NA PURPOSE ONLY

Not Valid for Execution of Sale-Deed

MOUZA -BANWADI
P.H. NO. 41
TAH- NAGPUR GRAMIN
DIST- NAGPUR



LAY OUT PLAN
SCALE 1:500



LOCATION PLAN
SCALE NTS

PROPOSED SITE

DP SHEET NO.-111 A2 ZONE
SCALE NTS

Assistant Engineer
Nagpur Metropolitan Region Development Authority

Executive Engineer
Nagpur Metropolitan Region Development Auth



K- PRAT
SCALE 1:1000

LAND AREA CALCULATION CALCULATION							
SR. NO.	SIZE						AREA
1	1/2. X	6.50	X	36.50	=		118.62
2	(53.70 +	88.60)	/ 2 X	331.00	=		23550.65
3	1/2. X	42.60	X	10.60	=		225.78
4	(10.50 +	14.70)	/ 2 X	64.90	=		817.74
5	1/2. X	14.70	X	25.50	=		187.42
TOTAL					=		24900.21
30 M ROAD WIDENING AREA							
1	(4.50 +	4.00)	/ 2 X	24.05	=		102.21
2	(4.00 +	5.00)	/ 2 X	36.15	=		162.67
TOTAL					=		264.88
OPEN SPACE CALCULATION							
1	1/2. X	24.60	X	31.40	=		187.42
2	(37.85 +	16.70)	/ 2 X	83.95	=		2289.73
DEDUCT (MSEB SUBSTATION) (-)					=		100
NET AREA					=		2575.95
AMINITY SPACE CALCULATION							
1	(29.85 +	27.55)	/ 2 X	85.35	=		2449.54
2	1/2. X	33.95	X	2.50	=		42.43
TOTAL					=		2491.97

LEGENDS
KHASARA BOUNDARY SHOWN IN
OPEN SPACE SHOWN IN
AMENITY SPACE SHOWN IN
PLOTS
DP ROAD
AREA AFFECTED BY ROAD
WATER BODY
EWS/LIG (AFFORDABLE PLOTS)

DEMARCATED FINAL RESIDENTIAL LAYOUT PLAN ON KH. NO. 152/1A PART, PH. No. 41 ,MOUZA - BANWADI, TAH.-NAGPUR (Gramin), DIST.-NAGPUR
OWNER: SHALINI NAGORAO CHOWDHARY

STAMPS OF APPROVAL OF PLANS

AREA STATEMENT

1.	AREA OF LAND			
	Minimum area a, b, c to be considered			
	a) as per ownership documents ($\frac{7}{12}$, CTS extract)		=	24900.00 SQMT
	b) as per measurement sheet		=	24900.00 SQMT
	c) as per site		=	24900.00 SQMT
2.	Deduction for			
	a) Proposed D.P. Road Widening area		=	264.88 SQMT
	b) Any D.P. Reservation area		=	NIL
	c) Any water course area		=	NIL
3.	Gross Area of land (1-2)		=	24635.12 SQMT
4.	Recreational Open Space			
	a) Required		=	2463.52 SQMT (10.00 %)
	b) Proposed		=	2575.95 SQMT (10.46 %)
5.	Amenity Space			
	a) Required		=	2463.52 SQMT (10.00 %)
	b) Proposed		=	2491.97 SQMT (10.12 %)
	c) MSEB & STP		=	125.00 SQMT (0.51 %)
6.	Service Road & Road Widening		=	NIL
7.	Internal Road Area		=	6359.01 SQMT (25.81 %)
8.	Area under layout plots		=	13083.19 SQMT (53.10 %)
				(100 %)
9.	Net area of plots for FSI calculation	= (3-5b)	=	22143.15 SQMT
10.	Permissible FSI factor for layout plots	= (9 / 8)	=	1.692
11.	Area for Inclusive Housing			
	a) Required		=	2616.63 SQMT (20%)
	b) Proposed		=	2658.18 SQMT (20.31%)

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)	B/U AREA ON PRO RATA BASIS (D x pro-rata FSI factor 1.692)	FRONT ROAD WIDTH (m)	No.OF PLOT	PERMISSIBLE B/U AREA ON BASIC FSI (FxH)(sq.m)	NET PLOT AREA FOR FSI SQMT	BASIC F.S.I.	PERMISSIBLE BUILT UP AREA ON BASIC F.S.I.
A		B	C	D=(B-C)	E	F	H			G	
1	(33.00+31.30)/2X15.0	482.25	21.53	460.72	779.53	30.00	1	460.72	779.53	1.10	857.49
2,9,10,47,48	10.00X15.00	150.00		150.00	253.80	12.00	5	750.00	1269.00	1.10	279.18
3 TO 8	7.50X15.00	112.50		112.50	190.35	12.00	6	675.00	1142.10	1.10	209.38
11 TO 16											
44 TO 46,49 TO 51	7.00X15.00	105.00		105.00	177.66	12.00	12	1260.00	2131.92	1.10	195.42
17	(15.00+15.15)/2X10.0	150.75		150.75	255.06	12.00	1	150.75	255.06	1.10	280.57
18	(15.15+15.30)/2X10.15	154.53		154.43	261.29	12.00	1	154.43	261.29	1.10	287.42
19	(15.30+15.35)/2X7.00	107.27		107.27	181.50	12.00	1	107.27	181.50	1.10	199.65
20	(15.35+15.45)/2X7.00	107.80		107.80	182.39	12.00	1	107.80	182.39	1.10	200.63
21	(15.45+15.50)/2X7.00	108.32		108.32	183.27	12.00	1	108.32	183.27	1.10	201.60
22	(15.50+15.55)/2X7.00	108.67		108.67	183.86	12.00	1	108.67	183.86	1.10	202.25
23	(15.55+15.65)/2X7.55	117.78		117.78	199.28	12.00	1	117.78	199.28	1.10	219.21
24	(15.65+15.70)/2X7.55	118.34		118.34	200.23	12.00	1	118.34	200.23	1.10	220.25
25	(15.70+15.80)/2X10.50	165.37	7.71	157.66	266.76	12.00	1	157.66	266.76	1.10	293.43
26	10.00X16.00	160.00	7.71	152.29	257.67	12.00	1	152.29	257.67	1.10	283.44
27 TO 32	7.75X16.00	124.00		124.00	209.80	12.00	6	744.00	1258.80	1.10	230.78
33	7.10X16.00	113.60		113.60	192.21	12.00	1	113.60	192.21	1.10	211.43
34	(8.00+11.00)/2X16.00	152.00		152.00	257.18	12.00	1	152.00	257.18	1.10	282.90
35	(8.10+10.60)/2X14.00	130.90		130.90	221.48	9.00	1	130.90	221.48	1.10	243.63
36 TO 39	7.50X14.00	105.00		105.00	177.66	9.00	4	420.00	710.64	1.10	195.42
40	9.50X14.00	133.00		133.00	225.03	9.00	1	133.00	225.03	1.10	247.53
41	21.50X14.00	301.00	7.71	293.29	496.24	12.00	1	293.29	496.24	1.10	545.87
42,53	10.00X15.00	150.00	7.71	142.29	240.75	12.00	2	284.58	481.51	1.10	264.83
43,52	7.25X15.00	108.75		108.75	184.00	12.00	2	217.50	368.00	1.10	202.40
54,65	10.00X15.00	150.00	7.71	142.29	240.75	9.00	2	284.58	481.51	1.10	264.83
55,64	7.25X15.00	108.75		108.75	184.00	9.00	2	217.50	368.00	1.10	202.40
56 TO 58											
61 TO 63,76 TO 79	7.00X15.00	105.00		105.00	177.66	9.00	10	1050.00	1776.60	1.10	195.42
59,60	10.00X15.00	150.00		150.00	253.80	9.00	2	300.00	507.60	1.10	279.18
66	(28.30+26.00)/2X12.55	340.73	7.71	333.02	563.46	9.00	1	333.02	563.46	1.10	619.81
67	(26.00+23.90)/2X11.00	274.45		274.45	464.36	9.00	1	274.45	464.36	1.10	510.80
68	(23.90+21.90)/2X11.00	251.90		251.90	426.21	9.00	1	251.90	426.21	1.10	468.83
69	(21.90+20.20)/2X9.00	189.45		189.45	320.54	9.00	1	189.45	320.54	1.10	352.60
70	(20.20+18.50)/2X9.00	174.15		174.15	294.66	9.00	1	174.15	294.66	1.10	324.12
71	(18.50+16.80)/2X9.00	158.85		158.85	268.77	9.00	1	158.85	268.77	1.10	295.65
72	(16.80+15.20)/2X9.00	144.00		144.00	243.64	9.00	1	144.00	243.64	1.10	268.01
73	(15.20+13.50)/2X9.00	129.15		129.15	218.52	9.00	1	129.15	218.52	1.10	240.37
74	(10.35+13.50)/2X16.90	201.53	7.71	193.82	327.94	9.00	1	193.82	327.94	1.10	360.73
75	(10.30+7.50)/2X15.00	133.50		133.50	225.88	9.00	1	133.50	225.88	1.10	248.47
80	9.35X15.00	140.25	7.71	132.54	224.25	9.00	1	132.54	224.25	1.10	246.68
81	9.00X15.00	135.00	7.71	127.29	215.37	9.00	1	127.29	215.37	1.10	236.91
82 TO 85	6.00X15.00	90.00		90.00	152.28	9.00	4	360.00	609.12	1.10	167.50
86	(9.00+11.80)/2X15.00	156.00		156.00	263.95	9.00	1	156.00	263.95	1.10	290.34
87	(8.35+11.20)/2X15.00	146.62		146.62	248.08	9.00	1	146.62	248.08	1.10	272.88
88 , 89	9.00X15.00	135.00		135.00	228.42	9.00	2	270.00	456.84	1.10	251.26
90	11.20X15.00	168.00	7.71	160.29	271.21	9.00	1	160.29	271.21	1.10	298.33
91	(15.75+15.85)/2X32.55	514.29	21.53	492.76	833.74	30.00	1	492.76	833.74	1.10	917.12
92	(13.55+14.25)/2X36.20-(5.00X5.00)	485.42		485.42	821.33	30.00	1	485.42	821.33	1.10	903.46
TOTAL							92	13083.19	22136.56		

Certificate of Area

Certified that the plot under reference was surveyed by me on 22/11/2018 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 the document of Ownership/T.P Scheme records/Land Records Department/City Survey Records.

Signature
Name of Architect/Licensed Engineer/Supervisor

OWENER'S NAME AND SIGN

MRS. SHALINI NAGORAO CHOWDHARY

ENGINEER'S SIGN

DEVIDAS NARAYAN BORKAR

JOB NO	DRAWING NO	SCALE	DRAWN BY	CHECKED BY	REGISTRATION/LICENSE NO. OF LICENSED ENGG.
		1:500 1:1000 1:5000	DEWA		2820