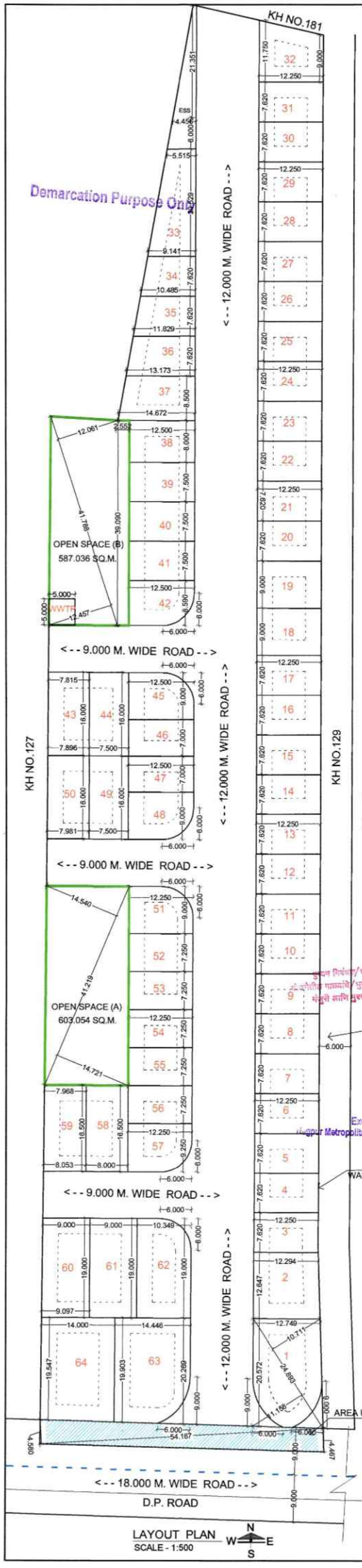
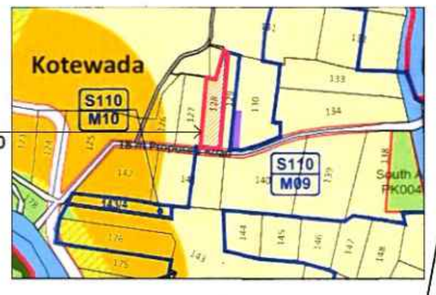


STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

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*I) SQ.M
A		B	C	D	E	F	G	H	I	J
1	0.5*(10.711+11.158)*24.893	272.193	23.540	248.653	1	248.653	411.520	12.000	1.100	452.672
2	0.5*(12.749 + 12.294)*12.647	158.359	0.000	158.359	1	158.359	262.085	12.000	1.100	288.293
3	0.5*(12.250+12.294)*7.620	93.513	0.000	93.513	1	93.513	154.763	12.000	1.100	170.240
4 TO 17 , 20 TO 31	7.620*12.250	93.345	0.000	93.345	26	2426.970	4016.635	12.000	1.100	4418.299
18 & 19	9.000*12.250	110.250	0.000	110.250	2	220.500	364.928	12.000	1.100	401.420
32	0.5*(11.750+9.000)*12.250	127.094	0.000	127.094	1	127.094	210.340	12.000	1.100	231.374
33	0.5*(5.515+9.141)*20.529	150.437	0.000	150.437	1	150.437	248.972	12.000	1.100	273.870
34	0.5*(9.141+10.485)*7.620	74.775	0.000	74.775	1	74.775	123.753	12.000	1.100	136.128
35	0.5*(10.485+11.829)*7.620	85.016	0.000	85.016	1	85.016	140.702	12.000	1.100	154.772
36	0.5*(11.829+13.173)*7.620	95.258	0.000	95.258	1	95.258	157.651	12.000	1.100	173.416
37	0.5*(13.173+14.672)*8.500	118.341	0.000	118.341	1	118.341	195.855	12.000	1.100	215.440
38	12.500*8.000	100.000	0.000	100.000	1	100.000	165.500	12.000	1.100	182.050
39 TO 41	12.500 * 7.500	93.750	0.000	93.750	3	281.250	465.469	12.000	1.100	512.016
42	12.500*8.590	107.375	7.720	99.655	1	99.655	164.929	12.000	1.100	181.422
43	0.5*(7.815+7.896)*16.000	125.688	0.000	125.688	1	125.688	208.014	9.000	1.100	228.815
44	7.500*16.000	120.000	0.000	120.000	1	120.000	198.600	9.000	1.100	218.460
45	12.500*9.000	112.500	7.720	104.780	1	104.780	173.411	12.000	1.100	190.752
46 & 47	12.500*7.000	87.500	0.000	87.500	2	175.000	289.625	12.000	1.100	318.588
48	12.500*9.000	112.500	7.720	104.780	1	104.780	173.411	12.000	1.100	190.752
49	7.500*16.000	120.000	0.000	120.000	1	120.000	198.600	9.000	1.100	218.460
50	7.981*16.000	127.696	0.000	127.696	1	127.696	211.337	9.000	1.100	232.471
51	12.250 * 9.000	110.250	7.720	102.530	1	102.530	169.687	12.000	1.100	186.656
52 TO 56	12.250*7.250	88.813	0.000	88.813	5	444.063	734.923	12.000	1.100	808.416
57	12.250 * 9.250	113.313	7.720	105.593	1	105.593	174.756	12.000	1.100	192.231
58	8.000*16.500	132.000	0.000	132.000	1	132.000	218.460	9.000	1.100	240.306
59	0.5*(7.968+8.053)*16.500	132.173	0.000	132.173	1	132.173	218.747	9.000	1.100	240.621
60	0.5*(9.000+9.097)*19.000	171.922	0.000	171.922	1	171.922	284.530	9.000	1.100	312.983
61	9.000*19.000	171.000	0.000	171.000	1	171.000	283.005	9.000	1.100	311.306
62	10.349*19.000	196.631	7.720	188.911	1	188.911	312.648	12.000	1.100	343.912
63	0.5*(19.903+20.269)*14.446	290.162	11.770	278.392	1	278.392	460.739	18.000	1.100	506.813
64	0.5*(19.547+19.903)*14.000	276.150	0.000	276.150	1	276.150	457.028	18.000	1.100	502.731
		TOTAL			64	7160.497	11850.623			13035.685



LOCATION PLAN
SCALE - NTS

6.00 M. C.C RAOD
PRIVATE ROAD WHICH IS CONSTRUCTED IN KH.NO.129

KH.NO.129 IS BELONGING TO FINE ARCOR AND COMPOUND WALL CONSTRUCTED AT KHASARA BOUNDRY

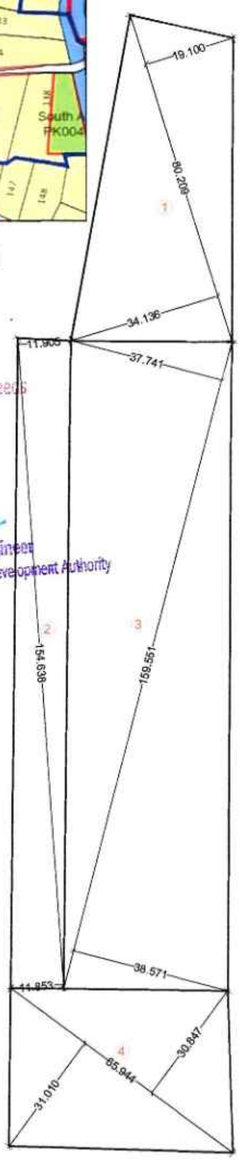
Not Valid for Execution of Sale-Deeds

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

GOOGLE IMAGE
SCALE - NTS

AREA UNDER WIDENING



AREA AS PER MEASUREMENT SHEET

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. 128 , P.NO. - , MOUZA -KOTEWADA, TAH. - HINGNA, DIST. - NAGPUR.

BELONGING TO :-

MR. ASHOK BAPURAO PHULKAR
MR. VILAS BAPURAO PHULKAR
MR. ISHWAR BAPURAO PHULKAR
MRS. SUNITA EKNATH CHAMAT
MRS. VIJAYATAI NARENDRA ROKDE
MRS. KAUSALYA BAPURAO PHULKAR

AREA STATEMENTS :

1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)	
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	= 12100.000 SQ.M
	B) AS PER MEASUREMENT SHEET	= 12099.323 SQ.M
	C) AS PER SITE	= 12099.323 SQ.M
2	DEDUCTIONS FOR :	
	A) PROPOSED D.P/ D.P. ROAD WIDENING AREA/ (18.00 M.W.D.P.ROAD) SERVICE ROAD / HIGHWAY WIDENING	= 245.024 SQ.M
	B) AREA NOT UNDER LAYOUT	= 0.000 SQ.M
	TOTAL A+B	= 245.024 SQ.M
3	BALANCE AREA OF PLOT (1- 2)	= 11854.299 SQ.M (100 %)
4	AMENITY SPACE :	
	A) REQUIRED	= 0.000 SQ.M
	B) ADJUSTMENT OF 2(A), if any	= 0.000 SQ.M
	C) BALANCE PROPOSED	= 0.000 SQ.M
	NET PLOT AREA (3- 4C)	= 11854.299 SQ.M
6	RECREATIONAL OPEN SPACE :	
	A) REQUIRED	= 1185.429 SQ.M
	B) PROPOSED	= 1190.090 SQ.M (10.01 %)
7	INTERNAL ROAD AREA	= 3401.229 SQ.M
8	SERVICE ROAD / HIGHWAY WIDENING	= 000.000 SQ.M
9	PLOTABLE AREA	= 7160.497 SQ.M
10	SPACE FOR E.S.S. & W.W.T.P. (ESS = 77.483 & WWTP = 25.00 SQ.M.)	= 102.483 SQ.M. (0.864 %)
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS=(5/9)	= 1.655

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BE ME ON 10-09-2021 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.

AREA AS PER MEASUREMENT SHEET

1) 0.5 * (19.100 + 34.136) * 80.209	= 2135.003 SQ.M
2) 0.5 * (11.905 + 11.853) * 154.638	= 1836.944 SQ.M
3) 0.5 * (37.741 + 38.571) * 159.551	= 6087.827 SQ.M
4) 0.5 * (31.010 + 30.847) * 65.944	= 2039.549 SQ.M
TOTAL	= 12099.323 SQ.M

ROAD WIDENING

1) 0.5 * (4.580 + 4.467) * 54.167	= 245.024 SQ.M

OPEN SPACE

A) 0.5 * (14.540 + 14.721) * 41.219	= 603.054 SQ.M
B) 0.5 * (12.061 + 12.457) * 41.788	= 512.279 SQ.M
39.090 * 2.552	= 99.757 SQ.M
DEDUCTION OF W.W.T.P.	= 25.000 SQ.M
TOTAL	= 587.036 SQ.M
TOTAL (A + B)	= 1190.090 SQ.M

SPACE FOR E.S.S. & W.W.T.P.

ESS :- 1) 0.5 * (4.456 + 5.515) * 6.000	= 29.913 SQ.M
2) 0.5 * 4.456 * 21.351	= 47.570 SQ.M
WWTP :- 5.000 * 5.000	= 25.000 SQ.M
TOTAL	= 102.483 SQ.M

OWNER (S) NAME AND SIGNATURE

MR. ASHOK BAPURAO PHULKAR
MR. VILAS BAPURAO PHULKAR
MR. ISHWAR BAPURAO PHULKAR
MRS. SUNITA EKNATH CHAMAT
MRS. VIJAYATAI NARENDRA ROKDE
MRS. KAUSALYA BAPURAO PHULKAR

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

Er. Dhawal S. Harshe
NMRDA Lic. No. 61
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
09-11-2021	LAY-02	1:500	KR	DH	

LEGEND :

KHASARA BOUNDRY SHOWN IN
OPEN SPACE SHOWN IN

WAVE INFRAVENTURE
ENGINEERS . DEVELOPERS . CONTRACTORS
flat no.G-6,Cheenab Apt.Chunnabhatti Road,
Near Ajni Sq.Nagpur-440003