FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO.- 79/2, P.H. NO. - 45, MOUZA - SUKLI (GUPCHUP), TAH. - HINGNA, DIST. - NAGPUR.

BELONGING TO :- 1) SMT. KANCHAN ANIL KOCHAR
2) SHRI. VIKAS RAMVILAS JAIN
3) SHRI. DIPAK RAMVILAS JAIN



LAND AREA CALCULATION
SCALE - 1:1000

LAYOUT PLAN
SCALE - 1:500

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT												
Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	Built up area on Prorata basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI	Permissible builtup area on Basic FSI (Sq.m.)	Total Built up area on Prorata basis (Sq. M.)
	A	B	C	D	E=(C-D)	F=(E*1.1797)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(19.55 + 19.50) X 3.00 + 1/2(10.40 + 6.50) X 22.75 + 1/2(19.05 + 19.10) X 1.90 + 1/2(19.10 + 19.20) X 6.25	406.72	11.77	394.95	465.92	1	394.95	18.00 M. & 12.00 M. WIDE SERVICE ROAD	1.10	512.51	465.92
2	2	1/2(19.20 + 19.25) X 4.05 + 1/2(19.25 + 19.35) X 8.95	250.59		250.59	295.62	1	250.59	18.00	1.10	325.18	295.62
3	3	1/2(19.35 + 19.40) X 8.25 + 1/2(19.40 + 19.50) X 4.75	252.22		252.22	297.54	1	252.22	18.00	1.10	327.30	297.54
4	4	1/2(19.50 + 19.60) X 5.65 + 1/2(19.60 + 19.65) X 7.35	254.69		254.69	300.46	1	254.69	18.00	1.10	330.50	300.46
5	5	1/2(19.85 + 20.05) X 12.55	250.37		250.37	295.36	1	250.37	18.00	1.10	324.90	295.36
6	6	1/2(20.05 + 20.25) X 10.20 + 2.80 X 20.25	262.23	11.77	250.46	295.47	1	250.46	18.00	1.10	325.01	295.47
7	7	3.05 X 20.35 + 1/2(20.35 + 20.55) X 7.20 + 2.75 X 20.55	265.81	11.77	254.04	299.69	1	254.04	18.00	1.10	329.66	299.69
8	8	1/2(20.55 + 20.70) X 12.50	257.81		257.81	304.14	1	257.81	18.00	1.10	334.55	304.14
9	9	1/2(20.80 + 20.70) X 12.50	259.37		259.37	305.98	1	259.37	18.00	1.10	336.58	305.98
10	10	1/2(20.80 + 20.85) X 6.70 + 1/2(20.85 + 20.80) X 1.45 + 4.35 X 20.80	260.19		260.19	306.95	1	260.19	18.00	1.10	337.64	306.95
11	11	1/2(20.80 + 20.75) X 12.50	259.68		259.68	306.34	1	259.68	18.00	1.10	336.98	306.34
12	12	1/2(20.75 + 20.70) X 12.50	259.06		259.06	305.61	1	259.06	18.00	1.10	336.17	305.61
13	13	12.50 X 20.70	258.75		258.75	305.25	1	258.75	18.00	1.10	335.77	305.25
14	14	1/2(20.70 + 20.65) X 12.50	258.43		258.43	304.87	1	258.43	18.00	1.10	335.36	304.87
15	15	1/2(11.50 + 9.85) X 25.15	268.47		268.47	316.71	1	268.47	18.00	1.10	348.39	316.71
		TOTAL					15	3989.08				4705.92

NA PURPOSE ONLY

Not Valid for Execution of Sale-Deeds

मुख्य नियोजक / सहनियोजकाची या अधिनस्थाकडील अथवा सोपवलेले गावाची / भूखंडसंख्या विहीतसाठी पंजीयन NMRDA ची तांत्रिक मंजुरी प्राप्ति मुळ पत्र (Release Letter) सिवाय रूक्ष मानले.

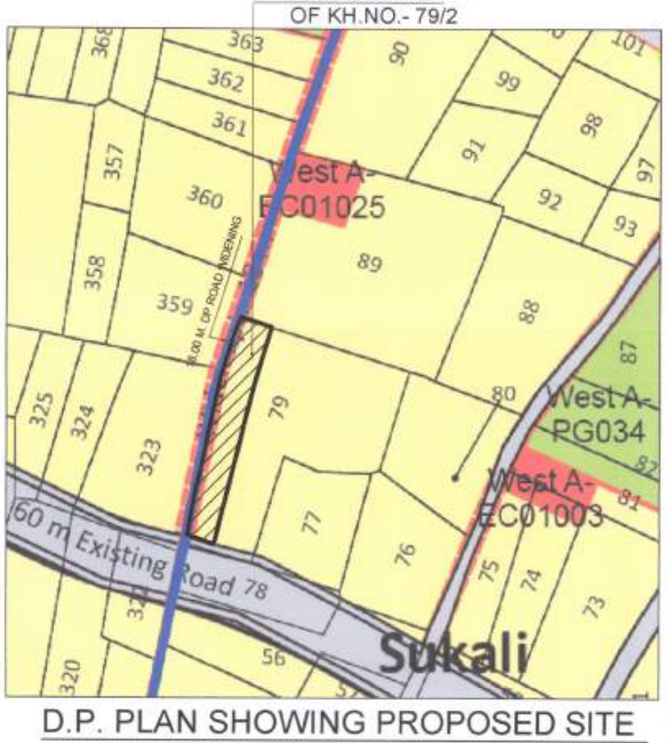
Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

जा.क्र./प्रस्तुत/जिल्हाधिकारी/कावि- /2022
रामाक्र.- 175 /एनएपी-३४/2021-2022
मौजा- सुकली (गुपचुप) ता.ह. हिंगणा
दि. 31.3.2022

LAND AREA CALCULATION	
1/2(9.35 + 12.65) X 30.00	330.00
1/2(24.40 + 24.25) X 27.45	667.72
1/2(24.25 + 24.30) X 12.25	297.37
1/2(24.30 + 24.10) X 30.02	726.48
1/2(24.10 + 24.80) X 25.10	613.70
1/2(24.80 + 24.85) X 2.10	52.13
1/2(24.85 + 25.20) X 12.66	316.82
1/2(25.20 + 25.45) X 5.56	140.81
1/2(19.30 + 22.20) X 44.65	926.49
1/2(24.05 + 22.80) X 75.05	1758.05
TOTAL	5829.56

PROPOSED SITE OF KH.NO.- 79/2



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 95
SCALE - NTS

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE	5.00 X 14.65 + 1/2(19.70 + 19.85) X 20.20	472.70		472.70	472.70
SPACE FOR ELECTRIC SUB-STATION	1/2(5.00 + 5.05) X 5.00	25.12		25.12	25.12
18.00 M. WIDE SHIV-PANDHAN ROAD WIDENING AREA	1/2(5.60 + 5.60) X 3.00 + 1/2(4.10 + 4.60) X 11.15 + 1/2(4.75 + 4.50) X 11.55 + 1/2(4.85 + 4.60) X 17.85 + 1/2(4.75 + 4.00) X 44.30 + 1/2(3.90 + 4.45) X 27.70 + 1/2(4.35 + 4.55) X 18.90 + 1/2(4.70 + 5.45) X 34.95 + 1/2(5.50 + 4.75) X 68.15	1123.27		1123.27	1123.27

PROFORMA - I				
	AREA STATEMENT			
1	AREA OF LAND OF KH.NO. 79/2 (Minimum area of a,b,c, to be considered)	5829.56	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	8200.00	SQ.M.	(0.82 H)
	b) AS PER MEASURMENT SHEET	5829.56	SQ.M.	
	c) AS PER SITE	5829.56	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a) PROPOSED 18.00 M. WIDE SHIV-PANDHAN ROAD WIDENING AREA (AS PER D.P.)	1123.27	SQ.M.	
	b) ANY D.P. RESERVATION AREA	0.00	SQ.M.	
	c) NATURAL WATER COURSE AREA	0.00	SQ.M.	
	TOTAL (a+b+c)	1123.27	SQ.M.	
3	BALANCE AREA OF PLOT (1 - 2)	4706.29	SQ.M.	
4	AMENITY SPACE			
	a) REQUIRED	NIL	SQ.M.	
	b) PROPOSED	NIL	SQ.M.	
5	NET PLOT AREA (3-4b)	4706.29	SQ.M.	100%
6	RECREATIONAL OPEN SPACE			
	a) REQUIRED	470.63	SQ.M.	10.00%
	b) PROPOSED	472.70	SQ.M.	10.04%
7	SPACE FOR ELECTRIC SUB-STATION	25.12	SQ.M.	0.53%
8	INTERNAL ROAD AREA	219.39	SQ.M.	4.66%
9	SERVICE ROAD HIGH-WAY WIDENING	0.00	SQ.M.	
10	PLOTABLE AREA	3989.08	SQ.M.	84.77%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.1797	SQ.M.	

CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 10 / 11 / 2021 and the dimensions of sides etc. of plots 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.

UMESH M. LAMGE
B.Arch. (Hons.)
ARCHITECTS & INTERIOR DESIGNERS
Reg.No. CA/95/18907
NMC Lic No.: R-90
NIT Lic No.: 865

ARCHITECT'S SIGN.

NOTE: -
- x AREA UNDER LAYOUT SHOWN THUS
- x AREA UNDER OPEN SPACE SHOWN THUS
- x RESIDENTIAL PLOTS SHOWN THUS
- x APPROACH ROAD SHOWN THUS

OWNER'S SIGN :

1) SMT. KANCHAN ANIL KOCHAR

2) SHRI. VIKAS RAMVILAS JAIN

3) SHRI. DIPAK RAMVILAS JAIN

ARCHITECT'S SIGN :

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ARCHITECT:-

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402 , DAYA CHAMBER,
AJANI SQ. WARDHA ROAD, NAGPUR