certified that the plot under reference was surveyed by me 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 document of Ownership/ T.P. Scheme Records/ Land Records Department/ City Survey records.

AR. SANJAY S. BASANTANI
B.Arch. CA/2011/53937
NMC/R-654, NIT/2639

AR.SANJAY S. BASANTANI

Owner's declaration :

I/we undersigned hereby confirm that I/we should abide by plans approved by authority/ collector. I/ We would execute the structure as per approved plan also I/We should execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

MR. SUBHASH SHYAMLAL MAHULE

Job No.	Drg. No.	Scale	Drawn by	Checked by
		1:500, 1:1000	AR. Prabal	Ar. Sanjay Basantani
C.O.A. REG. NO CA / 2011/ 53937		N.I.T. REG. NO 2639		
29-04-2024		N.M.C. REG. NO R-654		



SSB ASSOCIATES
ARCHITECT:
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