

PROPOSED RESIDENTIAL LAYOUT PLAN FOR KH. NO. 45/3B, OF MOUZA - SHANKARPUR, P.H. NO. 42, THA - NAGPUR (RURAL), DIST - NAGPUR.
 1) SHRI. PRASHANT MANOHARRAO BONGHVIAR
 2) SHRI. RAHUL ARUNRAO UPGANAVIAR

Stamp of Approval of Plans		
PROFORMA:		
A	AREA STATEMENTS	Drawing Sheet No. / %
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 site	8000.00
2	Deduction for	
a)	Proposed D.P. Road widening Area	
b)	Any D.P. Reservation area	8000.00
c)	Natural water course area	
	(Total a+b+c)	
3	Gross Area of Plot (1-2)	
a)	Recreational Open space	8000.00 100.00%
b)	Proposed:	800.00 10.00%
5	Amenity Space	
a)	Required:	N/A
b)	Proposed:	
6	Service road and Highway widening	
7	Internal Road area	2485.29 31.07%
8	Area under layout plots	4559.65 56.92%
9	Net area of plot for FSI Calculations = (3-5a)	8000.00
10	Permissible FSI factor for layout plots = (9/8)	1.755884
11	Area for inclusive housing	
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(20.43+24.40)X16.75+	375.45
1/2X(24.40+25.54)X12.85+	320.86
20.75X5.00	103.75
	800.06

AREA UNDER SUBSTATION	
1/2X(4.79+5.21)X5.00	25.00
	25.00

AREA UNDER TOTAL LAND	
1/2X(58.00+55.81)X58.63+	3336.32
1/2X(32.91+37.03)X80.40+	2811.58
1/2X(8.19+11.00)X58.50+	581.30
1/2X(25.15+24.24)X52.27	1299.80
	8000.00

LAYOUT BOUNDARY SHOWN IN:

OPEN SPACE SHOWN IN:

ELECTRIC SUBSTATION SHOWN IN:

KH. NO. 45/1A (PART)

LAYOUT PLAN 1:500

KH. NO. 45/3/A

KH. NO. 45/3/K

KH. NO. 45/3B

KEY PLAN 1:1000

KH. NO. 45/4, 45/2

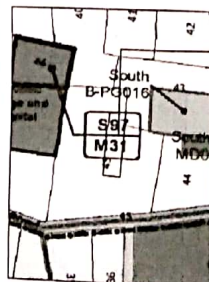
Executive Engineer

Nagpur Metropolitan Region Development Authority

Assistant Engineer

Nagpur Metropolitan Region Development Authority

PLOT NO.	SIZE	AREA (Sq. Mt.)	Rounding area of Road (If any) (Sq. Mt.)	No.	Remaining Plot area (C-B) (Sq. Mt.)	Built up area on pro-rata basis (a) (1/2 X pro-rata FSI factor)	Front Road Width	Basic FSI	Permissible Built up area on Basic FSI (a X b) (Sq. Mt.)
1	1/2X(8.04+7.43)X16.15	124.92		1	124.92	213.10	12.00	1.1	234.41
2	1/2X(13.48+13.93)X8.90	121.97		1	121.97	208.07	12.00	1.1	228.88
3	1/2X(13.93+14.39)X8.90	124.61		1	124.61	212.57	12.00	1.1	233.82
4	1/2X(14.39+14.83)X8.90	124.92		1	124.92	213.09	12.00	1.1	234.40
5	1/2X(14.83+15.27)X8.90	124.92		1	124.92	213.09	12.00	1.1	234.40
6	1/2X(15.27+15.71)X8.90	156.47	7.72	1	148.75	252.76	12.00	1.1	279.13
7	1/2X(15.71+16.15)X8.90	143.85	7.72	1	136.13	231.89	12.00	1.1	255.08
8	1/2X(16.15+16.59)X8.90	123.85		1	123.85	211.27	12.00	1.1	232.40
9	1/2X(16.59+17.03)X8.90	120.34		1	120.34	208.29	12.00	1.1	225.81
10	1/2X(17.03+17.47)X8.90	194.38		1	194.38	331.56	12.00	1.1	364.72
11	1/2X(17.47+17.91)X8.90	182.67		1	182.67	311.61	12.00	1.1	342.77
12	1/2X(17.91+18.35)X8.90	186.83		1	186.83	318.71	12.00	1.1	350.58
13	10.00X12.48	124.80		1	124.80	212.89	12.00	1.1	234.16
14 TO 16	7.50X12.48	93.60		3	280.80	479.01	12.00	1.1	526.91
17	1/2X(7.50+8.00)X12.48	96.72		1	96.72	164.99	12.00	1.1	181.49
18	1/2X(8.00+8.44)X12.48	155.40		1	155.40	268.09	12.00	1.1	261.60
19	1/2X(8.44+8.88)X12.48	154.62		1	154.62	263.76	12.00	1.1	260.13
20	1/2X(8.88+9.32)X12.48	153.51		1	153.51	261.87	12.00	1.1	268.06
21	9.57X15.21+	258.58		1	258.58	441.11	12.00	1.1	485.22
22	1/2X(9.57+10.01)X15.21	163.14	7.72	1	155.42	265.12	12.00	1.1	281.64
23	8.00X15.00	120.00		1	120.00	211.53	9.00	1.1	232.68
24	8.00X15.00	120.00		1	120.00	211.53	9.00	1.1	232.68
25	8.00X15.00	120.00		1	120.00	211.53	9.00	1.1	232.68
26, 27	8.15X15.00	92.25		2	184.50	314.74	9.00	1.1	346.21
28	1/2X(8.15+8.60)X15.00	128.33	7.72	1	120.61	205.74	12.00	1.1	226.31
29	1/2X(8.60+9.04)X15.00	147.00	7.72	1	139.28	237.60	12.00	1.1	261.36
30, 31	8.15X15.00	92.25		2	184.50	314.74	9.00	1.1	346.21
32	8.00X15.00	120.00		1	120.00	211.53	9.00	1.1	232.68
33	8.00X15.00	120.00		1	120.00	211.53	9.00	1.1	232.68
34, 35	7.70X15.00	115.50		2	231.00	394.06	9.00	1.1	433.47
36	1/2X(7.70+8.15)X15.00	132.68	7.72	1	124.96	213.18	12.00	1.1	234.47
				36	4689.05	8000.00			



DP PLAN SHEET NO 97 RESIDENTIAL R4

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 stated on plan are as measured on site and the area is entered in the area sheet in the document of Ownership T.P. Scheme Recorded Land Records Department / City Survey records.

M/s Ekevera Architects
 (Name of Architects/Engineers/Engineers/Surveyors)
 Authorizing Signatory
 Architect/Engineer/Engineers/Surveyors name and signature

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration License No. (If Any)

PROJ. NO. 11 1:500 (MAY) 2018 (MAY) 2018

NORTH:

DRAWING TITLE: LAYOUT PLAN

SCALE: 1:500

DATE: _____

REV. NO.: _____

OWNER:
 1) SHRI. PRASHANT MANOHARRAO BONGHVIAR
 2) SHRI. RAHUL ARUNRAO UPGANAVIAR
 N.Y. TOWER, ANI SQUARE, WARDHA ROAD, NAGPUR

ARCHITECT
 EKEVERA ARCHITECTS
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M/s Ekevera Architects
 Authorizing Signatory