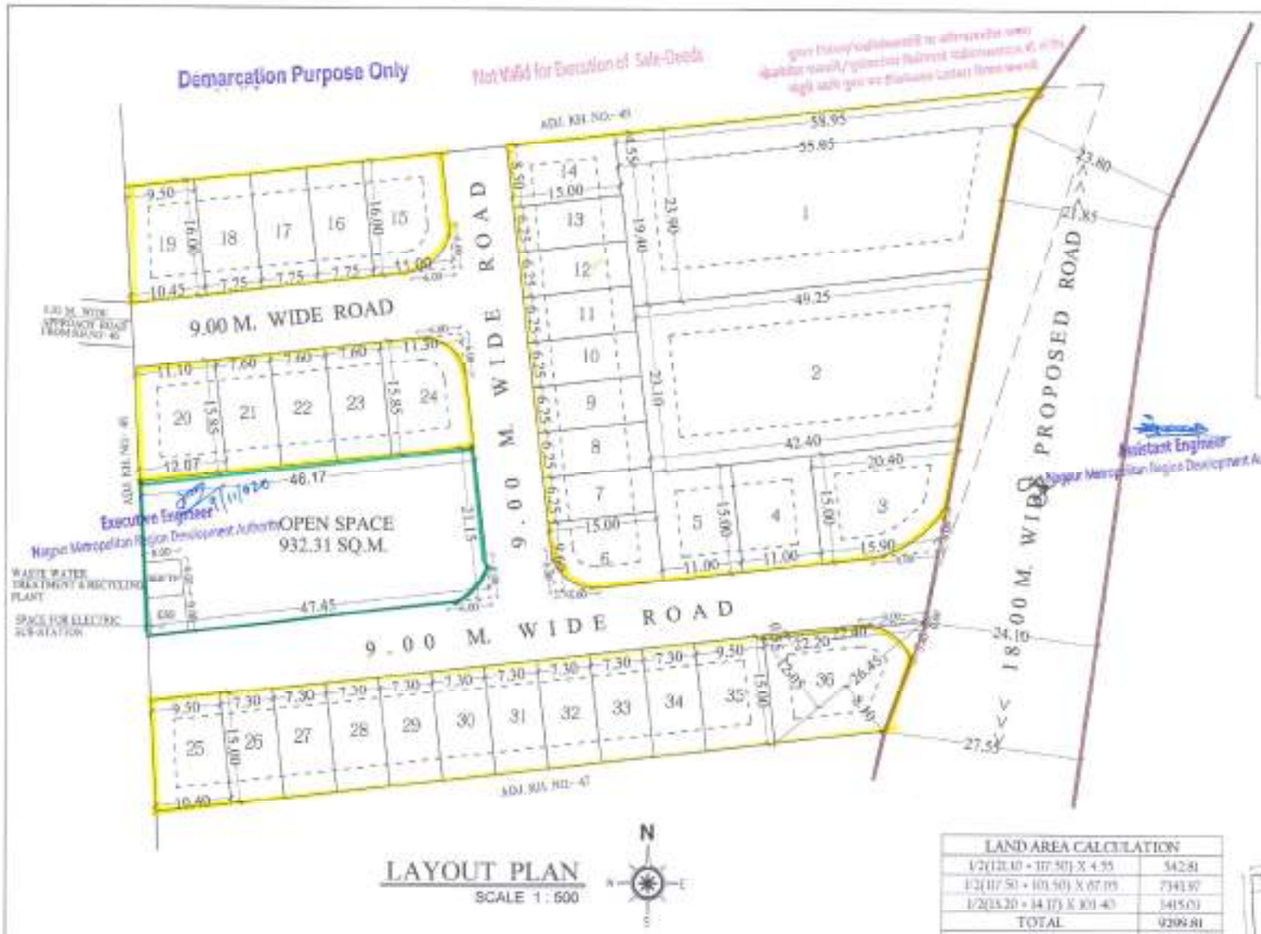
PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO.- 48, P.H. NO.- 38, MOUZA - BELTARODI, TAL. - NAGPUR (GRAMIN), DIST.-NAGPUR.

BELONGING TO - 1) SHRI. PRAVIN RATANLAL JAIN
2) SHRI. ASHOK SAKALDIP SINGH



LAYOUT PLAN
SCALE 1 : 500

PROPOSED LAYOUT OF KH.NO. - 48

LOCATION PLAN
NTS

PROPOSED LAYOUT OF KH.NO. - 48

D.P. PLAN SHOWING
SHEET NO. 97

LAND AREA CALCULATION	
1/2(128.10 + 117.50) X 4.55	542.61
1/2(117.50 + 103.50) X 67.05	7343.97
1/2(35.20 + 34.17) X 103.40	1415.03
TOTAL	9299.81
SAY	9300.00

LAND AREA CALCULATION
SCALE 1:1000

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE	1/2(46.17 + 47.45) X 21.15	983.03	7.72	982.31	982.31 - 50.00 = 932.31
SPACE FOR ELECTRIC SUB-STATION	5.00 X 5.00	25.00		25.00	50.00
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	5.00 X 5.00	25.00		25.00	

NOTE: -
- x AREA UNDER LAYOUT SHOWN THUS
- x AREA UNDER OPEN SPACE SHOWN THUS
- x RESIDENTIAL PLOTS SHOWN THUS
- x APPROACH ROAD SHOWN THUS

PROFORMA - I AREA STATEMENT				
1	AREA OF LAND OF KH.NO. 48 (Minimum area of a,b,c, to be considered)	9800.00	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	9800.00	SQ.M.	(0.00 H)
	b) AS PER MEASUREMENT SHEET	9800.00	SQ.M.	
	c) AS PER SITE	9800.00	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a) PROPOSED D.P./ D.P. ROAD WIDENING AREA	0.00	SQ.M.	
	b) ANY D.P. RESERVATION AREA	0.00	SQ.M.	
	c) NATURAL WATER COURSE AREA	0.00	SQ.M.	
	TOTAL (a+b+c)	0.00	SQ.M.	
3	GROSS AREA OF PLOT (1 - 2)	9800.00	SQ.M.	100%
4	RECREATIONAL OPEN SPACE			
	a) REQUIRED	980.00	SQ.M.	10.00%
	b) PROPOSED	932.31	SQ.M.	10.02%
5	AMENITY SPACE			
	a) REQUIRED	0.00	SQ.M.	
	b) PROPOSED	0.00	SQ.M.	
6	SPACE FOR ELECTRIC SUB-STATION AND WASTE WATER TREATMENT AND RECYCLING PLANT (25.00 + 25.00)	50.00	SQ.M.	0.54%
7	INTERNAL ROAD AREA	1567.09	SQ.M.	16.30%
8	AREA UNDER LAYOUT PLOTS	6800.60	SQ.M.	73.33%
9	NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (3-5b)	9800.00	SQ.M.	
10	PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (9 / 8) (as per clause no. 24.9 (1) of DCPR, NMRDA)	1.0073	SQM.	

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 18 / 07 / 2020 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.

ROSHAN DATE
Consulting Civil Engineer
NMC Lic No.:-700
NIT Lic No:-2550

ARCHITECT'S SIGN.

OWNER'S SIGN :	ARCHITECT'S SIGN :
1) SHRI. PRAVIN RATANLAL JAIN 2) SHRI. ASHOK SAKALDIP SINGH	ROSHAN DATE Consulting Civil Engineer NMC Lic No.:-700 NIT Lic No:-2550

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	Loaded Prorata On Remaining Each plot Area (Sq. M.)	Built up area on Prorata basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI	Permissible builtup area on Basic FSI (Sq.m.)	Total Built up area on Prorata basis (Sq. M.)
	A	B	C	D	E=(C-D)	F	G=(E*F)	H	I=E*H	J	K	L=G*K	M=G*H
1	1	1/2(38.95 + 33.03) X 4.55 + 1/2(55.05 + 49.25) X 19.40	1271.06		1271.06	2.200	2796.33	1	1271.06	18.00	1.10	1095.97	2796.33
2	2	1/2(49.25 + 42.40) X 21.10	1058.33		1058.33	2.200	2328.81	1	1058.33	18.00	1.10	2501.69	2328.81
3	3	1/2(20.40 + 15.90) X 15.00	272.25	11.77	260.48	0.930	242.25	1	260.48	18.00	1.10	266.47	242.25
4	4, 5	11.00 X 15.00	165.00		165.00	0.930	153.45	2	330.00	9.00	1.10	168.80	306.90
5	6	9.60 X 15.00	144.00	7.72	136.28	0.930	126.74	1	136.28	9.00	1.10	139.41	126.74
6	7 TO 13	6.25 X 15.00	93.75		93.75	0.930	87.19	7	656.25	9.00	1.10	95.91	610.31
7	14	8.50 X 15.00	127.50		127.50	0.930	118.58	1	127.50	9.00	1.10	130.43	118.58
8	15	11.00 X 16.00	176.00	7.72	168.28	0.930	156.50	1	168.28	9.00	1.10	172.15	156.50
9	16, 17, 18	7.75 X 16.00	124.00		124.00	0.930	115.32	3	372.00	9.00	1.10	126.85	345.96
10	19	1/2(5.30+10.45) X16.00	159.60		159.60	0.930	148.43	1	159.60	9.00	1.10	163.27	148.43
11	20	1/2(11.10+12.07) X 15.85	181.62		181.62	0.930	170.37	1	181.62	9.00	1.10	187.84	170.37
12	21, 22, 23	7.60 X 15.85	120.46		120.46	0.930	112.01	3	361.38	9.00	1.10	123.23	336.03
13	24	11.30X15.85	179.10	7.72	171.38	0.930	159.38	1	171.38	9.00	1.10	175.32	159.38
14	25	1/2(9.50+10.40) X 15.00	149.25		149.25	0.930	138.80	1	149.25	9.00	1.10	152.68	138.80
15	26 TO 34	7.30X15.00	109.50		109.50	0.930	101.84	9	985.50	9.00	1.10	112.02	916.52
16	35	8.50X15.00	142.50		142.50	0.930	132.53	1	142.50	9.00	1.10	145.78	132.53
17	36	1/2(22.40 + 22.20) X 0.55 + 1/2(12.05 + 8.80) X 26.45	278.74	11.77	266.97	0.930	248.28	1	266.97	18.00	1.10	273.11	248.28
	TOTAL							36	6800.60				9283.16