GOOGLE EARTH IMAGE

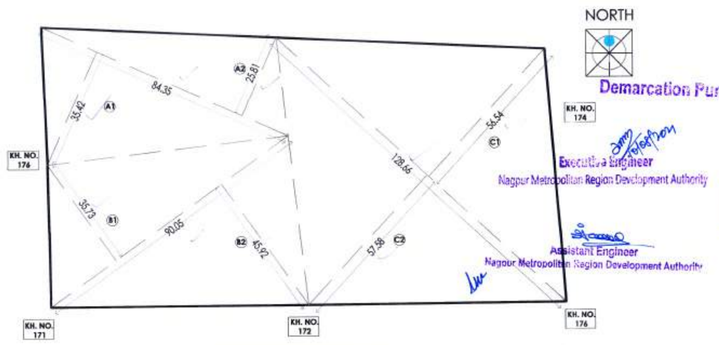
DP PLAN

AREA UNDER ROAD WIDENING

NAME/NO.	DIMENSION/SIZE	AREA (sq.m.)	TANGENT DEDUCTION	TOTAL AREA
X1	1/2X5.97X54.89	163.85	0.00	163.85
X2	1/2X1.79X54.89	49.13	0.00	49.13
X3	1/2X1.79X78.39	70.16	0.00	70.16
X4	1/2X2.75X78.39	107.79	0.00	107.79
X5	1/2X2.77X12.06	16.70	0.00	16.70
X6	1/2X2.92X12.06	17.61	0.00	17.61
X7	1/2X2.82X20.81	29.34	0.00	29.34
X8	1/2X3.06X20.81	31.84	0.00	31.84
TOTAL		486.41		486.41

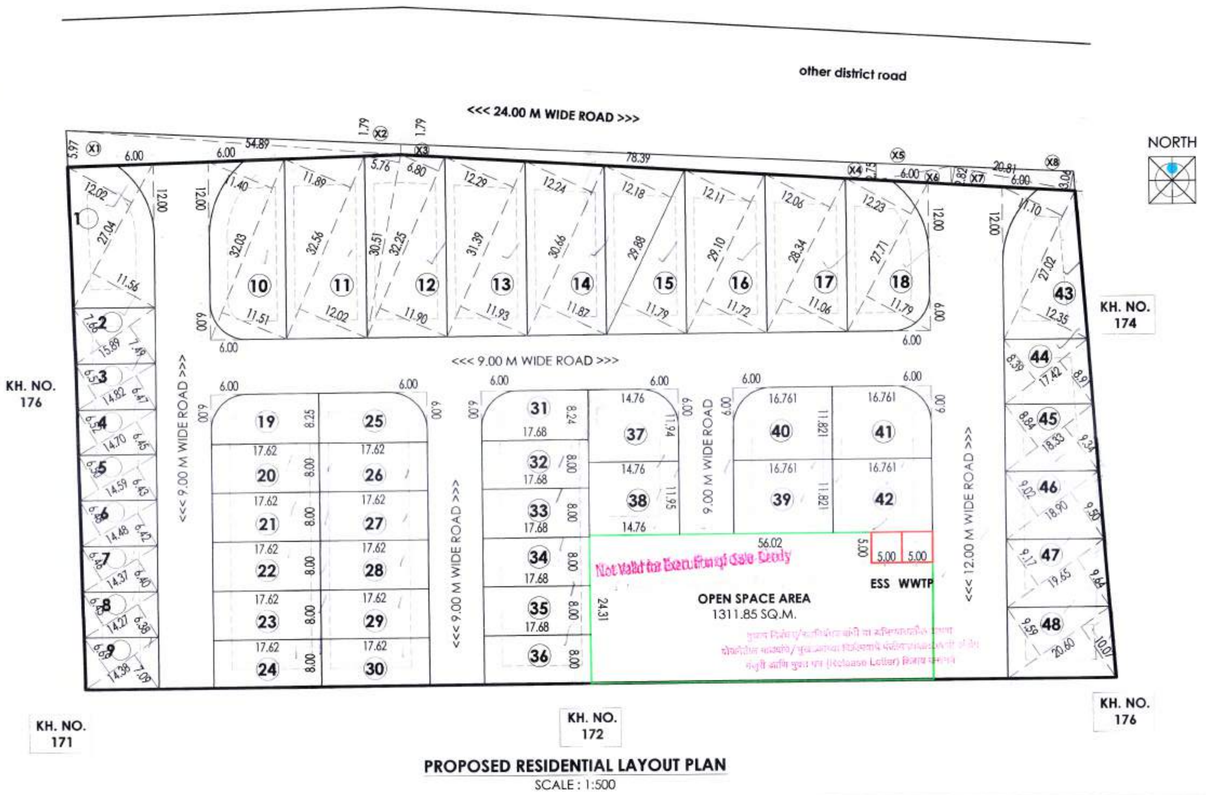
LAND AREA CALCULATION

NAME/NO.	DIMENSION/SIZE	AREA (sq.m.)
1	1/2X35.42X84.35	1493.85
2	1/2X25.81X84.35	1088.54
3	1/2X35.73X90.05	1608.74
4	1/2X45.92X90.05	2067.55
5	1/2X56.54X128.66	3637.21
6	1/2X57.58X128.66	3704.12
TOTAL		13600.00



KEY PLAN FOR LAND
SCALE : 1000

PLOT NAME/NO.	DIMENSION/SIZE	AREA	TANGENT DEDUCTIONS	NET AREA
OPEN SPACE	56.02 X 24.31	1361.85	0.00	1361.85
AREA UNDER WWTP	5.00 X 5.00	0.00	0.00	25.00
AREA UNDER ESS	5.00 X 5.00	0.00	0.00	25.00
DEDUCTING AREA OF WWTP & ESS FROM OPEN SPACE		1361.85-25.00-25.00		1311.85



PROPOSED RESIDENTIAL LAYOUT PLAN
SCALE : 1:500

PLOT NAME /NO	DIMENSION /SIZE	AREA	TANGENT DEDU.	NET AREA	PRO RATA FSI FACTOR	FRONT ROAD WIDTH IN M	BASIC FSI	PERM. B/UP AREA AS PER PRO RATA FSI
a	b	c	d	e=(c-d)	f=e*1.435	g	h	i = f x h
1	1/2X12.02X27.04 + 1/2X11.56X27.04	318.80	14.92	303.88	436.07	24.00	1.10	479.67
2	1/2X7.66X15.89 + 1/2X7.49X15.89	120.37	0.00	120.37	172.73	9.00	1.10	190.00
3	1/2X6.57X14.82 + 1/2X6.47X14.82	96.63	0.00	96.63	138.66	9.00	1.10	152.53
4	1/2X6.52X14.70 + 1/2X6.45X14.70	95.33	0.00	95.33	136.80	9.00	1.10	150.48
5	1/2X6.50X14.59 + 1/2X6.43X14.59	94.32	0.00	94.32	135.35	9.00	1.10	148.88
6	1/2X6.48X14.48 + 1/2X6.42X14.48	93.40	0.00	93.40	134.03	9.00	1.10	147.43
7	1/2X6.46X14.37 + 1/2X6.40X14.37	92.40	0.00	92.40	132.59	9.00	1.10	145.85
8	1/2X6.45X14.27 + 1/2X6.38X14.27	91.54	0.00	91.54	131.36	9.00	1.10	144.50
9	1/2X6.69X14.38 + 1/2X7.09X14.38	99.08	0.00	99.08	142.18	9.00	1.10	156.40
10	1/2X11.40X32.03 + 1/2X11.51X32.03	366.90	22.64	344.26	494.01	24.00	1.10	543.41
11	1/2X11.89X32.56 + 1/2X12.02X32.56	389.25	0.00	389.25	558.57	24.00	1.10	614.43
12	1/2X5.76X30.51 + 1/2X6.80X32.25 + 1/2X11.90X32.25	389.41	0.00	389.41	558.80	24.00	1.10	614.68
13	1/2X12.29X31.39 + 1/2X11.93X31.39	380.13	0.00	380.13	545.49	24.00	1.10	600.04
14	1/2X12.24X30.66 + 1/2X11.87X30.66	369.61	0.00	369.61	530.39	24.00	1.10	583.43
15	1/2X12.18X29.88 + 1/2X11.79X29.88	358.11	0.00	358.11	513.89	24.00	1.10	565.28
16	1/2X12.11X29.10 + 1/2X11.72X29.10	346.73	0.00	346.73	497.56	24.00	1.10	547.31
17	1/2X12.06X28.34 + 1/2X11.06X28.34	327.61	0.00	327.61	470.12	24.00	1.10	517.13
18	1/2X12.23X27.71 + 1/2X11.79X27.71	332.79	22.64	310.15	445.07	24.00	1.10	489.57
19	8.25X17.62	145.37	7.72	137.65	197.53	9.00	1.10	217.28
20	8.00X17.62	140.96	0.00	140.96	202.28	9.00	1.10	222.51
21	8.00X17.62	140.96	0.00	140.96	202.28	9.00	1.10	222.51
22	8.00X17.62	140.96	0.00	140.96	202.28	9.00	1.10	222.51
23	8.00X17.62	140.96	0.00	140.96	202.28	9.00	1.10	222.51
24	8.00X17.62	140.96	0.00	140.96	202.28	9.00	1.10	222.51
25	8.25X17.62	145.37	7.72	137.65	197.53	9.00	1.10	217.28
26	8.00X17.62	140.96	0.00	140.96	202.28	9.00	1.10	222.51
27	8.00X17.62	140.96	0.00	140.96	202.28	9.00	1.10	222.51
28	8.00X17.62	140.96	0.00	140.96	202.28	9.00	1.10	222.51
29	8.00X17.62	140.96	0.00	140.96	202.28	9.00	1.10	222.51
30	8.00X17.62	140.96	0.00	140.96	202.28	9.00	1.10	222.51
31	8.24X17.68	145.68	7.72	137.96	197.97	9.00	1.10	217.77
32	8.00X17.68	141.44	0.00	141.44	202.97	9.00	1.10	223.26
33	8.00X17.68	141.44	0.00	141.44	202.97	9.00	1.10	223.26
34	8.00X17.68	141.44	0.00	141.44	202.97	9.00	1.10	223.26
35	8.00X17.68	141.44	0.00	141.44	202.97	9.00	1.10	223.26
36	8.00X17.68	141.44	0.00	141.44	202.97	9.00	1.10	223.26
37	11.94X14.76	176.23	7.72	168.51	241.81	9.00	1.10	265.99
38	11.95X14.76	176.38	0.00	176.38	253.11	9.00	1.10	278.42
39	16.761X11.821	198.13	0.00	198.13	284.32	9.00	1.10	312.75
40	16.761X11.821	198.13	7.72	190.41	273.24	9.00	1.10	300.57
41	16.761X11.821	198.13	7.72	190.41	273.24	9.00	1.10	300.56
42	16.761X11.821	198.13	0.00	198.13	284.32	9.00	1.10	312.75
43	1/2X11.10X27.02 + 1/2X12.35X27.02	316.81	14.92	301.89	433.21	24.00	1.10	476.53
44	1/2X8.39X17.42 + 1/2X8.91X17.42	150.68	0.00	150.68	216.23	12.00	1.10	237.85
45	1/2X8.84X18.33 + 1/2X9.34X18.33	166.62	0.00	166.62	239.10	12.00	1.10	263.01
46	1/2X9.02X18.90 + 1/2X9.50X18.90	175.01	0.00	175.01	251.14	12.00	1.10	276.25
47	1/2X9.17X19.65 + 1/2X9.64X19.65	184.81	0.00	184.81	265.20	12.00	1.10	291.72
48	1/2X9.59X20.60 + 1/2X10.07X20.60	202.50	0.00	202.50	290.59	12.00	1.10	319.65
TOTAL AREA UNDER PLOTS		9257.20	121.44	9135.76	13109.81			14420.79

PLAN SHOWING REVISED RESIDENTIAL LAYOUT ON KHASRA NO. 175 OF MOUZA JAMTHA ,TAH. NAGPUR (gramin), DIST. NAGPUR.

DWG SHEET No.

BELONGING TO -

M/s. AMPLE MERCANTILE Pvt. Ltd.
DIR. : Mr.RAMDEV PRALHADRAI AGRAWAL

PREVIOUS SANCTION CASE No. :

STAMPS OF APPROVAL OF PLANS :

A — AREA STATEMENT

			AREA	UNIT
1	AREA OF PLOT (Min. area of a,b,c to be considered)		13600.00	sq.m.
	a) as per ownership documents (7/12,CTS extract)		13600.00	sq.m.
	b) as per measurement sheet		13600.00	sq.m.
	c) as per site		13600.00	sq.m.
2	Deductions for			
	a) Proposed D.P./D.P. road widening area		486.41	sq.m.
	b) Any D.P. reservations area		0.00	sq.m.
	Total (a+b)		486.41	sq.m.
3	Balance area of plot (1-2)		13113.59	sq.m.
4	Amenity Space (if applicable)			
	a) Required :		0.00	sq.m.
	b) Adjustment of 2(b), if any :			
	c) Balance Proposed :		0.00	sq.m.
5	Net Plot Area (3-4(c))		13113.59	sq.m.
6	Recreational open space (if applicable)			
	a) Required :	10.00%	1311.36	sq.m.
	b) Proposed :	10.00%	1311.85	sq.m.
7	Internal Road area :	19.95%	2615.99	sq.m.
8	Service Road and Highway Widening			
9	Plotable Area	69.67%	9135.75	sq.m.
10	Pro-rata factor for FSI calculation on layout plots = (5/9)		1.435	
11	Area under WWTP & ESS	0.38%	50.00	

AREA STATEMENT -

Certificate of Area:
Certified that the plot under reference was surveyed by me on _____ 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 document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.
Signature -

(Name of Architect) - Ar.ADITYA INDURKAR

INDEX: -
1 PLOT BOUNDARY AS PER K-PRAT SHOWN IN -
2 AMENITY SPACE SHOWN IN -
3 OPEN SPACE SHOWN IN -
4 132.00 Kv H.T. LINE SHOWN IN -
5 PERMISSIBLE BUILDING LINES SHOWN IN -

ISSUED FOR : STUDY ■ TENDER ☐ SANCTION ☐

DATE : 29.01.2021 | R1 : 09.03.2021
REV .DATE : 18.02.2021 | R2 : 16.04.2021
SCALE : 1:250 | R3 : 25.06.2021
UNITS : METER | DELT BY - Mohit | CHKD BY - Alok

01

DRAWING NAME -
PROPOSED RESIDENTIAL LAYOUT PLAN

OWNER SIGNATURES :
M/s. AMPLE MERCANTILE Pvt. Ltd.
DIR : Mr.RAMDEV PRALHADRAI AGRAWAL

SIGNATURE -

AMPLE MERCANTILE PVT. LTD. NAGPUR

ARCHITECT -

Ar. Aditya Indurkar
COA/2010/50537
NMC/R- 587
NIT- 2449

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