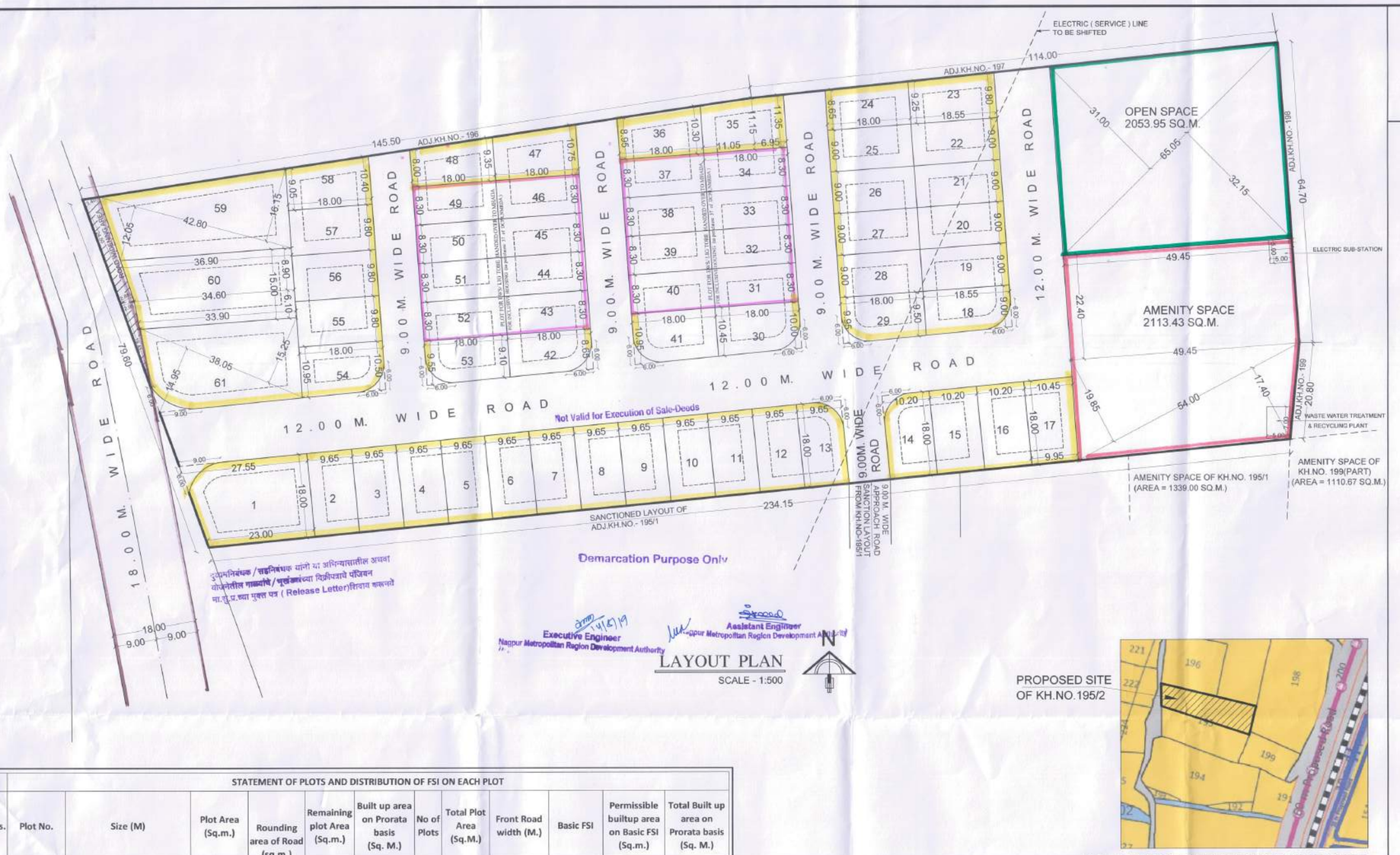
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO- 195/2, P. H. NO.- 48, MOUZA - JAMTHA, TAL.- NAGPUR (GRAMIN), DIST. - NAGPUR

BELONGING TO :- 1) SHRI. RAMDEO PRALHADRAO AGRAWAL,
2) SMT. ANJUM MURAD KHETANI.



LAYOUT PLAN
SCALE - 1:500

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

PROPOSED SITE OF KH.NO.195/2

D.P. PLAN SHOWING PROPOSED SITE

SHEET NO. 110

SCALE - NTS

PROFORMA - I AREA STATEMENT				
1	AREA OF LAND OF KH.NO. 195/2 (Minimum area of a,b,c, to be considered)	20530.89	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	21500.00	SQ.M.	(2.15 H)
	b) AS PER MEASURMENT SHEET	20530.89	SQ.M.	
	c) AS PER SITE	20530.89	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a) PROPOSED D.P./ D.P. ROAD WIDENING AREA	0.00	SQ.M.	
	b) ANY D.P. RESERVATION AREA	0.00	SQ.M.	
	c) NATURAL WAETR COURSE AREA	0.00	SQ.M.	
	TOTAL (a+b+c)	0.00	SQ.M.	
3	GROSS AREA OF PLOT (1 - 2)	20530.89	SQ.M.	100%
4	RECREATIONAL OPEN SPACE			
	a) REQUIRED	2053.09	SQ.M.	
	b) PROPOSED	2053.95	SQ.M.	10.01%
5	AMENITY SPACE			
	a) REQUIRED	2053.09	SQ.M.	
	b) PROPOSED	2113.43	SQ.M.	10.29%
6	SERVICE ROAD & HIGHWAY WIDENING	0.00	SQ.M.	0.00%
7	INTERNAL ROAD AREA & ROAD WIDENING AREA	4778.523	SQ.M.	23.27%
8	AREA UNDER LAYOUT PLOTS	11584.981	SQ.M.	56.43%
9	NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (3 - 5b)	18417.46	SQ.M.	
10	PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (9 / 8) (as per clause no. 24.9 (i) of DCPR, NMRDA)	1.589	SQ.M.	
11	AREA UNDER INCLUSIVE HOUSING			
	a) REQUIRED (20% of 8)	2316.99	SQ.M.	
	b) PROPOSED	2390.40	SQ.M.	20.63%

Plot No.	Area	(Sq.m.)	NO. OF PLOTS	% OF EWS / LIG PLOTS OF NET PLOTABLE AREA 11584.981 SQ.M.
31 TO 34 37 TO 40 43 T O 46 49 TO 52	2390.40		16	20.63%
TOTAL	2390.40		16	

CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 22/05/2019 and the dimensions of sides etc. of plots 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.

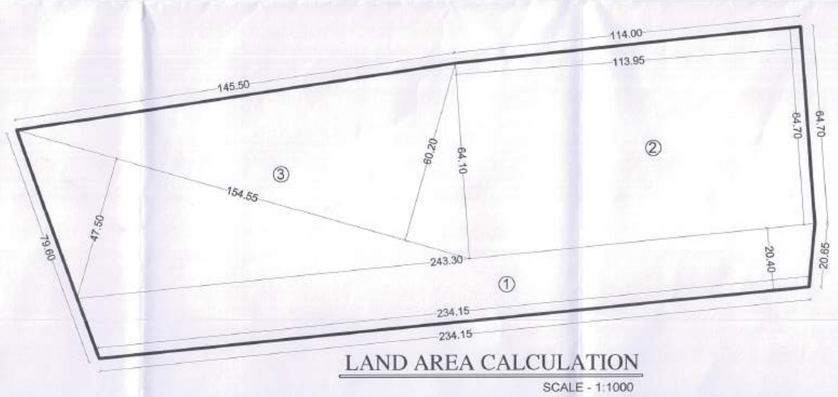
UMESH M. LAMGE
B. Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg. No. CA/95/18907
NMC Lic. No. : B-90
NIT Lic. No. : 865
ARCHITECT'S SIGN.

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	Built up area on Prorata basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI	Permissible builtup area on Basic FSI (Sq.m.)	Total Built up area on Prorata basis (Sq. M.)
	A	B	C	D	E=(C-D)	F=(E*1.589)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(27.55 + 23.00) X 18.00	454.95	11.77	443.18	704.2130	1	443.18	18.00	1.10	774.6343	704.2130
2	2 TO 12	9.65 X 18.00	173.70		173.70	276.0093	11	1910.70	12.00	1.10	303.6102	3036.1023
3	13	9.65 X 18.00	173.70	7.72	165.98	263.7422	1	165.98	12.00	1.10	290.1164	263.7422
4	14	10.20 X 18.00	183.60	7.72	175.88	279.4733	1	175.88	12.00	1.10	307.4207	279.4733
5	15, 16	10.20 X 18.00	183.60		183.60	291.7404	2	367.20	12.00	1.10	320.9144	583.4808
6	17	1/2(10.45 + 9.95) X 18.00	183.60		183.60	291.7404	1	183.60	12.00	1.10	320.9144	291.7404
7	18	1/2(9.00 + 9.50) X 18.55	171.59	7.72	163.87	260.3855	1	163.87	12.00	1.10	286.4240	260.3855
8	19 TO 22	9.00 X 18.55	166.95		166.95	265.2836	4	667.80	12.00	1.10	291.8119	1061.1342
9	23	1/2(9.80 + 9.25) X 18.55	176.69		176.69	280.7584	1	176.69	12.00	1.10	308.8343	280.7584
10	24	1/2(9.25 + 8.65) X 18.00	161.10		161.10	255.9879	1	161.10	9.00	1.10	281.5867	255.9879
11	25 TO 28	9.00 X 18.00	162.00		162.00	257.4180	4	648.00	9.00	1.10	283.1598	1029.6720
12	29	1/2(9.95 + 9.50) X 18.00	175.05	7.72	167.33	265.8874	1	167.33	12.00	1.10	292.4761	265.8874
13	30	1/2(10.45 + 10.00) X 18.00	184.05	7.72	176.33	280.1884	1	176.33	12.00	1.10	308.2072	280.1884
14	31 TO 34 37 TO 40 43 T O 46 49 TO 52	8.30 X 18.00	149.40		149.40	237.3966	16	2390.40	9.00	1.10	261.1363	3798.3456
15	35	1/2(11.35 + 11.15) X 6.95 + 1/2(11.15 + 10.30) X 11.05	196.69		196.69	312.5404	1	196.69	9.00	1.10	343.7945	312.5404
16	36	1/2(10.30 + 8.95) X 18.00	173.25		173.25	275.2943	1	173.25	9.00	1.10	302.8237	275.2943
17	41	1/2(10.95 + 10.45) X 18.00	192.60	7.72	184.88	293.7743	1	184.88	12.00	1.10	323.1518	293.7743
18	42	1/2(8.65 + 9.10) X 18.00	159.75	7.72	152.03	241.5757	1	152.03	12.00	1.10	265.7332	241.5757
19	47	1/2(10.75 + 9.35) X 18.00	180.90		180.90	287.4501	1	180.90	9.00	1.10	316.1951	287.4501
20	48	1/2(9.35 + 8.00) X 18.00	156.15		156.15	248.1224	1	156.15	9.00	1.10	272.9346	248.1224
21	53	1/2(9.10 + 9.55) X 18.00	167.85	7.72	160.13	254.4466	1	160.13	12.00	1.10	279.8912	254.4466
22	54	1/2(10.50 + 10.95) X 18.00	193.05	7.72	185.33	294.4894	1	185.33	12.00	1.10	323.9383	294.4894
23	55 TO 57	9.80 X 18.00	176.40		176.40	280.2996	3	529.20	9.00	1.10	308.3296	840.8988
24	58	1/2(10.40 + 9.05) X 18.00	175.05		175.05	278.1545	1	175.05	9.00	1.10	305.9699	278.1545
25	59	1/2(16.15 + 12.05) X 42.80	603.48		603.48	958.9297	1	603.48	18.00	1.10	1054.8227	958.9297
26	60	1/2(36.90 + 34.60) X 8.90 + 1/2(34.60 + 33.90) X 6.10	527.09		527.09	837.5460	1	527.09	18.00	1.10	921.3006	837.5460
27	61	1/2(15.25 + 14.95) X 38.05	574.56	11.77	562.79	894.2654	1	562.79	18.00	1.10	983.6919	894.2654
	TOTAL						61	11584.981				18408.5988

LAND AREA CALCULATION		
1)	1/2(234.15 + 243.30) X 20.40	4869.99
2)	1/2(64.70 + 64.10) X 113.95	7338.38
3)	1/2(60.20 + 47.50) X 154.55	8322.52
TOTAL		20530.89

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE	1/2(31.00 + 32.15) X 65.05	2053.95		2053.95	2053.95
AMENITY SPACE	49.45 X 22.40 + 1/2(17.40 + 19.85) X 54.00	2113.43		2113.43	2113.43
18.00 M. ROAD WIDENING AREA	1/2(3.40 + 2.85) X 24.50 + 1/2(2.95 X 19.45)	105.24		105.24	105.24



LAND AREA CALCULATION
SCALE - 1:1000

NOTE: -
- x AREA UNDER LAYOUT SHOWN THUS
- x AREA UNDER OPEN SPACE SHOWN THUS
- x AREA UNDER AMENITY SPACE SHOWN THUS
- x RESIDENTIAL PLOTS SHOWN THUS
- x APPROACH ROAD SHOWN THUS
- x PLOTS MHADA FOR INCLUSIVE / AFFORDABLE PLOTS (as per clause 37 of DCPR,NMRDA) SHOWN THUS

OWNER'S SIGN :

1) SHRI. RAMDEO PRALHADRAO AGRAWAL,

2) SMT. ANJUM MURAD KHETANI.

ARCHITECT'S SIGN :

UMESH M. LAMGE
B. Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg. No. CA/95/18907
NMC Lic. No. : B-90
NIT Lic. No. : 865

UMESH M. LAMGE
B. ARCH.
ARCHITECT & INTERIOR DESIGNER
FIFTH FLOOR, DAYA CHAMBERS,
AJNI SQ., WARDHA ROAD, NAGPUR

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