DEMARCATED RESDENTIAL LAYOUT ON PART OF KH.NO.111/2, P.H.NO.71, MOUZA-SHIRUL, TAH.-HINGNA, DISTRICT-NAGPUR. BELONGING TO SHIVAL SAI DEVELOPERS THROUGH PARTNER SHRI. SARVESH SANJAY KOTWAL AND ABHAY MUKUND BHARTI.

DRAWING SHEET NO. 1/1

NA PURPOSE ONLY

Not Valid for Execution of Sale-Deeds

AREA UNDER RECREATIONAL OPEN SPACE							
A	1/2	X	44.871	X	22.281	=	499.885
B	1/2	X	34.052	X	23.171	=	394.509
			11.77 + 17.38		Tangent	=	29.15
					STP	=	25
					EST	=	25
					TOTAL	=	815.244

AREA UNDER SUBSTATION & STP					
A	5.000	X	5.000	=	25.000
B	5.000	X	5.000	=	25.000
			TOTAL		50.000

KEY PLAN : AREA UNDER MDR ROAD
Scale 1: 1000

AREA UNDER DP ROAD

1/2 X	22.026	X	1.560	=	17.180
1/2 X	75.340	X	0.926	=	34.882
1/2 X	53.341	X	0.534	=	14.242
			TOTAL	=	66.305

TOTAL AREA						
L1	1/2 X	182.754	X	22.281	=	2035.971
L2	1/2 X	172.019	X	71.660	=	6164.032
				TOTAL	=	8,200.00

KEY PLAN : TOTAL SITE AREA
Scale 1: 1000

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

LOCATION PLAN

DEVELOPMENT PLAN
sheet no 118

LAYOUT PLAN
Scale 1:500

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

PLOT NO	PLOT SIZE			ROUNDING AREA OF THE ROAD	REMAINING PLOT AREA	No. OF PLOTS	BUILT UP AREA ON PRO-RATA BASIS I.E. (D X PRO-RATA FSI FACTOR)	FRONT ROAD WIDTH (M.)	BASIC FSI	Permissible Built-up area on Basic FSI (e x g) (sq.m.)	AREA UNDER PLOTS
A	B			C	D		E	F	G	H	
1	1/2 X 25.695 + 18.502	22.099 X 51.390	= 1135.642	23.025	1112.617						
	1/2 X 37.529	18.765 X 20.540	= 385.423	11.77	373.653						
		Total	= 1521.065		1486.270	1	1.404 2086.723	24	1.1	2295.395	1486.270
2	1/2 X 36.361 + 36.549	36.455 X 27.000	= 984.285	0	984.285						
		17.000 X 10.000	= 170.000	0	170.000						
		Total	= 814.285	0	814.285	1	1.404 1143.256	24	1.1	1257.582	814.285
3		10.000 X 17.000	= 170.000	0	170.000	1	1.404 238.680	9	1.1	262.548	170.000
4	1/2 X 19.806 + 14.952	17.379 X 29.906	= 519.736	11.77	507.966	1	1.404 713.185	18	1.1	784.503	507.966
5(A)	1/2 X 31.834 X 19.706		= 313.660	0	313.660						
(B)	1/2 X 31.834 X 10.734		= 170.853	0	170.853						
		Total	= 484.513	0	484.513	1	1.404 680.257	18	1.1	748.283	484.513
6(A)	1/2 X 39.266 X 18.568		= 364.546	7.720	356.825						
(B)	1/2 X 39.266 X 10.134		= 198.960	11.770	187.191						
		Total	= 563.506	0	544.016	1	1.404 763.758	18	1.1	840.177	544.016
7 TO 12		11.300 X 6.700	= 75.710	0	75.710	6	1.404 106.297	9	1.1	116.927	454.260
13		10.636 X 11.300	= 120.187	7.720	112.467	1	1.404 157.902	9	1.1	173.692	112.467
14		12.100 X 8.100	= 98.010	0	98.010	1	1.404 137.606	9	1.1	151.367	98.010
15 TO 19		12.100 X 6.700	= 81.070	0	81.070	5	1.404 113.822	9	1.1	125.205	405.350
20 & 21		12.100 X 8.100	= 98.010	0	98.010	2	1.404 137.606	9	1.1	151.367	196.020
22 TO 28		12.100 X 5.000	= 60.500	0	60.500	7	1.404 84.942	9	1.1	93.436	423.500
29		12.100 X 8.000	= 96.800	0	96.800	1	1.404 135.907	9	1.1	149.498	96.800
			TOTAL NO OF PLOTS=			29		TOTAL AREA UNDER PLOTS=			5793.457

AREA STATEMENTS :				
1	Area of land (Minimum area of a, b, c to be considered)			
	a) As per ownership document (7/12, CTS extract)		8200.000	Sq.M.
	b) as per measurement sheet		8200.000	Sq.M.
	c) as per site		8200.000	Sq.M.
2	Deductions for			
	(a) Proposed D.P./ D.P. Road widening Area		66.305	Sq.M.
	(b) Any D.P. Reservation area		0.000	Sq.M.
	(c) Natural water course area		0.000	Sq.M.
	(Total a+b)		66.305	Sq.M.
3	Gross Area of Plot (1-2)		8133.695	Sq.M.
4	Recreational Open space			
	(a) Required -	10.00%	813.370	Sq.M.
	(b) Proposed -	10.02%	815.244	Sq.M.
6	Service road and Highway widening		0.000	Sq.M.
7	Internal Road area	18.14%	1474.995	Sq.M.
8	Area under layout plots	71.29%	5793.457	Sq.M.
9	Net area of plots for FSI Calculations = (3-9b)		8133.695	
10	Permissible FSI factor for layout plots = (9B)		1.404	
11	Area for inclusive housing			
	(a) Required -	0.00%	0.000	Sq.M.
	(b) Proposed -	0.00%	0.000	Sq.M.
12	Area for STP and Sub Station	0.61%	50.000	Sq.M.

Certificate of Area: Certified that the plot under reference was surveyed by me on _____ 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.

Signature
Ar. Rahul Dandekar

NOTE :
Provision as per clause no. 36.1.1of DCPR the waste water treatment and recycling plant and provision on caluse no. 24 electrical substation shall be provided in amenity space.

Notes :	
Khasra Boundary shown in	
Open Space shown in	———
Amenity Space shown in	
Plots for inclusive housing shown in	

LAYOUT-DRAWING

Owner : Sarvesh Kotwal/Abhay Bharti

Architect : Ar Rahul Dandekar CA/2000/25840 NIT 1210

Owner's signature :

Architect's signature :

DESIGN center
architects • furniture designers • interior designers
6, Gurudevnagar, Nagpur. PH.2532777

north | Job no. 01

Drawing title : LAYOUT PLAN
Checked by : RAHUL
File name : P/Housing/Shotwal
15/04/2019 | 1:500, 1:1000 | date | scale
Drawn by : Rasika
Drg. no : 01

Project : LAYOUT

Client : SHIVAL SAI DEVELOPERS

Site : Shirul, Hingna, Nagpur

Space for Sanctioning Authority's approval stamp:

Architect's Seal:

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