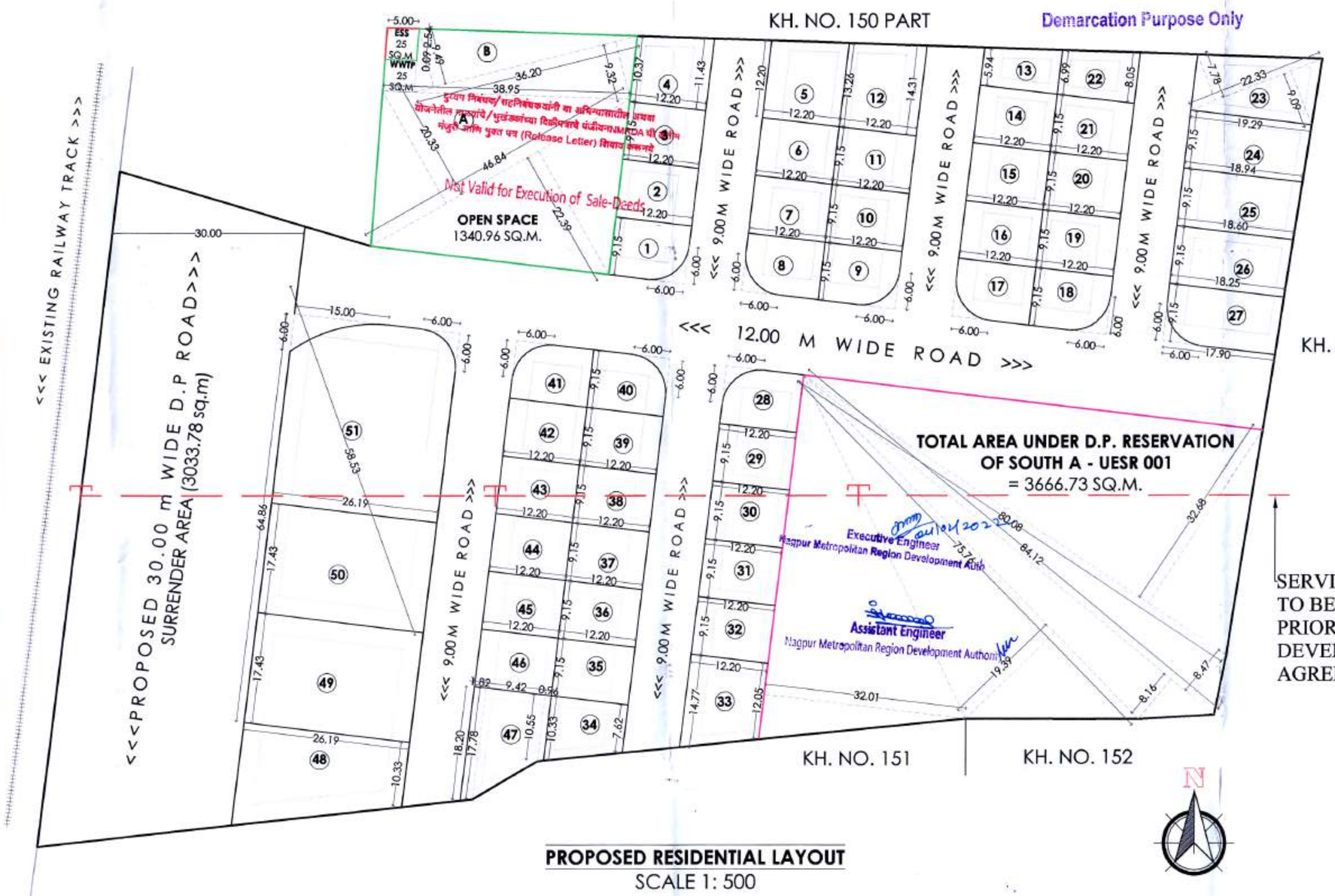
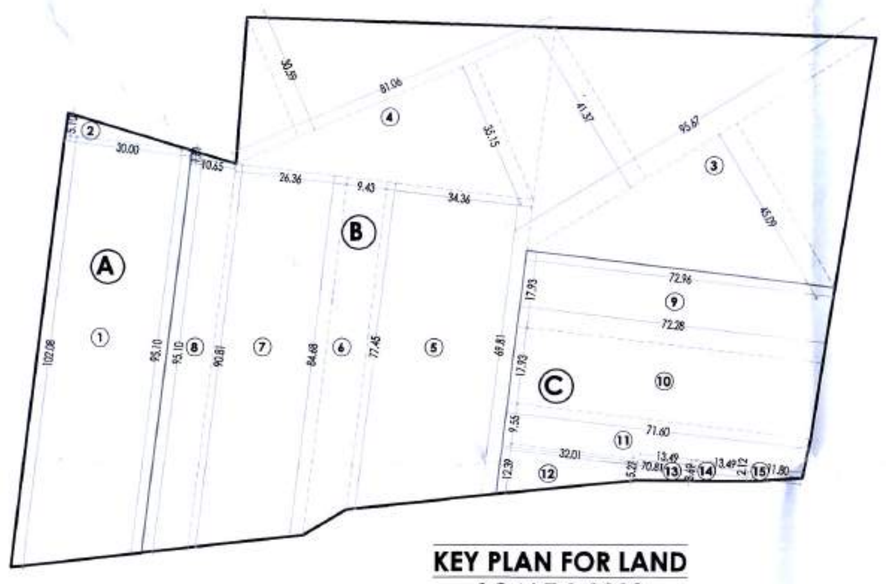


PROPOSED RESIDENTIAL LAYOUT
SCALE 1: 500



KEY PLAN FOR LAND
SCALE 1:1000

SATELLITE IMAGE
SCALE : NTS

D.P. PLAN
SCALE : NTS

SCHEDULE OF PLOTS

SR.NO	PLOT NAME	DIMENSION SIZE	AREA	TANGENT DEDU.	NET AREA	NO. OF PLOTS	TOTAL PLOT AREA	PERM. B/UP AREA AS PER PRO RATA FSI	FRONT ROAD WIDTH	PERMISSIBLE NORMAL F.S.I
	a	b	c	d	e = (c-d)			f = e X 1.73		
02	01,08,09,17, 18,28,40,41	12.20 X 9.15	111.63	7.71	103.92	08	831.36	179.781	9.00	1.10
01	02,03,06,07, 10,11,14,15, 16,19,20,21, 29,30,31,32, 35,36,37,38, 39,42,43,44, 45,46	12.20 X 9.15	111.63	———	111.63	26	2902.38	193.119	9.00	1.10
03	04	1/2 X (10.37+11.43) X 12.20	132.98	———	132.98	01	132.98	230.055	9.00	1.10
04	05	1/2 X (12.20+13.26) X 12.20	155.306	———	155.306	01	155.306	268.679	9.00	1.10
05	12	1/2 X (13.26+14.31) X 12.20	168.177	———	168.177	01	168.177	290.946	9.00	1.10
06	13	1/2 X (5.94+6.99) X 12.20	78.873	———	78.873	01	78.873	136.450	9.00	1.10
07	22	1/2 X (6.99+8.05) X 12.20	91.744	———	91.744	01	91.744	158.717	9.00	1.10
08	23	1/2 X (7.78+9.09) X 22.33	188.353	———	188.353	01	188.353	325.850	9.00	1.10
09	24	1/2 X (19.29+18.94) X 9.15	174.902	———	174.902	01	174.902	302.580	9.00	1.10
10	25	1/2 X (18.94+18.60) X 9.15	171.745	———	171.745	01	171.745	297.118	9.00	1.10
11	26	1/2 X (18.60+18.25) X 9.15	168.588	———	168.588	01	168.588	291.657	9.00	1.10
12	27	1/2 X (18.25+17.90) X 9.15	165.386	7.71	157.676	01	157.676	272.779	9.00	1.10
13	33	1/2 X (12.05+14.77) X 12.20	163.602	———	163.602	01	163.602	283.031	9.00	1.10
14	34	1/2 X (7.62+10.33) X 12.20	109.495	———	109.495	01	109.495	189.426	9.00	1.10
15	47	(a)1/2(18.20+17.78)X1.82 (b) 1/2(17.78+10.55)X9.42 (c) 1/2(10.55+10.33)X0.96	176.198	———	176.198	01	176.198	304.822	9.00	1.10
16	48	1/2 X (10.33+16.43) X 26.19	350.422	———	350.422	01	350.422	606.230	30.00	1.10
17	49,50	26.19 X 17.43	456.491	———	456.491	02	912.982	789.729	30.00	1.10
18	51	26.19 X 30	785.7	27.03	758.67	01	758.67	1345.922	30.00	1.10
TOTAL NO. OF PLOTS						51				
TOTAL AREA UNDER PLOT							7693.453 SQ.MT			

OPEN SPACE	A)1/2(20.33+22.39)X46.84 B)1/2(9.49+9.32)X36.20	(A+B) 1340.963 SQ.MT
WWTP	5.00 X 5.00	25.00 SQ.MT
ESS	5.00 X 5.00	25.00 SQ.MT

PLOT NAME	DIMENSION SIZE	AREA (SQ.M)
	A	
01	1/2 X (102.08+95.10) X 30	2957.7
02	1/2 X 30 X 5.10	76.5
AREA SURRENDERED FOR ROAD WIDENING		3034.2
	B	
03	1/2 X (41.37+45.09) X 95.67	4135.814
04	1/2 X (30.59+35.15) X 81.06	2664.442
05	1/2 X (77.45+69.81) X 34.36	2529.926
06	1/2 X (84.68+77.45) X 9.43	764.44
07	1/2 X (90.81+84.68) X 26.36	2312.958
08	1/2 X (95.10+90.81) X 10.65	989.97
TOTAL AREA OF B		13397.55
	C	
09	1/2 X (72.96+72.28) X 17.93	1302.076
10	1/2 X (72.28+71.60) X 17.93	1289.884
11	1/2 X (71.60+70.8) X 9.55	680.00
12	1/2 X (12.39+5.27) X 32.01	282.64
13	1/2 X (5.27+3.69) X 13.49	60.435
14	1/2 X (3.69+2.12) X 13.49	39.188
15	1/2 X 11.80 X 2.12	12.508
AREA FOR D.P. RESERVATION OF SOUTH A - USER 001		3666.73
TOTAL AREA OF (B+C)		17064.28
TOTAL LAND AREA OF (A+B+C)		20098.48

PLAN SHOWING PROPOSED RESIDENTIAL LAYOUT ON Kh. No. 150/C, P.H. No. 42,MOUZA : JAMTHA,GRAMIN,TAHSIL : NAGPUR (RURAL), DIST. : NAGPUR.

DWG SHEET No.

BELONGING TO - M/s. SADESH REALTY BUILDERS LLP **THROUGH ITS PARTNER SHRI. DILIP P. AGRAWAL**

A AREA STATEMENT

			AREA	UNIT
1	AREA OF PLOT (Min. area of *a,b,c to be considered*)		20098.48	sq.m.
	a) as per ownership documents (7/12,CTS extract)		20100.00	sq.m.
	b) as per measurement sheet		20098.48	sq.m.
	c) as per site		20098.48	sq.m.
2	Deductions for			
	a) Proposed D.P./D.P. road widening area		3034.20	sq.m.
	b) Any D.P. reservations area		3666.73	sq.m.
	Total (a+b)	(-)	6700.93	sq.m.
3	Balance area of plot (1-2)		13397.55	sq.m.
4	Amenity Space (if applicable)			
	a) Required :		0.00	sq.m.
	b) Adjustment of 2(b), if any :			
	c) Balance Proposed :	0.00%	0.00	sq.m.
5	Net Plot Area (3-4(c))		13397.55	sq.m.
6	Recreational open space (if applicable)			
	a) Required :	10.00%	1339.75	sq.m.
	b) Proposed :	10.01%	1340.96	sq.m.
7	Internal Road area :		4313.137	sq.m.
8	Service Road and Highway Widening			
9	Plotable Area		7693.453	sq.m.
10	Area for ESS & WWTP		50.00	sq.m.
	6(b)+7+8+9+10=	100%		

AREA STATEMENT -

Certificate of Area:
Certified that the plot under reference was surveyed by me on_____ 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 document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.
Signature -

(Name of Architect) - Ar.YASHWANT POCHALWAR

INDEX: -
1 PLOT BOUNDARY AS PER K-PRAT SHOWN IN -
2 ELECTRIC SUBSTATION SHOWN IN -
3 OPEN SPACE SHOWN IN -
4 132.00 Kv H.T. LINE SHOWN IN -
5 PERMISSIBLE BUILDING LINES SHOWN IN -
6 SERVICE LINE TO BE SHIFTED PRIOR TO DEVELOPMENT AGREEMENT SHOWN IN -

ISSUED FOR : STUDY ■ TENDER ☐ SANCTION ☐

DATE : **30.08.2021**		**01**		
REV .DATE :				
SCALE : 1:500				
UNITS : METER	DRAWING BY:- SUMEGHA MANKAR			

DRAWING NAME -
PROPOSED RESIDENTIAL LAYOUT PLAN

OWNER SIGN -

SADESH REALTY BUILDERS LLP NAGPUR

ARCHITECT SIGN -

Ar. Aditya Indurkar
COA/2010/50537
NMC/R- 587
NIT- 2449