

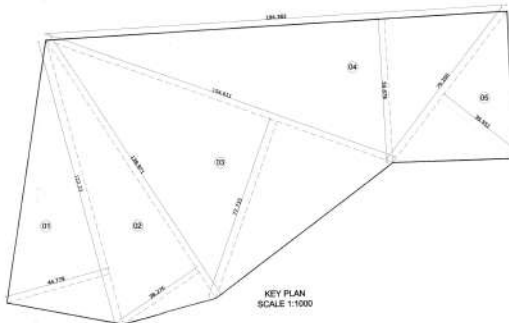


INDEX

- 9.00 M. WIDE R.C.C ROAD SHOWN
- 18.00 M. WIDE R.C.C ROAD SHOWN
- PAVING BLOCK SHOWN
- 24.00 M ROAD WIDENING SHOWN

INDEX - EXISTING

- COMPOUND WALL SHOWN



Assistant Engineer (Survey)
Nagpur Metropolitan Region Development Authority

FINAL COMPLETION RESIDENTIAL LAYOUT PLAN
ON KH NO. 9/1, PH.NO.38, MOUZA PIPLA,
NAGPUR

BELONGING TO,
M/s. RACHANA DEVELOPERS THROUGH PARTNER
SHRI RAUNAK DIOTE

LAND AREA STATEMENT		DIMENSIONS IN METERS		TOTAL	UNIT
1	0.5	X	122.230	X 44.779	= 2736.678 SQ.M
2	0.5	X	128.971	X 38.276	= 2468.247 SQ.M
3	0.5	X	154.611	X 77.733	= 6009.188 SQ.M
4	0.5	X	194.383	X 59.878	= 5819.633 SQ.M
5	0.5	X	79.200	X 39.552	= 1566.259 SQ.M
				TOTAL	18600.00 SQ.M

AREA STATEMENT		TOTAL	UNIT
1	Area of land (Minimum area of a, b, c to be considered)		
a)	As per ownership document (7/32, CTS extract)	18600.00	SQM
b)	As per measurement sheet	18600.00	SQM
c)	As per site	18600.00	SQM
2	Deductions for		
(a)	Proposed D.P. Area	4190.17	SQM
	Road widening Area	165.66	SQM
(b)	Any D.P. Reservation area	0.00	SQM
(c)	Natural water course area	0.00	SQM
(Total a+b)		4355.83	SQM
3	Gross Area of Plot (1-2)	14244.17	SQM
4	Recreational Open Space		
(a)	Required - 10% Of Gross plot area	1424.417	SQM
(b)	Proposed	1425.04	SQM
5	Amenity space As per previous sanction clause no.24.4		
(a)	Required - 15% Of Gross plot area	2136.62	SQM
(b)	Proposed - 15% Of Gross Plot area	2137.02	SQM
6	Service road and Highway widening		
7	Internal Road area	3122.14	SQM
8	Area under layout plots	7558.97	SQM
9	Net area of plots for FC Calculations = (3-5b)	12107.15	SQM
10	Permissible FSI factor for layout plots = (9/8)	1.125	
11	Plot For EWS/LIG - Required	1511.99	SQM
Proposed		1623.78	SQM
		21.47%	

Certificate of Area:

Certified that the plot under reference was surveyed by me on 22/03/18 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
(ARCHITECT / ENGINEER'S SIGN)

Note:- Permissible FSI for D.P. road widening area is subject to compliance of provisions of Clause No. 27.2 of DCPR by the Land Owner.

AREA STATEMENT FOR PLOTS																
PLOT NO.	SIZE (M)		PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD (SQ.M)	REMAINING PLOT AREA (SQ.M)	BUILT-UP AREA ON PROBATA BASIS (SQ.M)	NO OF PLOTS	TOTAL PLOT AREA (SQ.M)	FRONT ROAD WIDTH(M)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (SQ.M)					
A	B	C	D	E=[C-D]	F=X x A0.01	G	H=X x E	I	J	K=[H x J]						
1	0.5	X 13.00	9.25 X 16.55	= 613.81	43.73	170.08	912.49	1	570.08	24.00/9.00	1.10	627.08				
2	0.5	X 7.62	8.29 X 16.55	= 131.66	0.00	131.66	210.78	1	131.66	9.00	1.10	144.82				
3	0.14	X 13.80		= 126.13	0.00	126.13	201.94	1	126.13	9.00	1.10	138.54				
4	0.14	X 13.80		= 126.13	0.00	126.13	201.94	1	126.13	9.00	1.10	138.54				
5	0.14	X 13.80		= 126.13	0.00	126.13	201.94	1	126.13	9.00	1.10	138.54				
6	0.14	X 13.80		= 126.13	0.00	126.13	201.94	1	126.13	9.00	1.10	138.54				
7	0.14	X 13.80		= 126.13	0.00	126.13	201.94	1	126.13	9.00	1.10	138.54				
8	0.14	X 13.80		= 126.13	0.00	126.13	201.94	1	126.13	9.00	1.10	138.54				
9	0.14	X 13.80		= 126.13	0.00	126.13	201.94	1	126.13	9.00	1.10	138.54				
10	0.14	X 13.80		= 126.13	0.00	126.13	201.94	1	126.13	9.00	1.10	138.54				
11	0.5	X 18.87	15.20 X 13.80	= 235.08	13.17	251.25	417.18	1	251.25	18.00	1.10	276.24				
12	0.5	X 9.14	9.94 X 13.80	= 131.65	0.00	131.65	210.77	1	131.65	9.00	1.10	144.65				
13	0.14	X 13.80		= 126.13	0.00	126.13	201.94	1	126.13	9.00	1.10	138.54				
14	0.14	X 13.80		= 126.13	0.00	126.13	201.94	1	126.13	9.00	1.10	138.54				
15	0.14	X 13.80		= 126.13	0.00	126.13	201.94	1	126.13	9.00	1.10	138.54				
16	0.14	X 13.80		= 126.13	0.00	126.13	201.94	1	126.13	9.00	1.10	138.54				
17	0.14	X 13.80		= 126.13	0.00	126.13	201.94	1	126.13	9.00	1.10	138.54				
18	10.75	X 13.80		= 146.35	0.00	146.35	247.13	1	146.35	9.00	1.10	161.98				
19	0.5	X 9.94	10.75 X 13.80	= 147.76	0.00	147.76	238.54	1	147.76	9.00	1.10	162.57				
20	0.14	X 13.80		= 126.13	0.00	126.13	201.94	1	126.13	9.00	1.10	138.54				
21	0.14	X 13.80		= 126.13	0.00	126.13	201.94	1	126.13	9.00	1.10	138.54				
22	0.14	X 13.80		= 126.13	0.00	126.13	201.94	1	126.13	9.00	1.10	138.54				
23	0.14	X 13.80		= 126.13	0.00	126.13	201.94	1	126.13	9.00	1.10	138.54				
24	0.14	X 13.80		= 126.13	0.00	126.13	201.94	1	126.13	9.00	1.10	138.54				
25	10.75	X 13.80		= 146.35	0.00	146.35	237.55	1	146.35	9.00	1.10	161.98				
26	0.5	X 8.80	9.89 X 15.25	= 140.99	0.00	140.99	225.72	1	140.99	9.00	1.10	155.08				
27	0.00	X 15.25		= 137.25	0.00	137.25	219.74	1	137.25	9.00	1.10	150.15				
28	0.00	X 15.25		= 137.25	0.00	137.25	219.74	1	137.25	9.00	1.10	150.15				
29	0.79	X 15.25		= 149.30	0.00	149.30	239.01	1	149.30	9.00	1.10	164.34				
30	0.7	X 15.25	10.58 X 15.25	= 137.25	0.00	137.25	219.74	1	137.25	9.00	1.10	150.15				
31	0.00	X 15.25		= 137.25	0.00	137.25	219.74	1	137.25	9.00	1.10	150.15				
32	0.00	X 15.25		= 137.25	0.00	137.25	219.74	1	137.25	9.00	1.10	150.15				
33	0.79	X 15.25		= 149.30	0.00	149.30	239.01	1	149.30	9.00	1.10	164.34				
34	0.5	X 16.51	16.46 X 15.25	= 251.25	0.00	251.25	417.18	1	251.25	18.00	1.10	276.24				
35	0.5	X 10.31	10.33 X 22.44	= 246.64	14.20	264.88	424.08	1	264.88	18.00/9.00	1.10	293.18				
36	0.5	X 11.39	10.88 X 22.44	= 247.68	14.85	272.78	372.68	1	272.78	18.00/9.00	1.10	298.56				
37	0.5	X 13.25	12.99 X 29.18	= 382.84	15.10	397.74	588.75	1	387.74	18.00/9.00	1.10	404.64				
38	0.5	X 16.97	7.90 X 20.00	= 150.00	0.00	150.00	240.45	1	150.00	9.00	1.10	164.10				
39	15.24	X 9.91		= 137.31	0.00	137.31	219.84	1	137.31	9.00	1.10	151.35				
39	0.5	X 7.70	8.46 X 17.66	= 142.69	7.72	154.97	216.09	1	154.97	9.00	1.10	148.48				
40	15.25	X 8.21		= 125.76	0.00	125.76	200.45	1	125.76	9.00	1.10	137.37				
41	15.25	X 8.21		= 125.76	0.00	125.76	200.45	1	125.76	9.00	1.10	137.37				
42	0.5	X 7.61	8.35 X 18.23	= 145.47	0.00	145.47	232.89	1	145.47	9.00	1.10	160.10				
43	0.5	X 7.96	7.82 X 17.76	= 132.13	0.00	132.13	211.54	1	132.13	9.00	1.10	145.15				
44	15.25	X 8.21		= 125.76	0.00	125.76	200.45	1	125.76	9.00	1.10	137.37				
45	15.25	X 8.21		= 125.76	0.00	125.76	200.45	1	125.76	9.00	1.10	137.37				
46	0.5	X 11.27	12.93 X 22.85	= 276.26	14.04	292.22	459.81	1	282.22	18.00/9.00	1.10	288.87				
47	15.46	X 10.46		= 163.71	0.00	163.71	258.90	1	163.71	9.00	1.10	177.27				
48	15.46	X 10.46		= 163.71	0.00	163.71	258.90	1	163.71	9.00	1.10	177.27				
TOTAL						7568.83	11952.50	84.00								

SCALE :- 1:500

DATE :- 06-02-2020

DRAWN BY :- SURAJ

CHECKED BY :- PRIYA

OWNER'S SIGN



ARCHITECT'S SIGN /
ENGINEER'S SIGN

M/s. Rachana Developers
PARTNER
SHRI RAUNAK DIOTE

RAUNAK S. DIOTE
ARCHITECT
L. NO. NMC / R-748
NIT-2896 / COA