FINAL DEMARCATE RESIDENTIAL LAYOUT PLAN FOR KHASRA NO. 30, P.H. NO. 73, MOUZA - DONGARGAON, TAH. NAGPUR (RURAL), DIST. NAGPUR.

BELONGING TO - M/s Waghmare Developers Through Pankaj Chandrkant Waghmare

PROFORMA-I

Stamps of Approval of Plans:		Drawing Sheet No. X/Y	Percentage
A	AREA STATEMENTS		
	1. Area of land		
	(Minimum area of a,b,c to be considered)	28200.00	
	a) As per ownership document (7/12, CTS extract)	28200.00	
	b) as per measurment sheet	28200.00	
	c) as per site	28200.00	
	2. Deduction for		
	(a) Proposed D.P./D.P Road widending Area (5781.27+85.58)	5866.85	
	(b) Any D.P. Reservation area		
	© Natural water course area		
	(Total a+b)	5866.85	
	3. Gross Area of Plot (1-2)	22333.15	100.00%
	4. Amenity Space		
	a)Required- (5% of 3)	1116.66	
	b) Proposed-	1116.78	5.00%
	5. Net area of plot for FSI Calculations =(3-4b)	21216.37	
	6. Recreational Open space		
	a) Required-	2121.64	10.00%
	b) Proposed-	2233.69	
		-	
	7. Internal Road area	4029.10	18.05%
	8. Area under layout plots	14903.58	66.73%
	9. Service road and Highway widening		
	10. Permissible FSI factor for layout plots = (9/8)	1.42357541	
	11. Area for inclusive housing		
	(a) required-	-	
	(b) Proposed	-	
	12. Area Under Substation		
	(a) required-	25.00	
	(b) Proposed	25.00	0.11%
	12. Area Under W.T.P.		
	(a) required-	25.00	
	(b) Proposed	25.00	0.11%

Certificate of Area:
Certified that the plot under reference was surveyed by me on 14th February 2019 and the dimensions of sides viz. Of plot stated on plan are as measured on site and the area so worked out tallies with the area states in document of Ownership/ T.P.Scheme Records/ Land Records Department / City Survey records.

Signature
(Name of Architect/ Licensed Engineer Supervisor)
Architect/ Licensed Engineer Supervisor name and signature

Job no.	Drawing No.	Scale	Drawn by	Checked By	Registration/ Licence no. Of Arch. / Lic.
PROJ	T.T.	1:500	KALYANI	PARAG	MH/LS/2746

PLOT BOUNDARY SHOWN IN:
OPEN SPACE SHOWN IN:
AMENITY SPACE SHOWN IN:

NORTH: N | DRAWING TITLE: LAYOUT PLAN | SCALE: 1:500 | DATE: | REV. NO.:

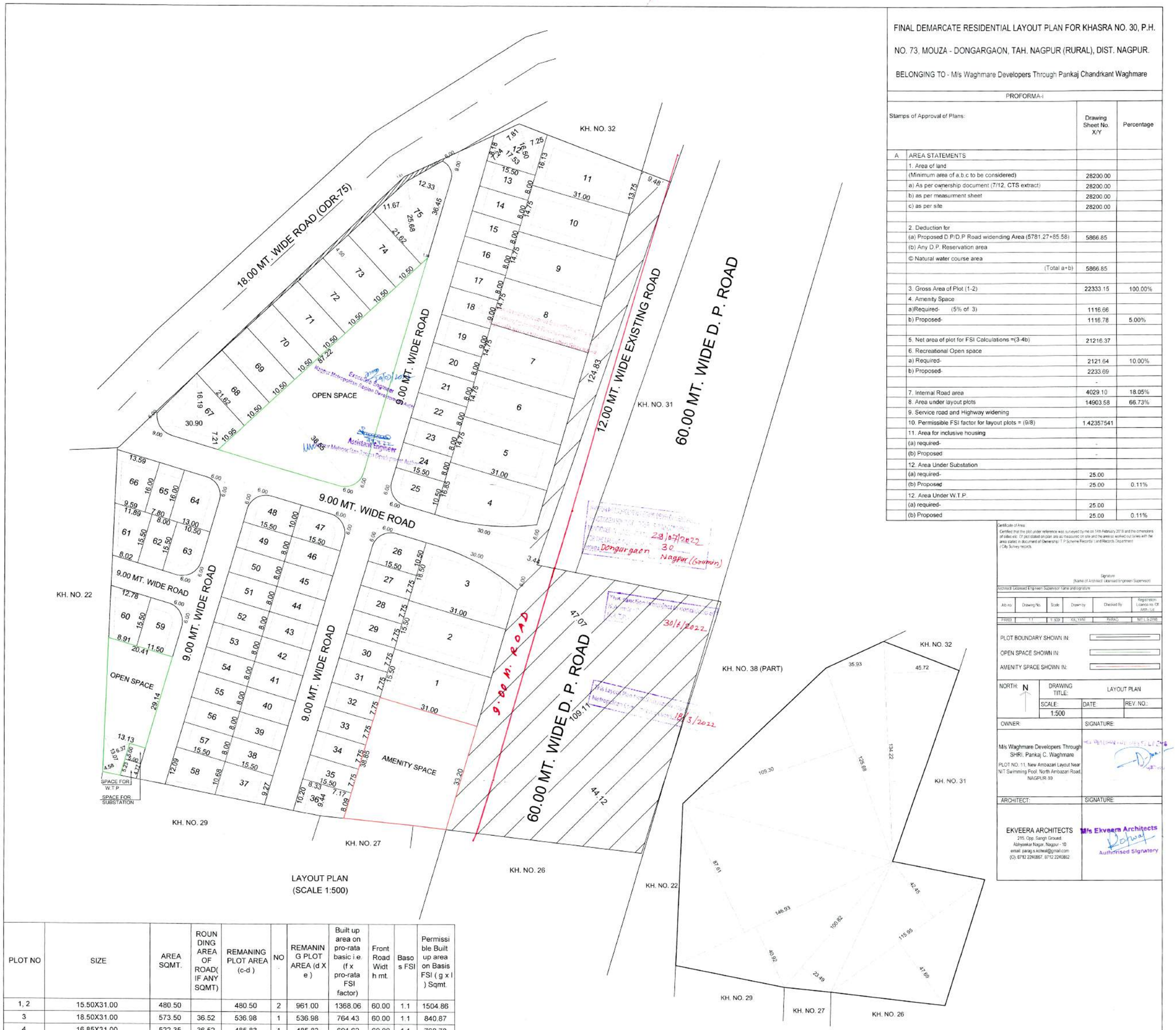
OWNER: | SIGNATURE:

M/s Waghmare Developers Through SHRI. Pankaj C. Waghmare
PLOT NO. 11, New Ambazari Layout Near NIT Swimming Pool, North Ambazari Road, NAGPUR-10

ARCHITECT: | SIGNATURE:

EKVEERA ARCHITECTS
215, Opp. Sangh Ground, Abhyankar Nagar, Nagpur - 10
email: parag.s.kotwal@gmail.com
(O): 0712 2240867, 0712 2240862

M/s Ekveera Architects
Authorised Signatory



LAYOUT PLAN
(SCALE 1:500)

KEY PLAN
Scale-1:1000

PLOT NO	SIZE	AREA SQMT.	ROUNDING AREA OF ROAD(IF ANY SQMT)	REMANING PLOT AREA (c-d)	NO.	REMANING PLOT AREA (d X e)	Built up area on pro-rata basic i.e. (f x pro-rata FSI factor)	Front Road Width mt.	Bass FSI	Permissible Built up area on Basis FSI (g x l) Sqmt.
1, 2	15.50X31.00	480.50		480.50	2	961.00	1368.06	60.00	1.1	1504.86
3	18.50X31.00	573.50	36.52	536.98	1	536.98	764.43	60.00	1.1	840.87
4	16.85X31.00	522.35	36.52	485.83	1	485.83	691.62	60.00	1.1	760.78
5 TO 10	14.75X31.00	457.25		457.25	6	2743.50	3905.58	60.00	1.1	4296.14
11	1/2X(16.13+13.75)X31.00	463.14		463.14	1	463.14	659.31	60.00	1.1	725.25
12	1/2X(7.81+7.24)X17.53+ (1/2X7.25X16.50)	191.73		191.73	1	191.73	272.94	9.00	1.1	300.24
13 TO 17	8.00X15.50	124.00		124.00	5	620.00	882.62	9.00	1.1	970.88
18, 19	9.00X15.50	139.50		139.50	2	279.00	397.18	9.00	1.1	436.90
20 TO 24	8.00X15.50	124.00		124.00	5	620.00	882.62	9.00	1.1	970.88
25	10.50X15.50	162.75	7.72	155.03	1	155.03	220.70	9.00	1.1	242.77
26	10.50X15.50	162.75	7.72	155.03	1	155.03	220.70	9.00	1.1	242.77
27 TO 35	7.75X15.50	120.13		120.13	9	1081.17	1539.13	9.00	1.1	1693.04
36	1/2X(8.09+9.44)X7.17+ 1/2X(9.44+10.20)X8.33	144.65		144.65	1	144.65	205.92	9.00	1.1	226.51
37	1/2X(9.27+10.68)X15.50	154.61		154.61	1	154.61	220.10	9.00	1.1	242.11
38 TO 46	8.00X15.50	124.00		124.00	9	1116.00	1588.71	9.00	1.1	1747.58
47	10.00X15.50	155.00	7.72	147.28	1	147.28	209.66	9.00	1.1	230.63
48	10.00X15.50	155.00	7.72	147.28	1	147.28	209.66	9.00	1.1	230.63
49 TO 57	8.00X15.50	124.00		124.00	9	1116.00	1588.71	9.00	1.1	1747.58
58	1/2X(10.68+12.09)X15.50	176.47		176.47	1	176.47	251.21	9.00	1.1	276.34
59	11.50X15.50	178.25	7.72	170.53	1	170.53	242.76	9.00	1.1	267.04
60	1/2X(8.91+12.78)X15.50	168.10		168.10	1	168.10	239.30	9.00	1.1	263.23
61	1/2X(8.02+11.89)X15.50	154.30		154.30	1	154.30	219.66	9.00	1.1	241.63
62	8.00X15.50	124.00		124.00	1	124.00	176.52	9.00	1.1	194.18
63	10.50X15.50	162.75	7.72	155.03	1	155.03	220.70	9.00	1.1	242.77
64	13.00X16.00	208.00	7.72	200.28	1	200.28	285.11	9.00	1.1	313.63
65	7.80X16.00	124.80		124.80	1	124.80	177.66	9.00	1.1	195.43
66	1/2X(9.59+13.59)X16.00	185.44		185.44	1	185.44	263.99	9.00	1.1	290.39
67	1/2X(7.21+16.19)X30.90	361.53	11.77	349.76	1	349.76	497.91	18.00	1.1	547.70
68 TO 74	10.50X21.62	227.01		227.01	7	1589.07	2262.16	18.00	1.1	2488.38
75	1/2X(12.33+1.36)X36.45+ (1/2X11.67X25.68)	399.34	11.77	387.57	1	387.57	551.74	18.00	1.1	606.91
					75	14903.58	21216.37			

AREA UNDER TOTAL LAND	
1/2X(42.45+47.69)X115.95+	5225.87
(1/2X100.82X23.49)+	1184.13
1/2X(87.61+40.92)X146.93+	9442.46
(1/2X109.30X125.68)+	6868.41
1/2X(35.93+45.72)X134.22	5479.53
	28200.40

AREA UNDER 60.00 MT. WIDE D.P. ROAD	
1/2X(44.12+47.07)X109.11+	4974.87
1/2X(3.44+9.48)X124.83	806.40
	5781.27

AREA UNDER ROAD WIDENDING	
(1/2X87.71X1.61)+	70.61
(1/2X18.60X1.61)	14.97
	85.58

AREA UNDER OPEN SPACE	
(1/2X87.22X38.55)+	1681.17
1/2X(20.41+13.13)X29.14+	488.68
1/2X(6.37+4.58)X13.07	71.56
tan(-)	7.72
	2233.69

AREA UNDER AMENITY SPACE	
1/2X(38.85+33.20)X31.00	1116.78
	1116.78

AREA UNDER W.T.P.	
1/2X(5.23+4.77)X5.00	25.00
	25.00

AREA UNDER ELECTRIC SUBSTATION	
5.00X5.00	25.00
	25.00

DP PLAN SHEET NO 118