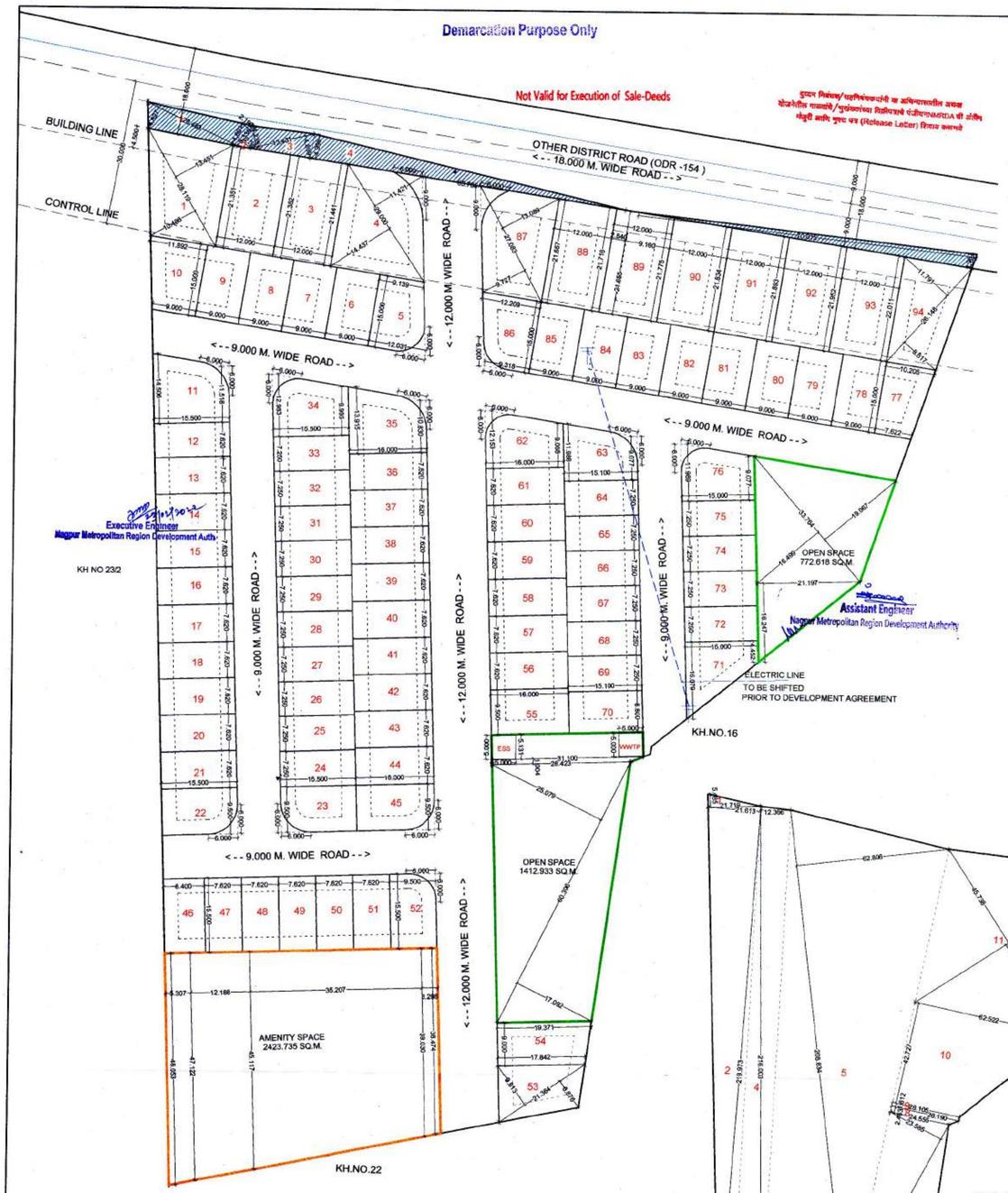
Demarcation Purpose Only

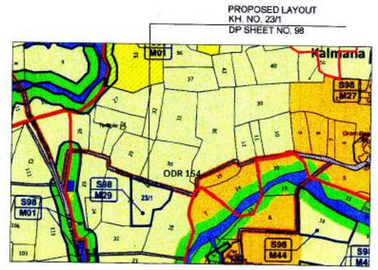
Not Valid for Execution of Sale-Deeds



Executive Engineer
Nagpur Metropolitan Region Development Auth.

Assistant Engineer
Nagpur Metropolitan Region Development Authority

LAYOUT PLAN
SCALE - 1:500



LOCATION PLAN
SCALE - N.T.S.

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

PLOT NO	PLOT SIZE	PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD (IF ANY SQ.M)	REMAINING PLOT AREA (B-C)	NO OF PLOTS	TOTAL AREA	BUILT UP AREA ON PRO-RATA BASIS (F *PRORATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (G*) SQ.M
A		B	C	D	E	F	G	H	I	J
1	0.5*(13.451 + 10.488)*28.119	336.570	0.000	336.570	1	336.570	528.415	18.000	1.100	581.257
2	0.5*(21.351 + 21.382)*12.000	256.398	0.000	256.398	1	256.398	402.545	18.000	1.100	442.799
3	0.5*(21.382 + 21.441)*12.000	256.938	0.000	256.938	1	256.938	403.393	18.000	1.100	443.732
4	0.5*(11.421 + 14.437)*29.000	374.941	11.770	363.171	1	363.171	570.178	18.000	1.100	627.196
5	0.5*(12.031 + 9.139)*15.000	158.775	7.720	151.055	1	151.055	237.156	12.000	1.100	260.872
6 TO 9	9.000 * 15.000	135.000	0.000	135.000	4	540.000	847.800	9.000	1.100	932.580
10	0.5*(11.892 + 9.000)*15.000	156.690	0.000	156.690	1	156.690	246.003	9.000	1.100	270.604
11	0.5*(11.518 + 14.506)*15.500	201.686	7.720	193.966	1	193.966	304.527	9.000	1.100	334.979
12 TO 21	7.620 * 15.500	118.110	0.000	118.110	10	1181.100	1854.327	9.000	1.100	2039.760
22 & 23	9.500 * 15.500	147.250	7.720	139.530	2	279.060	438.124	9.000	1.100	481.937
24 TO 33	7.250 * 15.500	112.375	0.000	112.375	10	1123.750	1764.288	9.000	1.100	1940.716
34	0.5*(12.983 + 9.995)*15.500	178.080	7.720	170.360	1	170.360	267.464	9.000	1.100	294.211
35	0.5*(13.915 + 10.830)*16.000	197.960	7.720	190.240	1	190.240	298.677	12.000	1.100	328.544
36 TO 44, 56 TO 61	7.620 * 16.000	121.920	0.000	121.920	15	1828.800	2871.216	12.000	1.100	3158.338
45	9.500 * 16.000	152.000	7.720	144.280	1	144.280	226.520	12.000	1.100	249.172
46	8.400 * 15.500	130.200	0.000	130.200	1	130.200	204.414	9.000	1.100	224.855
47 TO 51	7.620 * 15.500	118.110	0.000	118.110	5	590.550	927.164	9.000	1.100	1019.880
52	9.500 * 15.500	147.250	7.720	139.530	1	139.530	219.062	12.000	1.100	240.968
53	0.5*(5.813 + 6.676)*21.364	176.135	0.000	176.135	1	176.135	276.533	12.000	1.100	304.186
54	0.5*(19.371 + 17.842)*9.000	167.459	0.000	167.459	1	167.459	262.910	12.000	1.100	289.201
55	9.500 * 16.000	152.000	0.000	152.000	1	152.000	238.640	12.000	1.100	262.504
62	0.5*(12.153 + 9.068)*16.000	169.768	7.720	162.048	1	162.048	254.415	12.000	1.100	279.857
63	0.5*(11.988 + 9.077)*15.100	159.041	7.720	151.321	1	151.321	237.574	12.000	1.100	261.331
64 TO 69	7.250 * 15.100	109.475	0.000	109.475	6	656.850	1031.255	9.000	1.100	1134.380
70	8.800 * 15.100	132.880	0.000	132.880	1	132.880	208.622	9.000	1.100	229.484
71	0.5*(16.079 + 4.452)*15.000	153.983	0.000	153.983	1	153.983	241.753	9.000	1.100	265.928
72 TO 75	7.250 * 15.000	108.750	0.000	108.750	4	435.000	682.950	9.000	1.100	751.245
76	0.5*(11.969 + 9.077)*15.000	157.845	7.720	150.125	1	150.125	235.696	9.000	1.100	259.266
77	0.5*(7.622 + 10.205)*15.000	133.703	0.000	133.703	1	133.703	209.913	9.000	1.100	230.904
78 TO 85	9.000 * 15.000	135.000	0.000	135.000	8	1080.000	1695.600	9.000	1.100	1865.160
86	0.5*(12.209 + 9.318)*15.000	161.453	7.720	153.733	1	153.733	241.360	12.000	1.100	265.496
87	0.5*(13.089 + 9.727)*27.083	308.963	11.770	297.193	1	297.193	466.593	18.000	1.100	513.252
88	0.5*(21.657 + 21.716)*12.000	260.238	0.000	260.238	1	260.238	408.574	18.000	1.100	449.431
89	0.5*(21.716 +21.655)* 2.840 + 0.5*(21.655 + 21.775)*9.160	260.496	0.000	260.496	1	260.496	408.979	18.000	1.100	449.877
90	0.5*(21.775 + 21.834)*12.000	261.654	0.000	261.654	1	261.654	410.797	18.000	1.100	451.876
91	0.5*(21.834 + 21.893)*12.000	262.362	0.000	262.362	1	262.362	411.908	18.000	1.100	453.099
92	0.5*(21.893 + 21.952)*12.000	263.070	0.000	263.070	1	263.070	413.020	18.000	1.100	454.322
93	0.5*(21.952 + 22.011)*12.000	263.778	0.000	263.778	1	263.778	414.131	18.000	1.100	455.545
94	0.5*(11.791 + 8.617)*26.148	266.814	0.000	266.814	1	266.814	418.898	18.000	1.100	460.788
		TOTAL			94	13873.498	21781.392			23959.532

PROPOSED RESIDENTIAL LAYOUT PLAN FOR KH.NO. 23/1, P.NO. 36 OF VILLAGE MOUZA - KALMANA, TAH. - NAGPUR (G) , DIST -NAGPUR BELONGING TO :- 1) SHRI. AJAY ANANTRAO BHURE

	AREA STATEMENTS :	
1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)	
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	= 25300.000 SQ.M
	B) AS PER MEASUREMENT SHEET	= 24652.155 SQ.M
	C) AS PER SITE	= 24652.155 SQ.M
2	DEDUCTIONS FOR :	
	A) PROPOSED D.P/ D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING	= 436.378 SQ.M
	B) AREA NOT UNDER LAYOUT	= 0.000 SQ.M
	TOTAL A+B	= 436.378 SQ.M
3	BALANCE AREA OF PLOT (1- 2)	= 24215.777 SQ.M
4	AMENITY SPACE :	
	A) REQUIRED	= 2421.577 SQ.M (10 %)
	B) ADJUSTMENT OF 2(A), if any	= 0.000 SQ.M
	C) BALANCE PROPOSED	= 2423.735 SQ.M (10.01 %)
	NET PLOT AREA (3- 4C)	= 21792.042 SQ.M (100%)
6	RECREATIONAL OPEN SPACE :	
	A) REQUIRED	= 2179.202 SQ.M
	B) PROPOSED	= 2185.551 SQ.M (10.02%)
7	INTERNAL ROAD AREA	= 5682.993 SQ.M (26.10%)
8	SERVICE ROAD / HIGHWAY WIDENING	= - SQ.M
9	PLOTABLE AREA	= 13873.498 SQ.M (63.66%)
10	SPACE FOR E.S.S. & W.W.T.P.	= 50.000 SQ.M. (0.22%)
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS=(5/9)	= 1.570

ROAD WIDENING		
1) 0.5 * (4.827 + 4.601) * 20.483	=	96.556 SQ.M
2) 0.5 * (2.190 + 2.361) * 5.335	=	12.139 SQ.M
3) 0.5 * (4.239 + 4.639) * 13.431	=	59.620 SQ.M
4) 0.5 * 4.998 * 65.705	=	164.196 SQ.M
5) 0.5 * 70.015 * 2.967	=	103.867 SQ.M
TOTAL	=	436.378 SQ.M

AMENITY SPACE		
0.5 * (48.053 + 47.122) * 5.307	=	252.546 SQ.M
0.5 * (47.122 + 45.117) * 12.188	=	562.104 SQ.M
0.5 * (45.117 + 39.030) * 35.207	=	1481.281 SQ.M
0.5 * (39.030 + 38.474) * 3.298	=	127.804 SQ.M
TOTAL	=	2423.735 SQ.M

OPEN SPACE		
A) 31.100 * 5.131	=	159.574 SQ.M
0.5 * (31.100 + 28.423) * 1.004	=	29.880 SQ.M
0.5 * (25.079 + 17.092) * 60.396	=	1273.479 SQ.M
TOTAL	=	1462.933 SQ.M
DEDUCTION FOR E.S.S.	= 5 * 5 =	25.000 SQ.M
DEDUCTION FOR S.T.P.	= 5 * 5 =	25.000 SQ.M
TOTAL	=	1412.933 SQ.M
B) 0.5 * (19.067 + 16.499) * 33.764	=	600.425 SQ.M
0.5 * 16.247 * 21.197	=	172.193 SQ.M
TOTAL	=	772.618 SQ.M
TOTAL (A+B)	=	2185.551 SQ.M

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BE ME ON 10-12-2020 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.

OWNER (S) NAME AND SIGNATURE

SHRI. AJAY ANANTRAO BHURE

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

Er. Dhawal S. Harshe
NHROA Lic. No. 441
NIT Lic. No. 3000
Mob. No. 9158855005

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. / LICENCE NO.OF ARCH / LIC. ENG. / SUPERVISOR
30-12-2021	LAY-02	1:500	KR	DH	

LEGEND :

KHASARA BOUNDRY SHOWN IN
OPEN SPACE SHOWN IN
AMENITY SPACE SHOWN IN

WAVE
DESIGNERS & PLANNERS
flat no.G-6,Cheenab Apt.Chunnabhatti Road,
Near Ajni Sq.Nagpur-440003