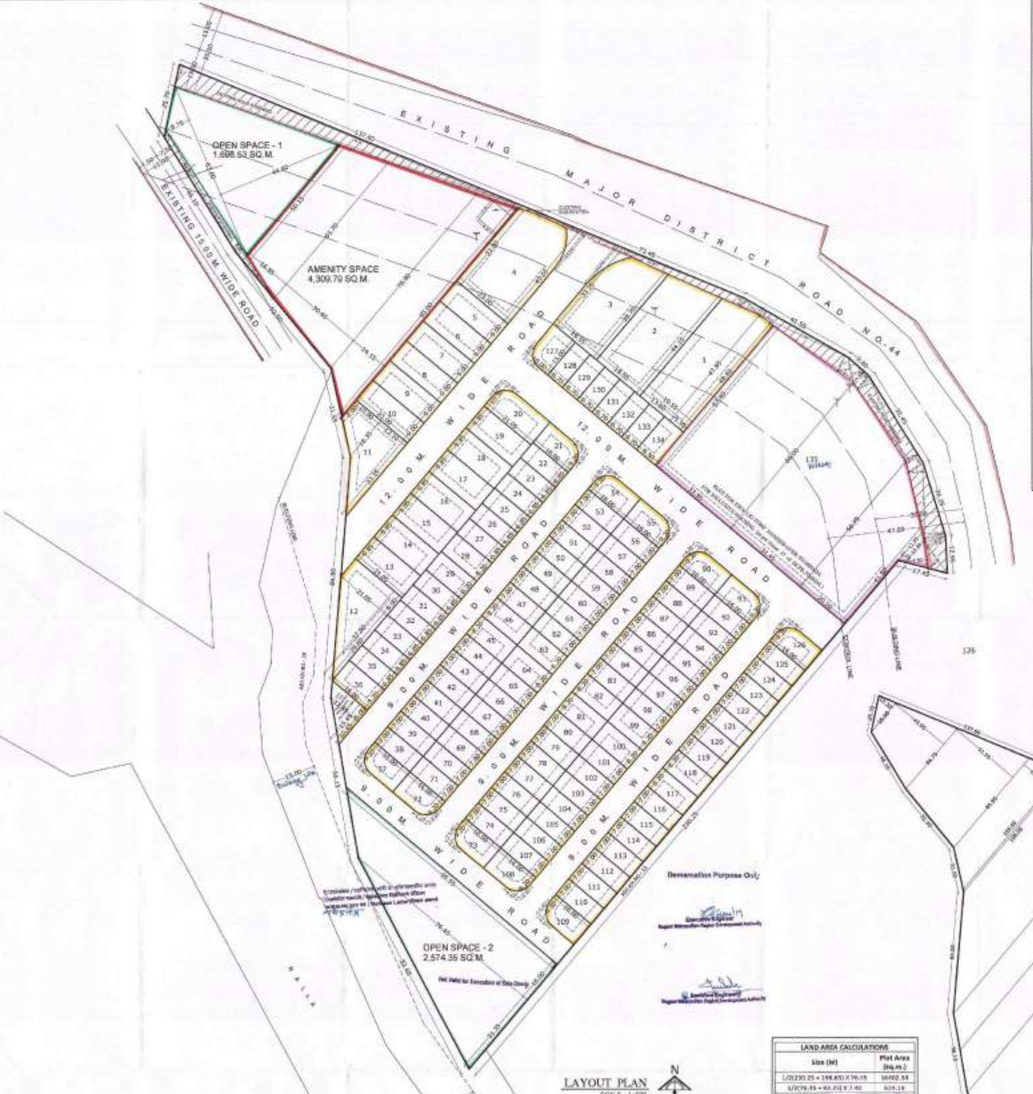
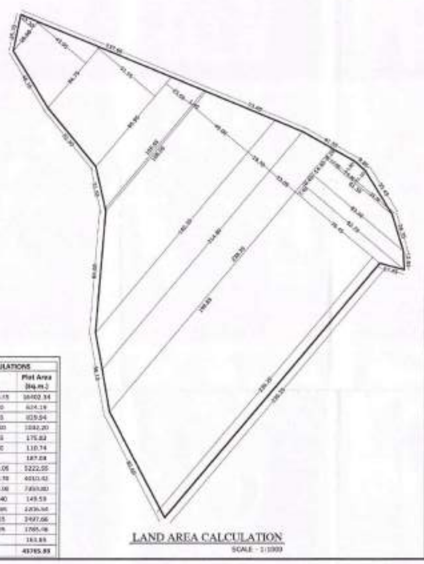
PROPOSED RESIDENTIAL LAYOUT PLAN ON KH.NO. - 168, 169, P.H. NO. - 72, OF MOUZA -KOTEWADA, & KH.NO. - 21, P.H. NO. - 48, OF MOUZA -WAGDARA, TAH. - NAGPUR , DIST. - NAGPUR

BELONGING TO :- SHRI. ATUL MANOHARRAO YAMSANWAR.

STAMPS OF APPROVAL



LAYOUT PLAN
SCALE - 1:500



LAND AREA CALCULATION
SCALE - 1:1000

LAND AREA CALCULATIONS	
Size (M)	Plot Area (Sq.m.)
1/2(230.25 + 198.85) X 76.15	16402.34
1/2(76.45 + 92.25) X 7.40	624.19
1/2(52.25 + 83.40) X 9.45	319.54
1/2(85.40 + 61.35) X 14.40	1082.20
1/2(9.10 + 11.50) X 17.65	175.82
1/2(11.30 + 11.10) X 9.80	110.74
1/2(33.70 X 11.10)	187.04
1/2(230.35 + 224.60) X 23.06	5222.55
1/2(214.80 + 192.85) X 18.78	4011.42
1/2(192.25 + 108.05) X 49.06	7459.80
1/2(108.95 + 105.65) X 1.40	149.59
1/2(105.85 + 80.95) X 23.85	2206.50
1/2(80.95 + 54.75) X 51.55	3497.66
1/2(54.75 + 28.90) X 43.59	1785.46
1/2(28.30 X 12.20)	163.85
TOTAL	43765.89

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT											
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	Permissible builtup area on Basic FSI (Sq.m.)	Total Built up area on Prorata basis (Sq. M.)
A	B	C	D	E=(C-D)	F=(E*1.4928)	G	H=E*G	I	J	K=F*J	L=F*G
1	1/2(40.40 + 47.35) X 5.35 + 1/2(47.35 + 44.15) X 13.60	912.93		912.93	1362.8270	1	912.93	30.00	1.10	1499.0877	1362.8270
2	1/2(44.15 + 38.70) X 19.55	809.85		809.85	1208.9441	1	809.85	30.00	1.10	1329.8385	1208.9441
3	1/2(38.70 + 33.25) X 19.55	703.31	18.26	685.05	1022.6426	1	685.05	30.00	1.10	1124.9069	1022.6426
4	1/2(40.05 + 33.00) X 23.00	840.07	18.26	821.81	1226.7980	1	821.81	30.00	1.10	1349.4778	1226.7980
5 TO 10	9.00 X 23.00	207.00		207.00	309.0096	6	1242.00	12.00	1.10	339.9106	1854.0576
11	1/2(33.35 + 16.35) X 12.10 + 1/2(8.00 + 16.35) X 10.90	433.38		433.38	646.9497	1	433.38	12.00	1.10	711.6446	646.9497
12	1/2(21.05 X 29.80) + 21.05 X 8.00	479.94		479.94	716.4544	1	479.94	12.00	1.10	788.0999	716.4544
13 TO 19	9.85 X 21.05	207.34		207.34	309.5239	7	1451.40	12.00	1.10	340.4763	2166.6662
20	10.30 X 21.05	216.82	7.72	209.10	312.1370	1	209.10	12.00	1.10	343.3507	312.1370
22 TO 27 30 TO 35	6.85 X 16.00	109.60		109.60	163.6138	12	1315.20	9.00	1.10	179.9720	1963.3366
21, 37, 54, 55, 72, 73, 90, 91, 108, 109, 126	16.00 X 9.20	147.20	7.72	139.48	208.2157	11	1534.28	9.00	1.10	229.0373	2290.3732
28, 29, 45, 46, 63, 64, 81, 82, 99, 100, 117, 118	8.20 X 16.00	131.20		131.20	195.8554	12	1574.40	9.00	1.10	215.4409	2350.2643
36	9.20 X 16.00	147.20		147.20	219.7402	1	147.20	9.00	1.10	241.7142	219.7402
38 TO 44 47 TO 53 56 TO 62 65 TO 71 74 TO 80 83 TO 89 92 TO 98 101 TO 107 110 TO 116 119 TO 125	7.00 X 16.00	112.00		112.00	167.1936	70	7840.00	9.00	1.10	183.9130	11703.5520
127	10.00 X 15.00	150.00	7.72	142.28	212.3956	1	142.28	12.00	1.10	233.6351	212.3956
128 TO 133	6.70 X 15.00	100.50		100.50	150.0264	6	603.00	12.00	1.10	165.0290	900.1584
134	8.50 X 15.00	127.50		127.50	190.3320	1	127.50	12.00	1.10	209.3652	190.3320
135	1/2(63.45 + 66.00) X 33.95 + 1/2(66.00 + 56.75) X 31.45 + 1/2(58.75 + 41.80) X 20.10 + 1/2(12.90 + 10.30) X 2.20 + 1/2(10.30 X 7.50)	5181.41		5181.41	7734.8088	1	5181.41	9.00	1.10	8508.2897	7734.8088
		TOTAL				135	25510.72				38082.39

PROFORMA - I			
AREA STATEMENT			
1 AREA OF LAND OF KH.NO. - 168, 169 & 21 (Minimum area of a, b, c, to be considered)	43765.89	SQ.M.	
a) AS PER OWNERSHIP DOCUMENT (7/12) (1.07 + 0.88 + 2.18 H)	44300.00	SQ.M.	(4.43 H)
b) AS PER MEASUREMENT SHEET	43765.89	SQ.M.	
c) AS PER MTL	43765.89	SQ.M.	
2 DEDUCTIONS FOR		SQ.M.	
a) EXISTING 30.00 M. M.D. ROAD WIDENING AREA	1373.83	SQ.M.	
b) ANY D.P. RESERVATION AREA	0.00	SQ.M.	
c) NATURAL WATER COURSE AREA	0.00	SQ.M.	
TOTAL (a+b+c)	1373.83	SQ.M.	
3 GROSS AREA OF PLOT (1 - 2)	42392.06	SQ.M.	100%
4 RECREATIONAL OPEN SPACE			
a) REQUIRED	4239.20	SQ.M.	
b) PROPOSED	4270.88	SQ.M.	10.07%
5 AMENITY SPACE			
a) REQUIRED	4239.20	SQ.M.	
b) PROPOSED	4309.79	SQ.M.	10.17%
6 EXISTING 15.00 M. WIDE ROAD WIDENING AREA	125.81	SQ.M.	0.30%
7 PLOT FOR WASTE WATER TREATMENT & RECYCLING PLANT	136.17	SQ.M.	0.32%
8 INTERNAL ROAD AREA	8038.63	SQ.M.	18.96%
9 AREA UNDER LAYOUT PLOTS	25510.72	SQ.M.	60.18%
10 NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (3-5-6)	38082.31	SQ.M.	
11 PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (10 / 9) (as per clause no. 26.9 (i) of DCPR, NMRDA)	1.4928	SQ.M.	
12 AREA FOR INCLUSIVE HOUSING			
a) REQUIRED (20% of 9)	5102.14	SQ.M.	
b) PROPOSED	5181.41	SQ.M.	

Plot No.	Area (Sq.m.)	NO. OF PLOTS	% OF EWS / LIG PLOTS OF NET PLOTABLE AREA 25510.72 SQ.M.
135	5181.41	1	
TOTAL	5181.41		20.31%

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 09/03/2023 and the dimensions of sides etc. of plots 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.

UMESH M. LAMGE
ARCHITECT'S SIGN.

PROPOSED LAYOUT OF KH.NO.168 & 169 OF MZ. KOTEWADA & KH. NO.-21 OF MZ. WAGDARA

D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 110
SCALE - NTS

	Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	TOTAL NET AREA (SQ.M.)
1	OPEN SPACE -1	1/2(6.75 + 44.60) X 63.40	1696.53		1696.53	4270.88
	OPEN SPACE -2	1/2(98.39 + 76.45) X 16.00 + 1/2(76.45 X 31.35)	2574.35		2574.35	
2	AMENITY SPACE	1/2(85.00 + 76.90) X 14.25 + 1/2(78.90 + 61.70) X 30.40 + 1/2(61.70 + 58.15) X 10.00	4309.79		4309.79	4309.79
3	PROPOSED 30.00 M. WIDE MAJOR DISTRICT ROAD WIDENING AREA	1/2(7.80 + 0.85) X 134.00 + 1/2(0.85 + 8.80) X 76.90 + 1/2(15.00 + 2.45) X 8.25 + 1/2(1.80 + 8.00) X 33.95 + 1/2(4.50 + 4.30) X 9.05 + 1/2(5.30 + 5.95) X 2.50 + 1/2(4.80 + 4.70) X 12.15 + 1/2(4.75 + 5.95) X 5.65 + 1/2(5.15 + 7.00) X 18.40 + 1/2(7.15 + 7.45) X 0.85 + 1/2(17.00 + 4.40) X 13.35	1373.83		1373.83	1373.83
4	EXISTING 15.00 M WIDE ROAD WIDENING AREA	1/2(1.70 + 2.45) X 48.00 + 1/2(1.45 X 21.40)	125.81		125.81	125.81
5	PLOT FOR WASTE WATER TREATMENT & RECYCLING PLANT	1/2(6.00 + 11.45) X 9.00 + 1/2(12.45 X 10.45)	136.17		136.17	136.17

NOTE :-
- AREA UNDER LAYOUT SHOWN THUS
- AREA UNDER OPEN SPACE SHOWN THUS
- AREA UNDER AMENITY SPACE SHOWN THUS
- RESIDENTIAL PLOTS SHOWN THUS
- APPROACH ROAD SHOWN THUS
- PLOTS MHADA FOR INCLUSIVE / AFFORDABLE PLOTS (as per clause 17 of DCPR,NMRDA) SHOWN THUS

OWNER'S SIGN :

SHRI. ATUL MANOHARRAO YAMSANWAR

ARCHITECT'S SIGN :

UMESH M. LAMGE
B. ARCH.
ARCHITECT & INTERIOR DESIGNER
FIFTH FLOOR, DAYA CHAMBERS, AJNI SQ., WARDHA ROAD, NAGPUR