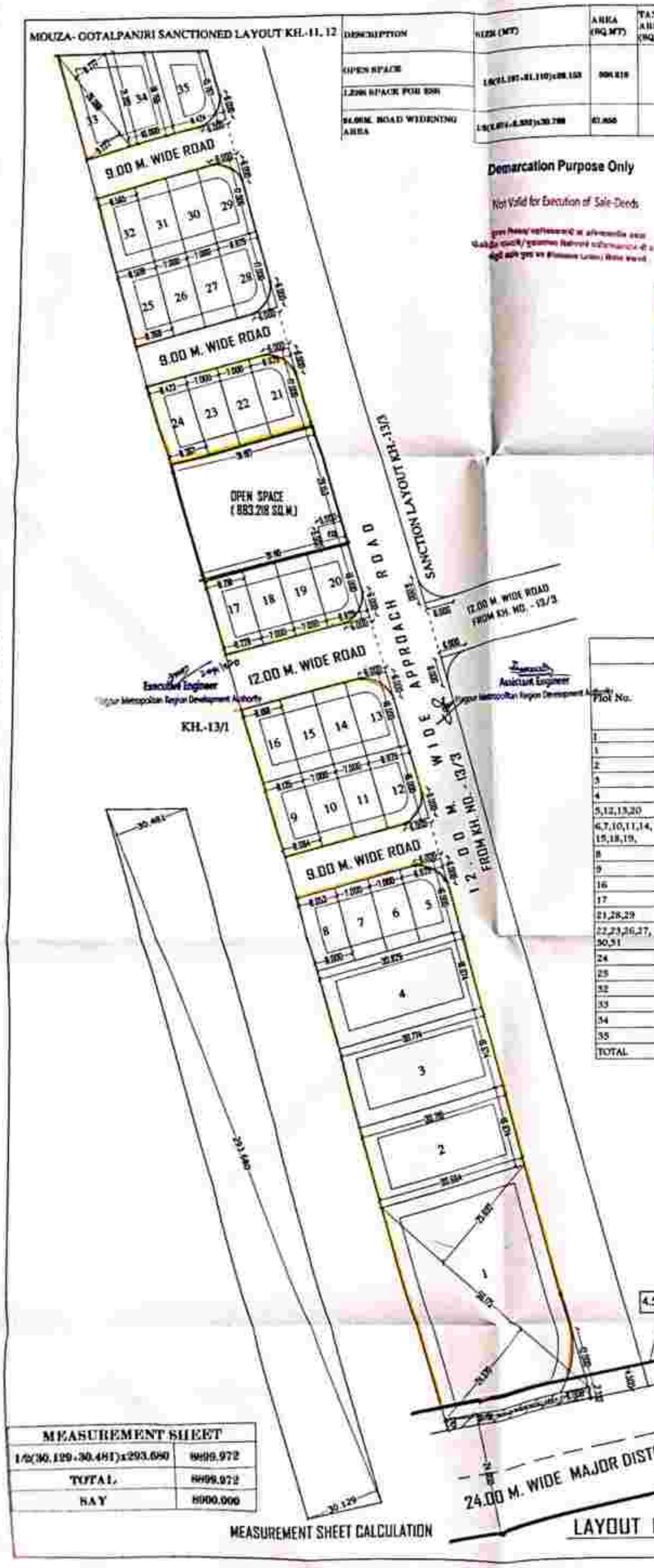
PROPOSED RESIDENTIAL LAYOUT PLAN OF ON KH. NO.- 13/2 , P. H. NO. - 38, MOUZA - WELAHARI, TAL. - NAGPUR(GRAMIN), DIST.- NAGPUR

BELONGING TO - SHRI SANJAY P. AGRAWAL


MOUZA- GOTALPANJRI SANCTIONED LAYOUT KH.-11, 12
9.00 M. WIDE ROAD
9.00 M. WIDE ROAD
OPEN SPACE (883.218 SQ.M.)
12.00 M. WIDE ROAD
9.00 M. WIDE ROAD
SANCTION LAYOUT KH.-13/3
12.00 M. WIDE APPROACH ROAD FROM KH. NO. - 13/3
12.00 M. WIDE ROAD FROM KH. NO. - 13/3
KH.-13/1
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30.481
293.690
30.129
4.50 MT. AS PER DCPR TABLE NO.09,9(A).
BUILDING LINE
CONTROL LINE
24.00 M. WIDE MAJOR DISTRICT ROAD NO. 45
N

LAYOUT PLAN (SCALE - 1:500)

DESCRIPTION	SIZE (MT)	AREA (SQ.MT)	TANGENT AREA (SQ.MT)	NET AREA (SQ.MT)	TOTAL AREA (SQ.MT)
OPEN SPACE [illegible] SPACE FOR ESR	1/2(31.197+31.110)x29.153	908.218		908.218	908.218 - 25.000 = 883.218
24.00M. ROAD WIDENING AREA	1/2(1.874+2.533)x30.780	67.850		67.850	67.850

Demarcation Purpose Only

Not Valid for Execution of Sale-Deeds

[illegible]

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

MEASUREMENT SHEET	
1/2(30.129+30.481)x293.690	8899.972
TOTAL	8899.972
SAY	8900.000

MEASUREMENT SHEET CALCULATION

D.P. PLAN SHOWING PROPOSED SITE

SCALE - NTS

AREA STATEMENT

1	Area OF Land OF KH.NO. - 13/2 (Minimum area of a,b,c, to be considered)	8900.000	SQ.M.	
	a) As Per Ownership Document (7/12)	8900.000	SQ.M.	(0.89H)
	b) As Per Measurement Sheet	8900.000	SQ.M.	
	c) As Per Site	8900.000	SQ.M.	
2	Deduction For		SQ.M.	
	a) Proposed 24.000 MT. Road Widening Area	67.850	SQ.M.	
	b) Any D.P. Reservation Area	0.000	SQ.M.	
	c) Natural Water Course Area	0.000	SQ.M.	
	TOTAL (a+b+c)	67.850	SQ.M.	
3	Gross Area Of Plot (1 - 2)	8832.150	SQ.M.	100%
4	Recreational Open Space			
	a) Required	883.215	SQ.M.	
	b) Proposed	883.218	SQ.M.	10.000%
5	Amenity Space			
	a) Required	0.000	SQ.M.	
	b) Proposed	0.000	SQ.M.	
6	Space for ESR	25.000	SQ.M.	0.283%
7	Internal Road Area	849.290	SQ.M.	9.616%
8	Area Under Layout Plots	7074.642	SQ.M.	80.101%
9	Net Area Of Plots For F.S.I. Calculations (3-5)	8832.150	SQ.M.	
10	Permissible Pro-Rata FSI Factor For Layouts Plots (9 / 8)	1.248	SQ.M.	

Certificate OF Area:

Certified that the plot under reference was surveyed by me on 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.

S. P. Sawarkar

S. P. SAWARKAR
CIVIL ENGINEER,
NMC LICENCE NO. L-407,
NIT LICENCE NO. 1225,
Nagpur

(Architect/Licensed Engineer/Supervisor)

SCHEDULE OF PLOTS

Plot No.	Dimension	Area (Sq.m.)	No of Plots	Less Tangent (sq.m.)	Net Area Of Each Plot (Sq.m.)	Total Area (Sq.M.)	Built Up Area On Prorata base Of Each FSI Sq.M.	Front Road Width (M.)	Permissible Normal F.S.I.
I	II	III	IV	V	VI=(III-V)	VII=(IV*VI)	VIII=(VI*1.248)	IX	X
1	1/2(24.570+25.692)X56.175	1411.734	1	16.920	1394.814	1394.814	1740.728	24.000	1.100
2	1/2(30.664+30.719)X16.674	511.750	1		511.750	511.750	638.664	12.000	1.100
3	1/2(30.719+30.774)X16.674	512.667	1		512.667	512.667	639.809	12.000	1.100
4	1/2(30.774+30.829)X16.674	513.584	1		513.584	513.584	640.953	12.000	1.000
5,12,13,20	8.829X16.000	141.264	4	7.710	133.554	534.216	166.675	12.000	1.000
6,7,10,11,14,15,18,19,	7.000X16.000	112.000	8		112.000	896.000	139.776	9.000	1.000
8	1/2(8.000+8.053)X16.000	128.424	1		128.424	128.424	160.273	9.000	1.000
9	1/2(8.084+8.135)X16.000	129.752	1		129.752	129.752	161.930	9.000	1.000
16	1/2(8.135+8.188)X16.000	130.584	1		130.584	130.584	162.969	9.000	1.000
17	1/2(8.228+8.281)X16.000	132.072	1		132.072	132.072	164.826	9.000	1.000
21,28,29	8.829X17.000	150.093	3	7.710	142.383	427.149	177.694	12.000	1.000
22,23,26,27,30,31	7.000X17.000	119.000	6		119.000	714.000	148.512	9.000	1.000
24	1/2(8.367+8.423)X17.000	142.715	1		142.715	142.715	178.108	9.000	1.000
25	1/2(8.368+8.509)X17.000	143.455	1		143.455	143.455	179.031	9.000	1.000
32	1/2(8.509+8.565)X17.000	145.129	1		145.129	145.129	181.121	9.000	1.000
33	1/2(9.222+8.272)X26.066	227.999	1		227.999	227.999	284.543	9.000	1.000
34	1/2(21.392+18.766)X10.000	200.790	1		200.790	200.790	250.586	9.000	1.000
35	1/2(18.766+15.767)X11.424	197.252	1	7.710	189.542	189.542	236.549	12.000	1.000
TOTAL			35			7074.642			

NOTE:-

KHASRA BOUNDRY SHOWN THUS	▭
OPEN SPACE SHOWN THUS	▭
AMENITY SPACE SHOWN THUS	▭
PLOT AREA SHOWN THUS	▭
MAIN APPROCH ROAD SHOWN THUS	▭

APPLICANT SIGN :	ARCHITECT'S SIGN :
Sanjay Agrawal SHRI. SANJAY P. AGRAWAL	S. P. Sawarkar S. P. SAWARKAR CIVIL ENGINEER, NMC LICENCE NO. L-407, NIT LICENCE NO. 1225, Nagpur

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