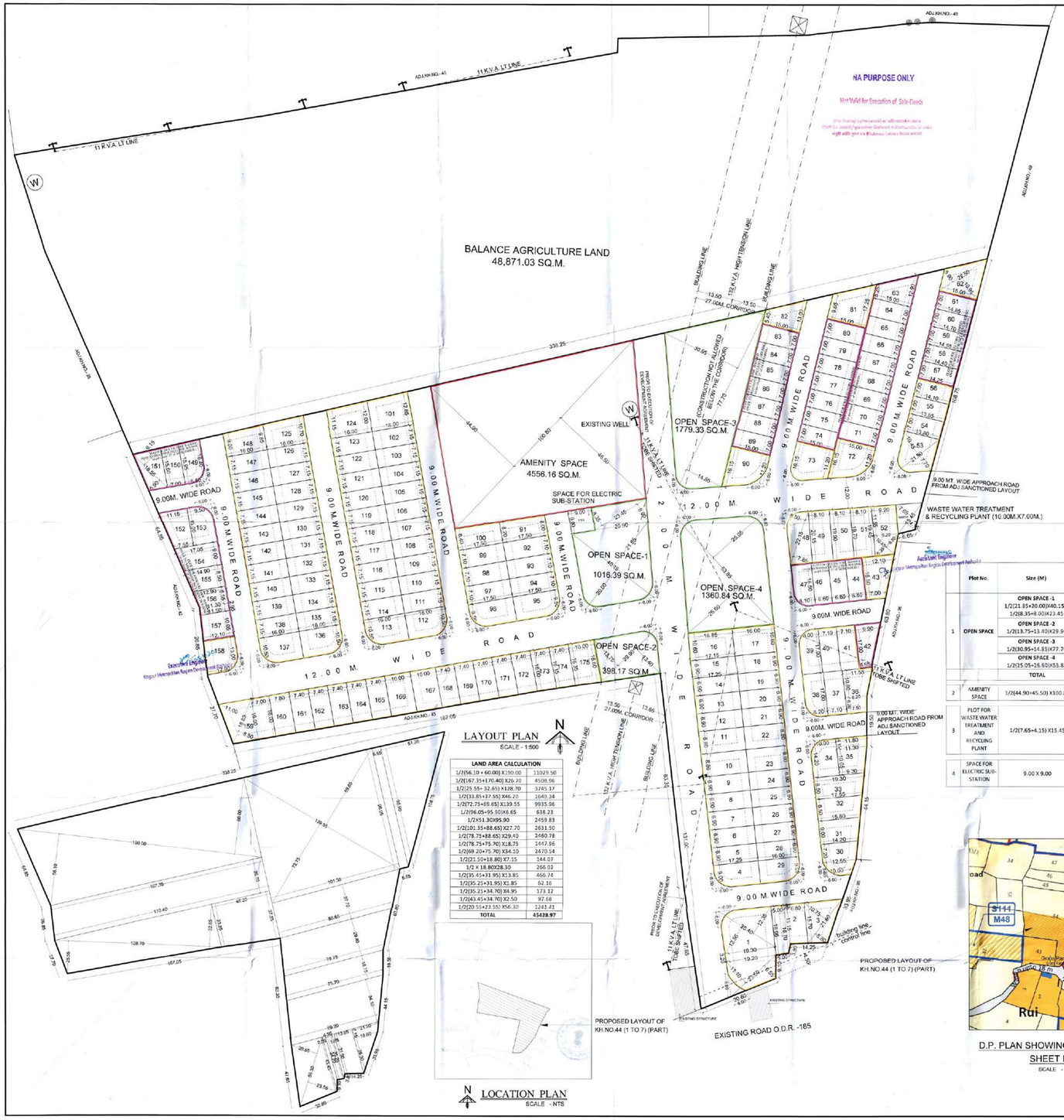
FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH.NO. -44 (1 TO 7)(PART), P.H. NO. - 41, MOUZA - RUI, TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR

BELONGING TO :- 1) SHRI. SHALIK BHAURAO GADBAIL & 7 OTHERS

STAMPS OF APPROVAL



LAYOUT PLAN

SCALE - 1:500

LAND AREA CALCULATION	
1/2(56.10 + 60.00) X190.00	11029.50
1/2(167.35+170.40) X26.20	4508.96
1/2(25.55+ 32.65) X128.70	3745.17
1/2(33.85+37.55) X46.20	1649.34
1/2(72.75+69.65) X139.55	9935.96
1/2(96.05+95.90)X6.65	638.23
1/2X31.30X95.90	2459.83
1/2(101.35+88.65) X27.70	2631.50
1/2(78.75+88.65) X29.40	2460.78
1/2(78.75+75.70) X18.75	1447.96
1/2(69.20+75.70) X34.10	2470.54
1/2(21.50+18.80) X7.15	144.07
1/2 X 18.80X28.30	266.02
1/2(35.45+31.95) X13.85	466.74
1/2(35.23+31.95) X1.85	62.16
1/2(35.23+34.70) X4.95	173.12
1/2(43.45+34.70) X2.50	97.68
1/2(20.55+23.55) X56.30	1241.41
TOTAL	45428.97

LOCATION PLAN

SCALE - NTS

PROPOSED LAYOUT OF KH.NO.44 (1 TO 7) (PART)

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)
1 OPEN SPACE	OPEN SPACE -1 1/2(21.85+20.00)X40.15 + 1/2(8.35+8.00)X23.45	1031.83	7.72+7.72	1016.39
	OPEN SPACE -2 1/2(13.75+13.40)X29.90	405.89	7.72	398.17
	OPEN SPACE -3 1/2(30.95+14.85)X77.70	1779.33	7.72	1771.61
	OPEN SPACE -4 1/2(25.05+26.60)X53.85	1390.67	7.72+7.72	1375.23
	TOTAL			4561.40
2 AMENITY SPACE	1/2(44.90+45.50) X100.80	4556.16		4556.16
3 PLOT FOR WASTE WATER TREATMENT AND RECYCLING PLANT	1/2(7.65+4.15) X15.45	91.15		91.15
4 SPACE FOR ELECTRIC SUB-STATION	9.00 X 9.00	81.00		81.00

D.P. PLAN SHOWING PROPOSED SITE

SHEET NO. 110

SCALE - NTS

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.)	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=(E*1.7846)	G	H=E*G	I	J	K=E*J	L=F*G
1	1	1/2(11.10+6.55)x23.50+ 1/2(19.30+19.20)X3.20+ 1/2(12.55+12.35)X25.40	585.21	11.77+7.72	565.72	1009.58	1	565.72	12.00	1.10	1110.54	1009.58
3	2	1/2(18.55+18.70)x5.50+ 1/2(15.15+15.70)X6.80	199.01		199.01	355.15	1	199.01	9.00	1.10	390.67	355.15
4	3	1/2(5.80+10.75)x21.60	178.74		178.74	318.98	1	178.74	9.00	1.10	350.88	318.98
5	4	9.00 X 17.25	155.25	7.72	147.53	263.28	1	147.53	12.00	1.10	289.61	263.28
6	5 TO 9 12 TO 14	6.90 X 17.25	119.03		119.03	212.41	8	952.20	12.00	1.10	233.65	1699.30
7	10,11	8.80 X 17.25	151.80		151.80	270.90	2	303.60	12.00	1.10	297.99	541.80
8	15	1/2 X (17.15+17.25)X6.90	118.68		118.68	211.80	1	118.68	12.00	1.10	232.98	211.80
9	16	1/2(17.15+16.85)x10.60	180.20		180.20	321.58	1	180.20	12.00	1.10	353.74	321.58
10	17	10.60 x 16.00	169.60		169.60	302.67	1	169.60	9.00	1.10	332.93	302.67
11	18 TO 21 24 TO 28	6.90 X 16.00	110.40		110.40	197.02	9	993.60	9.00	1.10	216.72	1773.18
12	22,23	8.80 X 16.00	140.80		140.80	251.27	2	281.60	9.00	1.10	276.40	502.54
13	29	9.00 X 16.00	144.00	7.72	136.28	243.21	1	136.28	9.00	1.10	267.53	243.21
14	30	1/2(10.00+12.55)x5.60+ 1/2(12.55+14.20)X7.20	159.44	7.72	151.72	270.76	1	151.72	9.00	1.10	297.84	270.76
15	31	1/2(15.80+14.20)x9.00	135.00		135.00	240.92	1	135.00	9.00	1.10	265.01	240.92
16	32	1/2(15.80+17.55)x8.50	141.73		141.73	252.93	1	141.73	9.00	1.10	278.22	252.93
17	33	1/2(17.55+19.30)x8.50	156.61		156.61	279.49	1	156.61	9.00	1.10	307.43	279.49
18	34	10.00 X 14.20	142.00	7.72	134.28	239.64	1	134.28	9.00	1.10	263.60	239.64
19	35	1/2(11.80+11.30)x4.15+ 1/2(11.30+9.30)x10.05	151.44		151.44	270.26	1	151.44	9.00	1.10	297.29	270.26
20	36	1/2(7.50+8.20)x6.20+ 1/2(8.20+11.55)X10.80	155.32		155.32	277.18	1	155.32	9.00	1.10	304.90	277.18
21	37	7.10 X 17.00	120.70		120.70	215.40	1	120.70	9.00	1.10	236.94	215.40
22	38	8.20 X 17.00	139.40	7.72	131.68	235.00	1	131.68	9.00	1.10	258.50	235.00
23	39	8.00 X 17.00	136.00	7.72	128.28	228.93	1	128.28	9.00	1.10	251.82	228.93
24	40,41	7.10 X 17.00	120.70		120.70	215.40	2	241.40	9.00	1.10	236.94	430.80
25	42	1/2(4.65+9.90)x17.00	123.67		123.67	220.70	1	123.67	9.00	1.10	242.77	220.70
26	43	1/2(7.00+12.10)x16.50	157.57		157.57	281.20	1	157.57	9.00	1.10	309.32	281.20
27	44 TO 46	6.60 X 16.50	108.90		108.90	194.34	3	326.70	9.00	1.10	213.78	583.03
28	47	8.10 X 16.50	133.65	7.72	125.93	224.73	1	125.93	9.00	1.10	247.21	224.73
29	48	1/2(8.50+7.85)x22.15	181.07		181.07	323.14	1	181.07	9.00	1.10	355.45	323.14
30	49	1/2(20.15+19.90)x8.10	162.20		162.20	289.46	1	162.20	9.00	1.10	318.41	289.46
31	50	1/2(19.90+19.70)x8.10	160.38		160.38	286.21	1	160.38	9.00	1.10	314.84	286.21
32	51	1/2(19.70+19.45)X8.10	158.55		158.55	282.95	1	158.55	9.00	1.10	311.24	282.95
33	52	1/2(6.80+5.35)X10.45+ 9.20 X 13.55	169.74		169.74	302.92	1	169.74	9.00	1.10	333.21	302.92
34	53	1/2(10.45+7.70)x21.90	194.74	7.72	191.02	340.89	1	191.02	12.00	1.10	374.98	340.89
35	54	1/2(13.80+13.95)X7.00	97.13		97.13	173.33	1	97.13	9.00	1.10	190.66	173.33
36	55	1/2(14.10+13.95)X7.00	98.17		98.17	175.19	1	98.17	9.00	1.10	192.71	175.19
37	56	1/2(14.10+14.25)X7.00	99.22		99.22	177.07	1	99.22	9.00	1.10	194.72	177.07
38	57	1/2(14.40+14.25)X7.00	100.27		100.27	178.94	1	100.27	9.00	1.10	196.84	178.94
39	58	1/2(14.40+14.55)X7.00	101.32		101.32	180.82	1	101.32	9.00	1.10	198.90	180.82
40	59	1/2(14.70+14.55)X7.00	102.37		102.37	182.69	1	102.37	9.00	1.10	200.96	182.69
41	60	1/2(14.70+14.85)X7.00	103.42		103.42	184.56	1	103.42	9.00	1.10	203.02	184.56
42	61	1/2(15.00+14.85)X7.00	104.47		104.47	186.44	1	104.47	9.00	1.10	205.08	186.44
43	62	1/2(5.90+10.95)X22.50	189.56		189.56	338.29	1	189.56	9.00	1.10	372.12	338.29
44	63	1/2(5.25+12.90)X15.00	136.12		136.12	242.92	1	136.12	9.00	1.10	267.21	242.92
45	64 TO 71 74 TO 80 83 TO 89	7.00 X 15.00	105.00		105.00	187.38	22	2310.00	9.00	1.10	206.12	4122.43
46	72,73,90	1/2(16.15+11.20)x15.00	205.12	7.72	197.40	352.28	3	592.20	12.00	1.10	587.51	1056.84
47	81	1/2(9.65+17.25)x15.00	201.75		201.75	360.04	1	201.75	9.00	1.10	396.05	360.04
48	82	1/2(5.40+13.00)x15.00	138.00		138.00	246.27	1	138.00	9.00	1.10	270.90	246.27
49	95,96	9.50 X 17.50	166.25	7.72	158.53	282.91	2	317.06	12.00	1.10	311.20	565.83
50	92 TO 94 97 TO 99	7.10 X 17.50	124.25		124.25	221.74	6	745.50	9.00	1.10	243.91	1330.42
51	91	1/2(8.00+8.20)x17.50	141.75		141.75	252.97	1	141.75	9.00	1.10	278.26	252.97
52	100	1/2(8.40+8.20)x17.50	145.25		145.25	259.21	1	145.25	9.00	1.10	285.13	259.21
53	101	1/2(12.85+12.00)x16.00	198.80		198.80	354.78	1	198.80	9.00	1.10	390.26	354.78
54	102 TO 111 114 TO 123 126 TO 135 138 TO 147	7.15 X 16.00	114.40		114.40	204.16	40	4576.00	9.00	1.10	224.57	8166.33
55	112, 113, 136, 137	10.50 X 16.00	168.00	7.72	160.28	286.04	4	641.12	12.00	1.10	314.64	1144.14
56	124	1/2(11.15+12.00)x16.00	185.20		185.20	330.51	1	185.20	9.00	1.10	363.56	330.51
57	125	1/2(10.70+9.85)x16.00	164.40		164.40	293.39	1	164.40	9.00	1.10	322.73	293.39
58	148	1/2(9.00+9.85)x16.00	150.80		150.80	269.12	1	150.80	9.00	1.10	296.03	269.12
59	149	1/2(16.40+15.95)x8.50	137.48	7.72	129.76	231.57	1	129.76	12.00	1.10	254.73	231.57
60	150	1/2(15.60+15.95)x7.00	110.42		110.42	197.06	1	110.42	9.00	1.10	216.76	197.06
61	151	1/2(9.15+5.90)x18.55	139.58		139.58	249.09	1	139.58	9.00	1.10	274.00	249.09
62	152	1/2(11.15+7.55)x15.00	140.25		140.25	250.29	1	140.25	9.00	1.10	275.32	250.29
63	153	9.50 X 15.00	142.50	7.72	134.78	240.53	1	134.78	9.00	1.10	264.58	240.53
64	154	1/2(17.05+14.90)x9.00	143.77		143.77	256.57	1	143.77	9.00	1.10	282.23	256.57
65	155	1/2(12.90+14.90)x8.50	118.15		118.15	210.85	1	118.15	9.00	1.10	231.94	210.85
66	156	1/2(12.90+11.30)x6.55+ 1/2(11.30+11.50)X2.95	112.88		112.88	201.45	1	112.88	9.00	1.10	221.59	201.45
67	157	1/2(11.50+12.10)x10.05	118.59		118.59	211.64	1	118.59	9.00	1.10	232.80	211.64
68	158	1/2(12.90+12.10)x13.00	162.50	7.72	154.78	276.22	1	154.78	12.00	1.10	303.84	276.22
69	159	1/2(11.00+8.50)x18.85 + 7.00 X 11.00	295.78		295.78	527.85	1	295.78	12.00	1.10	580.63	527.85
71	160	7.80 X 16.00	124.80		124.80	222.72	1	124.80	12.00	1.10	244.99	222.72
72	161 TO 165 168 TO 172	7.40 X 16.00	118.40		118.40	211.30	10	1184.00	12.00	1.10	232.43	2112.97
73	166, 167	10.00 X 16.00	160.00		160.00	285.54	2	320.00	12.00	1.10	314.09	571.07
74	173	1/2(16.00+16.15)x7.40	118.95		118.95	212.28	1	118.95	12.00	1.10	233.51	212.28
75	174	1/2(16.35+16.15)x7.40	120.25		120.25	214.60	1	120.25	12.00	1.10	236.06	214.60
76	175	1/2(16.35+16.60)x10.00	164.75		164.75	294.01	1	164.75	12.00	1.10	323.41	294.01
						TOTAL	175	22903.12				40872.90

NOTE: -

- x AREA UNDER LAYOUT SHOWN THUS
- x AREA UNDER OPEN SPACE SHOWN THUS
- x AREA UNDER AMENITY SPACE SHOWN THUS
- x RESIDENTIAL PLOTS SHOWN THUS
- x APPROACH ROAD SHOWN THUS
- x PLOTS MHADA FOR INCLUSIVE / AFFORDABLE PLOTS (as per clause 37 of DCPR,NMRDA) SHOWN THUS

PROFORMA - I
AREA STATEMENT

1	AREA OF LAND OF KH.NO. - 44 (1 TO 7) (PART) (Minimum area of a,b,c, to be considered)	45428.97	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12) (0.81+1.62+1.60+1.16+1.62+1.32+1.30)	94300.00	SQ.M.	(9.43H)
	b) AS PER MEASUREMENT SHEET	45428.97	SQ.M.	(4.5428H.)
	c) AS PER SITE AND UNDER RESIDENTIAL ZONE	45428.97	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a)BALANCE AGRICULTURAL LAND	48871.03	SQ.M.	
	b) PROPOSED D.P./D.P. ROAD WIDENING AREA	0.00	SQ.M.	
	c) ANY D.P. RESERVATION AREA	0.00	SQ.M.	
	d) NATURAL WATER COURSE AREA	0.00	SQ.M.	
	TOTAL (a+b+c)	0.00	SQ.M.	
3	GROSS AREA OF PLOT (1 - 2)	45428.97	SQ.M.	100%
4	RECREATIONAL OPEN SPACE			
	a) REQUIRED	4542.89	SQ.M.	
	b) PROPOSED	4561.40	SQ.M.	10.04%
5	AMENITY SPACE			
	a) REQUIRED	4542.89	SQ.M.	
	b) PROPOSED	4556.16	SQ.M.	10.03%
6	SERVICE ROAD & HIGHWAY WIDENING	0.00	SQ.M.	
7	PLOT FOR WASTE WATER TREATMENT AND RECYCLING PLANT	91.15	SQ.M.	0.20%
8	SPACE FOR ELECTRIC SUB-STATION	81.00	SQ.M.	0.18%
9	INTERNAL ROAD AREA	13236.145	SQ.M.	29.14%
10	AREA UNDER LAYOUT PLOTS	22903.12	SQ.M.	50.42%
11	NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (3-5b)	40872.81	SQ.M.	
12	PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (11 /10) (as per clause no. 24.9 (i) of DCPR, NMRDA)	1.7846	SQ.M.	
13	AREA FOR INCLUSIVE HOUSING			
	a) REQUIRED (20% of 9)	4580.62	SQ.M.	
	b) PROPOSED	4682.45	SQ.M.	

Plot No.	Area (Sq.m.)	NO. OF PLOTS	% OF EWS / LIG PLOTS OF NET PLOTABLE AREA 22,903.12 SQ.M.
57 TO 61, 63 64 TO 71 74 TO 80 83 TO 89	647.97 2310.00	6 22	
149 TO 157	1148.18	9	
42, 44 TO 47	576.30	5	
TOTAL	4682.45	42	20.44%

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.

UMESH M. LAMGE
B.ARCH.(NAG)
ARCHITECT & INTERIOR DESIGNER
FOURTH FLOOR, DAYA, CHAMBERS,
AJNI SQ., WARDHA ROAD, NAGPUR
REGD. No. - 9181
NIT Lic. No. - 886

ARCHITECT'S SIGN.

OWNER'S SIGN :

1) SHRI. SHALIK BHAURAO GADBAIL
2) SHRI. NITIN BHIMRAO GADBAIL
3) SHRI. JANBA KISANJI GADBAIL
4) SHRI.VITTHAL KISANJI GADBAIL
5) SHRI. HARIBHAU BHAURAO GADBAIL
6) SHRI. SAMEER BHIMRAO GADBAIL
7) SHRI. BHIMRAO KISANJI GADBAIL
8) SHRI.HEMANT VITHHALRAO GADBAIL

ARCHITECT'S SIGN :

UMESH M. LAMGE
B. ARCH.
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