PROPOSED RESIDENTIAL LAYOUT ON KH. NO. 189/PART, P.NO.12 A, OF VILLAGE MOUZA - BHOKARA, TAH. - NAGPUR (G) , DIST -NAGPUR

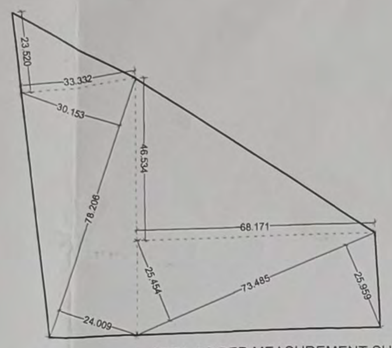
BELONGING TO :-
SMT. NEELOFR ANJUM

THROUGH P.O.A. HOLDER MR. MOHD. TANVEER ULLAH

STAMPS OF APPROVAL OF PLANS:



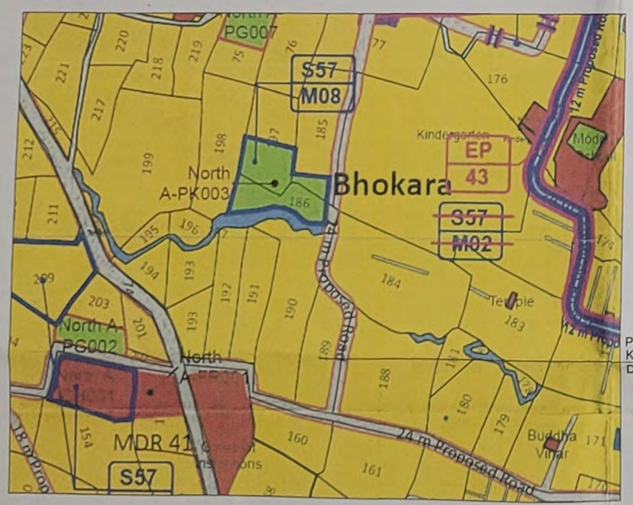
LAYOUT PLAN
SCALE - 1:500



0.5 * 23.520 * 33.332	=	391.984 SQ.M
0.5 * (30.153+24.009) * 78.206	=	2117.896 SQ.M
0.5 * 46.534 * 68.171	=	1586.1346 SQ.M
0.5 * (25.454+25.959) * 73.485	=	1889.0421 SQ.M
TOTAL	=	5985.0567 SQ.M

दुय्यम निबंधक/सहनिबंधकयांनी या अभिन्यासातील अथवा योजनेतील गाळ्यांचे/भुखंडांच्या विक्रीपत्राचे पंजीयन NMRDA ची मंजुरी आणि मुक्त पत्र (Release Letter) शिवाय करू नये

06/06/2021



1	AREA STATEMENTS :	
	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)	
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	= 6100.000 SQ.M
	B) AS PER MEASUREMENT SHEET	= 5985.056 SQ.M
	C) AS PER SITE	= 5985.056 SQ.M
2	DEDUCTIONS FOR :	
	A) PROPOSED D.P/ D.P. ROAD WIDENING	= 1676.913 SQ.M
	B) ANY D.P. RESERVATION AREA	= 0.000 SQ.M
	C) NATURAL WATER COURSE AREA	= 0.000 SQ.M
	TOTAL A+B	= 1676.913 SQ.M
3	BALANCE AREA OF PLOT (1- 2)	= 4308.143 SQ.M
4	AMENITY SPACE :	
	A) REQUIRED (5/100 * 308.143)	= 15.407 SQ.M
	B) ADJUSTMENT OF 2(A), if any	= 0.000 SQ.M
	C) BALANCE PROPOSED	= 30.000 SQ.M (0.70%)
5	NET PLOT AREA (3- 4C)	= 4278.143 SQ.M
6	RECREATIONAL OPEN SPACE :	
	A) REQUIRED	= 427.814 SQ.M
	B) PROPOSED	= 459.845 SQ.M (10.67%)
7	INTERNAL ROAD AREA	= 656.656 SQ.M (15.24%)
8	SERVICE ROAD / HIGHWAY WIDENING	= 0.000 SQ.M
9	PLOTABLE AREA	= 3111.642 SQ.M (72.23%)
10	AREA FOR E.S.S. & W.W.T.P.	= 50.000 SQ.M. (1.16%)
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS=(5/9))	= 1.374

D.P ROAD WIDENING

0.5 * (9.079 + 11.661) * 41.980	=	435.332 SQ.M
0.5 * (11.955 + 11.009) * 82.847	=	951.249 SQ.M
0.5 * (8.526 + 11.199) * 29.438	=	290.332 SQ.M
TOTAL	=	1676.913 SQ.M

OPEN SPACE

0.5 * 30.834 * 35.984		=	554.765 SQ.M
DEDUCTION OF E.S.S.	= 5 * 5	=	25.000 SQ.M
DEDUCTION OF S.T.P	= 5 * 5	=	25.000 SQ.M
DEDUCTION OF TANGENT		=	14.920 SQ.M
DEDUCTION OF AMENITY SPACE	= 6 * 5	=	30.000 SQ.M
TOTAL		=	459.845 SQ.M

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BE ME ON 05-09-20 AND THE DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS LESS THAN WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

OWNER (S) NAME AND SIGNATURE
THROUGH P.O.A. HOLDER MR. MOHD. TANVEER ULLAH

SMT. NEELOFR ANJUM

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

Er. Dhawal S. Harshe
NMRDA Lic. No. 61
NIT Lic. No. 3000
Mob. No. 9158855005

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

PLOT NO	PLOT SIZE	PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD (IF ANY SQ.M)	REMAINING PLOT AREA (B-C)	NO OF PLOTS	TOTAL AREA	BUILT UP AREA ON PRO-RATA BASIS (F *PRORATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (G*I) SQ.M
A		B	C	D	E	F	G	H	I	J
1	0.5*(20.643 + 9.649)*21.482	325.366	14.920	310.446	1	310.446	426.553	9.000	1.100	469.209
2 TO 6	9.000*18.000	162.000	0.000	162.000	5	810.000	1112.940	9.000	1.100	1224.234
7	0.5*(8.844 + 10.571)*20.666	200.615	0.000	200.615	1	200.615	275.645	9.000	1.100	303.210
8	0.5*(10.838 + 12.690)*23.797	279.948	0.000	279.948	1	279.948	384.648	9.000	1.100	423.113
9, 10	9.800*20.000	196.000	0.000	196.000	2	392.000	538.608	9.000	1.100	592.469
11	0.5*(15.955 + 6.957)*40.716	466.442	15.450	450.992	1	450.992	619.664	24.000	1.100	681.630
12	0.5*(15.406 + 18.412)*40.398	683.090	15.450	667.640	1	667.640	917.337	24.000	1.100	1009.071
					12	3111.642	4275.396			4702.935

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	REGISTRATION NO. / LICENCE NO.OF ARCH / LIC. ENG. / SUPERVISOR
16/06/2021	NE-01	1:500	DH	

LEGEND :

KHASARA BOUNDRY SHOWN IN
OPEN SPACE SHOWN IN
AMENITY SPACE SHOWN IN
INCLUSIVE HOUSING SPACE SHOWN IN
EXISTING ROAD SHOWN IN

D and D Projects
Architects, Engineers, Contractors.
Qtr. No.1/17, 80 EWS, Vishwakarma Nagar, Ridge Road, Near Ajni Police Station, Nagpur.
MB. No. - 9158855005