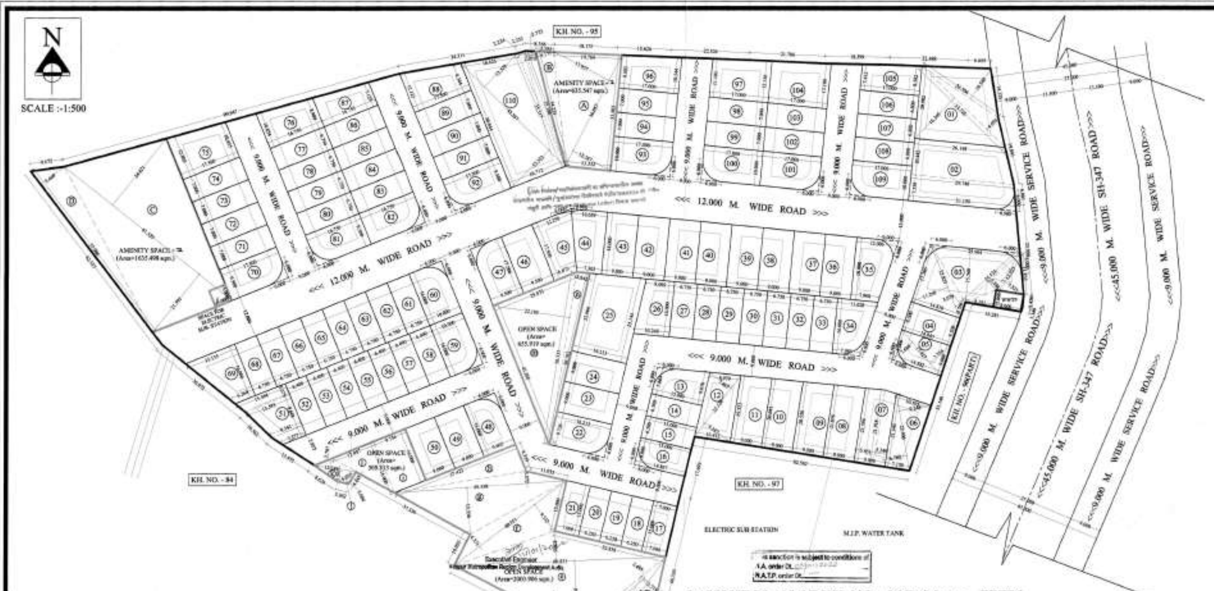
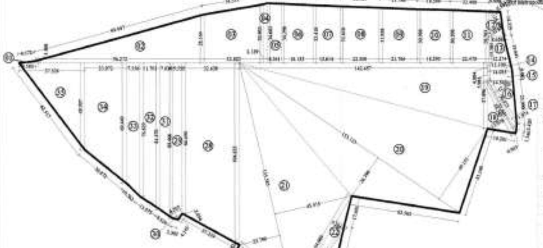


LAYOUT PLAN OF KH. NO.- 96/B, Mouza - FETRI

SCALE :-1:500

This Layout Plan is finally approved by Metropolitan Commissioner Dated



KEY PLAN OF KH. NO.- 96/B

SCALE :-1:1000

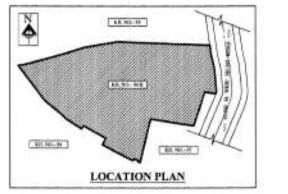
A] LAND AREA STATEMENT

1)	1 x	0.500 x	9.583	x 1.300 =	6.257 Sqm.
2)	1 x	1.308 +	26.184 / 2 x	99.272 =	1419.664 Sqm.
3)	1 x	28.184 +	33.033 / 2 x	33.823 =	1050.163 Sqm.
4)	1 x	33.933 +	34.835 / 2 x	2.109 =	72.959 Sqm.
5)	1 x	34.935 +	34.398 / 2 x	8.381 =	298.049 Sqm.
6)	1 x	34.298 +	33.418 / 2 x	18.193 =	614.624 Sqm.
7)	1 x	33.415 +	32.810 / 2 x	15.614 =	517.042 Sqm.
8)	1 x	32.810 +	31.958 / 2 x	22.526 =	728.869 Sqm.
9)	1 x	31.958 +	30.588 / 2 x	21.764 =	664.976 Sqm.
10)	1 x	30.988 +	30.598 / 2 x	18.595 =	572.596 Sqm.
11)	1 x	30.898 +	26.703 / 2 x	22.470 =	677.462 Sqm.
12)	1 x	3.947 +	7.419 / 2 x	19.180 =	108.914 Sqm.
13)	1 x	8.856 +	12.274 / 2 x	15.305 =	160.167 Sqm.
14)	1 x	13.109 +	14.058 / 2 x	4.004 =	54.382 Sqm.
15)	1 x	14.655 +	14.648 / 2 x	5.981 =	85.640 Sqm.
16)	1 x	0.500 x	30.572	x 12.202 =	186.580 Sqm.
17)	1 x	0.500 x	33.601	x 1.974 =	33.164 Sqm.
18)	1 x	2.903 +	12.978 / 2 x	34.542 =	240.603 Sqm.
19)	1 x	0.500 x	142.457	x 37.898 =	2699.275 Sqm.
20)	1 x	46.152 +	26.794 / 2 x	153.123 =	5814.540 Sqm.
21)	1 x	49.918 +	23.700 / 2 x	135.585 =	4869.309 Sqm.
22)	1 x	0.500 x	64.909	x 5.298 =	171.584 Sqm.
23)	1 x	0.500 x	48.315	x 11.716 =	283.076 Sqm.
24)	1 x	3.187 +	6.808 / 2 x	18.660 =	93.067 Sqm.
25)	1 x	0.500 x	18.231	x 2.844 =	25.924 Sqm.
26)	1 x	0.500 x	15.625	x 7.494 =	58.547 Sqm.
27)	1 x	0.500 x	41.076	x 9.734 =	199.917 Sqm.
28)	1 x	104.833 +	88.698 / 2 x	32.608 =	3155.621 Sqm.
29)	1 x	86.895 +	89.468 / 2 x	5.555 =	489.296 Sqm.
30)	1 x	0.500 x	6.207	x 2.094 =	6.499 Sqm.
31)	1 x	88.466 +	84.475 / 2 x	7.030 =	611.385 Sqm.
32)	1 x	84.470 +	75.828 / 2 x	11.791 =	943.580 Sqm.
33)	1 x	75.629 +	69.449 / 2 x	7.599 =	552.639 Sqm.
34)	1 x	69.449 +	49.997 / 2 x	23.972 =	1431.680 Sqm.
35)	1 x	0.500 x	37.528	x 49.997 =	938.140 Sqm.
				TOTAL =	29646.040 Sqm.

D.P. PLAN

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

SR.NO.	PLOT NO.	SIZE IN METERS	PLOT AREA (Sq.m.)	ROUNDING AREA OF ROAD (Sq.m.)	REMAINING PLOT AREA (Sq.m.)	NO. OF. PLOTS	TOTAL NET PLOT AREA (sq.m.)	BUILT UP AREA ON PRO-RATA BASIS i.e. (E x 1.629)	BUILT UP AREA ON PRO-RATA BASIS	FRONT ROAD WIDTH (m.)	BASIC FSI	PERMISSIBLE BUILT UP AREA ON BASIC FSI (Sq.m.)
	A	B	C	D	E= (C-D)	F	G = (E*F)	H	I = (H*F)	J	K	L = (H*K)
1	1	1 x 0.500 x 26.504 x 10.560	139.941	0.000	492.903	1	492.903	802.939	802.939	45.000	1.100	883.233
		1 x 4.691 + 10.366 / 2 x 33.526	352.962									
2	2	1 x 26.148 + 29.748 / 2 x 10.442	291.833	7.725	514.242	1	514.242	837.699	837.699	45.000	1.100	921.469
		1 x 29.748 + 31.150 / 2 x 7.558	230.134									
3	3	1 x 0.500 x 12.523 x 7.321	45.840	15.450	450.519	1	450.519	733.896	733.896	45.000	1.100	807.286
		1 x 0.500 x 21.124 x 3.248	34.305									
		1 x 0.500 x 8.191 x 5.000	20.478									
		1 x 0.500 x 25.904 x 15.568	201.637									
		1 x 3.076 + 11.268 / 2 x 22.823	163.709									
4	4	1 x 14.810 + 14.846 / 2 x 8.500	126.034	0.000	126.034	1	126.034	205.309	205.309	9.000	1.100	225.840
5	5	1 x 7.686 + 7.724 / 2 x 17.427	134.275	7.725	126.550	1	126.550	206.150	206.150	9.000	1.100	226.765
6	6	1 x 9.248 + 6.780 / 2 x 22.506	180.363	0.000	180.363	1	180.363	293.811	293.811	9.000	1.100	323.193
7	7	1 x 21.340 + 21.918 / 2 x 3.349	72.436	0.000	195.379	1	195.379	318.272	318.272	9.000	1.100	350.099
		1 x 21.918 + 21.594 / 2 x 5.651	122.943									
8	8	1 x 21.594 + 21.076 / 2 x 9.000	192.015	0.000	192.015	1	192.015	312.792	312.792	9.000	1.100	344.072
9	9	1 x 21.076 + 20.558 / 2 x 9.000	187.353	0.000	187.353	1	187.353	305.198	305.198	9.000	1.100	335.718
10	10	1 x 20.558 + 20.041 / 2 x 9.000	182.696	0.000	182.696	1	182.696	297.611	297.611	9.000	1.100	327.372
11	11	1 x 20.041 + 19.523 / 2 x 9.000	178.038	0.000	178.038	1	178.038	290.024	290.024	9.000	1.100	319.026
12	12	1 x 7.687 + 9.187 / 2 x 22.126	186.456	0.000	186.456	1	186.456	303.737	303.737	9.000	1.100	334.110
13	13	1 x 9.878 + 7.864 / 2 x 15.000	133.065	7.725	125.340	1	125.340	204.179	204.179	9.000	1.100	224.597
14	14 & 15	1 x 6.500 x 15.000	97.500	0.000	97.500	2	195.000	158.828	317.656	9.000	1.100	174.710
15	16	1 x 15.000 + 14.867 / 2 x 8.000	119.468	7.725	111.743	1	111.743	182.029	182.029	9.000	1.100	200.232
16	17	1 x 7.000 + 7.086 / 2 x 15.000	105.645	0.000	105.645	1	105.645	172.096	172.096	9.000	1.100	189.305
17	18 to 20	1 x 6.250 x 15.000	93.750	0.000	93.750	3	281.250	152.719	458.156	9.000	1.100	167.991
18	21	1 x 7.000 x 15.000	105.000	0.000	105.000	1	105.000	171.045	171.045	9.000	1.100	188.150
19	22	1 x 9.736 x 16.213	157.850	7.725	150.125	1	150.125	244.553	244.553	9.000	1.100	269.009
20	23 & 24	1 x 9.000 x 16.213	145.917	0.000	145.917	2	291.834	237.699	475.398	9.000	1.100	261.469
21	25	1 x 22.988 + 25.144 / 2 x 16.213	390.004	0.000	390.004	1	390.004	635.316	635.316	9.000	1.100	698.848
22	26	1 x 8.099 + 10.248 / 2 x 16.000	146.776	0.000	146.776	1	146.776	239.098	239.098	9.000	1.100	263.008
23	27 to 33	1 x 6.750 x 16.000	108.000	0.000	108.000	7	756.000	175.932	1231.524	9.000	1.100	193.525
24	34	1 x 7.985 + 11.628 / 2 x 16.000	156.904	7.725	149.179	1	149.179	243.013	243.013	9.000	1.100	267.314
25	35	1 x 7.908 + 12.006 / 2 x 18.000	179.226	7.725	171.501	1	171.501	279.375	279.375	12.000	1.100	307.313
26	36 to 43	1 x 9.000 x 18.000	162.000	0.000	162.000	8	1296.000	263.898	2111.184	12.000	1.100	290.288
27	44	1 x 7.305 + 10.659 / 2 x 18.000	161.676	7.725	153.951	1	153.951	250.786	250.786	12.000	1.100	275.865
28	45	1 x 6.873 + 12.258 / 2 x 17.500	167.396	7.725	159.671	1	159.671	260.104	260.104	12.000	1.100	286.115
29	46	1 x 9.500 x 17.500	166.250	0.000	166.250	1	166.250	270.821	270.821	12.000	1.100	297.903
30	47	1 x 9.500 x 17.500	166.250	7.725	158.525	1	158.525	258.237	258.237	12.000	1.100	284.061
31	48	1 x 9.665 x 16.000	154.640	7.725	146.915	1	146.915	239.325	239.325	9.000	1.100	263.257
32	49 & 50	1 x 9.000 x 16.000	144.000	0.000	144.000	2	288.000	234.576	469.152	9.000	1.100	258.034
33	51	1 x 7.277 + 9.341 / 2 x 2.967	24.570	0.000	184.466	1	184.466	300.496	300.496	9.000	1.100	330.545
		1 x 9.341 + 13.593 / 2 x 9.668	110.863									
		1 x 13.593 + 15.464 / 2 x 3.375	49.034									
34	52 to 58	1 x 6.400 x 16.000	102.400	0.000	102.400	7	716.800	166.810	1167.667	9.000	1.100	183.491
35	59 & 60	1 x 10.000 x 16.000	160.000	7.725	152.275	2	304.550	248.056	496.112	9.000	1.100	272.862
36	61 to 68	1 x 6.750 x 16.000	108.000	0.000	108.000	8	864.000	175.932	1407.456	12.000	1.100	193.525
37	69	1 x 6.264 + 15.135 / 2 x 16.000	171.192	0.000	171.192	1	171.192	278.872	278.872	12.000	1.100	306.759
38	70	1 x 9.500 x 17.500	166.250	7.725	158.525	1	158.525	258.237	258.237	12.000	1.100	284.061
39	71 to 74	1 x 7.000 x 17.500	122.500	0.000	122.500	4	490.000	199.553	798.210	9.000	1.100	219.508
40	75	1 x 10.855 + 12.803 / 2 x 17.500	207.008	0.000	207.008	1	207.008	337.216	337.216	9.000	1.100	370.937
41	76	1 x 10.854 + 8.989 / 2 x 16.750	166.185	0.000	166.185	1	166.185	270.716	270.716	9.000	1.100	297.787
42	77 to 80	1 x 6.750 x 16.750	113.063	0.000	113.063	4	452.250	184.179	736.715	9.000	1.100	202.597
43	81 & 82	1 x 9.500 x 16.750	159.125	7.725	151.400	2	302.800	246.631	493.261	12.000	1.100	271.294
44	83 to 86	1 x 6.750 x 16.750	113.063	0.000	113.063	4	452.250	184.179	736.715	9.000	1.100	202.597
45	87	1 x 8.989 + 7.125 / 2 x 16.750	134.955	0.000	134.955	1	134.955	219.841	219.841	9.000	1.100	241.825
46	88	1 x 12.123 + 8.344 / 2 x 17.500	179.086	0.000	179.086	1	179.086	291.732	291.732	9.000	1.100	320.905
47	89 to 91	1 x 7.000 x 17.500	122.500	0.000	122.500	3	367.500	199.553	598.658	9.000	1.100	219.508
48	92	1 x 9.500 x 17.500	166.250	7.725	158.525	1	158.525	258.237	258.237	12.000	1.100	284.061
49	93	1 x 10.000 x 17.000	170.000	7.725	162.275	1	162.275	264.346	264.346	12.000	1.100	290.781
50	94 & 95	1 x 7.000 x 17.000	119.000	0.000	119.000	2	238.000	193.851	387.702	9.000	1.100	213.236
51	96	1 x 9.503 + 10.544 / 2 x 17.000	170.400	0.000	170.400	1	170.400	277.581	277.581	9.000	1.100	305.339
52	97	1 x 12.118 + 11.103 / 2 x 17.000	197.362	0.000	197.362	1	197.362	321.502	321.502	9.000	1.100	353.652
53	98 & 99	1 x 7.000 x 17.000	119.000	0.000	119.000	2	238.000	193.851	387.702	9.000	1.100	213.236
54	100 & 101	1 x 10.000 x 17.000	170.000	7.725	162.275	2	324.550	264.346	528.692	12.000	1.100	290.781
55	102 & 103	1 x 7.000 x 17.000	119.000	0.000	119.000	2	238.000	193.851	387.702	9.000	1.100	213.236
56	104	1 x 12.116 + 13.100 / 2 x 17.000	214.336	0.000	214.336	1	214.336	349.153	349.153	9.000	1.100	384.068
57	105	1 x 7.412 + 8.582 / 2 x 17.000	135.949	0.000	135.949	1	135.949	221.461	221.461	9.000	1.100	243.607
58	106 to 108	1 x 6.800 x 17.000	115.600	0.000	115.600	3	346.800	188.312	564.937	9.000	1.100	207.144
59	109	1 x 10.000 x 17.000	170.000	7.725	162.275	1	162.275	264.346	264.346	12.000	1.100	290.781
60	110	1 x 13.529 + 16.352 / 2 x 42.287	610.646	0.000	698.686	1	698.686	1138.159	1138.159	12.000	1.100	1251.975
		1 x 0.500 x 35.317 x 2.224	39.273									
		1 x 0.500 x 35.186 x 2.772	48.768									
		TOTAL				110	16797.979		27383.906			



LOCATION PLAN

A] AMENITY SPACE

A]	1 x	17.997 +	12.387 / 2 x	38.097 =	547.258 Sqm.
B]	1 x	0.500 x	34.225	x 5.171 =	88.489 Sqm.
C]	1 x	24.621 +	21.391 / 2 x	61.529 =	1415.530 Sqm.
D]	1 x	0.500 x	57.989	x 8.449 =	244.952 Sqm.
				TOTAL	2296.345 Sqm.
LESS ELECTRIC SUB STATION AREA				=	25.500 Sqm.
				TOTAL	2271.045 Sqm.

B] OPEN SPACE

a)	1 x	0.500 x	18.231	x 2.844 =	25.924 Sqm.
b)	1 x	0.500 x	18.663	x 6.800 =	63.519 Sqm.
c)	1 x	2.496 +	3.718 / 2 x	27.542 =	85.573 Sqm.
d)	1 x	0.500 x	23.733	x 8.680 =	103.031 Sqm.
e)	1 x	18.093 +	8.935 / 2 x	60.831 =	863.739 Sqm.
f)	1 x	9.032 +	4.371 / 2 x	40.951 =	261.890 Sqm.
g)	1 x	13.588 +	3.572 / 2 x	49.599 =	424.410 Sqm.
h)	1 x	0.500 x	37.422	x 8.329 =	150.844 Sqm.
i)	1 x	1.000 x	9.798	x 16.000 =	156.096 Sqm.
j)	1 x	0.500 x	12.887	x 16.000 =	103.096 Sqm.
k)	1 x	3.787 +	3.981 / 2 x	12.249 =	39.082 Sqm.
l)	1 x	0.500 x	6.207	x 2.094 =	6.499 Sqm.
m)	1 x	0.500 x	50.333	x 22.183 =	558.520 Sqm.
n)	1 x	0.500 x	20.722	x 3.962 =	87.388 Sqm.
				TOTAL =	2965.137 Sqm.

FINAL DEMARCATED REVISED PROPOSED RESIDENTIAL LAYOUT PLAN FOR BEARING KH. NO.- 96/B , P.H. NO.- 04, MOUZA- FETRI , TAH.- NAGPUR (Gramin), DIST. - NAGPUR.

BELONGINGS TO:-

M/s. BHARAT HERITAGE THROUGH ITS PARTNER SHRI. AMIT MAGANLAL PANCHMATIYA

PROFORMA-I

A	AREA STATEMENTS	Sqm.	%
	1. AREA OF LAND		
	a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	29700.000	
	b) AS PER MEASUREMENT SHEET	29646.040	
	c) AS PER SITE	29646.040	
	2. DEDUCTIONS FOR		
	a) PROPOSED D.P / D.P. ROAD WIDENING AREA	0.000	
	b) ANY D. P. RESERVATION AREA	0.000	
	(TOTAL a+b)	0.000	
	3. BALANCE AREA OF PLOT (1-2)	29646.040	100.000
	4. AMENITY SPACE		
	a) REQUIRED - 0 - 0.40 Ha = NIL, 0.40 TO 1.0 Ha (5%)= 300 Sqm, 1.0 TO 2.9646 Ha (10%) = 1964.604	2264.6040	
	b) ADJUSTMENT OF 2(b), IF ANY -	0.000	
	c) BALANCE PROPOSED -	2271.045	7.661
	5. NET PLOT AREA (3 - 4(c))	27374.9950	
	6. RECREATIONAL OPEN SPACE		
	a) REQUIRED - (10 % OF 3)	2964.604	
	b) PROPOSED -	2965.138	10.002
	7. INTERNAL ROAD AREA	7546.878	25.457
	8. SERVICE ROAD & HIGHWAY WIDENING	0.000	0.000
	9. PLOTABLE AREA	16797.979	56.662
	10. Pro-rata factor for FSI calculation on layout plots = (5/9)	1.6290	
	11. SPACE FOR ELECTRIC SUB-STATION & WWTP -	65.000	0.219

INDEX :-

- KH. BOUNDARY SHOWN IN
- OPEN SPACE SHOWN IN
- AMENITY SPACE SHOWN IN
- ELECTRIC SUBSTATION SHOWN IN
- WASTE WATER TREATMENT PLANT SHOWN IN
- APPROACH ROAD SHOWN IN

OWNER'S SIGN

M/s. BHARAT HERITAGE THROUGH ITS PARTNER
SHRI. AMIT MAGANLAL PACHMATIYA

ARCHITECT/L.S.

NIKHIL S. SHINDE
NIT LS. - 1492
NMC LS. - 133

Designer & Consultant:-
M/s. S. B. ASSOCIATES