

Demarcation Purpose Only

Not Valid for Execution of Sale-Deeds

युक्त प्रिन्सिपल/असिस्टन्ट एग्जिक्यूटिव इंजीनियर
महानगर नगरपालिका/मुहकमायार मन्त्रालय, नगरपालिका, नगरपालिका
भुमि आवासीय विकास विभाग (Public Works Section) नगरपालिका



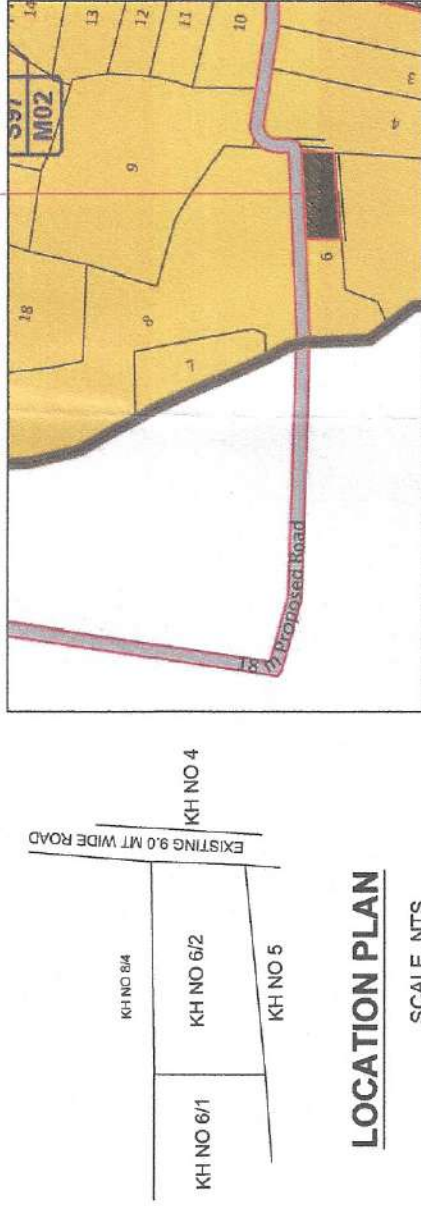
KH NO-5
SANCTIONED LAYOUT

LAY OUT PLAN

SCALE 1:500

PLOT No.	SIZE	PLOT AREA SQ.M	ROUNDING AREA OF ROAD (If ANY) (sq.m)	REMAINING PLOT AREA (sq.m)	Quantum of Pro-rata FSI to be utilised	BUILT UP AREA ON PRO-RATA BASIS (ExF)	FRONT ROAD WIDTH (m)	BASIC FSI	PERMISSIBLE B/U AREA ON BASIC FSI (GxH)(sq.m)	Nos. OF PLOTS	TOTAL AREA (sq.m)
A	B	C	D	E=(C-D)	F	G	H	I	J	K	L
1	0.5 X 23.63 X (46.23 + 47.65)	1109.19									
	0.5 X 38.13 X (9.51 + 6.85)	311.90									
	0.5 X 4.29 X (6.85 + 4.02)	23.32									
	0.5 X 3.80 X (4.02 + 0.00)	7.64									
		1452.05	11.77	1440.28	1.000	1440.28	18.00	1.1	1594.31	1	1440.28
2	0.5 X 15.50 X (8.45 + 7.52)	123.77	7.72	116.05	1.000	116.05	9.00	1.1	127.65	1	116.05
3	1 X 15.50 X 8.44	130.82		130.82	1.000	130.82	9.00	1.1	143.90	1	130.82
4	1 X 15.50 X 8.44	130.82		130.82	1.000	130.82	9.00	1.1	143.90	1	130.82
5	1 X 15.50 X 23.25	360.38	11.77	348.61	1.000	348.61	18.00	1.1	383.47	1	348.61
6	1 X 15.50 X 23.25	360.38	11.77	348.61	1.000	348.61	18.00	1.1	383.47	1	348.61
7	1 X 15.50 X 8.44	130.82		130.82	1.000	130.82	9.00	1.1	143.90	1	130.82
8	1 X 15.50 X 8.44	130.82		130.82	1.000	130.82	9.00	1.1	143.90	1	130.82
9	0.5 X 15.50 X (8.99 + 9.92)	146.55		146.55	1.000	146.55	9.00	1.1	152.72	1	138.83
10	0.5 X 72.45 X (36.57 + 34.06)	2558.57		2558.57							
	0.5 X 17.30 X (7.59 + 8.63)	140.30									
		2698.87		2698.87	1.445	3899.87	18.00	1.1	4289.86	1	2698.87
				5614.52		6815.52			7497.08	10	5614.52
					TOTAL						

PROPOSED SITE



LOCATION PLAN

SCALE NTS

DP PLAN

SCALE NTS

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. 6/2, (52/2 OLD) PH. NO. 38, MOUZA - BELTARODI, TAH.& DIST. NAGPUR(GR) BELONGS TO: MR.YASHVIRHIGH BALVANTSINGH YADAV

PROPOSED RESIDENTIAL LAYOUT ON KH NO.-6/2, P.H. NO.-38, MAUJA-BELTARODI, TAH.-NAGPUR (GR) DIST. NAGPUR

STAMPS OF APPROVAL OF PLANS:

AREA STATEMENT	(Sq.m)	
1 AREA OF LAND (minimum of A, B, C)		
A) AS PER OWNERSHIP DOCUMENT	8100.00	(Sq.m)
B) AS PER MEASUREMENT SHEET	8098.05	(Sq.m)
C) AS PER SITE	8098.05	(Sq.m)
2 DEDUCTION FOR		
A) PROPOSED D.P./D.P. ROAD WIDENING AREA	1258.780	(Sq.m)
B) ANY DP RESERVATION AREA	0.000	(Sq.m)
C) NATURAL WATER COURSE AREA	0.000	(Sq.m)
TOTAL (A+B+C)	1258.780	(Sq.m)
3 GROSS BALANCE AREA OF PLOT (1-2)	6839.270	(Sq.m)
4 AMENITY SPACE		
A) REQUIRED	0.000	(Sq.m)
B) PROPOSED	0.000	(Sq.m)
5 NET PLOT AREA (3-4B)	6839.270	100%
6 RECREATIONAL OPEN SPACE (10% OF 5)		
A) REQUIRED	683.927	10%
B) PROPOSED	684.580	10.01%
SPACE FOR ELECTRIC SUB-STATION, WASTE WATER TREATMENT & RECYCLING PLANT	50.000	0.73%
8 INTERNAL ROAD AREA	490.170	7.17%
9 SERVICE ROAD AND HIGHWAY WIDENING	0.000	
10 PLOTABLE AREA	5614.520	82.09%
11 NET AREA OF PLOTS FOR FSI CALCULATIONS=(3-4B)	6839.270	
PERMISSIBLE PRO-RATA FACTOR FOR FSI		
12 CALCULATION ON LAYOUTPLOTS (as per clause no.24.9(i) of DCPR, NMRDA) = (5/10)	1.218	

Certificate of Area

Area STATEMENT

Certified that the plot under reference was surveyed by me on / / 2021 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in the document of Ownership/T.P Scheme records/Land Records Department/City Survey Records.

Signature SAMIR V. SANDE BE (CIVIL) NMRDA/53/70

Name of Architect/Licensed Engineer SAMIR V. SANDE BE (CIVIL) NMRDA/53/70

OWENER'S SIGN

MR. YASHVIRHIGH BALVANTSINGH YADAV

ENGINEER'S SIGN

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