KH. NO. 49/2/A

NA PURPOSE ONLY

Not Valid for Execution of Sale-Deeds

मुद्यन नियंत्रक/सहनियंत्रक यांनी वा अधिकाऱ्यांकडील अंतिम भोगवटादार वाटपाची/पुनर्वाटपाच्या तिसऱ्या पायरीचे पंजीयनाकरिता वापरावयाचे पत्र (Release Letter) शिवाय हस्तांतरणे

KH. NO. 47

12.00 MT. WIDE D. P. ROAD

12.00 MT. WIDE ROAD

9.00 MT. WIDE ROAD

9.00 MT. WIDE ROAD

1	32.89	2	32.83	3	32.76	4	32.69	5	20.00	6	20.00
7	20.00	8	20.00	9	20.00	10	20.00	11	18.00	12	18.00
13	18.00	14	18.00	15	18.00	16	18.00	17	18.00	18	18.00
19	18.00	20	18.00	21	18.00	22	18.00	23	18.00	24	18.00
25	18.00	26	18.00	27	16.00	28	16.00	29	16.00	30	16.00
31	16.00	32	16.00	33	16.00	34	16.00				

OPEN SPACE 954.92 SQMT.

SPACE FOR SUBSTATION

Assistant Engineer
Nagpur Metropolitan Region Development Authority

Executive Engineer
Nagpur Metropolitan Region Development Authority

KH. NO. 49/1

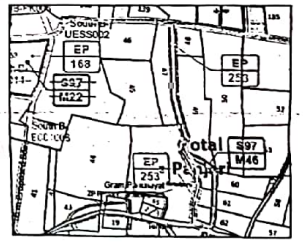
LAYOUT PLAN (SCALE 1:500)

KH. NO. 50

KEY PLAN 1:5000

जाक./प्रस्तुत/जिल्हाधिकारी/काटि-890/18
रामाक.- 23 /एनएपी-14/2019-20
मौजा- गोताळपांजरी तह. नागपूर (ग्रा)
दि. 15/01/2019

Plot no.	Size	Area Sqmt.	Rounding area of road (if any Sqmt.)	No.	Remaning plot area (c - d) Sqmt.	Built up area on pro-rata basic i.e. (f x pro-rata FSI factor)	Front Road width (m.)	Basis FSI	Permissible Built up area on Basis FSI (g x i) Sqmt.
1	1/2X(32.89+32.83)X13.29	436.71		1	436.71	630.61	12.00 MT.	1.1	693.67
2	1/2X(32.83+32.76)X13.29	435.85		1	435.85	629.36	12.00 MT.	1.1	692.30
3	1/2X(32.76+32.69)X13.29	434.92		1	434.92	628.02	12.00 MT.	1.1	690.82
4	1/2X(12.70+12.24)X35.41	441.56	7.72	1	433.84	626.47	12.00 MT.	1.1	689.12
5	1/2X(10.64+10.33)X20.00	209.70	7.72	1	201.98	291.66	12.00 MT.	1.1	320.83
6 TO 9	8.50X20.00	170.00		4	680.00	981.92	9.00 MT.	1.1	1080.11
10	8.30X20.00	166.00		1	166.00	239.70	9.00 MT.	1.1	263.67
11	1/2X(10.48+10.76)X18.00	191.16		1	191.16	276.04	9.00 MT.	1.1	303.64
12 TO 17	8.50X18.00	153.00		6	918.00	1325.59	9.00 MT.	1.1	1458.15
18	1/2X(10.19+9.92)X18.00	180.99	7.72	1	173.27	250.20	12.00 MT.	1.1	275.22
19	1/2X(9.92+9.64)X18.00	176.04	7.72	1	168.32	243.05	12.00 MT.	1.1	267.36
20 TO 25	8.50X18.00	153.00		6	918.00	1325.59	9.00 MT.	1.1	1458.15
26	1/2X(10.76+11.03)X18.00	196.11		1	196.11	283.18	9.00 MT.	1.1	311.50
27	1/2X(10.42+10.67)X16.00	168.72		1	168.72	243.63	9.00 MT.	1.1	267.99
28 TO 33	9.50X16.00	152.00		6	912.00	1316.93	9.00 MT.	1.1	1448.62
34	1/2X(10.25+10.00)X16.00	162.00		1	162.00	233.93	9.00 MT.	1.1	257.32
				34	6600.88	9537.36			



DP PLAN SHEET NO 97

AREA UNDER OPEN SPACE	
1/2X(18.84+18.10)X47.96+	885.82
5.00X0.11+	0.55
12.91X5.00+	64.55
0.2X20.00	4.00
	954.92

AREA UNDER SUBSTATION	
1/2X(5.00+5.08)X5.00	25.20
	25.20

AREA UNDER LAY OUT	
1/2X(65.11+65.36)X146.20	9537.36
	9537.36

LAYOUT PLAN

SHEET NO: 1/1

PROJECT ADDRESS:

DEMARCATE RESIDENTIAL LAYOUT PLAN FOR S. NO. 49/2/B, OF MOUZA - GOTAL PANJRI, P.H. NO. 38/A, TAH. & DIST. NAGPUR.
BELONGING TO SONALI PANKAJ WAGHMARE, RAMESHWAR SUGANCHAND BAWANKAR & MAHADEV VINAYAK GIBHAKATE

PROFORMA - I

DEMARCATE RESIDENTIAL LAYOUT PLAN FOR S. NO. 49/2/B, OF MOUZA - GOTAL PANJRI, P.H. NO. 38/A, TAH. & DIST. NAGPUR. BELONGING TO SONALI PANKAJ WAGHMARE, RAMESHWAR SUGANCHAND BAWANKAR & MAHADEV VINAYAK GIBHAKATE	Drawing Sheet No. X/Y	Percentage
Stamps of Approval of Plans:		
A AREA STATEMENTS		
1. Area of land		
(Minimum area of plot to be considered)	9537.36	
a) As per ownership document (7/12, CTS extract)	9800.00	
b) as per measurement sheet	9537.36	
c) as per site	9537.36	
2. Deduction for		
(a) Proposed D.P/D.P Road widending Area		
(b) Any D.P. Reservation area		
(c) Natural water stream area		
(Total a+b)		
3. Gross Area of Plot (1-2)	9537.36	100.00%
4. Recreational Open space		
a)Required-	953.73	
b) Proposed-	954.92	10.00%
5. Amenity Space		
a) Required-		
b) Proposed-		
6. Service road and Highway widening		
7. Internal Road area	1956.58	20.51%
8. Area under layout plots	6600.86	69.18%
9. Net area of plot for FSI Calculations =(3-8b)	9537.36	
10. Permissible FSI factor for layout plots = (9/8)	1.4464	
11. Area for inclusive housing		
(a) required		
(b) Proposed		

Certificate of Area:
Certified that the plot under reference was surveyed by me on 14th February 2018 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 document of Ownership/ T.P Scheme Records/ Land Records Department / City Survey records.

M/s Ekveera Architects.
AR. PARAG KOTWAL
Signature
MH L.S.-2746
(Name of Architect/ Licensed Engineer/ Supervisor)

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job no.	Drawing No.	Scale	Drawn by	Checked By	Registration/ Licence no. Of Arch./ Lic
PR/03	1.1	1:500	MR/UNAL	PARAG	MH L.S-2746

PLOT BOUNDARY SHOWN IN:
OPEN SPACE SHOWN IN:

NORTH: N

DRAWING TITLE: LAYOUT PLAN

SCALE: 1:500 DATE: 25.01.2019 REV. NO.:

OWNER: SIGNATURE:

SMT. SONALI PANKAJ WAGHMARE
PLOT NO. 7, PARIJAT HEIGHTS,
FLAT NO. 201, GANDHI NAGAR,
HILL ROAD, NAGPUR-10

ARCHITECT: SIGNATURE:

EKVEERA ARCHITECTS
215, Opp. Sangh Ground,
Abhyankar Nagar, Nagpur - 10
email: parag.a.kotwal@gmail.com
(O): 0712 2240867, 0712 2240862

M/s Ekveera Architects
Authorised Signatory

Scanned by CamScanner