FINAL DEMARCATED 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

जा.क्र./प्रस्तुत/जिल्हाधिकारी/कार्या-६१/ कावी/२०२१
रामाक्र.-216 /एनएपी-३४/२०२०-२०२१
मौजा-पेंढरी (रि) ता.हिंगणा
दि. 02/07/2021



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

	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(76.00+75.65)x5.10+ 1/2(36.05+12.52)x81.35+ 1/2(66.20+66.60)x6.35	2783.92		2783.92
		TOTAL			5723.86
2	AMENITY SPACE (EXCLUDING WWTP) REQUIRED AMENITY i) 57365.55 -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+59.70)x8.30+ 1/2(51.95+55.95)x24.85+ 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

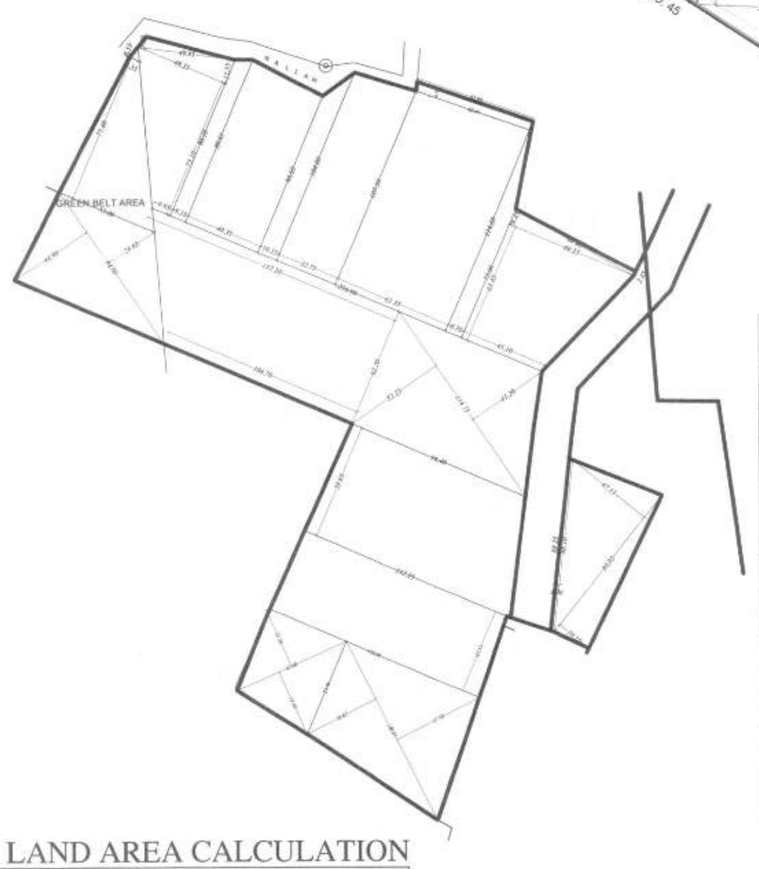
PROFORMA - I AREA STATEMENT				
1	AREA OF LAND OF KH.NOs. - 24/1, 24/B/3, 41/1, 41/3, 42,43/1,46 (Minimum area of a,b,c, to be considered)	62900.00	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12) (1.96+0.98+0.38+0.13+0.43+1.13+1.28)	62900.00	SQ.M.	(6.29H)
	b) AS PER MEASURMENT SHEET	62900.00	SQ.M.	
	c) AS 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	11200.035	SQ.M.	19.61%
10	AREA UNDER LAYOUT PLOTS	34999.56	SQ.M.	61.27%
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)	1.488	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 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*1.488)	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+36.70)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	1378.82		1378.82	2050.31	1	1378.82	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	25.55 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	3868.39	9.61	3858.78	5440.61	1	3858.78	12.00	1.10	5984.67	5440.61
15	16 TO 20	15.00 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	821.58	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, 37	15.00 X 31.70	475.50		475.50	707.07	2	951.00	12.00	1.10	777.78	1414.14
28	38	1/2(31.70+31.15)x15.00	471.37		471.37	700.93	1	471.37	12.00	1.10	771.02	700.93
28	39	1/2(30.80+31.15)x15.00	463.12		463.12	688.66	1	463.12	12.00	1.10	757.53	688.66
29	40	1/2(13.90+17.25)x33.70	524.87		524.87	780.48	1	524.87	12.00	1.10	858.53	780.48
							40	34999.56				52044.34

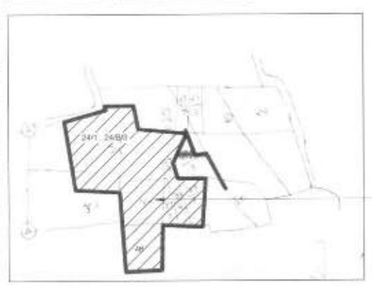


LAND AREA CALCULATION

SCALE - 1:2000

LAND AREA CALCULATION	
1/2(2.45+8.45) X69.90	380.95
1/2(45.10+69.35) X63.45	3630.92
1/2(116.60+72.00) X8.70	820.41
1/2(107.50+116.60) X61.35	6874.26
1/2(62.90+62.40) 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	6257.28
1/2(116.50+112.35) X43.55	4983.20
1/2(31.20+35.20) X61.60	2045.12
1/2(39.65+47.50) X100.85	4394.53
1/2(88.25+88.10) X1.90	167.53
1/2(47.15+19.10) X89.05	2949.78
TOTAL	62900.35
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



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

LOCATION PLAN

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

OWNER'S SIGN :

1)SHRI.VYANKATESH T.KUNAWAR
2)SHRI.GAJANAN ANANDRAO KOTAWAR
3)SHRI.SHASHIKANT VISHWANATH CHINTAWAR
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7)MRS.MEENAL SANDEEP MUKKAWAR

ARCHITECT'S SIGN :

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