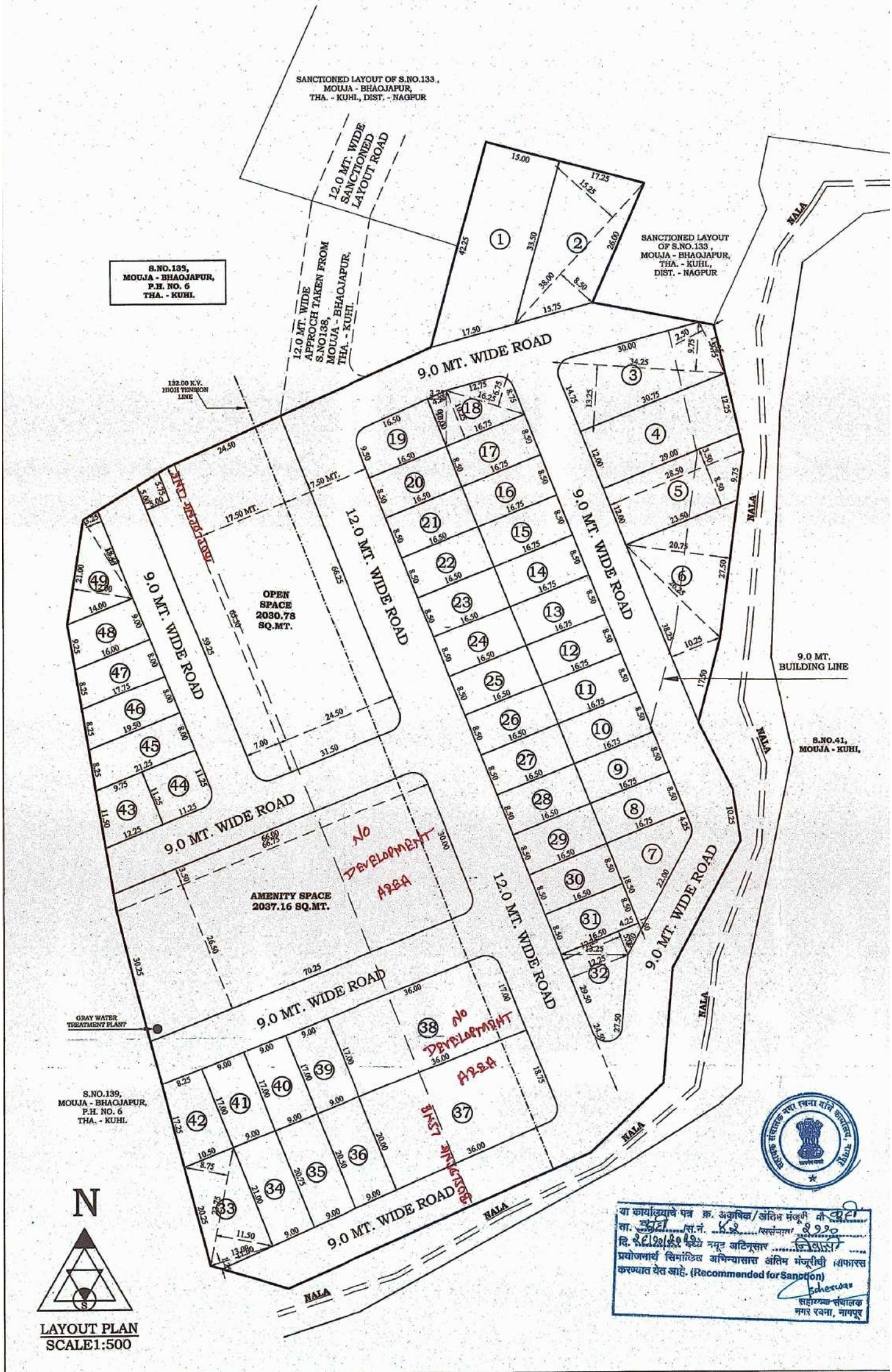

SANCTIONED LAYOUT OF S.NO.133 , MOUJA - BHAOJAPUR, THA. - KUHI., DIST. - NAGPUR
12.0 MT. WIDE SANCTIONED LAYOUT ROAD
12.0 MT. WIDE APPROCH TAKEN FROM S.NO138, MOUJA - BHAOJAPUR, THA. - KUHI.
S.NO.135, MOUJA - BHAOJAPUR, P.H. NO. 6 THA. - KUHI.
SANCTIONED LAYOUT OF S.NO.133 , MOUJA - BHAOJAPUR, THA. - KUHI., DIST. - NAGPUR
NALA
9.0 MT. WIDE ROAD
132.00 K.V. HIGH TENSION LINE
2ND PROPOSED LINE
17.50 MT.
12.0 MT. WIDE ROAD
OPEN SPACE 2030.78 SQ.MT.
9.0 MT. BUILDING LINE
S.NO.41, MOUJA - KUHI,
AMENITY SPACE 2037.16 SQ.MT.
NO DEVELOPMENT AREA
GRAY WATER TREATMENT PLANT
S.NO.139, MOUJA - BHAOJAPUR, P.H. NO. 6 THA. - KUHI.
N
LAYOUT PLAN
SCALE1:500
या कार्यालयाचे पत्र क्र. अकृषिक/अंतिम मंजूरी मौ खुटी
ता. कुही सं.नं. ४२ सन २०२०
दि. २८/१२/२०२० रोजी नमूद अटीनुसार जिल्हास्तर
प्रयोजनार्थ सिमांकित अभिन्यासास अंतिम मंजूरीची शिफारस करण्यात येत आहे. (Recommended for Sanction)
सहायक संचालक नगर रचना, नागपूर

# DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH.NO.42, MOUZA- KUHI, P.H. NO. 53, TAL.- KUHI, DIST.- NAGPUR.

**BELONGS TO** - SHRIMATI. ABHA CHANDRAKANT BHANDARKAR.

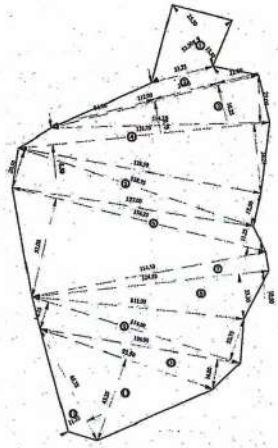
**SANCTIONING AUTHORITY** - Approved
क्रं./नपंकु/बां.वि/१८८८/२०२१-२२
दि:२०/१२/२०२१ अन्वये दर्शविलेल्या कारणासाठी प्रयोजनार्थ बिनशर्त मंजुर करण्यात येत.

कनिष्ठ अभियंता
नगर पंचायत, कुही

मुख्य अधिकारी
नगर पंचायत, कुही

**AREA CALCULATION AS PER MEASURMENT PLAN BY TRIANGULATION METHOD. -**

| PARCEL NO. | CALCULATION | AREA OF PARCEL |
|---|---|---|
| 1 | [25.5+12.5]/2X53.5 | 1016.50 |
| 2 | 2+[9.75+10.25/2X34.0+[ | 725.75 |
| 3 | [25.0+114.25]/2 | 1428.12 |
| 4 | [8.50+36.25]/2X131.75 | 2947.90 |
| 5 | [17.5+20.5]/2X128.75 | 2446.25 |
| 6 | [53.0+11.25]/2X136.25 | 4385.06 |
| 7 | [10.5X124.5]/2X2 | 653.62 |
| 8 | [124.5X23.5]/2 | 1462.87 |
| 9 | [22.75+14.75]/2X114.0 | 2137.50 |
| 10 | [16.0+106.0]/2 | 848.00 |
| 11 | [45.25X95.5]/2 | 2160.68 |
| 12 | [11.75X65.75]/2 | 386.28 |
| TOTAL AREA = | | 20598.53 |



N
1:2000

## AREA STATEMENT

| | | | |
|---|---|---|---|
| 1) | AREA OF PLOT (MINIMUM AREA OF A,B,C | | |
| | a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT) | 20200.00 | SQ.MT. |
| | b) AREA UNDER RESIDENTIAL LAYOUT | 20200.00 | SQ.MT. |
| | C) AREA UNDER REMAINING AGRICULTURAL LAND | NIL | |
| | c) AS PER SITE | 20200.00 | SQ.MT. |
| 2) | DEDUCTIONS FOR | | |
| | (a) PROPOSED D.P./D.P. ROAD WIDENING AREA /SERVICE ROAD/ HIGHWAY WIDENING | NIL | |
| | (b) ANY D.P. RESERVATION AREA | NIL | |
| | (TOTAL A+B) | NIL | |
| 3) | BALANCE AREA OF PLOT (1-2) | 20200.00 | SQ.MT. |
| 4) | AMENITY SPACE (IF APPLICABLE) | | |
| | a) REQUIRED - | 2020.00 | SQ.MT. |
| | b) ADJUSTMENT OF 2(b), IF ANY - | NIL | |
| | c) BALANCE PROPOSED - | 2037.16 | SQ.MT. |
| 5) | NET PLOT AREA [3-4(C)] | 18162.84 | SQ.MT. |
| 6) | RECREATIONAL OPEN SPACE (IF APPLICABLE) | | |
| | a) REQUIRED - | 2020.00 | SQ.MT. |
| | b) PROPOSED - | 2030.78 | SQ.MT. |
| 7) | INTERNAL ROAD AREA | 5992.36 | SQ.MT. |
| 8) | SERVICE ROAD AND HIGHWAY WIDENING | NIL | |
| 9) | PLOTABLE AREA | 10112.83 | SQ.MT. |
| 10) | PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS=(5/9) | ~~1.796~~ 1.70 | |
| 11) | AREA FOR INCLUSIVE HOUSING | | |
| | a) REQUIRED - | NIL | |
| | b) PROPOSED - | NIL | |
| 12) | AREA UNDER ELECTRIC SUBSTATION PLOT | 26.87 | SQ.MT. |

## STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

| PLOT NO. | PLOT SIZE | AREA OF EACH PLOT IN SQ.MT. | NO. OF PLOTS | ROUNDING AREA OF ROAD SQ.MT. | NET AREA OF EACH PLOT (C-E) SQ.MT. | TOTAL AREA | BUILT UP AREA ON PRORATA BASIS OF EACH PLOT (F FACTOR OF FSI) SQ.MT. | FRONT ROAD WIDTH MT. | PERMISABLE NORMAL FSI | PERMISABLE BUILT UP AREA ON NORMAL FSI OF EACH PLOT (H*J) SQ.MT. |
|---|---|---|---|---|---|---|---|---|---|---|
| A | | C | D | E | F | G | H | I | J | K |
| 1 | [42.25+33.5]/2X15.0 | 568.12 | 1 | 0 | 568.12 | 568.12 | 1020.34 | 9.00 | 1.1 | 1122.38 |
| 2 | [15.25+8.50]/2X38.0 | 451.25 | 1 | 0 | 451.25 | 451.25 | 810.45 | 9.00 | 1.1 | 891.49 |
| 3 | [2.5+11.25]/2+ [13.25+9.75]/2X34.25 | 407.93 | 1 | 4.35 | 403.58 | 403.58 | 724.83 | 9.00 | 1.1 | 797.31 |
| 4 | [30.75+29.0]/2X12.0 | 358.50 | 1 | 0 | 358.50 | 358.50 | 643.87 | 9.00 | 1.1 | 708.25 |
| 5 | [29.0+28.5]/2X3.5+ [23.5+28.5]/2X8.50 | 321.62 | 1 | 0 | 321.62 | 321.62 | 577.63 | 9.00 | 1.1 | 635.39 |
| 6 | [20.75+27.50]/2+ [10.25X30.25]/2 | 481.34 | 1 | 0 | 481.34 | 481.34 | 864.49 | 9.00 | 1.1 | 950.94 |
| 7 | [4.25+18.50]/2X16.75 | 190.53 | 1 | 4.35 | 186.18 | 186.18 | 334.38 | 9.00 | 1.1 | 367.82 |
| 8 TO 17 | 16.75 X 8.50 | 142.37 | 10 | 0 | 142.37 | 1423.70 | 255.70 | 9.00 | 1.1 | 281.27 |
| 18 | [3.75X11.0]/2X[16.75X10.25]/2 +[16.25X6.75]/2 | 161.30 | 1 | 4.35 | 156.95 | 156.95 | 281.88 | 9.00 | 1.1 | 310.07 |
| 19 | [10.0+9.50]/2X18.50 | 160.87 | 1 | 6.05 | 154.82 | 154.82 | 278.06 | 12.00 | 1.1 | 305.86 |
| 20 TO 31 | 16.5 X 8.50 | 140.25 | 12 | 0 | 140.25 | 1683.00 | 251.89 | 12.00 | 1.1 | 277.08 |
| 32 | [1.5+5]/2X4.25+[12.25X5.0] +[24.5X12.25]/2 | 225.12 | 1 | 6.05 | 219.07 | 219.07 | 393.45 | 12.00 | 1.1 | 432.79 |
| 33 | [1.25X13.0]/2+ [11.50+8.75]/2X23.75 | 248.58 | 1 | 0 | 248.58 | 248.58 | 446.45 | 9.00 | 1.1 | 491.09 |
| 34 | [21.0+20.75]/2X9.0 | 187.87 | 1 | 0 | 187.87 | 187.87 | 337.41 | 9.00 | 1.1 | 371.16 |
| 35 | [20.75+20.5]/2X9.0 | 185.62 | 1 | 0 | 185.62 | 185.62 | 333.37 | 9.00 | 1.1 | 366.71 |
| 36 | [20.5+20.0]/2X9.0 | 182.25 | 1 | 0 | 182.25 | 182.25 | 327.32 | 9.00 | 1.1 | 360.05 |
| 37 | [18.75+20.0]/2X36.0 | 697.50 | 1 | 6.05 | 691.45 | 691.45 | 1241.84 | 12.00 | 1.1 | 1366.03 |
| 38 | [17.0 X 36.0] | 612.00 | 1 | 6.05 | 605.95 | 605.95 | 1088.29 | 12.00 | 1.1 | 1197.11 |
| 39 TO 41 | 17.0 X 9.0 | 153.00 | 3 | 0 | 153.00 | 459.00 | 274.79 | 9.00 | 1.1 | 302.27 |
| 42 | [10.5+8.25]/2X17.0 | 159.37 | 1 | 0 | 159.37 | 159.37 | 286.23 | 9.00 | 1.1 | 314.85 |
| 43 | [9.75+12.25]/2X11.25 | 123.75 | 1 | 0 | 123.75 | 123.75 | 222.26 | 9.00 | 1.1 | 244.48 |
| 44 | [11.25X11.25] | 126.56 | 1 | 4.35 | 122.21 | 122.21 | 219.49 | 9.00 | 1.1 | 241.44 |
| 45 | [19.25+21.25]/2X8.0 | 164.00 | 1 | 0 | 164.00 | 164.00 | 294.54 | 9.00 | 1.1 | 324.00 |
| 46 | [17.75+19.5]/2X8.0 | 149.00 | 1 | 0 | 149.00 | 149.00 | 267.60 | 9.00 | 1.1 | 294.36 |
| 47 | [16.0+17.75]/2X8.0 | 135.00 | 1 | 0 | 135.00 | 135.00 | 242.46 | 9.00 | 1.1 | 266.71 |
| 48 | [14.0+16.0]/2X9.0 | 135.00 | 1 | 0 | 135.00 | 135.00 | 242.46 | 9.00 | 1.1 | 266.71 |
| 49 | [3.25X18.25]/2+ [21.0X12.0]/2 | 155.65 | 1 | 0 | 155.65 | 155.65 | 279.55 | 9.00 | 1.1 | 307.50 |
| | | | 49 | | | 10112.83 | | | | |

**LOCATION MAP**




**CERTIFICATE OF AREA -**

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 16/02/2021 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / LAND RECORDS DEPARTMENT.

**CERTIFICATE -**

THE ABOVE MENTIONED PLANS ARE PREPARED BY ME AS PER UDCPR.

**ARCHITECTS & ASSOCIATES**
MAHENDRA T.KHAMBALKAR
B.ARCH
REG. NO. CA/2016/78761
ADRESS: FLAT NO.309, N.I.T. HOUSING COMPLEX, RAGHUJI NAGAR, NAGPUR-24
MOB: +91-7218676536

**OWNER'S DECLARATION**

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

**OWNER'S NAME & SIGNATURE.-**

श्रीमती आभा चंद्रकांत भांडारकर
ABHA CHANDRAKANT BHANDARKAR

**ARCHITECT/LICENSED ENGINEER/ SUPERVISOR NAME & SIGNATURE**

**ARCHITECTS & ASSOCIATES**
MAHENDRA T.KHAMBALKAR
B.ARCH
REG. NO. CA/2016/78761
ADRESS: FLAT NO.309, N.I.T. HOUSING COMPLEX, RAGHUJI NAGAR, NAGPUR-24
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