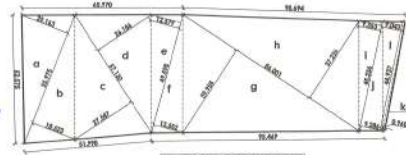


LAYOUT PLAN SCALE: 1:500

Executive Engineer  
Nagpur Metropolitan Region Development Authority

Assistant Engineer  
Nagpur Metropolitan Region Development Authority



LAYOUT BLOCK PLAN SCALE: 1:1000

| AREA STATEMENT FOR PLOTS |                   |                   |                  |                   |                              |                             |                     |                                         |                       |           |                                        |               |                   |                            |          |
|--------------------------|-------------------|-------------------|------------------|-------------------|------------------------------|-----------------------------|---------------------|-----------------------------------------|-----------------------|-----------|----------------------------------------|---------------|-------------------|----------------------------|----------|
| PLOT NO.                 | SIZE OF PLOT (M.) |                   |                  | Plot Area (sq.M.) | Tangent Area of Road (sq.m.) | Remaining Plot Area (sq.m.) | Pro-Rata FSI Factor | Built up area on Pro-Rata basis (sq.m.) | Front Road width (M.) | Isale FSI | Permissible Built-up area on basic FSI | N.O. OF PLOTS | Total FSI (sq.m.) | NET Plottable area (sq.m.) |          |
| A                        | B                 |                   |                  | C                 | D                            | E = (C-D)                   | F                   | G = F x F                               | H                     | I         | J = 0.79                               | K             | L = J x F         | M = 0.79                   |          |
|                          | I                 | II                | III (XIII X III) |                   |                              |                             |                     |                                         |                       |           |                                        |               |                   |                            |          |
| Plot -01                 |                   | (22.533+22.544)/2 | 11.500           | 259.153           | NIL                          | 259.153                     | 1.413               | 366.339                                 | 0.000                 | 1.30      | 403.863                                | 1             | 403.863           | 259.153                    |          |
| Plot -02                 |                   | (22.544+22.555)/2 | 11.500           | 259.319           | NIL                          | 259.319                     | 1.413               | 366.418                                 | 0.000                 | 1.30      | 403.900                                | 1             | 403.900           | 259.319                    |          |
| Plot -03                 | a                 | (22.555+22.564)/2 | 11.500           | 259.387           | NIL                          | 259.387                     | 1.413               | 366.514                                 | 0.000                 | 1.30      | 403.936                                | 1             | 403.936           | 259.387                    |          |
|                          | b                 | (22.564+22.569)/2 | 11.500           | 259.455           | NIL                          | 259.455                     | 1.413               | 366.591                                 | 0.000                 | 1.30      | 403.972                                | 1             | 403.972           | 259.455                    |          |
| Plot -04                 |                   | (22.569+22.578)/2 | 11.500           | 259.523           | NIL                          | 259.523                     | 1.413               | 366.668                                 | 0.000                 | 1.30      | 404.008                                | 1             | 404.008           | 259.523                    |          |
| Plot -05                 |                   | (22.578+22.587)/2 | 11.500           | 259.591           | NIL                          | 259.591                     | 1.413               | 366.745                                 | 0.000                 | 1.30      | 404.044                                | 1             | 404.044           | 259.591                    |          |
| Plot -06                 |                   | (22.587+22.596)/2 | 11.500           | 259.659           | NIL                          | 259.659                     | 1.413               | 366.822                                 | 0.000                 | 1.30      | 404.080                                | 1             | 404.080           | 259.659                    |          |
| Plot -07                 |                   | (22.596+22.605)/2 | 11.500           | 259.727           | NIL                          | 259.727                     | 1.413               | 366.899                                 | 0.000                 | 1.30      | 404.116                                | 1             | 404.116           | 259.727                    |          |
| Plot -08                 |                   | (22.605+22.614)/2 | 11.500           | 259.795           | NIL                          | 259.795                     | 1.413               | 366.976                                 | 0.000                 | 1.30      | 404.152                                | 1             | 404.152           | 259.795                    |          |
| Plot -09                 |                   | (22.614+22.623)/2 | 11.500           | 259.863           | NIL                          | 259.863                     | 1.413               | 367.053                                 | 0.000                 | 1.30      | 404.188                                | 1             | 404.188           | 259.863                    |          |
| Plot -10                 | a                 | 0.5 25.663        | 12.545           | 301.980           | NIL                          | 301.980                     | 1.413               | 903.538                                 | 0.000                 | 1.30      | 590.174                                | 1             | 590.174           | 913.380                    |          |
|                          | b                 | 0.5 25.662        | 12.092           | 295.389           | NIL                          | 295.389                     | 1.413               | 870.324                                 | 0.000                 | 1.30      | 560.174                                | 1             | 560.174           | 870.324                    |          |
| Plot -11                 | a                 | 0.5 34.725        | 13.276           | 336.750           | NIL                          | 336.750                     | 1.413               | 1205.324                                | 0.000                 | 1.30      | 1407.796                               | 1             | 1407.796          | 2052.500                   |          |
|                          | b                 | 0.5 34.725        | 10.378           | 105.417           | NIL                          | 105.417                     | 1.413               | 375.374                                 | 0.000                 | 1.30      | 487.796                                | 1             | 487.796           | 602.500                    |          |
| Plot -12                 |                   | (18.933+18.907)/2 | 12.000           | 239.052           | NIL                          | 239.052                     | 1.413               | 339.628                                 | 0.000                 | 1.50      | 373.491                                | 1             | 373.491           | 239.052                    |          |
| Plot -13                 |                   | (18.907+17.543)/2 | 13.200           | 239.093           | NIL                          | 239.093                     | 1.413               | 339.794                                 | 0.000                 | 1.50      | 373.790                                | 1             | 373.790           | 239.093                    |          |
| Plot -14                 |                   | (17.543+16.931)/2 | 13.200           | 191.150           | NIL                          | 191.150                     | 1.413               | 270.080                                 | 0.000                 | 1.50      | 297.105                                | 1             | 297.105           | 191.150                    |          |
| Plot -15                 | a                 | (16.991+16.289)/2 | 3.000            | 56.882            | NIL                          | 56.882                      | 1.413               | 248.962                                 | 0.000                 | 1.50      | 273.858                                | 1             | 273.858           | 176.124                    |          |
|                          | b                 | (16.289+16.222)/2 | 7.300            | 139.332           | NIL                          | 139.332                     | 1.413               | 296.650                                 | 0.000                 | 1.50      | 334.477                                | 1             | 334.477           | 176.124                    |          |
| Plot -16                 |                   | (16.222+16.112)/2 | 10.500           | 169.853           | NIL                          | 169.853                     | 1.413               | 380.093                                 | 0.000                 | 1.50      | 364.093                                | 1             | 364.093           | 169.853                    |          |
| Plot -17                 |                   | (16.112+16.094)/2 | 10.500           | 168.872           | NIL                          | 168.872                     | 1.413               | 288.615                                 | 0.000                 | 1.50      | 282.477                                | 1             | 282.477           | 168.872                    |          |
| Plot -18                 |                   | (16.094+15.986)/2 | 10.500           | 167.860           | NIL                          | 167.860                     | 1.413               | 287.381                                 | 0.000                 | 1.50      | 281.878                                | 1             | 281.878           | 167.860                    |          |
| Plot -19                 |                   | (15.986+15.889)/2 | 10.500           | 166.861           | NIL                          | 166.861                     | 1.413               | 285.963                                 | 0.000                 | 1.50      | 279.042                                | 1             | 279.042           | 166.861                    |          |
| Plot -20                 |                   | (15.889+15.718)/2 | 10.500           | 165.517           | NIL                          | 165.517                     | 1.413               | 283.075                                 | 0.000                 | 1.50      | 277.263                                | 1             | 277.263           | 165.517                    |          |
| Plot -21                 |                   | (15.718+15.665)/2 | 9.000            | 141.724           | NIL                          | 141.724                     | 1.413               | 199.549                                 | 0.000                 | 1.50      | 239.904                                | 1             | 239.904           | 141.724                    |          |
| Plot -22                 |                   | (15.665+15.572)/2 | 8.000            | 140.567           | NIL                          | 140.567                     | 1.413               | 198.620                                 | 0.000                 | 1.50      | 238.483                                | 1             | 238.483           | 140.567                    |          |
| Plot -23                 |                   | (15.572+15.448)/2 | 9.000            | 139.590           | NIL                          | 139.590                     | 1.413               | 197.241                                 | 0.000                 | 1.50      | 236.965                                | 1             | 236.965           | 139.590                    |          |
| Plot -24                 | a                 | (11.522+10.402)/2 | 5.500            | 61.588            | NIL                          | 61.588                      | 1.413               | 219.064                                 | 0.000                 | 1.50      | 241.631                                | 1             | 241.631           | 155.493                    |          |
|                          | b                 | 0.5 33.086        | 7.800            | 51.624            | NIL                          | 51.624                      | 1.413               | 219.064                                 | 0.000                 | 1.50      | 241.631                                | 1             | 241.631           | 155.493                    |          |
|                          | c                 | 0.5 33.086        | 6.518            | 42.847            | NIL                          | 42.847                      | 1.413               | 219.064                                 | 0.000                 | 1.50      | 241.631                                | 1             | 241.631           | 155.493                    |          |
| TOTAL AREA               |                   |                   |                  |                   |                              |                             |                     |                                         |                       |           |                                        |               | 24                | 9508.117                   | 5087.547 |

| SIZE OF PLOTS               | NO  | LENGTH            | BREATH | AREA           |
|-----------------------------|-----|-------------------|--------|----------------|
| a                           | 0.5 | 30.91             | 15.78  | 243.880        |
| b                           | 0.5 | 30.91             | 15.428 | 238.440        |
| c                           | 1   | (22.494+22.533)/2 | 11.705 | 263.521        |
| <b>TOTAL AREA</b>           |     |                   |        | <b>745.840</b> |
| <b>ELECTRIC SUB-STATION</b> |     |                   |        | <b>-25.000</b> |
| <b>TOTAL NET AREA</b>       |     |                   |        | <b>720.840</b> |

| NOS               | I   | II     | III    | AREA            |
|-------------------|-----|--------|--------|-----------------|
| a                 | 0.5 | 55.975 | 20.163 | 564.312         |
| b                 | 0.5 | 55.975 | 18.523 | 518.412         |
| c                 | 0.5 | 57.130 | 27.587 | 788.023         |
| d                 | 0.5 | 57.130 | 26.186 | 748.003         |
| e                 | 0.5 | 49.598 | 12.579 | 311.947         |
| f                 | 0.5 | 49.598 | 12.552 | 311.277         |
| g                 | 0.5 | 86.001 | 39.955 | 1718.085        |
| h                 | 0.5 | 86.001 | 37.226 | 1600.737        |
| i                 | 0.5 | 45.236 | 9.353  | 211.546         |
| j                 | 0.5 | 45.236 | 9.286  | 210.031         |
| k                 | 0.5 | 44.937 | 0.96   | 21.570          |
| l                 | 0.5 | 44.937 | 9.043  | 203.183         |
| <b>TOTAL AREA</b> |     |        |        | <b>7207.125</b> |



9.00 m. approach road from Kh. no 26/2 Sanctioned layout



| AREA STATEMENTS:                                                            | AREA IN SQ.M              |
|-----------------------------------------------------------------------------|---------------------------|
| 1. AREA OF PLOT (Minimum area of a plot to be considered)                   |                           |
| a) AS PER OWNERSHIP DOCUMENT (712, CTS, EXTRACT)                            | = 8100.000 SQ.M           |
| b) AS PER MEASUREMENT SHEET                                                 | = 7207.125 SQ.M           |
| c) AS PER SITE                                                              | = 7207.125 SQ.M           |
| 2. DEDUCTION FOR                                                            |                           |
| a) PROPOSED S.P. (24.0 M ROAD WIDENING) AREA/                               |                           |
| SERVICE ROAD HIGHWAY WIDENING                                               | NIL                       |
| b) S.P. RESERVATION AREA                                                    | NIL                       |
| <b>TOTAL (a+b)</b>                                                          | NIL                       |
| 3. BALANCE AREA OF PLOT (1-2)                                               | = 7207.125 SQ.M (100.00%) |
| 4. AMENITY SPACE                                                            |                           |
| a) REQUIRED                                                                 | = NA                      |
| b) ADJUSTMENT OF 2% (Plany)                                                 |                           |
| c) BALANCE PROPOSED                                                         | = NA                      |
| 5. NET PLOT AREA (3 - 4c)                                                   | = 7207.125 SQ.M           |
| 6. RECREATIONAL OPEN SPACE                                                  |                           |
| a) REQUIRED (10%)                                                           | = 720.712 SQ.M (10.00%)   |
| b) PROPOSED                                                                 | = 720.045 SQ.M (10.00%)   |
| 7. INTERNAL ROAD AREA                                                       | = 1383.738 SQ.M (19.06%)  |
| 8. SERVICE ROAD AND HIGHWAY WIDENING                                        | = NIL                     |
| 9. PLOTTABLE AREA                                                           | = 5087.547 SQ.M (70.70%)  |
| 10. PROGRAM FACTOR FOR FSI Calculation on Layout Plot = (5087.547/7207.125) | = 1.413 SQ.M              |
| 11. AREA FOR E.S.S.                                                         | = 35.00 SQ.M (0.34%)      |

INDEX:  
1 - PLOT BOUNDARY SHOWN IN THIS;  
2 - OPEN SPACE SHOWN IN THIS;  
3 - PLOTS SHOW IN THIS;  
4 - ELECTRIC SUB-STATION SHOW IN THIS;

PROJECT TITLE :  
PROPOSED RESIDENTIAL LAYOUT PLAN FOR KH. NO. 26/2/1, (OLD NO. 124/3), P.H. NO.33, AT MOUZA- TARODI (BU),TAH: KAMPTEE, DIST:-NAGPUR.

- BELONGING TO :-**
- 1) SMT. SHAKUNTALA PANDURANG TABHANE
  - 2) SHRI. DEEPAK PANDURANG TABHANE
  - 3) SHRI. ARVIND PANDURANG TABHANE
  - 4) SHRI. YUVRAJ PANDURANG TABHANE
  - 5) SMT. SUSHMA NATHURAM CHOKHANDRE
  - 6) SMT. RAMA GAUTAM HADKE
  - 7) SHRI. LATA NITIN GAYDHANE

SCALE: 1:500  
DIN. BY: SURENDRA  
CHKD BY: APR. BY: NORTH  
DATE: 01-10-21

**OWNER'S SIGN :**

- 1) SMT. SHAKUNTALA PANDURANG TABHANE
- 2) SHRI. DEEPAK PANDURANG TABHANE
- 3) SHRI. ARVIND PANDURANG TABHANE
- 4) SHRI. YUVRAJ PANDURANG TABHANE
- 5) SMT. SUSHMA NATHURAM CHOKHANDRE
- 6) SMT. RAMA GAUTAM HADKE
- 7) SHRI. LATA NITIN GAYDHANE

**CERTIFICATE OF AREA :**  
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 08-03-2017 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 / P.P. (SCHEM). RECORDS (LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS).

**ARCHITECT'S SIGN :**  
PRASHANT SATPUTE  
B.ARCH. (PUNE) / B.V.A. (M.C.A.)  
REG. NO. CA/1991/13818  
N.T.S. No. 491  
N.M.C. L.S. No. R-222

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