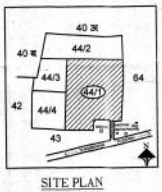
PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. - 44 / 1, P. H. NO. - 38, MOUZA - GOTALPANJARI, TALUKA - NAGPUR (GRAMIN), DIST, - NAGPUR, BELONGING TO SHRI. VIVEK A. PATHAK. & SOU. ABOLI V. PATHAK.

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



SITE PLAN
(SCALE - 1:5000)

AREA CALCULATIONS

SR. NO.	PLOT NO.	SIZE IN METERS	AREA	LESS TAN. AREA	TOTAL PLOT AREA	NO. OF PLOTS	TOTAL AREA (IN SQ. MTRS.)	NA/A 'X'	TOTAL PLOT AREA FOR FSI (IN SQ. MTRS.)
	A	B	C	D	E	F	G	H	I = G x H
1	01	(32.45 + 31.36)/2 x 76.14 (26.84 + 32.17)/2 x 67.12	4476.75	—	4476.75	1	4476.75	1.164	5210.94
2	02	(51.67 + 53.24)/2 x 90.14	4728.29	—	4728.29	1	4728.29	1.164	5503.73
3	03	(121.70 + 122.30)/2 x 36.00	4392.36	7.74	4384.62	1	4384.62	1.164	5103.70
4	04	(54.84 + 53.77)/2 x 110.06	5976.81	—	5976.81	1	5976.81	1.164	6957.00
5	05	(31.81 + 20.91)/2 x 62.71 (2.73 + 2.66)/2 x 5.93	1669.60	6.54	1663.06	1	1663.06	1.164	1935.80
6						5	21229.53		

AREA STATEMENT

1) LAND AREA FOR KH. NO. - 44/1 (AS PER 7/12 = 30,700.00 M²
2) MINIMUM AREA OF LAND (AS PER K - PRAT) = 30,700.00 M²
3) AREA UNDER D.P. / R.P. PROPOSALS IF ANY = 00,000.00 M²
4) GROSS AREA UNDER LAYOUT = 30,700.00 M² (100.00 %)
5) AREA UNDER OPEN SPACE = 3,070.61 M² (10.00 %)
6) AREA UNDER AMENITY SPACE = 3,231.67 M² (10.53 %)
8) AREA UNDER ROADS = 3168.19 M² (10.32 %)
9) AREA UNDER SERVICE ROAD / ROAD WIDENING, AS PER CLAUSE 24.1 = 00,000.00 M²
10) AREA UNDER RESIDENTIAL PLOTS = 21229.53 M² (69.15 %)
TOTAL LAND UNDER LAYOUT = 30,700.00 M² (100.00%)

AMENITY SPACE = 3231.67 M²
(A = (13.67 + 13.40)/2 x 38.81 + (16.15 + 26.56)/2 x 52.40 = 1644.31 M²
B = 66.14 x 24.00 = 1587.36 M²) = 3231.67M²

OPEN SPACE = 3070.61 M²
(66.14 x 46.66) - Tan (15.48) = 3070.61 M²

NOTE: -
O - AREA UNDER LAYOUT SHOWN THUS -
O - AREA UNDER OPEN SPACE SHOWN THUS -
O - AREA UNDER AMENITY SPACE SHOWN THUS -
O - AREA UNDER PLOTS SHOWN THUS -
O - APPROACH ROAD SHOWN THUS -

NA1 - NET PLOT AREA FOR LAYOUT @ 90% OF AREA EXCLUDING AMENITY SPACE, D.P./R.P. PROPOSALS, IF ANY, & AREA FOR ROAD WIDENING AND SERVICE ROAD AS PER CLAUSE 24.1, FROM GROSS AREA UNDER LAYOUT, AS PER CLAUSE 13.4.1 OF SDCPR. (30700 - 3231.67) 90% = 24721.50 M²

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA (F.S.I.) ON PRO-RATA BASIS 'X' AS PER CLAUSE 13.4.1 (iii) OF SDCPR = NA/A = 24721.50 / 21229.53 = 1.164

NOTE :- ADDITIONAL F.S.I. SHOWN ABOVE IS SUBJECT TO COMPLIANCE OF PROVISIONS OF CLAUSE NO. 24.10 OF SDCPR BY THE LAND OWNER

OWNER'S SIGN :

ARCHITECT'S SIGN :

VIVEK A. PATHAK
M.ARCH., M.C.A.

SHEET NO.- **1**

SCALE - 1: 500 AND AS SHOWN	DRAWN BY- LMN
DATE - 19 / 09 / 2016	CHECKED BY- VAP
FILE - [GOTALPANJARI] (LAYOUT PLAN)	

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ADJ. KH. NO. 43

जा.क्र./नागपूर/जिल्हाधिकारी/शाखा-२६ /१६
सामाक - 223 /एनएपी-३४/२०१२-१३
मौजा-गोटालपांजरी ता. नागपूर (ग्रामिण)
दि. 16|01|2018

जिल्हाधिकारी, नागपूर

LAYOUT PLAN

(SCALE = 1:500)

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority