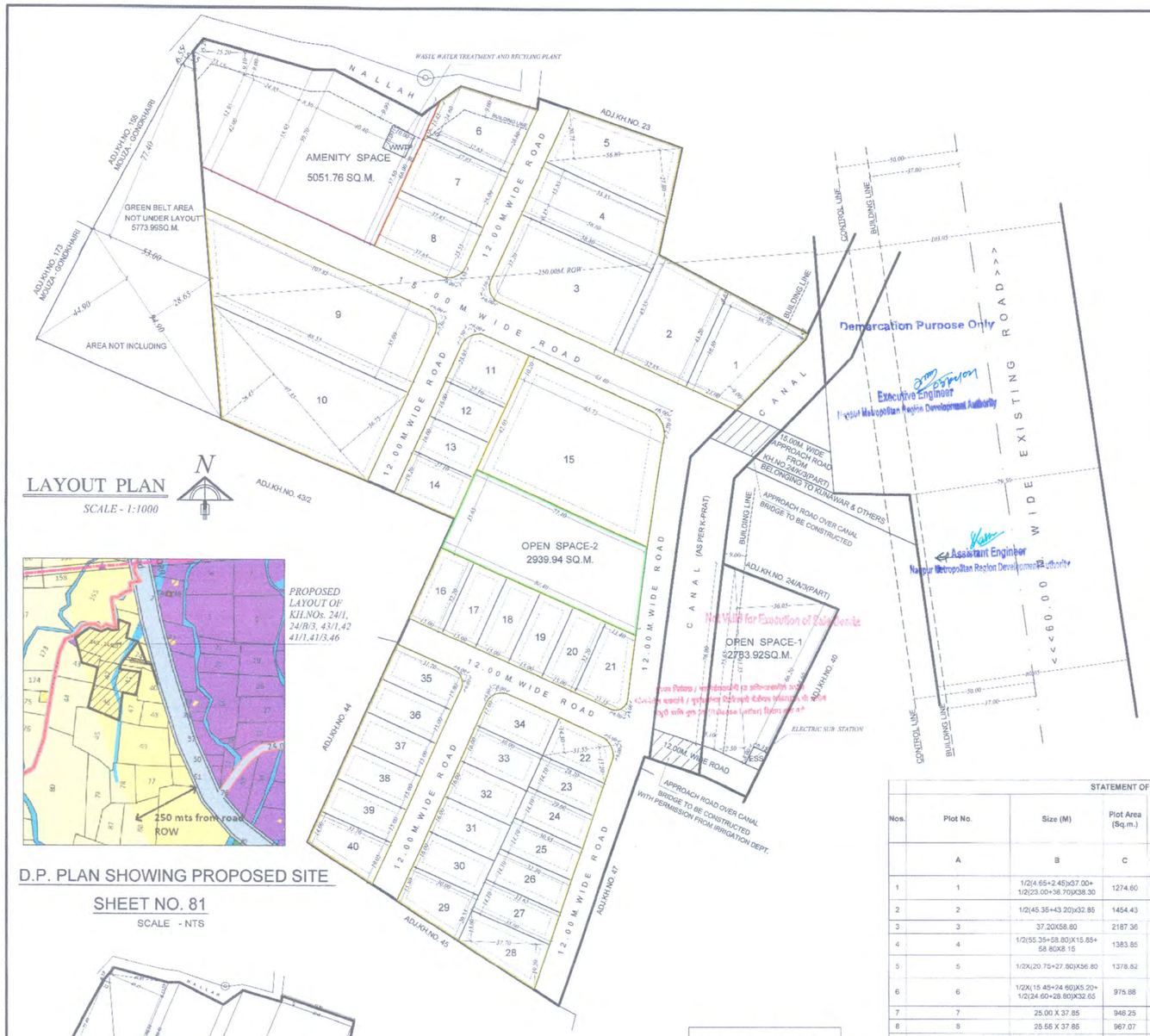



## LAYOUT PLAN

SCALE - 1:1000

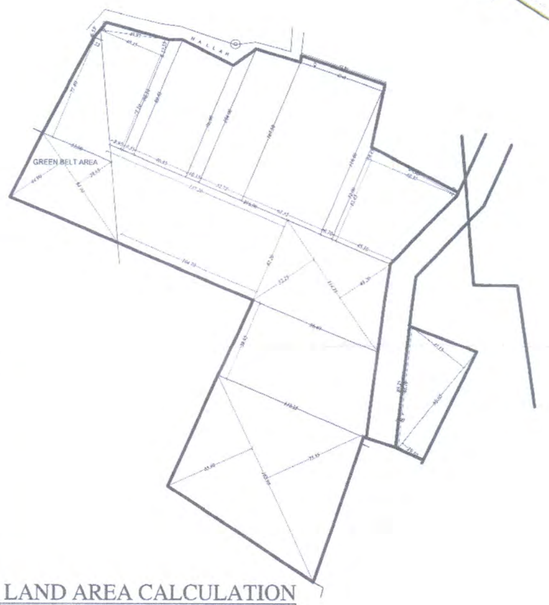



PROPOSED LAYOUT OF KH.NOs. 24/1, 24/B/3, 43/1,42 41/1,41/3,46

## D.P. PLAN SHOWING PROPOSED SITE

SHEET NO. 81

SCALE - NTS

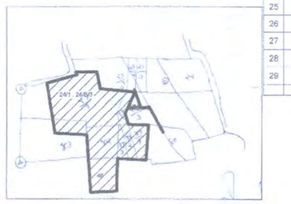



## LAND AREA CALCULATION

SCALE - 1:2000

| LAND AREA CALCULATION | |
|---|---|
| 1/2(2.45+8.45) X69.90 | 380.95 |
| 1/2(45.10+69.35) X83.45 | 3650.92 |
| 1/2(116.60+72.00) X8.70 | 820.41 |
| 1/2(107.50+116.80) X81.35 | 6874.26 |
| 1/2(62.90+82.40) X4.70 | 294.45 |
| 1/2(104.00+107.50) X32.75 | 3463.31 |
| 1/2(86.60+104.00) X10.35 | 986.35 |
| 1/2(86.60+89.65) X40.35 | 3555.84 |
| 1/2(86.10+89.65) X8.35 | 733.75 |
| 1/2(48.35+9.95) X73.10 | 2130.86 |
| 1/2(5.80+12.55) X49.95 | 458.29 |
| 1/2(44.90+28.65) X94.90 | 3489.94 |
| 1/2(53.00+5.55) X77.40 | 2265.88 |
| 1/2X5.55X6.55 | 18.17 |
| 1/2(137.20+104.70) X62.20 | 7523.09 |
| 1/2(52.25+43.20) X114.75 | 5476.44 |
| 1/2(96.40+112.35) X59.95 | 6257.26 |
| 1/2(64.90+75.35) X162.90 | 11423.36 |
| 1/2(88.25+88.10) X1.90 | 167.53 |
| 1/2(47.15+19.10) X89.05 | 2949.78 |
| TOTAL | 62900.88 |
| SAY | 62900.00 |

| LAND AREA AS PER 7/12 | |
|---|---|
| KH.NO. | AREA (H.) |
| 24/ 1 | 1.96 |
| 24/B/3 | 0.98 |
| 41/ 1 | 0.38 |
| 41/ 3 | 0.13 |
| 42 | 0.43 |
| 43/ 1 | 1.13 |
| 46 | 1.28 |
| TOTAL | 6.29 |



## LOCATION PLAN

SCALE - NTS

| | Plot No. | Size (M) | Area (Sq.m.) | Deduct Tangent Area (sq.m.) | Net Area (Sq.m.) |
|---|---|---|---|---|---|
| 1 | OPEN SPACE | OPEN SPACE -2 1/2(77.40+88.40)X35.65 | 2955.38 | | 2939.94 |
| | | OPEN SPACE -1 1/2(78.00+75.65)x5.10+ 1/2(36.05+12.52)x81.35+ 1/2(66.20+66.80)x6.35 | 2783.92 | | 2783.92 |
| | | TOTAL | | | 5723.86 |
| 2 | AMENITY SPACE (EXCLUDING WWTP) REQUIRED AMENITY i) 57355.55 -0.00 = 57126.01 57126.01 - 4000.00 =53126.01 a) UPTO 4.000.00 - NIL b) (6000.00*5%)=300.00 ii)53126.01-6.000.00 = 47126.01 c) (47126.01 *10%) = 4712.60 (a+b+c) =(300.00+4712.60)=5012.60 | 1/2(57.50+66.00)x4.80+ 1/2(59.70+57.50)x40.40+ 1/2(55.95+56.70)x6.30+ 1/2( 51.95+55.95)x24.65+ 1/2 x42.00x23.15+ 1/2(5.20+9.10)x25.20 - (10.00 X 10.00) | 5051.76 | | 5051.76 |
| 3 | PLOT FOR WASTE WATER TREATMENT AND RECYCLING PLANT | 10.00 X 10.00 | 100.00 | | 100.00 |
| 4 | SPACE FOR ELECTRIC SUB-STATION | 6.35 x 8.00 | 50.80 | | 50.80 |
| 5 | GREEN BELT AREA NOT UNDER LAYOUT | 1/2(44.90+28.65) X94.90 | 3489.94 | | |
| | | 1/2(53.00+5.55) X77.40 | 2265.88 | | |
| | | 1/2X5.55X6.55 | 18.17 | | |
| | | TOTAL | 5773.99 | | 5773.99 |

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*1.487) | G | H=E*G | I | J | K=F*J | L=F*G |
| 1 | 1 | 1/2(4.65+2.45)x37.00+ 1/2(23.00+38.70)X38.30 | 1274.60 | | 1274.60 | 1895.33 | 1 | 1274.60 | 15.00 | 1.10 | 2084.86 | 1895.33 |
| 2 | 2 | 1/2(45.35+43.20)x32.85 | 1454.43 | | 1454.43 | 2162.74 | 1 | 1454.43 | 15.00 | 1.10 | 2379.01 | 2162.74 |
| 3 | 3 | 37.20X58.80 | 2187.36 | 9.61 | 2177.75 | 3238.31 | 1 | 2177.75 | 15.00 | 1.10 | 3562.15 | 3238.31 |
| 4 | 4 | 1/2(55.35+58.80)X15.85+ 58.80X8.15 | 1383.85 | | 1383.85 | 2057.78 | 1 | 1383.85 | 12.00 | 1.10 | 2263.56 | 2057.78 |
| 5 | 5 | 1/2X(20.75+27.80)X56.80 | 1378.62 | | 1378.62 | 2050.31 | 1 | 1378.62 | 12.00 | 1.10 | 2255.34 | 2050.31 |
| 6 | 6 | 1/2X(15.45+24.60)X5.20+ 1/2(24.60+28.80)X32.65 | 975.88 | | 975.88 | 1451.13 | 1 | 975.88 | 12.00 | 1.10 | 1596.25 | 1451.13 |
| 7 | 7 | 25.00 X 37.85 | 946.25 | | 946.25 | 1407.07 | 1 | 946.25 | 12.00 | 1.10 | 1547.78 | 1407.07 |
| 8 | 8 | 25.56 X 37.85 | 967.07 | 9.61 | 957.46 | 1423.74 | 1 | 957.46 | 15.00 | 1.10 | 1566.11 | 1423.74 |
| 9 | 9 | 1/2X(107.85+88.55)X35.00 | 3437.00 | 9.61 | 3427.39 | 5096.53 | 1 | 3427.39 | 15.00 | 1.10 | 5606.18 | 5096.53 |
| 10 | 10 | 1/2X(28.45+36.75)X97.35 | 3173.61 | | 3173.61 | 4719.16 | 1 | 3173.61 | 15.00 | 1.10 | 5191.07 | 4719.16 |
| 11 | 11 | 23.95 X 27.10 | 649.05 | 9.61 | 639.44 | 950.84 | 1 | 639.44 | 15.00 | 1.10 | 1045.92 | 950.84 |
| 12 | 12,13 | 16.00 X 27.10 | 433.60 | | 433.60 | 644.76 | 2 | 867.20 | 12.00 | 1.10 | 709.24 | 1289.53 |
| 13 | 14 | 19.20X 27.10 | 520.32 | | 520.32 | 773.72 | 1 | 520.32 | 12.00 | 1.10 | 851.09 | 773.72 |
| 14 | 15 | 1/2(63.40+65.75)x10.20+ 1/2(65.75+77.40)X42.05 | 3668.39 | 9.61 | 3658.78 | 5440.61 | 1 | 3658.78 | 12.00 | 1.10 | 5984.67 | 5440.61 |
| 15 | 16 TO 20 | 16.00 X 32.20 | 483.00 | | 483.00 | 718.22 | 5 | 2415.00 | 12.00 | 1.10 | 790.04 | 3591.11 |
| 16 | 21 | 1/2(13.40+23.35)x32.20 | 591.67 | 7.72 | 583.95 | 868.33 | 1 | 583.95 | 12.00 | 1.10 | 955.17 | 868.33 |
| 17 | 22 | 1/2(14.30+15.20)x31.55 | 465.36 | 7.72 | 457.64 | 680.51 | 1 | 457.64 | 12.00 | 1.10 | 748.56 | 680.51 |
| 18 | 23 | 1/2(28.20+29.60)X14.10 | 407.49 | | 407.49 | 605.94 | 1 | 407.49 | 12.00 | 1.10 | 666.53 | 605.94 |
| 19 | 24 | 1/2(29.60+30.95)x14.10 | 426.87 | | 426.87 | 634.76 | 1 | 426.87 | 12.00 | 1.10 | 698.23 | 634.76 |
| 20 | 25 | 1/2(30.95+32.30)x14.10 | 445.91 | | 445.91 | 663.07 | 1 | 445.91 | 12.00 | 1.10 | 729.37 | 663.07 |
| 21 | 26 | 1/2(32.30+33.65)X14.10 | 464.94 | | 464.94 | 691.37 | 1 | 464.94 | 12.00 | 1.10 | 760.50 | 691.37 |
| 22 | 27 | 1/2(33.65+35.00)X14.10 | 483.98 | | 483.98 | 719.68 | 1 | 483.98 | 12.00 | 1.10 | 791.65 | 719.68 |
| 23 | 28 | 1/2(13.00+19.20)X37.70 | 606.97 | | 606.97 | 902.56 | 1 | 606.97 | 12.00 | 1.10 | 992.82 | 902.56 |
| 24 | 29 | 1/2(15.80+20.55)X30.00 | 545.25 | | 545.25 | 810.79 | 1 | 545.25 | 12.00 | 1.10 | 891.87 | 810.79 |
| 25 | 30 TO 33 | 16.00 X 30.00 | 480.00 | | 480.00 | 713.76 | 4 | 1920.00 | 12.00 | 1.10 | 785.14 | 2855.04 |
| 26 | 34 | 17.00 X 30.00 | 510.00 | 7.72 | 502.28 | 746.89 | 1 | 502.28 | 12.00 | 1.10 | 821.56 | 746.89 |
| 27 | 35 | 15.80 X 31.70 | 500.86 | 7.72 | 493.14 | 733.30 | 1 | 493.14 | 12.00 | 1.10 | 806.63 | 733.30 |
| 28 | 36 TO 39 | 15.00 X 31.70 | 475.50 | | 475.50 | 707.07 | 4 | 1902.00 | 12.00 | 1.10 | 777.78 | 2828.27 |
| 29 | 40 | 1/2(14.00+19.05)x31.70 | 523.84 | | 523.84 | 778.95 | 1 | 523.84 | 12.00 | 1.10 | 856.85 | 778.95 |
| | | | | | | | 40 | 35015.04 | | | | 52067.36 |

## 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

# PROPOSED RESIDENTIAL LAYOUT PLAN) ON KH.NOs.-24/1,24/B/3,41/1,41/3, 42,43/1,46, P.H. NO. - 6,MOUZA - PENDHRI(RITHI), TAH.-HINGNA, DIST. - NAGPUR

BELONGING TO -

*1)SHRI.VYANKATESH T.KUNAWAR*
*2)SHRI.GAJANAN ANANDRAO KOTAWAR*
*3)SHRI.SHASHIKANT VISHWANATH CHINTAWAR*
*4)SHRI.SANDIP VASANTRAO POSHATTIWAR*
*5)SHRI.SACHIN VASANTRAO POSHATTIWAR*
*6)SHRI.JITENDRA LAXMIKANT MAMIDWAR*
*7)MRS.MINAL SANDIP MUKKAWAR*

**PROFORMA - I**

**AREA STATEMENT**

| | | | | |
|---|---|---|---|---|
| 1 | AREA OF LAND OF KH.NOs. - 24/1, 24/B/3, 41/1, 41/3, 42,43/1,46 (Minimum area of a,b,c, to be considered) | 62900.00 | SQ.M. | |
| | a) AS PER OWNERSHIP DOCUMENT (7/12) (1.98+0.98+0.38+0.13+0.43+1.13+1.28) | 62900.00 | SQ.M. | (6.29H) |
| | b) AS PER MEASURMENT SHEET | 62900.00 | SQ.M. | |
| | c) AS PER SITE | 62900.00 | SQ.M. | |
| 2 | DEDUCTIONS FOR | | SQ.M. | |
| | a)AREA OUTSIDE 250.00M ROW( GREEN BELT AREA NOT UNDER LAYOUT) | 5773.99 | SQ.M. | |
| | b) AREA UNDER ADJUSTMENT | 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) | 5773.99 | SQ.M. | |
| 3 | GROSS AREA OF PLOT (1 - 2) | 57126.01 | SQ.M. | 100% |
| 4 | RECREATIONAL OPEN SPACE | | | |
| | a) REQUIRED | 5712.60 | SQ.M. | |
| | b) PROPOSED | 5723.86 | SQ.M. | 10.02% |
| 5 | AMENITY SPACE | | | |
| | a) REQUIRED 0 TO 0.40 H. = NIL 0.40 TO 1.00 H. (5%) = 300.00 SQ.M. 1.00H TO 5.7126 (10%) = 4712.60 SQ.M. TOTAL REQUIRED = 300.00 + 4702.60 =5012.60 SQ.M. | 5012.60 | SQ.M. | |
| | b) PROPOSED | 5051.76 | SQ.M. | 8.84% |
| 6 | SERVICE ROAD & HIGHWAY WIDENING | 0.00 | SQ.M. | |
| 7 | SPACE FOR WASTE WATER TREATMENT AND RECYCLING PLANT | 100.00 | SQ.M. | 0.18% |
| 8 | SPACE FOR ELECTRIC SUB-STATION | 50.80 | SQ.M. | 0.09% |
| 9 | INTERNAL ROAD AREA | 11184.555 | SQ.M. | 19.58% |
| 10 | AREA UNDER LAYOUT PLOTS | 35015.04 | SQ.M. | 61.29% |
| 11 | NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (3-5b) | 52074.25 | SQ.M. | |
| 12 | PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS ( 11 /10) (as per clause no. 24.9 (i) of DCPR, NMRDA) | 1.487 | SQ.M. | |

CERTIFICATE OF AREA:
Certified that tha 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 documents of ownership / T.P. Scheme records / Land records Department / City Survey records.

UMESH M. LAMGE
B.Arch.(Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg. No. CA/99/18037
MAH Lic. No.: R-62
NIT Lic. No.: 666

ARCHITECT'S SIGN.

OWNER'S SIGN :

*1)SHRI.VYANKATESH T.KUNAWAR*
*2)SHRI.GAJANAN ANANDRAO KOTAWAR*
*3)SHRI.SHASHIKANT VISHWANATH CHINTAWAR*
*4)SHRI.SANDEEP VASANTRAO POSHATTIWAR*
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MAH Lic. No.: R-62
NIT Lic. No.: 666

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