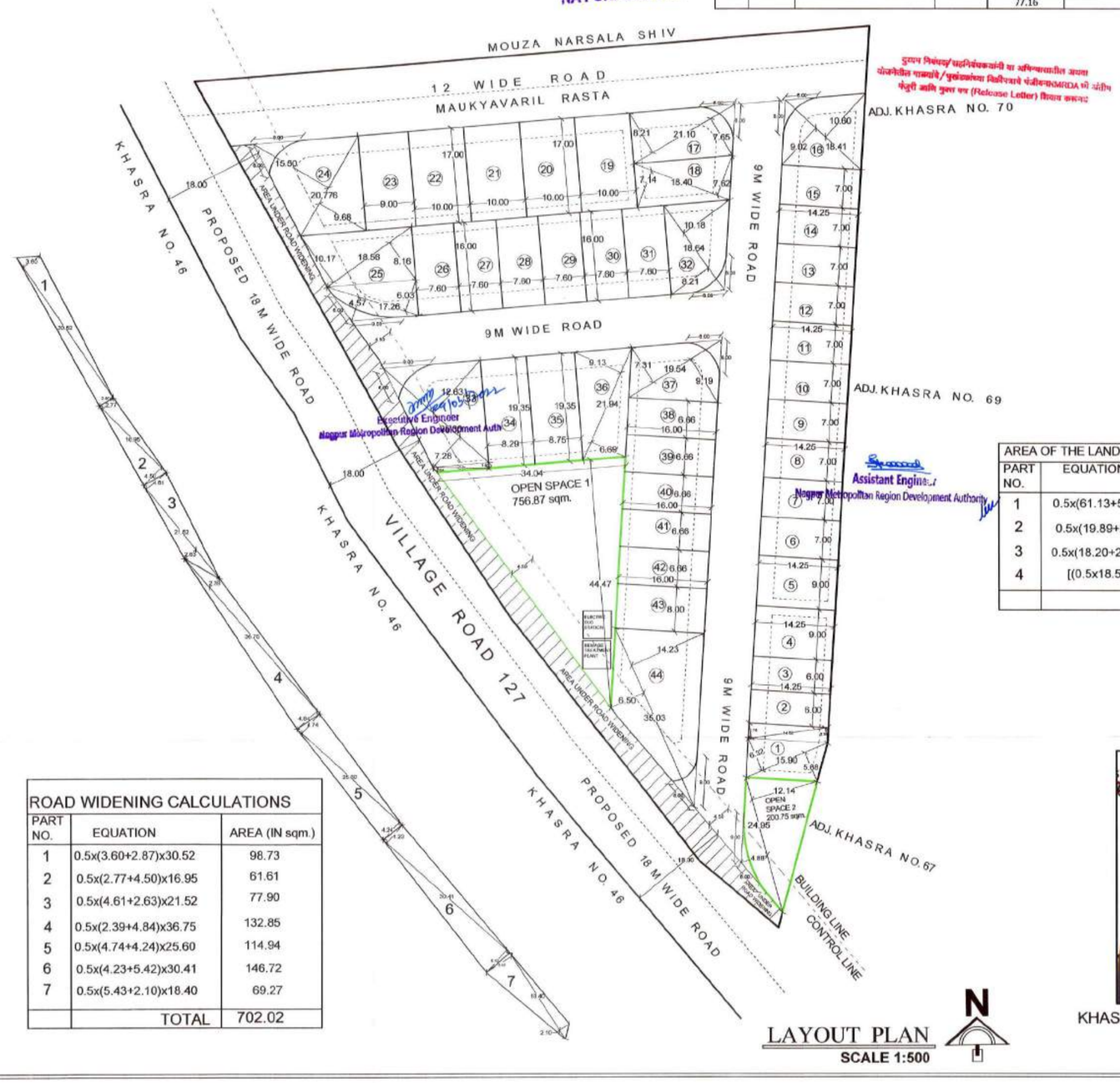
जा.क्र./प्रस्तुत/जिल्हाधिकारी/कार्वि-1055/22
रामाक्र.- 260/एनएपी-14/2021-22
मौजा- अरोली तह. नागपूर [ग्रा]
दि. 13/06/2022

SR. NO.	PLOT NO.	SIZE (IN MTRS)	AREA (IN SQ .M.)	LESS TAN	NO.OF. PLOT	TOTAL AREA (IN SQ.M.)
01	OPEN SPACE 1	(1/2x34.04)x44.47	756.87	0	1	756.87
01	OPEN SPACE 2	1/2x(12.14+4.88)x24.95	212.32	11.57	1	200.75
			TOTAL AREA (10% OF LAND AREA & INCLUDING 50 sqm. FOR STP AND SUB STATION)			957.62

* LESS SPACE (50sqm.) FOR SEWAGE TREATMENT -: PLANT AND ELECTRIC SUB STATION 957.62- 50.00= 907.62sqm.

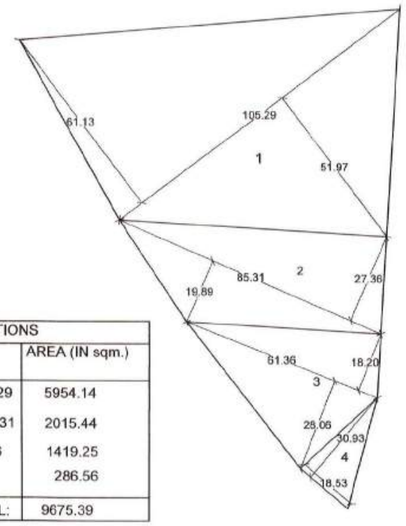
NA PURPOSE ONLY

SR. NO	PLOT NO.	PLOT AREA(IN SQM.)		ROUNDING AREA OF ROAD (SQM.)IF ANY	REMAING PLOT AREA (b-c) (SQM.)	NUMBER OF PLOTS	BUILT UP AREA ON PRO RATA BASIS, I.E. d x PRO RATA FSI FACTOR	FRONT ROAD WIDTH(METERS)	BASIC FSI	PERMISSIBLE BUILT UP AREA ON BASIC FSI (e x g)SQM.	AREA UNDER PLOTS
	(a)		(b)	(c)	(d)		(e)	(f)	(g)		
1	1	[0.5x(6.32+5.68)x15.90]+ [0.5x(2.76+2.76)x14.53]	135.60		135.60	1	197.03	9	1.1	216.73	135.60
2	2 &3	14.25x6.00	85.50		85.50	2	124.23	9	1.1	136.65	171.00
3	4&5	14.25x9.00	128.25		128.25	2	186.35	9	1.1	204.98	256.50
4	6 to 15	14.25x7.00	99.75		99.75	10	144.94	9		159.43	997.50
5	16	0.5x(9.02+10.60)x18.41	180.60	7.72	172.88	1	251.19	12	1.1	276.31	172.88
6	17	0.5x(7.65+8.21)x21.10	167.32	7.72	159.60	1	231.90	12	1.1	255.09	159.60
7	18	0.5x(7.14+7.62)x18.40	135.79		135.79	1	197.30	9	1.1	217.03	135.79
8	19 to 22	10.00x17.00	170		170.00	4	247.01	12	1.1	271.71	680.00
9	23	9.00x17.00	153		153.00	1	222.31	12	1.1	244.54	153.00
10	24	0.5x(15.50+9.68)x20.776	261.57	11.57	250.00	1	363.25	18	1.1	399.58	250.00
11	25	[0.5x(10.17+8.16)x18.56]+ [0.5x[4.57+6.03)x17.26]	261.57	11.57	250.00	1	363.25	18	1.1	399.58	250.00
12	26 to31	7.60x16.00	121.6		121.60	6	176.68	9	1.1	194.35	729.60
13	32	0.5x(8.21+10.18)x18.64	171.39	7.72	163.67	1	237.81	9	1.1	261.59	163.67
14	33	[0.5x(12.63+7.28)x25.30]+ [0.5x[1.00+0.94)x10.01]	261.57	11.57	250.00	1	363.25	18	1.1	399.58	250.00
15	34	8.29x19.35	160.41		160.41	1	233.08	9	1.1	256.38	160.41
16	35	8.75x19.35	169.31		169.31	1	246.01	9	1.1	270.61	169.31
17	36	0.5x(9.13+6.69)x21.94	173.54		173.54	1	252.15	9	1.1	277.37	173.54
18	37	0.5x(7.31+9.19)x19.54	161.2	7.72	153.48	1	223.01	9	1.1	245.31	153.48
19	38to 42	6.66x16.00	106.56		106.56	5	154.83	9	1.1	170.31	532.80
20	43	8.00x16.00	128		128.00	1	185.98	9	1.1	204.58	128.00
21	44	0.5x(6.50+14.23)x35.03	363.08	11.57	351.51	1	510.74	18	1.1	561.82	351.51
				77.16		44				Total area	6174.19

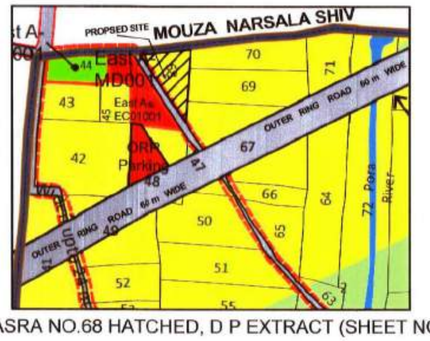


ROAD WIDENING CALCULATIONS		
PART NO.	EQUATION	AREA (IN sqm.)
1	0.5x(3.60+2.87)x30.52	98.73
2	0.5x(2.77+4.50)x16.95	61.61
3	0.5x(4.61+2.63)x21.52	77.90
4	0.5x(2.39+4.84)x36.75	132.85
5	0.5x(4.74+4.24)x25.60	114.94
6	0.5x(4.23+5.42)x30.41	146.72
7	0.5x(5.43+2.10)x18.40	69.27
	TOTAL	702.02

LAYOUT PLAN
SCALE 1:500



AREA OF THE LAND CALCULATIONS		
PART NO.	EQUATION	AREA (IN sqm.)
1	0.5x(61.13+51.97)x105.29	5954.14
2	0.5x(19.89+27.36) x 85.31	2015.44
3	0.5x(18.20+28.06)x61.36	1419.25
4	[(0.5x18.53)]x30.93	286.56
	TOTAL:	9675.39



KHASRA NO.68 HATCHED, D P EXTRACT (SHEET NO 98)

FINAL DEMARCATED RESIDENTIAL LAYOUT ON KH.NO. 68, P.H. NO.-36
MOUZA-ADYALI, TALUKA-NAGPUR (GRAMIN)
DISTRICT -NAGPUR, BELONGING TO-
YASHOM BUILDERS & DEVELOPERS PVT. LTD.
ACTING THROUGH ITS DIRECTORS
Mr. KISHOR SHIVAJIRAO CHOPDE
Mr. ATUL RAMESHRAO MAWLE

DRAWING SHEET NO:

STAMPS FOR APPROVAL OF PLANS:

SR. NO.	AREA STATEMENT		
1.	AREA OF LAND (MINIMUM AREA OF a,b,c TO BE CONSIDERED)		
	a) AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)		10500.00 SQM.
	b) AS PER MEASUREMENT SHEET		9675.39 SQM.
	c) AS PER SITE		9675.39 SQM.
2.	DEDUCTIONS FOR		
	a) PROPOSED DP/RP, ROAD WIDENING AREA/SERVICE ROAD/HIGHWAY WIDENING		702.02 SQM.
	b) ANY DP RESERVATION AREA		
	(TOTAL a+b)		702.02 SQM.
3.	BALANCE AREA OF PLOT (1-2)	(100.00%)	8973.37 SQM.
4.	AMENITY SPACE (IF APPLICABLE)		
	a) REQUIRED		-
	b) ADJUSTMENT OF 2(b) ,if any-		-
	c) BALANCE PROPOSED		-
5.	NET PLOT AREA (3-4c)		8973.37 SQM.
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)		
	a) REQUIRED	(10.00%)	897.33 SQM.
	b) PROPOSED	(10.11%)	907.62 SQM.
7.	INTERNAL ROAD AREA	(20.52%)	1841.55 SQM.
8.	SERVICE ROAD AND HIGHWAY WIDENING		-
9.	PLOTABLE AREA	(68.80%)	6174.19 SQM.
10.	PRO RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS=(5/9)		1.453
11.	AREA FOR INCLUSIVE HOUSING		
	a) REQUIRED		-
	b) PROPOSED		-
12.	AREA FOR SUB STATION & STP INCLUDED IN OPEN SPACE-	(0.61%)	56.00 SQM.

CERTIFICATE OF AREA:

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 9/10/21 AND THE DIMENSIONS OF SIDE 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.

ANCHAL S. PATHAK
B. ARCH.
Reg. No. CA/2017/81364
NMC/R-843
NIT LIC. No. 4012
SIGNATURE

NOTE: -

x KHASRA BOUNDRY SHOWN THUS
x OPEN SPACE SHOWN THUS
x PLOTABLE AREA SHOWN THUS
x ROAD WIDENING SHOWN THUS

OWNER(S) NAME AND SIGNATURE:

YASHOM BUILDERS & DEVELOPERS PVT. LTD.
ACTING THROUGH ITS DIRECTORS-

Mr. KISHOR SHIVAJIRAO CHOPDE

Mr. ATUL RAMESHRAO MAWLE

ARCHITECT'S NAME AND SIGNATURE:

ANCHAL S. PATHAK
B. ARCH.
Reg. No. CA/2017/81364
NMC/R-843
NIT LIC. No. 4012

JOB NO.	DRAWING NO.	SCALE 1:500	DRAWN BY:
CHECKED BY:	NORTH	REGISTRATION / LICENCE NO.	

AR. ANCHAL PATHAK & AR. INDRANI MAJUMDAR
(ARCHITECTS, INTERIOR DESIGNERS AND PLANNERS)
SHOP NO.6&7 SHRI. DAGDIBA APPARTMENT,
KOTWAL BAGADI,
KHAMLA SQR NAGPUR. 22
MOB. 9765700065, 8208826541