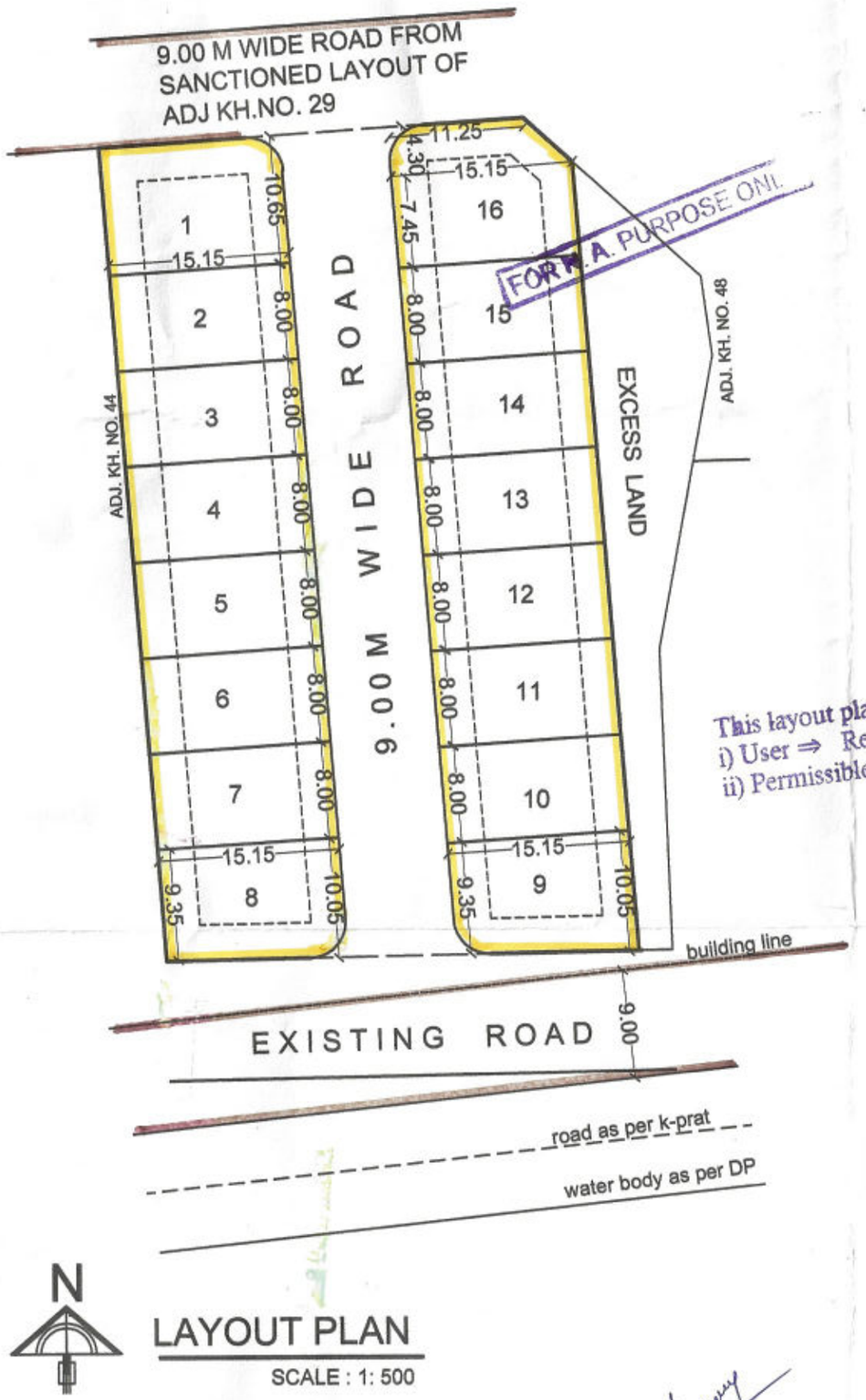
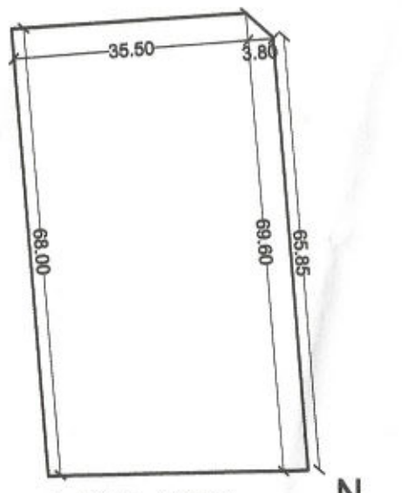
This Layout Plan is tentatively/finally approved by Metropolitan Commissioner Dated 25/04/2017



LAYOUT PLAN

SCALE : 1: 500



LAND AREA CALCULATIONS

SCALE : 1: 1000

1/2 X (69.60+68.00)x35.50 = 2,442.40 SQ.M.
1/2 X (69.60+65.85)x3.80 = 257.35 SQ.M.
2,699.75 SQ.M.
say - 2,700.00 SQ.M.

This layout plan is approved for the
i) User ⇒ Residential 'R-2'
ii) Permissible F.S.I. ⇒ 1.00

Assistant Engineer
Nagpur Metropolitan Region Development Authority

Executive Engineer
Nagpur Metropolitan Region Development Authority

Nos.	Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Net Plot Area For FSI (Sq. M.)	No of Plots	Total Net Area (Sq.M.)	Total Net Plot Area For FSI (SQ.M.)
	A	B	C	D	E=(C-D)	F=(E*X)	G	H=E*F	I=F*G
1	1	15.15X10.65	161.35	7.72	153.63	182.2329	1	153.63	182.2329
2	2 TO 7 10 TO 15	8.00 X 15.15	121.20		121.20	143.7674	12	1454.40	1725.2093
3	8, 9	1/2(9.35+10.05)x15.15	146.95	7.72	139.23	165.1546	2	278.46	330.3093
4	16	1/2(11.25+15.15)x4.30+ 15.15 X 7.45	169.62	7.72	161.90	192.0458	1	161.90	192.0458
		TOTAL					16	2048.39	2429.7967

AREA STATEMENT

LAND AREA OF KH .NOS.
1) KH. NO. - 30 = 800.00 SQ.M. (0.08 H)
2) KH. NO. - 31 = 1,900.00 SQ.M. (0.19 H)

A) NET LAND AREA UNDER LAYOUT OF KH. NOS. 30 & 31 = 2,700.00 SQ.M.
(AS PER 7/12 EXTRACT & K-PRINT TOO)

1) AREA UNDER AMENITY SPACE	-	0.00 SQ. M. (0.00 %)
2) AREA UNDER OPEN SPACE	-	0.00 SQ. M. (0.00 %)
3) AREA UNDER APPROACH & VEHICULAR ROAD	-	651.61 SQ. M. (24.13%)
4) AREA UNDER RESIDENTIAL PLOTS	-	2,048.39 SQ. M. (75.87 %).....(A)
TOTAL	-	2,700.00 SQ. M. (100.00 %)

NA 1 - Net plot area for layout @ 90% of area excluding Amenity Space,D. P. / R. P. Proposals, if any , & Area for road Widening as per clause 24.1 from Gross area under layout, as per clause13.4.1 of SDCPR
= 90 %[2,700.00 - 0.00] = 2,430.00 SQ.M.

Multiplying Factor for distribution of above Net plot area (FSI) on pro-rata basis 'X' as per clause 13.4.1 (iii) of SDCPR
= NA1 / A
X = 2,430.00 / 2,048.39 = 1.1862

OWNER'S SIGN.-

M/S DIVYA BUILDER'S
THROUGH

SHRI. SATYEN CHANDRASHEKHAR DADHE

SHRI. VIJAY KIMMATRAO RAMANI

ARCHITECT'S SIGN.-

UMESH M. LAMGE
B. Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg. No. CA/95/18907
NMC Lic. No. : R-90
NIT Lic. No. : 865

UMESH M. LAMGE
B. ARCH.
ARCHITECT & INTERIOR DESIGNER
402, 5TH FLOOR, DAYA CHEMBER,
AJNI SQ. WARDHA ROAD, NAGPUR

PROJECT :

FINAL DEMARCATED LAYOUT PLAN ON KH. NO. - 30 & 31
P. H. NO.- 12, MOUZA - GODHANI (RLY), TAL.- NAGPUR,
DIST -NAGPUR .
BELONGING TO - SHRI. VIJAY KIMMATRAO RAMANI & OTHERS

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT