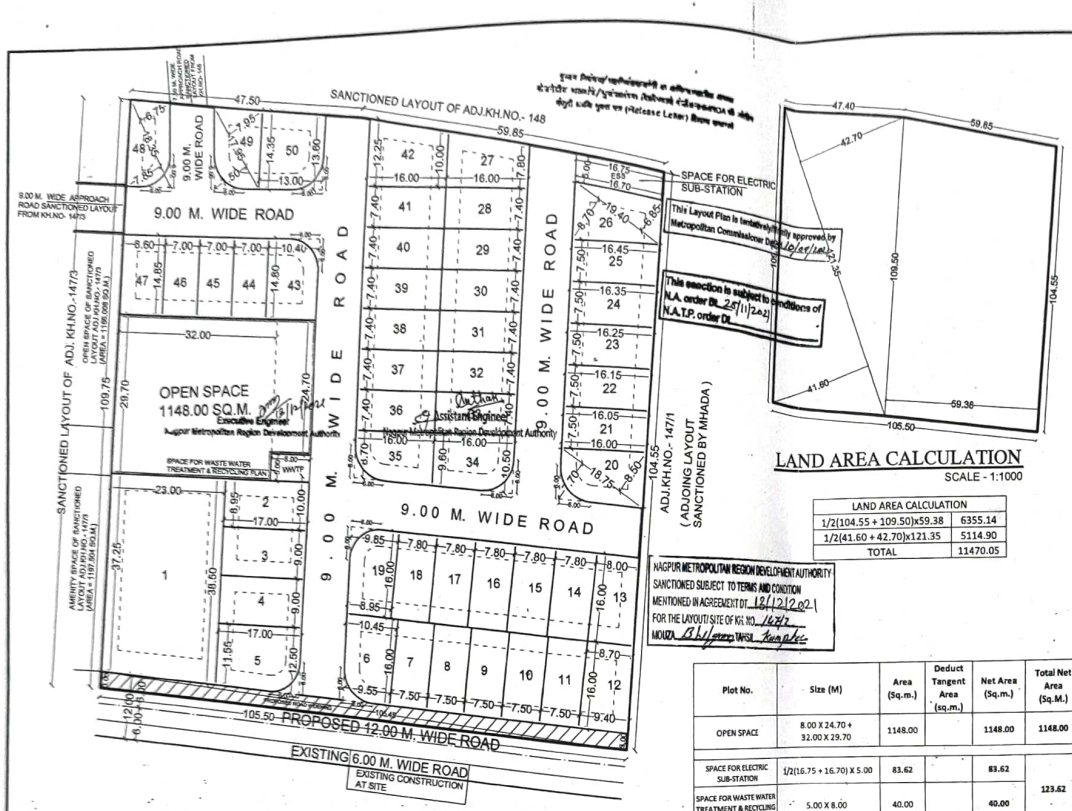
FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH.NO. - 147/2, P.H. NO. - 15, MOUZA - BHILGAON, TAH. - KAMTHEE, DIST. - NAGPUR.

BELONGING TO :- 1)SHRI.JASMEET SINGH AMARJIT SINGH BHATIA
2)SHRI. MANDEEP SINGH AMARJIT SINGH BHATIA
3)SHRI.JASDEEP KAUR AMARJIT SINGH BHATIA
4)SHRI.GURUJEET KAUR AMARJIT SINGH BHATIA



LAND AREA CALCULATION
SCALE - 1:1000

LAND AREA CALCULATION	
1/2(104.55 + 109.50)x59.38	6355.14
1/2(41.60 + 42.70)x121.35	5114.90
TOTAL	11470.05

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
MENTIONED IN AGREEMENT DT. 18/12/2021
FOR THE LAYOUT/I SITE OF KH. NO. 147/2
MOUZA Bhilgaon TAHSIL Kamptee

LAYOUT PLAN
SCALE - 1:500

N

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE	8.00 X 24.70 + 32.00 X 29.70	1148.00		1148.00	1148.00
SPACE FOR ELECTRIC SUB-STATION	1/2(16.75 + 16.70) X 5.00	83.62		83.62	123.62
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	5.00 X 8.00	40.00		40.00	
PROPOSED 12.00 M. WIDE ROAD WIDENING AREA	1/2(3.00 + 3.00) X 105.45	316.35		316.35	316.35

PROFORMA - I
AREA STATEMENT

1	AREA OF LAND OF KH.NO. 147/2 (Minimum area of a,b,c, to be considered)	11470.05	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	12100.00	SQ.M.	(1.21 H)
	b) AS PER MEASURMENT SHEET	11470.05	SQ.M.	
	c) AS PER SITE	11470.05	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a) PROPOSED D.P./D.P. ROAD AREA	0.00	SQ.M.	
	b) ANY D.P. RESERVATION AREA	0.00	SQ.M.	
	c) NATURAL WATER COURSE AREA	0.00	SQ.M.	
	TOTAL (a+b+c)	0.00	SQ.M.	
3	BALANCE AREA OF PLOT (1 - 2)	11470.05	SQ.M.	100%
4	AMENITY SPACE			
	a) REQUIRED	NIL	SQ.M.	
	b) PROPOSED	NIL	SQ.M.	
	c) PROPOSED	NIL	SQ.M.	
5	NET PLOT AREA (3-4C)	11470.05	SQ.M.	
6	RECREATIONAL OPEN SPACE			
	a) REQUIRED	1147.00	SQ.M.	10.00%
	b) PROPOSED	1148.00	SQ.M.	10.00%
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (40.00 + 83.62)	123.62	SQ.M.	1.08%
8	INTERNAL ROAD AREA	2591.09	SQ.M.	22.59%
9	PROPOSED 12.00 M. WIDE ROAD WIDENING AREA	316.35	SQ.M.	2.76%
10	PLOTABLE AREA	7290.99	SQ.M.	63.57%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.5731	SQ.M.	

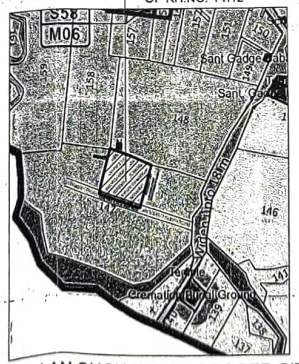
CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 11 / 05 / 2021 and the dimensions of sides etc. of plots stated on plan are as measured on site and the area so worked out tallies with the area as per document of ownership / T.P. Scheme records / Land records Department / City Survey records.

UMESH M. LAMGE
B.Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg.No. CA/95/18907
NMC Lic No.: R-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=[I*1.5731]	G	H=E*G	I	J	K=E*J	L=F*G
1	1	1/2(37.25 + 38.50) X 23.00	871.12		871.12	1370.36	1	871.12	12.00	1.10	1507.39	1370.36
2	2	1/2(8.95 + 10.00) X 17.00	161.07		161.07	253.38	1	161.07	9.00	1.10	278.72	253.38
3	3, 4	9.00 X 17.00	153.00		153.00	240.68	2	306.00	9.00	1.10	264.75	481.37
4	5	1/2(11.55 + 12.50) X 17.00	204.42	7.72	196.70	309.43	1	196.70	12.00	1.10	340.37	309.43
5	6	1/2(9.55 + 10.45) X 16.00	160.00	7.72	152.28	239.55	1	152.28	12.00	1.10	263.51	239.55
6	7 TO 11	7.50 X 16.00	120.00		120.00	188.77	5	600.00	12.00	1.10	207.65	943.86
7	12	1/2(9.40 + 8.70) X 16.00	144.80		144.80	227.78	1	144.80	12.00	1.10	250.56	227.78
8	13	1/2(8.00 + 8.70) X 16.00	133.60		133.60	210.17	1	133.60	9.00	1.10	231.18	210.17
9	14 TO 18	7.80 X 16.00	124.80		124.80	196.32	5	624.00	9.00	1.10	215.96	981.61
10	19	1/2(8.95 + 9.85) X 16.00	150.40		150.40	236.59	1	150.40	9.00	1.10	260.25	236.59
11	20	1/2(8.50 + 7.70) X 18.75	151.87	7.72	144.15	226.76	1	144.15	9.00	1.10	249.44	226.76
12	21	1/2(16.05 + 16.00) X 7.50	120.38		120.38	189.06	1	120.38	9.00	1.10	207.96	189.06
13	22	1/2(16.35 + 16.05) X 7.50	120.75		120.75	189.95	1	120.75	9.00	1.10	208.95	189.95
14	23	1/2(16.26 + 16.15) X 7.50	121.50		121.50	191.13	1	121.50	9.00	1.10	210.24	191.13
15	24	1/2(16.35 + 16.25) X 7.50	122.25		122.25	192.31	1	122.25	9.00	1.10	211.54	192.31
16	25	1/2(16.45 + 16.35) X 7.50	123.00		123.00	193.49	1	123.00	9.00	1.10	212.84	193.49
17	26	1/2(6.85 + 8.70) X 19.40	150.83		150.83	237.27	1	150.83	9.00	1.10	261.00	237.27
18	27	1/2(7.80 + 10.00) X 16.00	142.40		142.40	224.01	1	142.40	9.00	1.10	246.41	224.01
19	28 TO 33 36 TO 41	7.40 X 16.00	118.40		118.40	186.26	12	1420.80	9.00	1.10	204.88	2235.06
20	34	1/2(10.50 + 9.60) X 16.00	160.80	7.72	153.08	240.81	1	153.08	9.00	1.10	264.89	240.81
21	35	1/2(8.70 + 9.60) X 16.00	146.40	7.72	138.68	218.16	1	138.68	9.00	1.10	239.97	218.16
22	42	1/2(10.00 + 12.25) X 16.00	178.00		178.00	280.01	1	178.00	9.00	1.10	308.01	280.01
23	43	10.40 X 14.80	153.92	7.72	146.20	229.99	1	146.20	9.00	1.10	252.99	229.99
24	44 TO 46	7.00 X 14.80	103.60		103.60	162.97	3	310.80	9.00	1.10	179.27	488.92
25	47	8.60 X 14.80	127.28		127.28	200.22	1	127.28	9.00	1.10	220.25	200.22
26	48	1/2(6.75 + 7.85) X 18.35	133.95	7.72	126.23	198.57	1	126.23	9.00	1.10	218.43	198.57
27	49	1/2(7.50 + 7.95) X 17.95	138.66	7.72	130.94	205.98	1	130.94	9.00	1.10	226.58	205.98
28	50	1/2(14.35 + 13.60) X 13.00	181.67	7.72	173.95	273.64	1	173.95	9.00	1.10	301.00	273.64
		TOTAL					50	7290.99				11469.46

PROPOSED SITE OF KH.NO. 147/2



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 58
SCALE - NTS

NOTE:-
- AREA UNDER LAYOUT SHOWN THUS
- AREA UNDER OPEN SPACE SHOWN THUS
- RESIDENTIAL PLOTS SHOWN THUS
- APPROACH ROAD SHOWN THUS

OWNER'S SIGN :	ARCHITECT'S SIGN :
1)SHRI.JASMEET SINGH AMARJIT SINGH BHATIA	UMESH M. LAMGE B.Arch. (Hons) ARCHITECTS & INTERIOR DESIGNERS Reg.No. CA/95/18907 NMC Lic No.: R-90 NIT Lic No.: 865
2)SHRI. MANDEEP SINGH AMARJIT SINGH BHATIA	
3)SHRI.JASDEEP KAUR AMARJIT SINGH BHATIA	UMESH M. LAMGE B. ARCH. ARCHITECT & INTERIOR DESIGNER FIFTH FLOOR, DAYA CHAMBERS, AJNI SQ., WARDHA ROAD, NAGPUR
4)SHRI.GURUJEET KAUR AMARJIT SINGH BHATIA	

8045