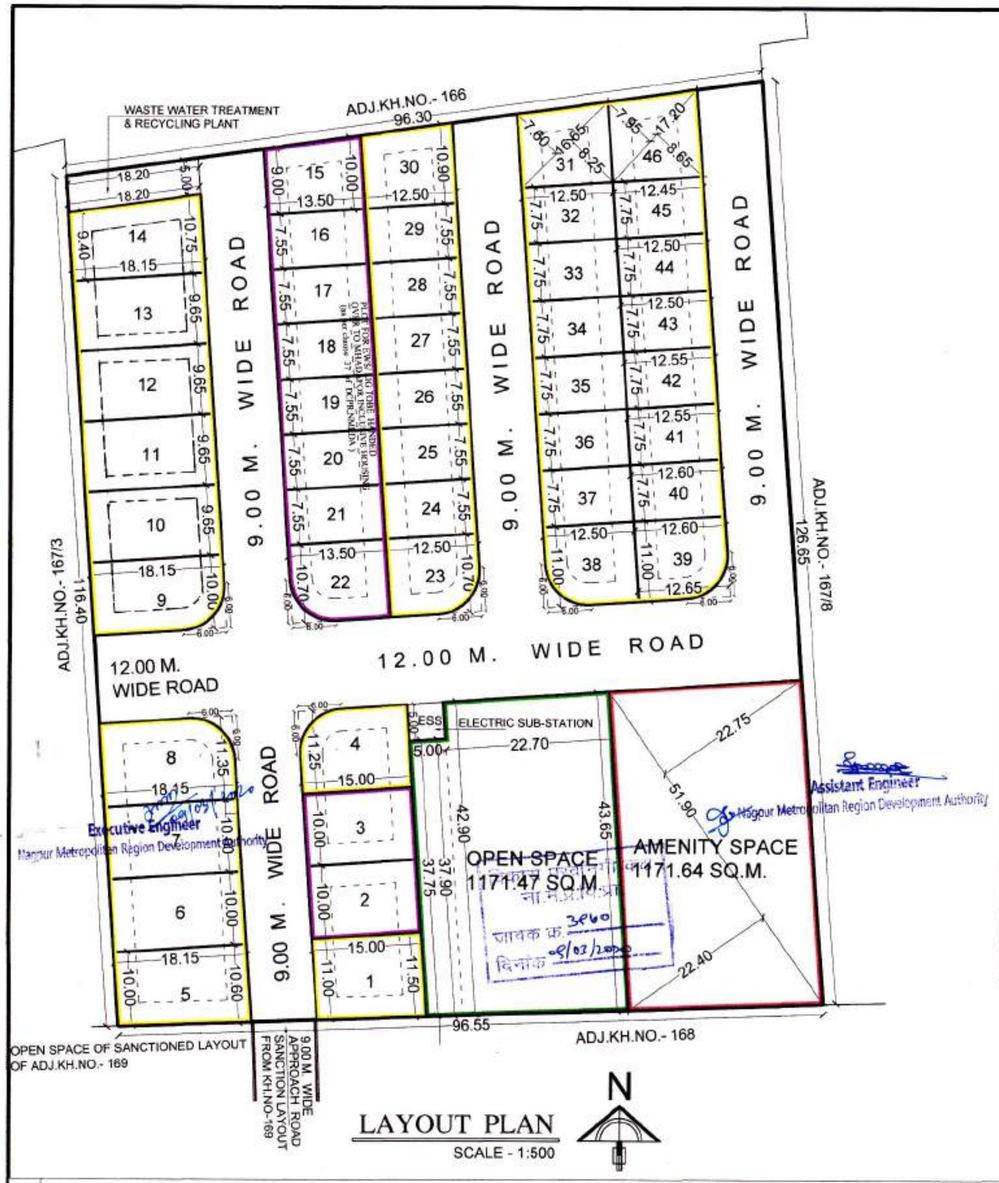
PROPOSED RESIDENTIAL LAYOUT PLAN ON KH.NO. - 167/7, P.H. NO. - 38, MOUZA - WELAHARISHCHANDRA, TAH.-NAGPUR(GRAMIN), DIST. - NAGPUR.

BELONGING TO :- 1) SHRI. AKSHAY MADAN KHALAGI,
2) SHRI. GAJANAN DINANATH KHADGI.



LAYOUT PLAN

SCALE - 1:500

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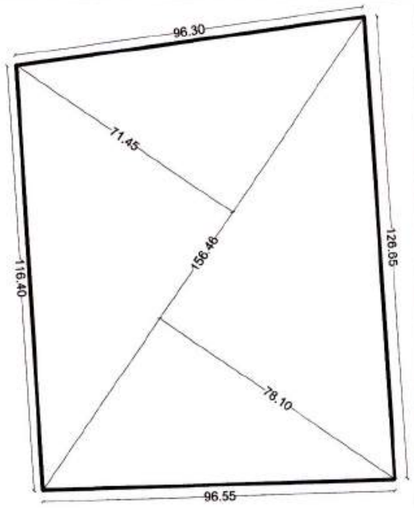

LAND AREA CALCULATION

SCALE - 1:1000

LAND AREA CALCULATION	
1/2(71.45 + 78.10) X 156.46	11699.30
TOTAL	11699.30
SAY	11700.00

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(43.65 + 42.90) X 22.70 + 1/2(37.90 + 37.75) X 5.00	1171.47		1171.47	1171.47
AMENITY SPACE	1/2(22.75 + 22.40) X 51.90	1171.64		1171.64	1171.64
SPACE FOR ELECTRIC SUB-STATION	5.00 X 5.00	25.00		25.00	116.00
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	1/2(18.20 + 18.20) X 5.00	91.00		91.00	

PROFORMA - I

AREA STATEMENT

1	AREA OF LAND OF KH.NO. 167/7 (Minimum area of a,b,c, to be considered)	11700.00	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	11700.00	SQ.M.	(1.17 H)
	b) AS PER MEASURMENT SHEET	11700.00	SQ.M.	
	c) AS PER SITE	11700.00	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a) PROPOSED D.P./D.P. ROAD AREA	0.00	SQ.M.	
	b) ANY RESERVATION AREA	0.00	SQ.M.	
	c) NATURAL WAETR COURSE AREA	0.00	SQ.M.	
	TOTAL (a+b+c)	0.00	SQ.M.	
3	GROSS AREA OF PLOT (1 - 2)	11700.00	SQ.M.	100%
4	RECREATIONAL OPEN SPACE			
	a) REQUIRED	1170.00	SQ.M.	
	b) PROPOSED	1171.47	SQ.M.	10.01%
5	AMENITY SPACE			
	a) REQUIRED	1170.00	SQ.M.	
	b) PROPOSED	1171.64	SQ.M.	10.01%
6	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 91.00 SQ.M.)	116.00	SQ.M.	0.99%
7	INTERNAL ROAD AREA	3406.33	SQ.M.	29.12%
8	AREA UNDER LAYOUT PLOTS	5834.56	SQ.M.	49.87%
9	NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (3-5b)	10528.36	SQ.M.	
10	PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (9 / 8) (as per clause no. 24.9 (i) of DCPR, NMRDA)	1.8045	SQ.M.	
11	AREA UNDER INCLUSIVE HOUSING			
	a) REQUIRED (20% of 8)	1166.91	SQ.M.	
	b) PROPOSED	1176.53	SQ.M.	20.16%

Plot No.	Area (Sq.m.)	NO. OF PLOTS	% OF EWS / LIG PLOTS OF NET PLOTABLE AREA 5834.56 SQ.M.
2, 3	300.00	2	20.16%
15 TO 22	876.53	8	
TOTAL	1176.53	10	

CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 17 / 02 / 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.

UMESH M. LAMGE
B. Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg. No. CA/95/18907
NMC Lic. No.: R-90
NIT Lic. No.: 865

ARCHITECT'S SIGN.

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*1.8045)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(11.00 + 11.50) X 15.00	168.75		168.75	304.5094	1	168.75	9.00	1.10	334.9603	304.5094
2	2, 3	10.00 X 15.00	150.00		150.00	270.6750	2	300.00	9.00	1.10	297.7425	541.3500
3	4	11.25 X 15.00	168.75	7.72	161.03	290.5786	1	161.03	12.00	1.10	319.6365	290.5786
4	5	1/2(10.60 + 10.00) X 18.15	186.95		186.95	337.3423	1	186.95	12.00	1.10	371.0765	337.3423
5	6, 7	10.00 X 18.15	181.50		181.50	327.5168	2	363.00	12.00	1.10	360.2684	655.0335
6	8	11.35 X 18.15	206.00	7.72	198.28	357.8008	1	198.28	12.00	1.10	393.5808	357.8008
7	9	10.00 X 18.15	181.50	7.72	173.78	313.5860	1	173.78	12.00	1.10	344.9446	313.5860
8	10 TO 13	9.65 X 18.15	175.15		175.15	316.0537	4	700.59	9.00	1.10	347.6590	1264.2147
9	14	1/2(10.75 + 9.40) X 18.15	182.86		182.86	329.9731	1	182.86	9.00	1.10	362.9704	329.9731
10	15	1/2(9.00 + 10.00) X 13.50	128.25		128.25	231.4271	1	128.25	9.00	1.10	254.5698	231.4271
11	16 TO 21	7.55 X 13.50	101.93		101.93	183.9237	6	611.55	9.00	1.10	202.3160	1103.5420
12	22	10.70 X 13.50	144.45	7.72	136.73	246.7293	1	136.73	12.00	1.10	271.4022	246.7293
13	23	10.70 X 12.50	133.75	7.72	126.03	227.4211	1	126.03	12.00	1.10	250.1632	227.4211
14	24 TO 29	7.55 X 12.50	94.38		94.38	170.2997	6	566.25	9.00	1.10	187.3297	1021.7981
15	30	1/2(10.00 + 10.90) X 12.50	130.63		130.63	235.7128	1	130.63	9.00	1.10	259.2841	235.7128
16	31	1/2(8.25 + 7.60) X 16.65	131.95		131.95	238.1060	1	131.95	9.00	1.10	261.9166	238.1060
17	32 TO 37	7.75 X 12.50	96.88		96.88	174.8109	6	581.25	9.00	1.10	192.2920	1048.8656
18	38	11.00 X 12.50	137.50	7.72	129.78	234.1880	1	129.78	12.00	1.10	257.6068	234.1880
19	39	1/2(12.65 + 12.60) X 11.00	138.88	7.72	131.16	236.6692	1	131.16	12.00	1.10	260.3361	236.6692
20	40	12.60 X 7.75	97.65		97.65	176.2094	1	97.65	9.00	1.10	193.8304	176.2094
21	41	1/2(12.60 + 12.55) X 7.75	97.46		97.46	175.8598	1	97.46	9.00	1.10	193.4458	175.8598
22	42	12.55 X 7.75	97.26		97.26	175.5102	1	97.26	9.00	1.10	193.0612	175.5102
23	43	1/2(12.55 + 12.50) X 7.75	97.07		97.07	175.1606	1	97.07	9.00	1.10	192.6766	175.1606
24	44	12.50 X 7.75	96.88		96.88	174.8109	1	96.88	9.00	1.10	192.2920	174.8109
25	45	1/2(12.45 + 12.50) X 7.75	96.68		96.68	174.4613	1	96.68	9.00	1.10	191.9074	174.4613
26	46	1/2(8.65 + 7.95) X 17.20	142.76		142.76	257.6104	1	142.76	9.00	1.10	283.3715	257.6104
	TOTAL						46	5834.56				10528.4703

PROPOSED SITE OF KH.NO. 167/7

D.P. PLAN SHOWING PROPOSED SITE

SHEET NO. 97 & 98

SCALE - NTS

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

OWNER'S SIGN :

1) SHRI. AKSHAY MADAN KHALAGI,

2) SHRI. GAJANAN DINANATH KHADGI.

ARCHITECT'S SIGN :

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UMESH M. LAMGE
B. ARCH.
ARCHITECT & INTERIOR DESIGNER
FIFTH FLOOR, DAYA CHAMBERS,
AJNI SQ., WARDHA ROAD, NAGPUR