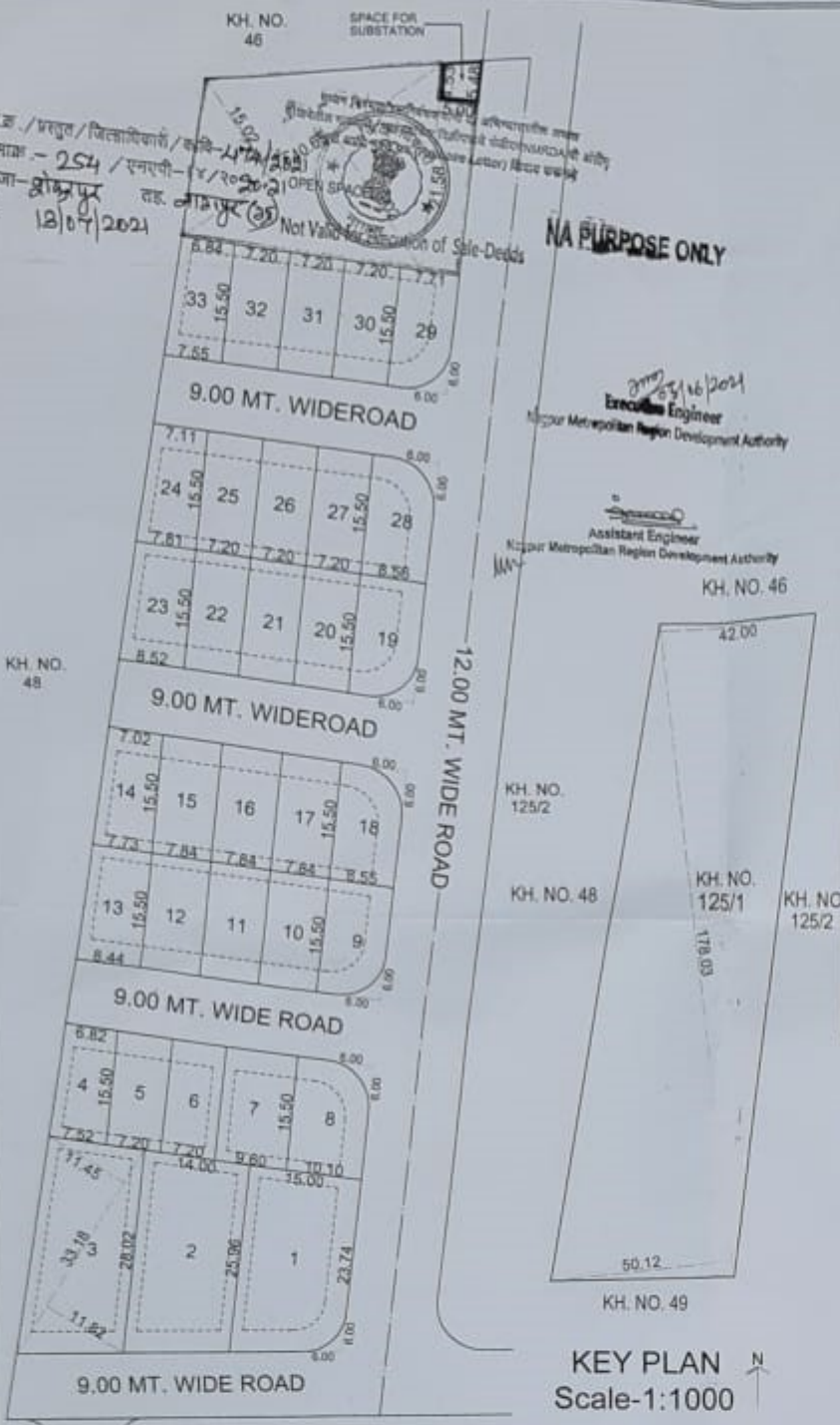
FINAL DEMARCATE RESIDENTIAL LAYOUT PLAN FOR KHASRA NO. 125/1, P.H. NO. 42, MOUZA - SHANKARPUR, TAH. NAGPUR (RURAL), DIST. NAGPUR.

BELONGING TO - SMT. SUVARNA SATISHRAO THOSAR
SMT. MEENA ARUNRAO SHEREKAR

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)		
	a) As per ownership document (7/12, CTS extract)	8200.00	
	b) as per measurment sheet	8200.00	
	c) as per site	8200.00	
		8200.00	
	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)	8200.00	100.00%
	3. Gross Area of Plot (1-2)		
	4. Recreational Open space		
	a)Required-	820.00	
	b) Proposed-	820.09	10.00%
	5. Amenity Space		
	a) Required-	-	
	b) Proposed-	-	
	6. Service road and Highway widening	-	
	7. Internal Road area	2655.78	32.38%
	8. Area under layout plots	4699.10	57.31%
	9. Net area of plot for FSI Calculations =(3-5b)	8200.00	
	10. Permissible FSI factor for layout plots = (9/8)	1.74502243	
	11. Area for inclusive housing		
	(a) required-	-	
	(b) Proposed	-	
	12. Area Under Substation		
	(a) required-	25.00	
	(b) Proposed	25.03	0.31%



KEY PLAN
Scale-1:1000

LAYOUT PLAN
(SCALE 1:500)

KH. NO. 49

TOTAL PLOT AREA CALCULATION 125/1

Plot no.	Size	Area Sqmt.	Rounding area of road (if any Sqmt.)	No.	Remaining plot area (a - d) Sqmt.	Built up area on pro-rata basis i.e. (f x pro-rata FSI factor)	Front Road width (m)	Basic FSI	Permissible Built up area on Basic FSI (g x i) Sqmt.
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
1	1/2X(23.74+25.96)X15.00	372.75	7.72	1	365.03	636.99	12.00	1.1	700.68
2	1/2X(25.96+28.02)X14.00	377.66		1	377.66	659.37	9.00	1.1	725.31
3	1/2X(11.45+11.82)X33.18	386.05		1	386.05	673.66	9.00	1.1	741.03
4	1/2X(7.52+6.82)X15.50	111.14		1	111.14	193.93	9.00	1.1	213.33
5, 6	7.20X15.50	111.60		2	223.20	389.49	9.00	1.1	428.44
7	9.60X15.50	148.80		1	148.80	259.66	9.00	1.1	285.63
8	10.10X15.50	156.55	7.72	1	148.83	259.71	12.00	1.1	285.68
9	8.55X15.50	132.53	7.72	1	124.81	217.79	12.00	1.1	239.57
10 TO 12	7.84X15.50	121.52		3	364.56	636.17	9.00	1.1	699.78
13	1/2X(8.44+7.73)X15.50	126.33		1	125.32	218.66	9.00	1.1	240.55
14	1/2X(7.73+7.02)X15.50	114.31		1	114.31	199.46	9.00	1.1	219.43
15 TO 17	7.84X15.50	121.52		3	364.56	636.17	9.00	1.1	699.78
18	8.55X15.50	132.53	7.72	1	124.81	217.79	12.00	1.1	239.57
19	8.56X15.50	132.68	7.72	1	124.96	218.06	12.00	1.1	239.86
20 TO 22	7.20X15.50	111.60		3	334.80	584.23	9.00	1.1	642.66
23	1/2X(8.52+7.81)X15.50	126.58		1	126.58	220.86	9.00	1.1	242.93
24	1/2X(7.81+7.11)X15.50	115.63		1	115.63	201.78	9.00	1.1	221.96
25 TO 27	7.20X15.50	111.60		3	334.80	584.23	9.00	1.1	642.66
28	8.56X15.50	132.68	7.72	1	124.96	218.06	12.00	1.1	239.86
29	7.71X15.50	119.51	7.72	1	111.79	195.07	12.00	1.1	214.57
30 TO 32	7.20X15.50	111.60		3	334.80	584.23	9.00	1.1	642.66
33	1/2X(8.84+7.55)X15.50	111.52		1	111.52	194.61	9.00	1.1	214.07
				33	4699.10	8200.00			

AREA UNDER OPEN SPACE	
1/2X(18.02+20.02)X40.65+	712.19
21.98X5.00	107.90
	820.09

AREA UNDER SUBSTATION	
1/2X(4.53+6.46)X5.00	25.03
	25.03

AREA UNDER TOTAL LAND	
1/2(50.12+42.0) x 178.03	8200.06
	8200.06

PROPOSED LAND 125/1



DP PLAN SHEET NO 97

Certificate of Area:
Certified that the plot under reference was surveyed by me on 15th February 2018 and the Boundaries of same viz. (1) are fixed on plan are as measured on site and the area so worked out tallies with the area stated in document of Deed/Agr. 1 F Scheme Records/ Land Records Department / City Survey records.

Signature
(Name of Architect/ Licensed Engineer/ Supervisor)

Job no.	Drawing No.	Scale	Drawn by	Checked By	Registration/ Licence no. / F.Y.
18/005	1/1	1:500	NA/MM	KA/SD	WP/1/5756

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: SIGNATURE:

SMT. SUVARNA SATISHRAO THOSAR AND OTHER'S
ADDRESS: BHOSLA WED SHALA MAHAL, NAGPUR

ARCHITECT: SIGNATURE:

EKVEERA ARCHITECTS
215, Opp. Rangli Ground, Somwarpet Nagar, Nagpur - 10
email: pankaj.a.bokde@gmail.com
(O) 0712-2340801, 0712-2340802

M/s Ekveera Architects
Authorised Signatory