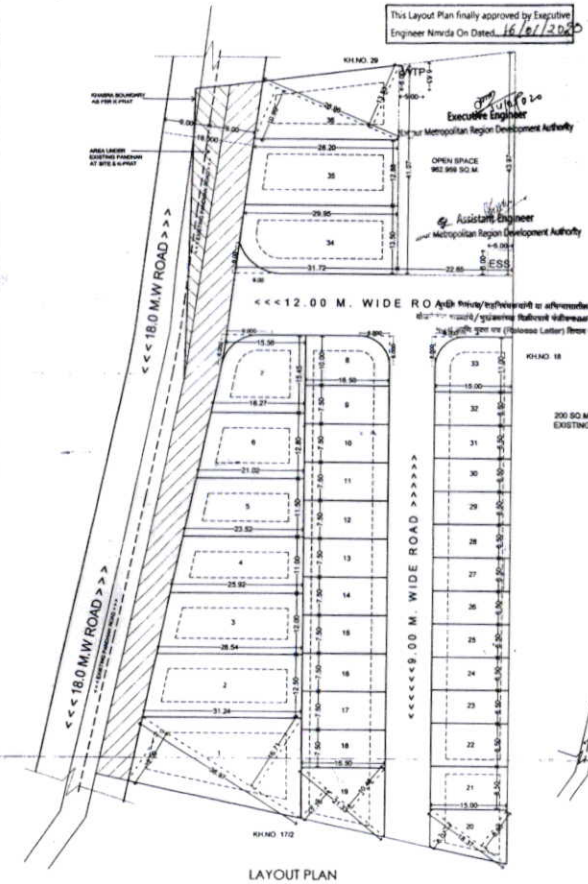
| PLOT. NO | PLOT SIZE | | | | | | | | PLOT AREA SQ.M. | TAN | NET AREA IN SQ.M. | | NA/A | NET PLOT AREA FOR FSI (SQ.M) | NO.OF PLOTS | NET AREA IN SQ.M. | NET PLOT AREA FOR FSI (SQ.M) | ADDITIONAL FSI (SQ.M) | TOTAL ADD.FSI |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A | | | | B | | | | | C | D | E | | F | G | H | I | J | K = E * Y | L=H*K |
| 1 | 1/2 X | 12.09 | + | 16.71 | 14.4 | X | 36.97 | = | 532.368 | 0 | 532.368 | X | 1.382 | 735.733 | 1 | 532.368 | 735.733 | 4.791 | 4.791 |
| 2 | 1/2 X | 31.24 | + | 28.54 | 29.89 | X | 12.50 | = | 373.625 | 0 | 373.625 | X | 1.382 | 516.350 | 1 | 373.625 | 516.350 | 3.363 | 3.363 |
| 3 | 1/2 X | 28.54 | + | 25.92 | 27.23 | X | 12.00 | = | 326.760 | 0 | 326.760 | X | 1.382 | 451.582 | 1 | 326.760 | 451.582 | 2.941 | 2.941 |
| 4 | 1/2 X | 25.92 | + | 23.52 | 24.72 | X | 11.00 | = | 271.920 | 0 | 271.920 | X | 1.382 | 375.793 | 1 | 271.920 | 375.793 | 2.447 | 2.447 |
| 5 | 1/2 X | 23.52 | + | 21.02 | 22.27 | X | 11.50 | = | 256.105 | 0 | 256.105 | X | 1.382 | 353.937 | 1 | 256.105 | 353.937 | 2.305 | 2.305 |
| 6 | 1/2 X | 21.02 | + | 18.27 | 19.645 | X | 12.80 | = | 251.456 | 0 | 251.456 | X | 1.382 | 347.512 | 1 | 251.456 | 347.512 | 2.263 | 2.263 |
| 7 | 1/2 X | 18.27 | + | 15.56 | 16.915 | X | 15.45 | = | 261.337 | 11.57 | 249.767 | X | 1.382 | 345.178 | 1 | 249.767 | 345.178 | 2.248 | 2.248 |
| 8 | X | | + | | 10.00 | X | 16.50 | = | 165.000 | 7.72 | 157.280 | X | 1.382 | 217.361 | 1 | 157.280 | 217.361 | 1.416 | 1.416 |
| 9 TO 18 | X | | + | | 7.50 | X | 16.50 | = | 123.750 | 0 | 123.750 | X | 1.382 | 171.023 | 10 | 1237.500 | 1710.225 | 1.114 | 11.138 |
| 19 | 1/2 X | 7.76 | + | 10.46 | 9.11 | X | 21.33 | = | 194.316 | 0 | 194.316 | X | 1.382 | 268.545 | 1 | 194.316 | 268.545 | 1.749 | 1.749 |
| 20 | 1/2 X | 6.07 | + | 8.66 | 7.365 | X | 18.37 | = | 135.295 | 0 | 135.295 | X | 1.382 | 186.978 | 1 | 135.295 | 186.978 | 1.218 | 1.218 |
| 21 , 22 | X | | + | | 8.50 | X | 15.00 | = | 127.500 | 0 | 127.500 | X | 1.382 | 176.205 | 2 | 255.000 | 352.410 | 1.148 | 2.295 |
| 23 TO 32 | X | | + | | 6.50 | X | 15.00 | = | 97.500 | 0 | 97.500 | X | 1.382 | 134.745 | 10 | 975.000 | 1347.450 | 0.878 | 8.775 |
| 33 | X | | + | | 11.00 | X | 15.00 | = | 165.000 | 7.72 | 157.280 | X | 1.382 | 217.361 | 1 | 157.280 | 217.361 | 1.416 | 1.416 |
| 34 | 1/2 X | 31.72 | + | 29.95 | 30.835 | X | 13.5 | = | 416.273 | 11.57 | 404.703 | X | 1.382 | 559.299 | 1 | 404.703 | 559.299 | 3.642 | 3.642 |
| 35 | 1/2 X | 29.95 | + | 28.2 | 29.075 | X | 12.88 | = | 374.486 | 0 | 374.486 | X | 1.382 | 517.540 | 1 | 374.486 | 517.540 | 3.370 | 3.370 |
| 36 | 1/2 X | 10.99 | + | 13.53 | 12.26 | X | 28.96 | = | 355.050 | 0 | 355.050 | X | 1.382 | 490.679 | 1 | 355.050 | 490.679 | 3.195 | 3.195 |
| | | | | | | | | | TOTAL | | | | | | 36 | 6507.910 | | | |

This Layout Plan finally approved by Executive Engineer Nmrda On Dated. 16/01/2020

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Metropolitan Region Development Authority




LAYOUT PLAN
SCALE:- 1:500

## AREA UNDER KHASRA

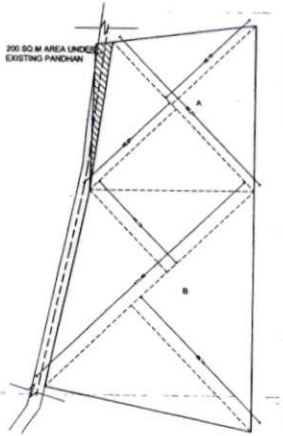
| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| A | 1/2 | X | 45.1 | + | 46.07 | 45.585 | X | 80.21 | = | 3656.373 SQ.M |
| B | 1/2 | X | 44.13 | + | 68.14 | 56.135 | X | 111.46 | = | 6256.807 SQ.M |
| | | | | | | | TOTAL | | = | 9913.180 SQ.M |

## AREA UNDER ROAD WIDNING

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| A | 1/2 | X | 5.95 | + | 6.55 | 6.25 | X | 57.66 | = | 360.375 SQ.M |
| B | 1/2 | X | 6.48 | + | 6.5 | 6.49 | X | 83.8 | = | 543.862 SQ.M |
| | | | | | | | TOTAL | | = | 904.237 SQ.M |

## AREA UNDER OPEN SPACE

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 1/2 | X | 41.07 | + | 43.97 | 42.52 | X | 22.65 | = | 963.078 SQ.M |
| AREA UNDER ESS | | | | | | 5 | X | 5 | | 25.000 SQ.M |
| AREA UNDER WTP | | | | | | | | | | |
| | 1/2 | X | 5.63 | + | 5 | 5.315 | X | 5 | = | 26.575 SQ.M |
| | | | | | | | TOTAL | | = | 911.503 SQ.M |




KEY PLAN FOR KHASRA CALCULATION
SCALE - 1:200




KEY PLAN FOR ROAD WIDENING AREA CALCULATION
SCALE - 1:200




LOCATION PLAN
SCALE - N.T.S.

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KHASRA NO-17/1 ,P.H.NO.45 ,MOUZA-TAKLI TAH - HINGNA DISTT. NAGPUR.

**BELONGING TO.**
**MRS. USHA DIPAK THOOL**

**Stamps Of Approval Of Plans:**

| A | AREA STATEMENTS | | UNIT |
|---|---|---|---|
| | **1. Area of land** *(Minimum area of a, b, c to be considered)* | | |
| | a) As Per Ownership Document (7/12, CTS Extract) | 9900.000 | SQ.M. |
| | b) As Per Measurement Sheet | 9900.000 | SQ.M. |
| | c) As Per Site | 9913.180 | SQ.M. |
| | **2. Deductions For** | | |
| | (a) Proposed D.P / D.P. Road Widening Area | 904.237 | SQ.M. |
| | (b) Any D.P. Reservation Area | 0.000 | SQ.M. |
| | (c) Natural Water Course Area | 0.000 | SQ.M. |
| | (Total a+b) | 904.2370 | SQ.M. |
| | **3. Gross Area Of Plot (1-2)** (100.00%) | 8995.763 | SQ.M. |
| | **4. Recreational Open Space** | | |
| | (a) Required - (10.00%) | 899.576 | SQ.M. |
| | (b) Proposed - (10.13%) | 911.503 | SQ.M. |
| | (c) Area under E.S.S & W.T.P 5X5X2 (0.57%) | 51.575 | SQ.M. |
| | **5. Amenity Space** | | |
| | (a) Required - | N.A | SQ.M. |
| | (b) Proposed - | 0.000 | SQ.M. |
| | **6. Service Road And Highway Widening** | 0.000 | SQ.M. |
| | **7. Internal Road Area** (16.96%) | 1524.775 | SQ.M. |
| | **8. Area Under Layout Plots** (72.34%) | 6507.910 | SQ.M. |
| | **9. Net Area Of Plots For FSI Calculations = (3-5b)** | 8995.763 | SQ.M. |
| | **10. Permissible FSI Factor For Layout Plots = (9/8)** | 1.382 | SQ.M. |
| | **11. Area For Inclusive Housing** | | SQ.M. |
| | (a) Required - | N.A. | SQ.M. |
| | (b) Proposed - | N.A. | SQ.M. |

**LEGEND:**

KHASARA BOUNDRY SHOWN IN

OPEN SCACE SHOWN IN

OWNER :-

**MRS. USHA DIPAK THOOL**

**ARCHITECT/LICENSED ENGINEER :-**


*Pawan R. Gupta*
PLANNER & DESIGNER
B.E. Civil
Off.: Sadar, Gandhi Chowk, Nagpur.
N.I.T.L.S. No.: 1969
N.M.C.L.S. No.: 380
Mob. No. 99

MAIL ID - pawan_r_gupta@yahoo.co.in MOBILE NO. 9923432949


| DRG. NO. | SCALE | DATE | DRAWN BY |
|---|---|---|---|
| SUB - 01 | 1 : 500 | 14 / 01 / 2020 | G. KAWAS |