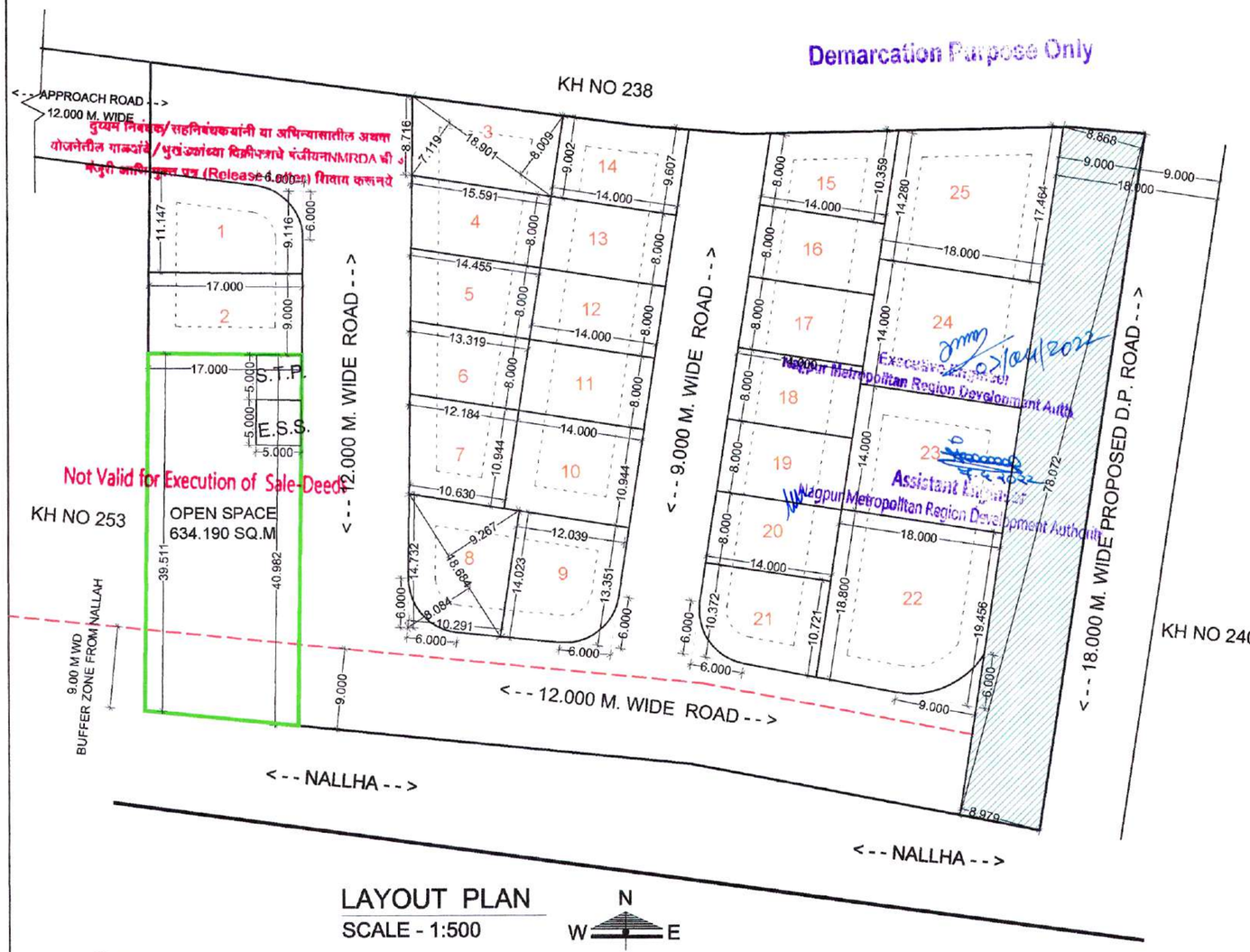
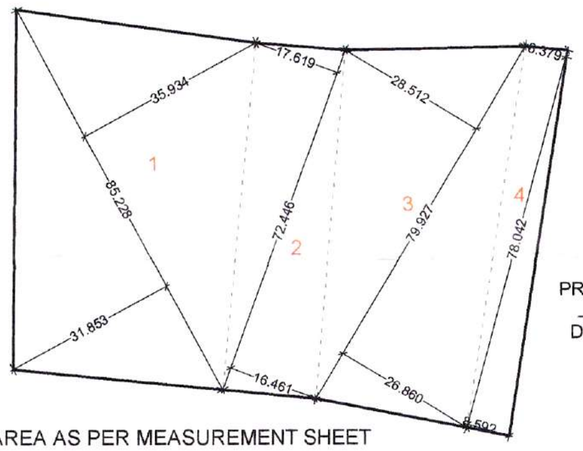



## LAYOUT PLAN

SCALE - 1:500

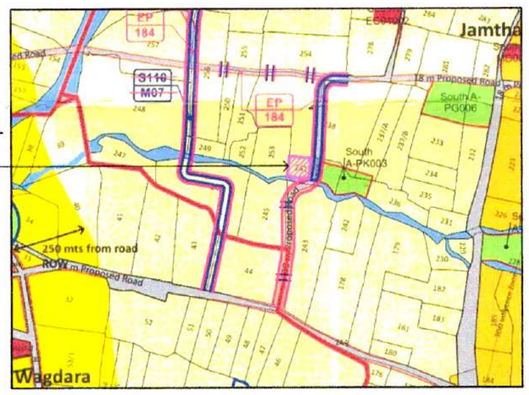
N
W E
S




AREA AS PER MEASUREMENT SHEET

| | | | |
|---|---|---|---|
| 1) | 0.5 * (35.934 + 31.853) * 85.228 | = | 2888.675 SQ.M |
| 2) | 0.5 * (17.619 + 16.461) * 72.446 | = | 1234.479 SQ.M |
| 3) | 0.5 * (28.512 + 26.860) * 79.927 | = | 2212.858 SQ.M |
| 4) | 0.5 * (8.379 + 8.592) * 78.042 | = | 662.225 SQ.M |
| | TOTAL | = | 6998.237 SQ.M |

PROPOSED LAYOUT
KH. NO. 241
DP SHEET NO. 110




PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO.241, P.H. NO - ,
MOUZA - JAMTHA, TAH.- NAGPUR (G), DIST.- NAGPUR

BELONGING TO:

SHRI. SURESH SHREEMOHAN BAJORIA

STAMPS OF APPROVAL OF PLANS:

Executive Engineer 02/04/2022
Nagpur Metropolitan Region Development Authority
Assistant Engineer
Nagpur Metropolitan Region Development Authority

| | | | |
|---|---|---|---|
| 1 | AREA STATEMENTS : | | |
| | AREA OF LAND ( MINIMUM AREA OF A,B,C, TO BE CONSIDERED ) | | |
| | A) AS PER OWNERSHIP DOCUMENT ( 7/12, CTS, EXTRACT ) | = | 7000.000 SQ.M |
| | B) AS PER MEASUREMENT SHEET | = | 6998.237 SQ.M |
| | C) AS PER SITE | = | 6998.237 SQ.M |
| 2 | DEDUCTIONS FOR : | | |
| | A) PROPOSED D.P/ NMRDA D.P. ROAD WIDENING | = | 696.675 SQ.M |
| | B) ANY D.P. RESERVATION AREA | = | 0.000 SQ.M |
| | C) NATURAL WATER COURSE AREA | = | 0.000 SQ.M |
| | TOTAL A+B | = | 696.675 SQ.M |
| 3 | BALANCE AREA OF PLOT (1- 2) | = | 6301.562 SQ.M |
| 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 |
| 5 | NET PLOT AREA (3- 4C) | = | 6301.562 SQ.M (100%) |
| 6 | RECREATIONAL OPEN SPACE : | | |
| | A) REQUIRED | = | 630.156 SQ.M (10.00%) |
| | B) PROPOSED | = | 634.190 SQ.M (10.06%) |
| 7 | INTERNAL ROAD AREA | = | 1817.155 SQ.M (28.85%) |
| 8 | SERVICE ROAD / HIGHWAY WIDENING | = | 0.000 SQ.M |
| 9 | PLOTABLE AREA | = | 3800.217 SQ.M (60.30%) |
| 10 | AREA FOR E.S.S. & W.W.T.P. | = | 50.000 SQ.M. (0.79%) |
| 11 | PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS=(5/9)) | = | 1.658 |

| OPEN SPACE | D.P. ROAD WIDENING |
|---|---|
| 1) 0.5 * (39.511 + 40.982) * 17.000 = 684.190 SQ.M<br>DEDUCTION FOR S.T.P = 5 * 5 = 25.000 SQ.M<br>DEDUCTION FOR S.T.P = 5 * 5 = 25.000 SQ.M<br>TOTAL = 634.190 SQ.M | 0.5 * (8.868 + 8.979) * 78.072 = 696.675 SQ.M |

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BE ME ON 10-02-2020 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.

OWNER (S) NAME AND SIGNATURE

SHRI. SURESH SHREEMOHAN BAJORIA

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

Er. Dhawal S. Harshe
NMRDA Lic. No. 441
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 |
|---|---|---|---|---|---|
| 15-03-22 | LAY-01 | 1:500 | KR | DHAWAL | |

LEGEND :

KHASARA BOUNDRY SHOWN IN
OPEN SPACE SHOWN IN
EXISTING ROAD WIDENING SHOWN IN
EXISTING BUILDING

WAVE
DESIGNERS & PLANNERS
flat no.G-6,Cheenab Apt.Chunnabhatti Road,
Near Ajni Sq.Nagpur-440003

**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 * (11.147 + 9.116) * 17.000 | 172.236 | 7.710 | 164.526 | 1 | 164.526 | 272.783 | 12.000 | 1.100 | 300.062 |
| 2 | 17.000 * 9.000 | 153.000 | 0.000 | 153.000 | 1 | 153.000 | 253.674 | 12.000 | 1.100 | 279.041 |
| 3 | 0.5 * (7.119 + 8.009) * 18.901 | 142.967 | 0.000 | 142.967 | 1 | 142.967 | 237.040 | 12.000 | 1.100 | 260.744 |
| 4 | 0.5 * (15.591 + 14.455) * 8.000 | 120.184 | 0.000 | 120.184 | 1 | 120.184 | 199.265 | 12.000 | 1.100 | 219.192 |
| 5 | 0.5 * (14.455 + 13.319) * 8.000 | 111.096 | 0.000 | 111.096 | 1 | 111.096 | 184.197 | 12.000 | 1.100 | 202.617 |
| 6 | 0.5 * (13.319 + 12.184) * 8.000 | 102.012 | 0.000 | 102.012 | 1 | 102.012 | 169.136 | 12.000 | 1.100 | 186.049 |
| 7 | 0.5 * (12.184 + 10.630) * 10.944 | 124.838 | 0.000 | 124.838 | 1 | 124.838 | 206.982 | 12.000 | 1.100 | 227.680 |
| 8 | 0.5 * (9.267 + 8.084) * 18.684 | 162.093 | 7.710 | 154.383 | 1 | 154.383 | 255.967 | 12.000 | 1.100 | 281.564 |
| 9 | 0.5 * (14.023 + 13.351) * 12.039 | 164.778 | 7.720 | 157.058 | 1 | 157.058 | 260.402 | 12.000 | 1.100 | 286.442 |
| 10 | 14.000 * 10.944 | 153.216 | 0.000 | 153.216 | 1 | 153.216 | 254.032 | 9.000 | 1.100 | 279.435 |
| 11 TO 13 | 14.000 * 8.000 | 112.000 | 0.000 | 112.000 | 3 | 336.000 | 557.088 | 9.000 | 1.100 | 612.797 |
| 14 | 0.5 * (9.002 + 9.607) * 14.000 | 130.263 | 0.000 | 130.263 | 1 | 130.263 | 215.976 | 9.000 | 1.100 | 237.574 |
| 15 | 0.5 * (8.000 + 10.359) * 14.000 | 128.513 | 0.000 | 128.513 | 1 | 128.513 | 213.075 | 9.000 | 1.100 | 234.382 |
| 16 TO 20 | 14.000 * 8.000 | 112.000 | 0.000 | 112.000 | 5 | 560.000 | 928.480 | 9.000 | 1.100 | 1021.328 |
| 21 | 0.5 * (10.372 + 10.721) * 14.000 | 147.651 | 7.720 | 139.931 | 1 | 139.931 | 232.006 | 12.000 | 1.100 | 255.206 |
| 22 | 0.5 * (18.800 + 19.456) * 18.000 | 344.304 | 11.770 | 332.534 | 1 | 332.534 | 551.341 | 18.000 | 1.100 | 606.476 |
| 23 & 24 | 18.000 * 14.000 | 252.000 | 0.000 | 252.000 | 2 | 504.000 | 835.632 | 18.000 | 1.100 | 919.195 |
| 25 | 0.5 * (14.280 + 17.464) * 18.000 | 285.696 | 0.000 | 285.696 | 1 | 285.696 | 473.684 | 18.000 | 1.100 | 521.052 |
| | | TOTAL | | | 25 | 3800.217 | 6300.759 | | | 6930.835 |