

KH. NO.
45/3/B

PROPOSED RESIDENTIAL LAYOUT PLAN FOR KH. NO. 45/3/K, OF MOUZA - SHANKARPUR, P.H. NO. 42, THA. - NAGPUR (RURAL), DIST. - NAGPUR. BELONGING TO PANKAJ CHANDRAKANT WAGHMARE

KH. NO.
45/1A
(PART)

KH. NO.
45/4

KH. NO.
45/3K

SPACE FOR
ELECTRIC SUBSTATION

OPEN SPACE
800.32 SQMT.

9.00 MT. WIDE ROAD

12.00 MT. WIDE ROAD

9.00 MT. WIDE ROAD

EXISTING SHIV PANDAN ROAD
24.00 MT. WIDE D.P. ROAD

Not valid for Execution of Sale Deeds

दुपयमनिकाक/समिबंक यानी या अभियासली अयसा
योकतेली गारुयवे/भूखजलचा रिजिपशवे पडिल्ल
ना भु.म.चा दुस्त पत्र (Release Letter)विनाय ककले

Demarcation Purpose Only

KEY PLAN
1:1000

Executive Engineer

Nagpur Metropolitan Region Development Authority

Assistant Engineer

Nagpur Metropolitan Region Development Authority

Stamp of Approval of Plans PROFORMA-I			
A	AREA STATEMENTS	Drawing Sheet No. X/Y	Percentage
1	Area of land (Minimum area of a b.c to be considered)		
a)	As per ownership document (7/12, CTS extract)	8000.00	
b)	As per measurement sheet	8000.00	
c)	As per title	8000.00	
2	Deduction for		
(a)	Proposed D.P. Road widening Area		
(b)	Any D.P. Reservation area		
(c)	Natural water course area		
	(Total a+b)		
3	Gross Area of Plot (1-2)		
4	Recreational Open space	8000.00	100.00%
a)	Required-	800.00	
b)	Proposed-	800.33	10.00%
5	Amenity Space		
a)	Required-	N/A	
b)	Proposed-		
6	Service road and Highway widening		
7	Internal Road area		
8	Area under layout plots	2154.65	26.94%
9	Net area of plot for FSI Calculations = (3-5b)	5020.02	62.75%
10	Permissible FSI factor for layout plots = (9/8)	8000.00	
11	Area for inclusive housing	1.5936	
(a)	required-		
(b)	Proposed		
12	Area Under Electric Substation		
(a)	required-	25.00	
(b)	Proposed	25.00	0.31%

AREA UNDER OPEN SPACE	
1/2X(58+497)X28.60+	155.16
1/2X(33.19+33.91)X19.23	645.17
	800.33

AREA UNDER TOTAL LAND	
1/2X(52.18+50.90)X155.23	8000.00
	8000.00

AREA UNDER ELECTRIC SUBSTATION	
1/2X(4.92+5.08)X5.00	25.00
	25.00



PROPOSED
LAND
45/3/K

DP PLAN SHEET NO 97
RESIDENTIAL R4

LAYOUT BOUNDARY SHOWN IN:

OPEN SPACE SHOWN IN:

ELECTRIC SUBSTATION SHOWN IN:

LAYOUT PLAN
1:500

AREA STATEMENT FOR PLOTS									
Plot No	Size	Area (sq m)	Rounding area of Road (ft any) (sq m)	No	Remaining Plot area (c-d) (sq m)	Built up area on pro-rata basis i.e. (f X pro-rata FSI factor)	Front Road width	Basic FSI	Permissible Built up area on Basic FSI (g X i) (sq m)
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
1	1/2X(10.96+10.26)X29.08	308.55		1	308.55	491.71	24.00	1.1	540.88
2	1/2X(26.49+29.79)X12.00	337.69		1	337.69	538.14	24.00	1.1	591.96
3	1/2X(29.79+33.30)X12.89	406.62	14.62	1	391.70	624.21	24.00	1.1	686.63
4	1/2X(24.13+27.69)X13.00	336.63	14.62	1	321.91	513.00	24.00	1.1	564.30
5	6.50X13.00	110.50		1	110.50	176.10	12.00	1.1	193.71
6 TO 10	7.15X13.00	92.95		5	464.75	740.63	12.00	1.1	814.69
11, 12	6.63X13.00	125.19		2	250.38	399.05	12.00	1.1	438.96
13 TO 18	7.15X13.00	92.95		6	557.70	888.75	12.00	1.1	977.63
19	1/2X(9.17+9.58)X13.00	121.88		1	121.88	194.22	12.00	1.1	213.64
20	7.81X15.25	119.19	7.72	1	111.38	177.50	12.00	1.1	195.25
21 TO 23	6.10X15.25	93.02		3	279.06	444.75	9.00	1.1	489.23
24	1/2X(7.80+8.37)X15.25	123.30		1	123.30	196.48	9.00	1.1	216.13
25	1/2X(7.82+8.39)X15.50	125.63		1	125.63	200.20	9.00	1.1	220.22
26 TO 28	6.20X15.50	96.10		3	288.30	459.43	9.00	1.1	505.38
29	8.40X15.50	130.20	7.72	1	122.48	195.19	12.00	1.1	214.71
30	8.40X15.50	130.20	7.72	1	122.48	195.19	12.00	1.1	214.71
31 TO 33	6.20X15.50	96.10		3	288.30	459.43	9.00	1.1	505.38
34	1/2X(8.39+8.97)X15.50	134.46		1	134.46	214.28	9.00	1.1	235.70
35	1/2X(8.71+9.29)X15.50	139.50		1	139.50	222.32	9.00	1.1	244.55
36 TO 38	6.20X15.50	96.10		3	288.30	459.43	9.00	1.1	505.38
39	9.00X15.50	139.50	7.72	1	131.78	210.00	12.00	1.1	231.01
TOTAL				39	5020.02	8000.00			

Certificate of Area
Certified that the plot under reference was surveyed by me on 14th February 2018 and the dimensions of sides etc. of plot plotted on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership (7/12 Scheme Records/ Land Records Department / City Survey records)

M/s Ekveera Architects
Signature
An. Parag Kotwal

Architect: Licensed Engineer/ Supervisor name and signature
Job no. Drawing no. Scale Drawn by Checked By Registered License no. 38 South U.P.

PROJECT: T.T. 1:500 METRAL PARAG N.P. 30/04

NORTH
DRAWING TITLE: LAYOUT PLAN
SCALE: 1:500 DATE: 14.06.2019 REV. NO.

OWNER: SHRI PANKAJ CHANDRAKANT WAGHMARE
PLOT NO. 07, PARJAT HEIGHTS, FLAT NO. 201, GANDHI NAGAR HILL ROAD, NAGPUR-46

ARCHITECT: EKVEERA ARCHITECTS
215, Opp. Sangh Ground, Adhyarkar Nagar, Nagpur - 46
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M/s Ekveera Architects
Signature
Authorized Signatory