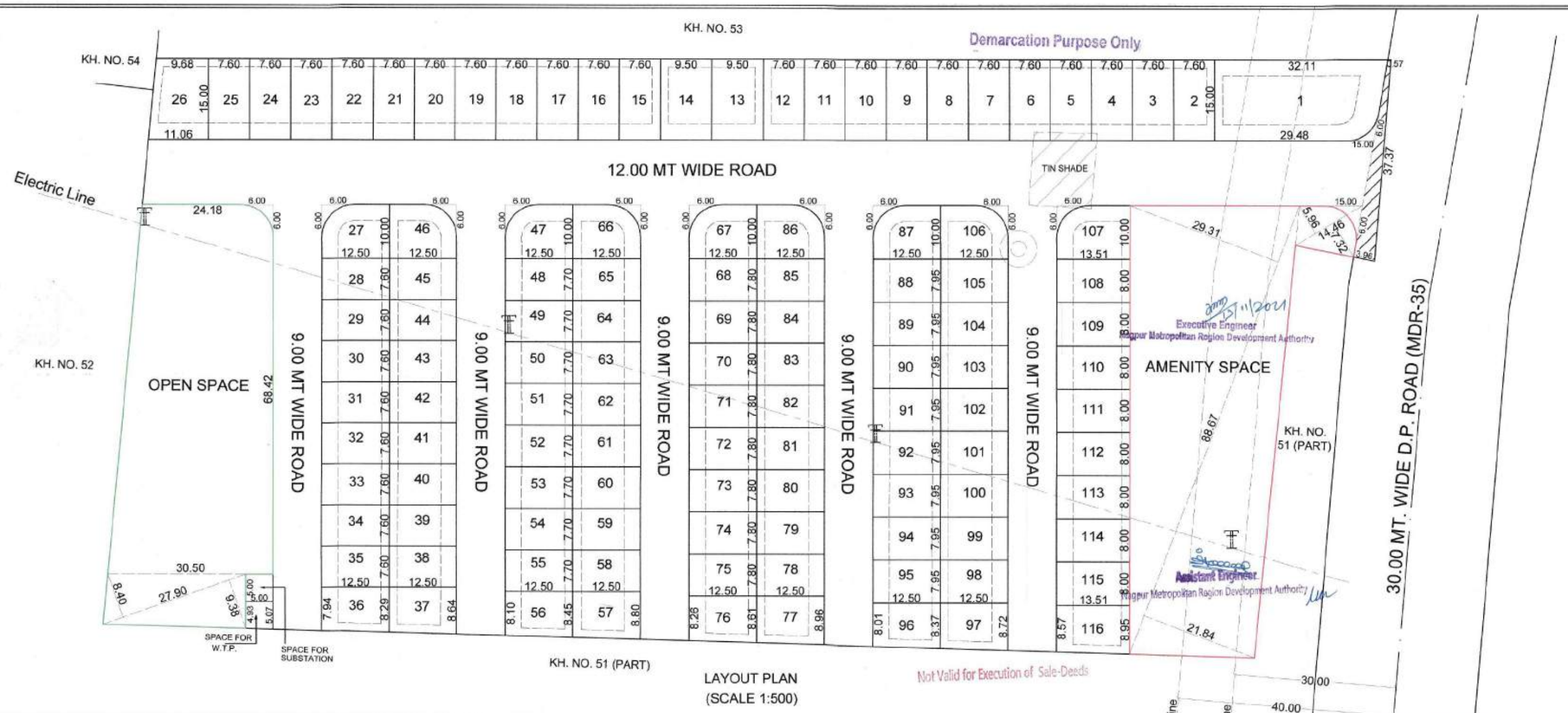
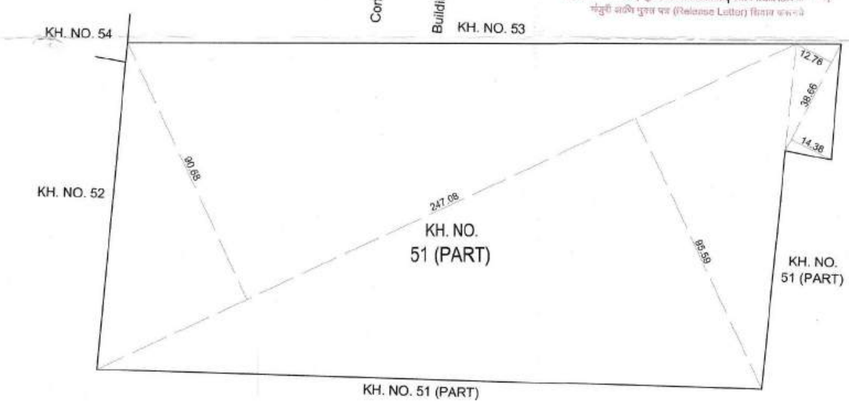


LAYOUT PLAN
(SCALE 1:500)



KEY PLAN
Scale-1:1000

PROPOSED RESIDENTIAL LAYOUT PLAN FOR KHASRA NO. 51(PART)
P.H. NO. 40, MOUZA - CHIKNA, TAH. NAGPUR (RURAL), DIST. NAGPUR.

BELONGING TO - SHRI AMAR GULABRAO AKARE

PROFORMA-I

Stamps of Approval of Plans:

A	AREA STATEMENTS	IN SQ. MT.	Percentage
	1. Area of land		
	(Minimum area of a,b,c to be considered)	23536.42	
	a) As per ownership document (7/12, CTS extract)	26000.00	
	b) as per measurment sheet	23536.42	
	c) as per site	23536.42	
	2. Deduction for		
	(a) Proposed D.P/D.P Road widending Area	84.64	
	(b) Any D.P. Reservation area		
	© Natural water course area		
	(Total a+b)	84.64	
	3. Gross Area of Plot (1-2)	23451.78	100.00%
	4. Recreational Open space		
	a)Required-(Total land - Amenity Space = 10% Open Space)	2110.63	
	b) Proposed-	2110.91	
	5. Amenity Space		
	a) Required-	2345.17	
	b) Proposed-	2345.49	10.00%
	6. Service road and Highway widening	-	
	7. Internal Road area	6451.53	27.51%
	8. Area under layout plots	12493.85	53.27%
	9. Net area of plot for FSI Calculations =(3-5b)	21106.29	
	10. Permissible FSI factor for layout plots = (9/8)	1.6893	
	11. Area for inclusive housing		
	(a) required-	-	
	(b) Proposed	-	
	12. Area Under Substation		
	(a) required-	25.00	
	(b) Proposed	25.00	0.11%
	12. Area Under W.T.P.		
	(a) required-	25.00	
	(b) Proposed	25.00	0.11%

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(32.11+29.48)X15.00	461.93	18.26	443.67	1	443.67	749.51	30.00	1.1	824.46
2 TO 12	7.60X15.00	114.00		114.00	11	1254.00	2118.43	12.00	1.1	2330.27
13, 14	9.50X15.00	142.50		142.50	2	285.00	481.46	12.00	1.1	529.61
15 TO 25	7.60X15.00	114.00		114.00	11	1254.00	2118.43	12.00	1.1	2330.27
26	1/2X(9.68+11.06)X15.00	155.55		155.55	1	155.55	262.78	12.00	1.1	289.05
27	10.00X12.50	125.00	7.72	117.28	1	117.28	198.13	12.00	1.1	217.94
28 TO 35	7.60X12.50	95.00		95.00	8	760.00	1283.89	9.00	1.1	1412.28
36	1/2X(7.94+8.29)X12.50	101.44		101.44	1	101.44	171.36	9.00	1.1	188.50
37	1/2X(8.29+8.64)X12.50	105.81		105.81	1	105.81	178.75	9.00	1.1	196.63
38 TO 45	7.60X12.50	95.00		95.00	8	760.00	1283.89	9.00	1.1	1412.28
46	10.00X12.50	125.00	7.72	117.28	1	117.28	198.13	12.00	1.1	217.94
47	10.00X12.50	125.00	7.72	117.28	1	117.28	198.13	12.00	1.1	217.94
48 TO 55	7.70X12.50	96.25		96.25	8	770.00	1300.79	9.00	1.1	1430.87
56	1/2X(8.10+8.45)X12.50	103.44		103.44	1	103.44	174.74	9.00	1.1	192.21
57	1/2X(8.45+8.80)X12.50	107.81		107.81	1	107.81	182.13	9.00	1.1	200.34
58 TO 65	7.70X12.50	96.25		96.25	8	770.00	1300.79	9.00	1.1	1430.87
66	10.00X12.50	125.00	7.72	117.28	1	117.28	198.13	12.00	1.1	217.94
67	10.00X12.50	125.00	7.72	117.28	1	117.28	198.13	12.00	1.1	217.94
68 TO 75	7.80X12.50	97.50		97.50	8	780.00	1317.68	9.00	1.1	1449.45
76	1/2X(8.26+8.61)X12.50	105.44		105.44	1	105.44	178.12	9.00	1.1	195.93
77	1/2X(8.61+8.96)X12.50	109.81		109.81	1	109.81	185.51	9.00	1.1	204.06
78 TO 85	7.80X12.50	97.50		97.50	8	780.00	1317.68	9.00	1.1	1449.45
86	10.00X12.50	125.00	7.72	117.28	1	117.28	198.13	12.00	1.1	217.94
87	10.00X12.50	125.00	7.72	117.28	1	117.28	198.13	12.00	1.1	217.94
88 TO 95	7.95X12.50	99.38		99.38	8	795.04	1343.09	9.00	1.1	1477.40
96	1/2X(8.01+8.37)X12.50	102.38		102.38	1	102.38	172.95	9.00	1.1	190.24
97	1/2X(8.37+8.72)X12.50	106.81		106.81	1	106.81	180.44	9.00	1.1	198.49
98 TO 105	7.95X12.50	99.38		99.38	8	795.04	1343.09	9.00	1.1	1477.40
106	10.00X12.50	125.00	7.72	117.28	1	117.28	198.13	12.00	1.1	217.94
107	10.00X13.51	135.10	7.72	127.38	1	127.38	215.20	12.00	1.1	236.72
108 TO 115	8.00X13.51	108.08		108.08	8	864.64	1460.67	9.00	1.1	1606.73
116	1/2X(8.57+8.95)X13.51	118.35		118.35	1	118.35	199.93	9.00	1.1	219.92
					116	12493.85	21106.29			

AREA UNDER TOTAL LAND	
SIZE	AREA SQMT.
1/2X(90.68+95.59)X247.08+	23011.60
1/2X(12.76+14.38)X38.66	524.62
TOTAL	23536.42

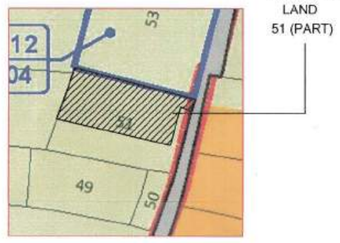
AREA UNDER 30.00 MT. ROAD WIDENDING	
SIZE	AREA SQMT.
1/2X(0.57+3.96)X37.37	84.64
TOTAL	84.64

AREA UNDER OPEN SPACE	
SIZE	AREA SQMT.
1/2X(24.18+30.50)X68.42+	1870.60
1/2X(9.38+8.40)X27.90	248.03
TAN. (-)	7.72
TATAL	2110.91

AREA UNDER AMENITY SPACE	
SIZE	AREA SQMT.
1/2X(29.31+21.84)X88.67+	2267.74
1/2X(5.96+7.32)X14.46	96.01
TAN. (-)	18.26
TATAL	2345.49

AREA UNDER SUBSTATION	
SIZE	AREA SQMT.
1/2X(4.93+5.07)X5.00	25.00
TOTAL	25.00

AREA UNDER W.T.P.	
SIZE	AREA SQMT.
5.00X5.00	25.00
TOTAL	25.00



DP PLAN SHEET NO 112

Certificate of Area:
Certified that the plot under reference was surveyed by me on 14th February 2018 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/ Licensed Engineer/ Supervisor)

Architect/ Licensed Engineer/ Supervisor name and signature

Job no.	Drawing No.	Scale	Drawn by	Checked By	Registration/ Licence no. Of Arch / Lic
PR#03	1:1	1:500			

PLOT BOUNDARY SHOWN IN:

OPEN SPACE SHOWN IN:

AMENITY SPACE SHOWN IN:

NORTH: N

DRAWING TITLE: LAYOUT PLAN

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

OWNER: SIGNATURE:

SHRI. AMAR GULABRAO AKARE
C/O PANKAJ C. WAGHMARE, PLOT NO. 07, PARIJAT HEIGHTS, FLAT NO. 201, GANDHI NAGAR, HILL ROAD, NAGPUR-10

ARCHITECT: SIGNATURE:

Er. Dhaval S. Harshe
NMRDA Lic. No. 61
NIT Lic. No. 3000
[illegible] No. 9158855005