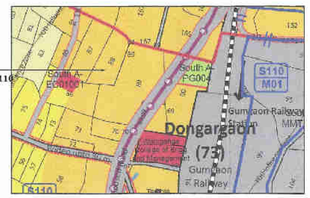
KH. NO. 88/1
D.P. SHEET NO. 110



PART D.P. PLAN

N

(SCALE 1: 500)

Not Valid for Execution of Sale-Deeds

KH. NO. 88/2



LAYOUT PLAN

SCALE 1 : 500

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

SR. NO.	PLOT NO.	PLOT SIZE IN MTR.	PLOT AREA (SQ.M.)	ROUNDING AREA OF ROAD (IF ANY) (SQ.M.)	REMAINING PLOT AREA (B-C) (SQ.M.)	No. OF PLOT	TOTAL AREA	BUILTUP AREA ON PRO-RATA BASIS I.E. (D X PRO-RATA FSI FACTOR)	FRONT ROAD WIDTH (MTR.)	BASIC FSI	PERMISSIBLE BUILTUP AREA ON BASIC FSI (E X G) (SQ.M.)
	A		B	C	D			E	F	G	H
1	1	½ (22.80 + 21.78) x 58.34	1300.398		1300.398	1	1300.398	2003.913	12.000	1.1	2204.304
2	2	½ (22.38 + 21.79) x 58.88	1300.364		1300.364	1	1300.364	2003.861	12.000	1.1	2204.247
3	3	½ (12.05 + 11.13) x 19.00	220.210	7.720	212.490	1	212.490	327.447	9/12.000	1.1	360.192
4	4	12.00 x 19.00	228.000		228.000	1	228.000	351.348	9.000	1.1	386.483
5	5 TO 13	8.79 x 19.00	167.010		167.010	9	1503.090	257.362	9.000	1.1	283.098
6	14	½ (12.00 + 11.88) x 19.00	225.860		226.860	1	226.860	349.591	9.000	1.1	384.550
7	15	½ (16.68 + 15.96) x 15.00	244.800	7.720	237.080	1	237.080	365.340	9/12.000	1.1	401.874
8	16 TO 25	9.00 x 15.00	135.000		135.000	10	1350.000	208.035	9.000	1.1	228.839
9	26	½ (9.70 + 9.79) x 15.00	146.175		146.175	1	146.175	225.256	9.000	1.1	247.781
10	27	½ (17.41 + 16.68) x 15.00	255.675	7.720	247.955	1	247.955	382.099	9/12.000	1.1	420.309
11	28 TO 37	9.00 x 15.00	135.000		135.000	10	1350.000	208.035	9.000	1.1	228.839
12	38	½ (9.89 + 9.79) x 15.00	147.500		147.600	1	147.600	227.452	9.000	1.1	250.197
13	39	½ (14.54 + 13.84) x 14.41	204.477	7.720	196.757	1	196.757	303.203	9/12.000	1.1	333.523
14	40	12.00 x 14.41	172.920		172.920	1	172.920	266.470	9.000	1.1	293.117
15	41 TO 44	11.00 x 14.41	158.510		158.510	4	634.040	244.264	9.000	1.1	268.690
		TOTAL		30.880		44	9253.729				

NA PURPOSE ONLY

जा.क्र./प्रस्तुत/जिल्हाधिकारी/कावि-517/18
दिनांक:- 10 /एनएपी-34/2019-20
मौजा- डोंगरगांव तह. नागपूर (ग्रा)
दि. 14/05/19

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

: INDEX :

- KHASRA BOUNDARY SHOWN THUS
- OPEN SPACE BOUNDARY SHOWN THUS :
- AMENITY SPACE BOUNDARY SHOWN THUS :
- SPACE FOR WASTE WATER TREATMENT SHOWN THUS — W.W.T.
- ELECTRIC SUB-STATION SHOWN THUS : ELE.SUB.

OWNER	ENGINEER
1) Mr. Pankaj N. Bhanuse 2) Mr. Rupesh N. Bhanuse	Civil Engineer Mangesh A. Shambharkar N.I.T. L.S. No. 2685 Nagpur.

PLAN OF DEMARCATED RESIDENTIAL LAY-OUT ON KH. NO. 88/1 , P.H.NO- 73 , MOUZA - DONGARGAON, - TAHSIL - NAGPUR (GRAMIN) , DIST :- NAGPUR. BELONGING TO :-

1. SHRI. PANKAJ NILKANTHRAO BHANUSE
2. SHRI. RUPESH NILKANTHRAO BHANUSE

AREA STATEMENT

1. AREA OF LAND
   - (A) AS PER OWNERSHIP DOCUMENT = 16100.000 SQ.M.
     (7/12, CTS EXTRACT)
   - (B) AS PER MEASUREMENT SHEET = 15911.505 SQ.M.
   - (C) AS PER SITE = 15911.505 SQ.M.
2. DEDUCTION FOR
   - (A) PROPOSED D.P. RESERVATION AREA = 0.000 SQ.M.
   - (B) ANY D.P. RESERVATION AREA = 0.000 SQ.M
   - (C) NATURAL WATER COURSE AREA = 0.000 SQ.M
3. GROSS AREA OF PLOT (1-2) (100.000 %) = 15911.505 SQ.M.
4. RECREATIONAL OPEN SPACE
   - (A) REQUIRED - (10.000 %) = 1591.150 SQ.M.
   - (B) PROPOSED - (10.003 %) = 1591.652 SQ.M.
5. AMENITY SPACE
   - (A) REQUIRED - (10.000 %) = 1591.150 SQ.M.
   - (B) PROPOSED - (10.349 %) = 1646.605 SQ.M.

   (INCLUDING AREA OF WWTP AND ELECTRIC SUBSTATION)
6. SERVICE ROAD & HIGHWAY WIDENING (0.000 %) = 0.000 SQ.M.
7. INTERNAL ROAD AREA (21.491 %) = 3419.519 SQ.M.
8. AREA UNDER LAYOUT PLOTS (58.157 %) = 9253.729 SQ.M.
9. NET AREA OF PLOTS FOR FSI = 14264.900 SQ.M.
   CALCULATION = (3 - 5B) = 15911.505 - 1646.605
10. PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS = (9/8) = 14264.900 / 9253.729 = 1.541
11. BASIC ZONAL FSI = 1.1
12. AREA FOR INCLUSIVE HOUSING(AS PER CLAUSE NO. 38.9.2 OF DCPR/PROVISION OFINCLUSIVE HOUSING MALL NOT BE APPLICABLE IN NMRC)
    - (A) REQUIRED = 0.000 SQ.M.
    - (B) PROPOSED = 0.000 SQ.M.

OPEN SPACE AREA CALCULATIONS

(I) ½ (26.15 + 29.26) x 57.45 = 1591.652 SQ.M.

TOTAL AREA = 1591.652 SQ.M.

AMENITY SPACE AREA CALCULATIONS

(I) ½ (19.68 + 25.15) x 73.46 = 1646.605 SQ.M.

TOTAL AREA = 1646.605 SQ.M.