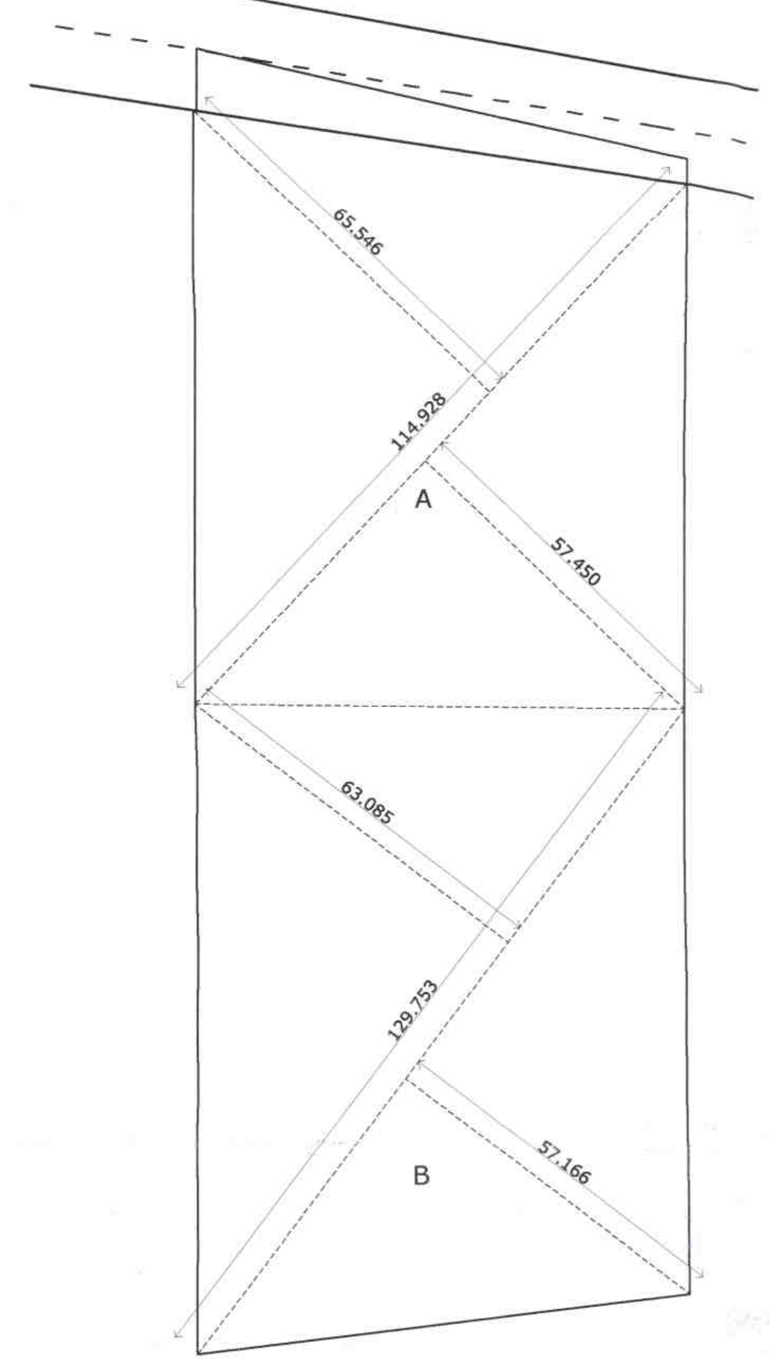
LAYOUT PLAN

SCALE 1:500 SCALE

Demarcation Purpose Only

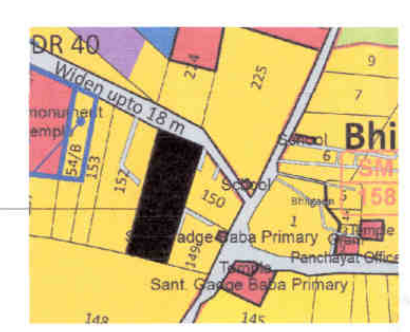
Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority



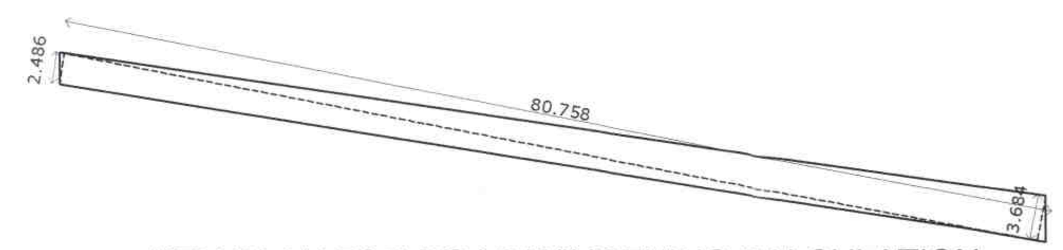
KEY PLAN FOR LAND AREA CALCULATION

SCALE - 1:1000



PROPOSED SITE

D.P. PLAN



KEY PLAN FOR ROAD WINDENING CALCULATION

SCALE - 1:1000

PLOT. NO A	PLOT SIZE									PLOT AREA SQ.M. B	CORNER ROUNDING AREA OF ROAD (IF ANY) C	REMAINING PLOT AREA IN SQ.M. D		PRO-RATA F.S.I. FACTOR E	B/UP AREA ON PRO-RATA BASIS ie. (D X E) F	FRONT ROAD WIDTH (M.) G	BASIC F.S.I. H	PERMISSIBLE B/UP AREA ON BASIC FSI (F X H) I	NO.OF PLOTS J	NET AREA IN SQ.M. K	NET PLOT AREA FOR FSI (SQ.M) L
1	1/2	X	21.039	+	15.695	18.367	X	46.624	=	2189.168	0.000	2189.168	X	2.724	5963.294	24.000	1.100	3792.734	1	2189.168	5963.294
	1/2	X	19.175	+	19.233	19.204	X	45.171	=												
	1/2	X	39.314	+	39.213	39.264	X	7.606	=												
	1/2	X	39.213	+	39.208	39.211	X	4.252	=												
2	1/2	X	10.710	+	12.198	11.454	X	25.304	=	289.832	14.920	274.912	X	2.724	748.860	24.00/9.00	1.100	302.403	1	274.912	748.860
3 TO 9		X		+		9.000	X	15.335	=	138.015	0.000	138.015	X	1.000	138.015	9.000	1.100	151.817	7	966.105	966.105
10	1/2	X	9.609	+	11.628	10.619	X	15.335	=	162.835	7.720	155.115	X	1.000	155.115	12.00/9.00	1.100	170.626	1	155.115	155.115
11	1/2	X	11.527	+	12.736	12.132	X	27.740	=	336.528	14.920	321.608	X	2.724	876.060	24.00/9.00	1.100	353.769	1	321.608	876.060
12	1/2	X	15.244	+	15.155	15.200	X	9.000	=	136.796	0.000	136.796	X	1.000	136.796	9.000	1.100	150.475	1	136.796	136.796
13	1/2	X	15.155	+	15.078	15.117	X	8.000	=	120.932	0.000	120.932	X	1.000	120.932	9.000	1.100	133.025	1	120.932	120.932
14	1/2	X	15.078	+	15.089	15.084	X	8.000	=	120.668	0.000	120.668	X	1.000	120.668	9.000	1.100	132.735	1	120.668	120.668
15	1/2	X	15.089	+	15.130	15.110	X	8.000	=	120.876	0.000	120.876	X	1.000	120.876	9.000	1.100	132.964	1	120.876	120.876
16	1/2	X	15.130	+	15.090	15.110	X	8.000	=	120.880	0.000	120.880	X	1.000	120.880	9.000	1.100	132.968	1	120.880	120.880
17	1/2	X	15.090	+	15.118	15.104	X	8.000	=	120.832	0.000	120.832	X	1.000	120.832	9.000	1.100	132.915	1	120.832	120.832
18	1/2	X	15.118	+	15.086	15.102	X	8.000	=	120.816	0.000	120.816	X	1.000	120.816	9.000	1.100	132.898	1	120.816	120.816
19	1/2	X	8.856	+	10.484	9.670	X	20.977	=	202.848	7.720	195.128	X	1.000	195.128	12.00/9.00	1.100	214.640	1	195.128	195.128
20	1/2	X	9.431	+	7.557	8.494	X	19.408	=	164.852	7.720	157.132	X	1.000	157.132	12.00/9.00	1.100	172.845	1	157.132	157.132
21	1/2	X	15.253	+	15.428	15.341	X	6.500	=	99.713	0.000	99.713	X	1.000	99.713	9.000	1.100	109.685	1	99.713	99.713
22	1/2	X	15.428	+	15.507	15.468	X	6.500	=	100.539	0.000	100.539	X	1.000	100.539	9.000	1.100	110.593	1	100.539	100.539
23	1/2	X	15.507	+	15.559	15.533	X	6.500	=	100.965	0.000	100.965	X	1.000	100.965	9.000	1.100	111.061	1	100.965	100.965
24	1/2	X	15.559	+	15.620	15.590	X	6.500	=	101.332	0.000	101.332	X	1.000	101.332	9.000	1.100	111.465	1	101.332	101.332
25	1/2	X	15.620	+	15.688	15.654	X	6.500	=	101.751	0.000	101.751	X	1.000	101.751	9.000	1.100	111.926	1	101.751	101.751
26	1/2	X	15.688	+	15.760	15.724	X	6.500	=	102.206	0.000	102.206	X	1.000	102.206	9.000	1.100	112.427	1	102.206	102.206
27	1/2	X	15.760	+	15.808	15.784	X	6.500	=	102.596	0.000	102.596	X	1.000	102.596	9.000	1.100	112.856	1	102.596	102.596
28	1/2	X	15.808	+	15.837	15.823	X	6.500	=	102.846	0.000	102.846	X	1.000	102.846	9.000	1.100	113.131	1	102.846	102.846
29	1/2	X	9.041	+	7.698	8.370	X	19.289	=	161.439	0.000	161.439	X	1.000	161.439	9.000	1.100	177.583	1	161.439	161.439
30	1/2	X	11.610	+	10.230	10.920	X	12.500	=	136.500	0.000	136.500	X	1.000	136.500	9.000	1.100	150.150	1	136.500	136.500
31 TO 37		X		+		8.000	X	12.500	=	100.000	0.000	100.000	X	1.000	100.000	9.000	1.100	110.000	7	700.000	700.000
38	1/2	X	13.000	+	11.125	12.063	X	12.500	=	150.781	7.720	143.061	X	1.000	143.061	12.00/9.00	1.100	157.367	1	143.061	143.061
39	1/2	X	14.875	+	13.000	13.938	X	12.500	=	174.219	7.720	166.499	X	1.000	166.499	12.00/9.00	1.100	183.149	1	166.499	166.499
40 TO 46		X		+		8.000	X	12.500	=	100.000	0.000	100.000	X	1.000	100.000	9.000	1.100	110.000	7	700.000	700.000
47	1/2	X	12.990	+	11.610	12.300	X	12.500	=	153.750	0.000	153.750	X	1.000	153.750	9.000	1.100	169.125	1	153.750	153.750
48	1/2	X	13.294	+	11.722	12.508	X	10.483	=	131.121	7.720	123.401	X	1.000	123.401	12.00/9.00	1.100	135.742	1	123.401	123.401
49	1/2	X	8.115	+	7.278	7.697	X	17.615	=	135.574	0.000	135.574	X	1.000	135.574	12.000	1.100	149.131	1	135.574	135.574
																		TOTAL	49	8353.138	13155.576

				AREA UNDER OPEN SPACE								
	1/2	X	19.996	+	19.955	19.9755	X	14.415	=	287.947	0	287.947
	1/2	X	19.955	+	20.003	19.979	X	15.173	=	303.141	0	303.141
	1/2	X	20.003	+	20.100	20.0515	X	18.655	=	374.061	0	374.061
	1/2	X	20.100	+	20.083	20.0915	X	13.603	=	273.305	0	273.305
	1/2	X	12.573	+	10.698	11.6355	X	23.730	=	276.110	0	276.110
										TOTAL		1514.564
				AREA FOR ESS & W.T.P.								
		X		+		5	X	5.00	=	25.000	0	25.000
		X		+		5	X	5.00	=	25.000	0	25.000
												50.000
										TOTAL		1464.564
				AREA UNDER AMENITY SPACE								
A	1/2	X	39.199	+	39.208	39.2035	X	10.929	=	428.455	0	428.455
B	1/2	X	39.199	+	39.225	39.212	X	7.394	=	289.934	0	289.934
C	1/2	X	39.225	+	39.085	39.155	X	7.288	=	285.362	0	285.362
D	1/2	X	8.575	+	14.322	11.4485	X	40.137	=	459.508	0	459.508
										TOTAL		1463.259

AREA UNDER KHASARA NO 151/1/2											
1/2	X	63.085	+	57.166	60.1255	X	129.753	=	7801.464	0	7801.464
1/2	X	65.546	+	57.450	61.498	X	114.928	=	7067.842	0	7067.842
									TOTAL		14869.306
AREA UNDER ROAD WIDENING											
1/2	X	2.486	+	3.684	3.085	X	80.758	=	249.138	0	249.138
									TOTAL		249.138
				TOAL PROPOSED LAND UNDER KH.NO. 98/2							14,620.168

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. 151/1/2, P.H.NO.15 MOUZA- BHILGAON .TAH.- KAMTHI - DISTT. NAGPUR.

BELONGING TO,

1) SMT. SANGEETA GOPALCHAND GUPTA

2) SHRI. YASH GOPALCHAND GUPTA

A	AREA STATEMENTS		UNIT
	1. Area of land *(Minimum area of a, b, c to be considered)*		
	a) As Per Ownership Document (7/12, CTS Extract)	16200.000	SQ.M.
	b) As Per Measurement Sheet	14869.306	SQ.M.
	c) As Per Site	14869.306	SQ.M.
	2. Deductions For		
	(a) Proposed D.P./ D.P. Road Widening Area/Service Road/Highway Widening	249.138	SQ.M.
	(b) Any D.P. Reservation Area	0.000	SQ.M.
	(Total a+b)	249.138	SQ.M.
	3. Balance Area Of Plot (1-2) (100.00%)	14620.168	SQ.M.
	4. Amenity Space (if applicable)		
	(a) Required - (10.00%)	1462.016	SQ.M.
	(b) Adjustment of 2 (b),if any	000.00	SQ.M.
	(c) Balance Proposed - (10.00%)	1463.259	SQ.M.
	5. Net Plot Area (3-4(c))	13156.909	
	6. Recreational Open Space (if applicable)		
	(a) Required -	1462.017	SQ.M.
	(b) Proposed - (10.02%)	1464.564	SQ.M.
	(d) Area for ESS & STP - (0.34%)	50.00	SQ.M.
	7. Internal Road Area (22.49%)	3289.207	SQ.M.
	8. Service Road And Highway Widening	0.000	SQ.M.
	9. Plotable Area (57.13%)	8353.138	SQ.M.
	10.Pro-rata factor For FSI Calculations On Layout Plots(~~plot no. 1~~ , ~~area = 2189.168 sq.m.~~	~~2.724~~ 1.575	SQ.M.
	11. Area For Inclusive Housing		
	(a) Required -	NA	SQ.M.
	(b) Proposed -	NA	SQ.M.

1.575

LEGEND : -

AREA UNDER KASARA BOUNDRY SHOWN IN

AREA UNDER AMENITY SPACE SHOWN IN

AREA UNDER OPEN SPACE SHOWN IN

AREA UNDER ESS & WTP SHOWN IN

OWNER :

1) SMT. SANGEETA GOPALCHAND GUPTA

2) SHRI. YASH GOPALCHAND GUPTA

ARCHITECT/LICENSED ENGINEER :

EMAIL ID - pawan_r_gupta@yahoo.co.in | MOBILE NO.9923432949

DRG. NO.	SCALE	DATE	DRAWN BY
SUB-01	1 : 500	06 / 01 / 2021	R. BORKAR