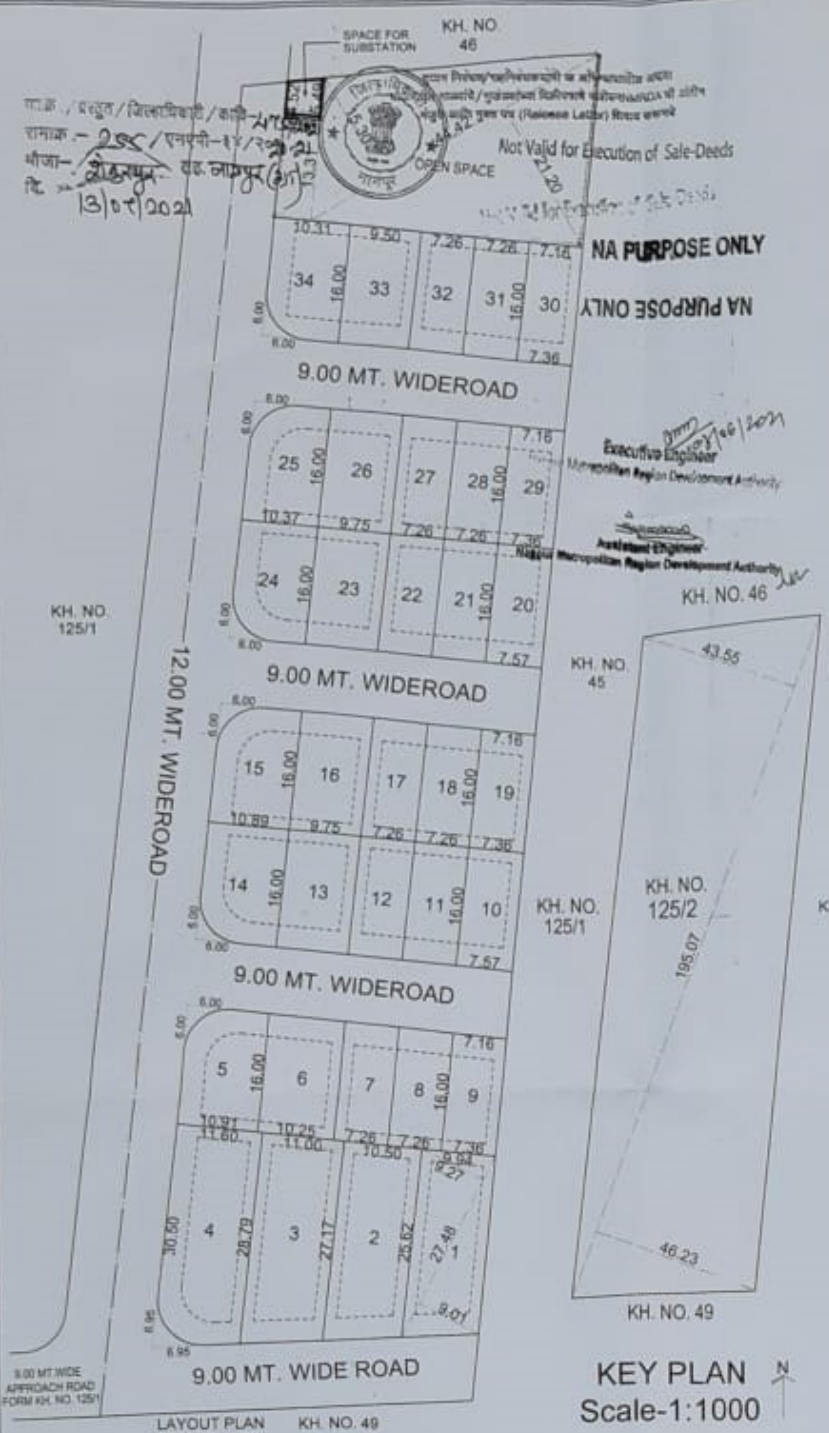
FINAL DEMARCATE RESIDENTIAL LAYOUT PLAN FOR KHASRA NO. 125/2, P.H. NO. 42, MOUZA - SHANKARPUR, TAH. NAGPUR (RURAL), DIST. NAGPUR.

BELONGING TO - MR. MADAN BHASKARRAO MANEKAR, MANGESH BHASKARRAO MANEKAR MEGHA MOHANRAO MANEKAR, RONAK MOHANRAO MANEKAR & RASHMI SAWPANIL MASKE

PROFORMA-I

Stamps of Approval of Plans		Drawing Sheet No. X/Y	
A	AREA STATEMENTS		Percentage
	1. Area of land		
	(Minimum area of a,b,c to be considered)	8600.00	
	a) As per ownership document (7/12, CTS extract)	8600.00	
	b) as per measurment sheet	8600.00	
	c) as per site	8600.00	
	2. Deduction for		
	(a) Proposed D.P/D.P Road widending Area		
	(b) Any D.P. Reservation area		
	© Natural water course area		
	(Total a+b)	8600.00	100.00%
	3. Gross Area of Plot (1-2)		
	4. Recreational Open space		
	a)Required-	860.00	10 %
	b) Proposed-	877.22	10.20%
	5. Amenity Space		
	a) Required-	-	
	b) Proposed-	-	
	6. Service road and Highway widening	-	
	7. Internal Road area	2514.53	29.24%
	8. Area under layout plots	5183.22	60.27%
	9. Net area of plot for FSI Calculations =(3-5b)	8600.00	
	10. Permissible FSI factor for layout plots = (9/8)	1.6592	
	11. Area for inclusive housing		
	(a) required-	-	
	(b) Proposed	-	
	12. Area Under Substation		
	(a) required-	25.00	
	(b) Proposed	25.03	0.29%



LAYOUT PLAN (SCALE 1:500) KH. NO. 49

KEY PLAN Scale-1:1000

AREA STATEMENT FOR PLOTS

Plot No.	Size	Area (sq.m.)	Rounding area of Road (if any) (sq.m.)	No.	Remaining Plot area (c-d) (sq.m)	Built up area on pro-rata basis i.e. (f X pro-rata FSI factor)	From Road width	Basic FSI	Permissible Built up area on Basic FSI (g X i) (sq.m.)
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
1	1/2X(9.01+9.27)X27.48	251.17		1	251.17	416.74	12.00	1.1	458.41
2	1/2X(25.62+27.17)X10.50	277.15		1	277.15	459.85	12.00	1.1	505.84
3	1/2X(27.17+28.79)X11.00	307.78		1	307.78	510.67	12.00	1.1	561.74
4	1/2X(28.79+30.50)X11.60	343.88	7.72	1	336.16	557.78	12.00	1.1	613.54
5	10.91X16.00	174.56	7.72	1	166.84	276.82	12.00	1.1	304.50
6	10.25X16.00	164.00		1	164.00	272.11	9.00	1.1	299.32
7, 8	7.26X16.00	116.16		2	232.32	385.47	9.00	1.1	424.01
9	1/2X(7.36+7.16)X16.00	116.16		1	116.16	192.73	9.00	1.1	212.01
10	1/2X(7.57+7.36)X16.00	119.44		1	119.44	198.17	9.00	1.1	217.99
11, 12	7.26X16.00	116.16		2	232.32	385.47	9.00	1.1	424.01
13	9.75X16.00	156.00		1	156.00	258.84	9.00	1.1	284.72
14	10.89X16.00	174.24	7.72	1	166.52	276.29	12.00	1.1	303.92
15	10.89X16.00	174.24	7.72	1	166.52	276.29	12.00	1.1	303.92
16	9.75X16.00	156.00		1	156.00	258.84	9.00	1.1	284.72
17, 18	7.26X16.00	116.16		2	232.32	385.47	9.00	1.1	424.01
19	1/2X(7.36+7.16)X16.00	116.16		1	116.16	192.73	9.00	1.1	212.01
20	1/2X(7.57+7.36)X16.00	119.44		1	119.44	198.17	9.00	1.1	217.99
21, 22	7.26X16.00	116.16		2	232.32	385.47	9.00	1.1	242.01
23	9.75X16.00	156.00		1	156.00	258.84	9.00	1.1	284.72
24	10.37X16.00	165.92	7.72	1	158.20	262.49	12.00	1.1	288.73
25	10.37X16.00	165.92	7.72	1	158.20	262.49	12.00	1.1	288.73
26	9.75X16.00	156.00		1	156.00	258.84	9.00	1.1	284.72
27, 28	7.26X16.00	116.16		2	232.32	385.47	9.00	1.1	424.01
29	1/2X(7.36+7.16)X16.00	116.16		1	116.16	192.73	9.00	1.1	212.01
30	1/2X(7.36+7.16)X16.00	116.16		1	116.16	192.73	9.00	1.1	212.01
31, 32	7.26X16.00	116.16		2	232.32	385.47	9.00	1.1	424.01
33	9.50X16.00	152.00		1	152.00	252.20	9.00	1.1	277.42
34	10.31X16.00	164.96	7.72	1	157.24	260.89	12.00	1.1	286.98
				34	5183.22	8600.00			

AREA UNDER OPEN SPACE	
1/2X(18.30+21.20)X44.42+	810.67
13.31X5.00	66.55
	877.22

AREA UNDER SUBSTATION	
1/2X(4.52+5.49)X5.00	25.03
	25.03

AREA UNDER TOTAL LAND	
1/2(43.60+46.234) x 195.067	8761.82
	8761.82

PROPOSED LAND 125/2



DP PLAN SHEET NO 97

Certificate of Area:
Certified that the plot under reference was surveyed by me on 14th February 2019 and the dimensions of plots etc. Of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership / LP Scheme Records/ Land Records Department.
City Survey records

Signature
(Name of Architect/ Licensed Engineer/ Supervisor)

Architect/ Licensed Engineer/ Supervisor name and signature

Job no.	Drawing No.	Scale	Drawn by	Checked By	Registration/ Licence no. Of Arch./ Lic.
P/552	1/1	1:500	MN,TMM	P/552	W/1 / 5,778

PLOT BOUNDARY SHOWN IN:
OPEN SPACE SHOWN IN:
ELECTRIC SUBSTATION SHOWN IN:

NORTH: N

DRAWING TITLE:	LAYOUT PLAN	
SCALE: 1:500	DATE: 18.03.2019	REV. NO.:

OWNER: MR. MADAN BHASKARRAO MANEKAR AND OTHER'S ADDRESS: BHOSLA WED SHALA MAHAL, NAGPUR

SIGNATURE: M. Manekar, M. B. Manekar, Mr. M. Manekar

ARCHITECT: EKVEERA ARCHITECTS 215, Opp. Ramgiri Ground, Ashwinkar Nagar, Nagpur - 10 email: pankaj.a.kolekar@gmail.com (O): 0712 2345967, 0712 2345963

SIGNATURE: M/s Ekveera Architects Authorised Signatory