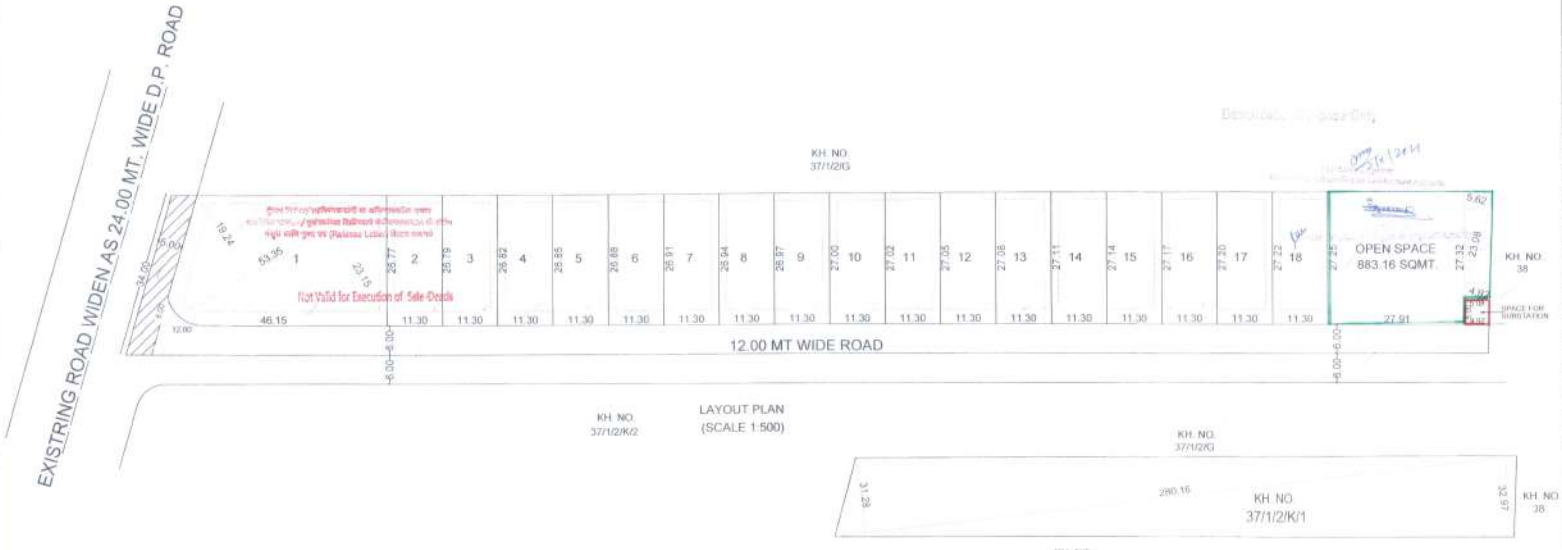
PROPOSED RESIDENTIAL LAYOUT PLAN FOR KHASRA NO. 37/1/2/K/1

P.H. NO. 42, MOUZA - SHANKARPUR, TAH. NAGPUR (RURAL), DIST. NAGPUR.

BELONGING TO - SHRI. PANKAJ CHANDRAKANT WAGHMARE



DP PLAN SHEET NO 97

KEY PLAN
Scale-1:1000

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)	9000.00	
	(a) As per ownership document (7/12, CTS extract)	9000.00	
	(b) as per measurement sheet	9000.00	
	(c) as per site	9000.00	
	2. Deduction for		
	(a) Proposed D.P/D.P.Road widending Area	170.00	
	(b) Any D.P. Reservation area		
	(c Natural water course area		
	(Total a+b)	8830.00	100.00%
	3. Gross Area of Plot (1-2)		
	4. Recreational Open space		
	a)Required	883.00	
	b) Proposed	883.15	10.00%
	5. Amenity Space		
	a) Required	-	
	b) Proposed	-	
	6. Service road and Highway widening	-	
	7. Internal Road area	1617.51	18.32%
	8. Area under layout plots	6304.34	71.40%
	9. Net area of plot for FSI Calculations =(3-5b)	8830.00	
	10. Permissible FSI factor for layout plots = (9/8)	1.400622	
	11. Area for inclusive housing		
	(a) required	-	
	(b) Proposed	-	
	12. Area Under Substation		
	(a) required	25.00	
	(b) Proposed	25.00	0.28%

PLOT NO	SIZE	AREA SQMT.	ROUNDING AREA OF ROAD(IF ANY SQMT)	REMAINING PLOT AREA SQMT. (c-d)	NO.	TOTAL PLOT AREA (c-d X f)	Built up area on pro-rata basic i.e. (g x pro-rata FSI factor)	Front Road Width mt.	Basos FSI	Permissible Built up area on Basis FSI (h x j)) Sqmt.
A	B	C	D	E	F	G	H	I	J	K
1	1/2X(19.24+23.15)X53.35	1130.75	14.92	1115.83	1	1115.83	1562.86	24	1.1	1719.15
2	1/2X(26.77+26.79)X11.30	302.61		302.61	1	302.61	423.85	12	1.1	466.23
3	1/2X(26.79+26.82)X11.30	302.90		302.90	1	302.90	424.24	12	1.1	466.67
4	1/2X(26.82+26.85)X11.30	303.24		303.24	1	303.24	424.72	12	1.1	467.19
5	1/2X(26.85+26.88)X11.30	303.57		303.57	1	303.57	425.19	12	1.1	467.71
6	1/2X(26.88+26.91)X11.30	303.91		303.91	1	303.91	425.67	12	1.1	468.23
7	1/2X(26.91+26.94)X11.30	304.25		304.25	1	304.25	426.14	12	1.1	468.76
8	1/2X(26.94+26.97)X11.30	304.59		304.59	1	304.59	426.62	12	1.1	469.28
9	1/2X(26.97+27.00)X11.30	304.93		304.93	1	304.93	427.09	12	1.1	469.80
10	1/2X(27.00+27.02)X11.30	305.21		305.21	1	305.21	427.49	12	1.1	470.24
11	1/2X(27.02+27.05)X11.30	305.50		305.50	1	305.50	427.88	12	1.1	470.67
12	1/2X(27.05+27.08)X11.30	305.83		305.83	1	305.83	428.36	12	1.1	471.19
13	1/2X(27.08+27.11)X11.30	306.17		306.17	1	306.17	428.83	12	1.1	471.72
14	1/2X(27.11+27.14)X11.30	306.51		306.51	1	306.51	429.31	12	1.1	472.24
15	1/2X(27.14+27.17)X11.30	306.85		306.85	1	306.85	429.78	12	1.1	472.76
16	1/2X(27.17+27.20)X11.30	307.19		307.19	1	307.19	430.26	12	1.1	473.28
17	1/2X(27.20+27.22)X11.30	307.47		307.47	1	307.47	430.65	12	1.1	473.72
18	1/2X(27.22+27.25)X11.30	307.76		307.76	1	307.76	431.05	12	1.1	474.15
					18	6304.34	8830.00			

AREA UNDER 24.00 MT. ROAD WIDENDING	
SIZE	AREA SQMT.
34.00 X 5.00	170.00
TOTAL	170.00

AREA UNDER TOTAL LAND	
SIZE	AREA SQMT.
1/2X(32.97+31.28)X280.16	9000.00
TOTAL	9000.00

AREA UNDER OPEN SPACE	
SIZE	AREA SQMT.
1/2X(27.25+27.32)X27.91+	761.52
1/2X(5.62+4.92)X23.08	121.63
TATAL	883.15

AREA UNDER SUBSTATION	
SIZE	AREA SQMT.
1/2X(4.92+5.08)X5.00	25.00
TOTAL	25.00

PLOT BOUNDARY SHOWN IN

OPEN SPACE SHOWN IN

ELECTRIC SUBSTATION SHOWN IN

NORTH N

DRAWING TITLE: LAYOUT PLAN

SCALE 1:500 | DATE 13.08.2021 | REV. NO. -

OWNER | SIGNATURE

SHRI. PANKAJ CHANDRAKANT WAGHMARE

PLOT NO. 37, PARIJAT HEIGHTS, FLAT NO. 201, GANDHI NAGAR, HILL ROAD, NAGPUR-10

ARCHITECT | SIGNATURE

EKVEERA ARCHITECTS

M/s Ekveera Architects

Authorised Signatory