FINAL DEMARCATED PROPOSED RESIDENTIAL LAYOUT PLAN FOR BEARING KH. NO.- 03(PART), P.H. NO.- 04, MOUZA- CHICHOLI, TAH.- NAGPUR (Gramin), DIST. - NAGPUR.

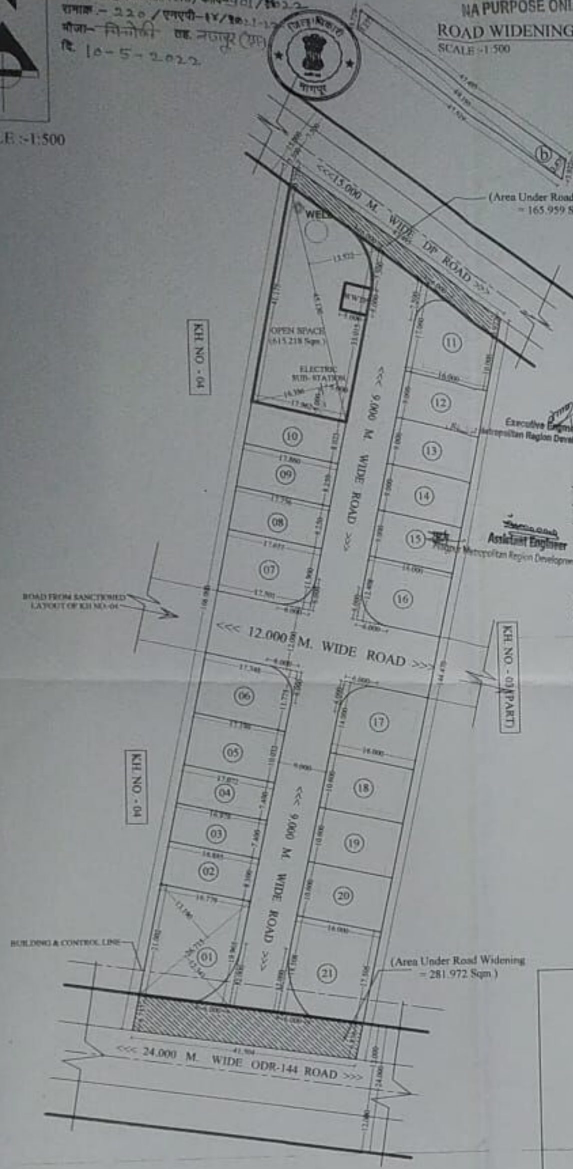
BELONGINGS TO:-
M/s. D. P. REAL ESTATE THROUGH PARTNER
1) SHRI CHANDRAKANT VASANTRAO DAWARE
2) SMT. CHHAYA CHANDRAKANT DAWARE

जा.क्र./प्रस्तुत/जिल्हाधिकारी/कावि-901/2022
रामाक्र.- 220 / एनएपी-१४/२०२१-२२
मौजा- चिचोली ता. नागपूर (ग्रा)
दि. 10-5-2022

जिल्हाधिकारी नागपूर

SCALE :-1:500

NA PURPOSE ONLY.

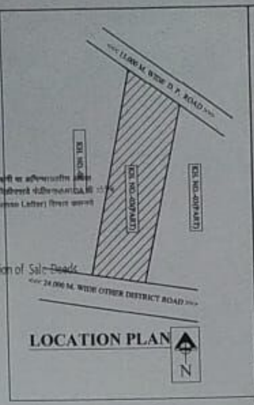

ROAD WIDENING AREA
SCALE :-1:500
(b)
<<<15.000 M. WIDE DP ROAD >>>
(Area Under Road Widening = 165.959 Sqm.)
WELL
OPEN SPACE (615.218 Sqm.)
ELECTRIC SUB-STATION
WWTP
KH. NO. - 04
9.000 M. WIDE ROAD
<<< 12.000 M. WIDE ROAD >>>
ROAD FROM SANCTIONED LAYOUT OF KH NO.-04
KH. NO. - 03(PART)
BUILDING & CONTROL LINE
(Area Under Road Widening = 281.972 Sqm.)
<<< 24.000 M. WIDE ODR-144 ROAD >>>
(01) (02) (03) (04) (05) (06) (07) (08) (09) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21)

दुय्यम निबंधक/सह दुय्यम निबंधक यांनी या अभिन्यासातील भूखंड [illegible] (Release Letter) [illegible]

Not Valid for Execution of Sale Deeds

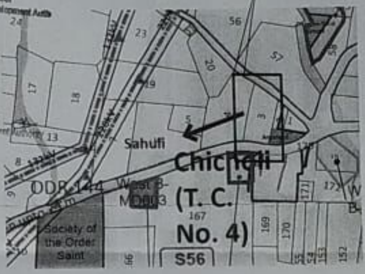
Executive Engineer
[illegible] Metropolitan Region Development Authority
6/05/2022

Assistant Engineer
Nagpur Metropolitan Region Development Authority


<<< 15.000 M. WIDE D.P. ROAD >>>
KH. NO.-04
KH. NO.-03(PART)
KH. NO.-03(PART)
<<< 24.000 M. WIDE OTHER DISTRICT ROAD >>>
N

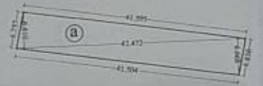
LOCATION PLAN

SHEET NO.- 56,
PROPOSED LAYOUT

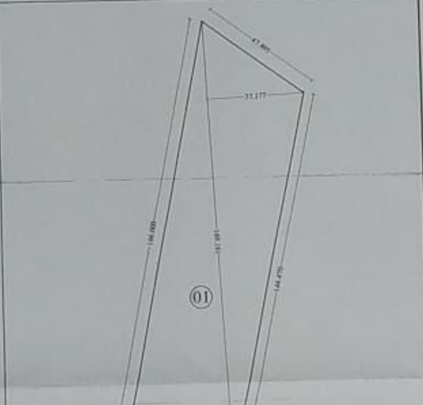


LAYOUT PLAN OF KH. NO.- 03 (PART), Mouza - CHICHOLI

SCALE :-1:500



ROAD WIDENING AREA
SCALE :-1:500



KEY PLAN OF KH. NO.- 03(PART)
SCALE :-1:1000

LAND AREA STATEMENT

1) 1 x 37.177 + 40.682 / 2 x 169.161 = 6585.353 Sqm.
TOTAL = 6585.353 Sqm.

PROFORMA-I

A	AREA STATEMENTS	Sqm.	%
	1. AREA OF LAND		
	a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	6800.000	
	b) AS PER MEASUREMENT SHEET	6585.353	
	c) AS PER SITE	6585.353	
	2. DEDUCTIONS FOR		
	a) PROPOSED D.P./D.P. ROAD WIDENING AREA	447.931	
	b) ANY D. P. RESERVATION AREA	0.000	
	(TOTAL a+b)	447.931	
	3. BALANCE AREA OF PLOT (1-2)	6137.422	100.000
	4. AMENITY SPACE		
	a) REQUIRED -	0.0000	
	b) ADJUSTMENT OF 2(b), IF ANY -	0.000	
	c) BALANCE PROPOSED -	0.000	0.000
	5. NET PLOT AREA (3 - 4(c))	6137.4220	
	6. RECREATIONAL OPEN SPACE		
	a) REQUIRED - (10% OF 3)	613.742	
	b) PROPOSED -	615.218	10.024
	7. INTERNAL ROAD AREA	1778.611	28.980
	8. SERVICE ROAD & HIGHWAY WIDENING	0.000	0.000
	9. PLOTABLE AREA	3693.593	60.182
	10. Pro-rata factor for FSI calculation on layout plots = (5/9)	1.6616	
	11. SPACE FOR ELECTRIC SUB-STATION & WWTP -	50.000	0.815

A] OPEN SPACE

a) 1 x 13.522 + 16.386 / 2 x 45.130 = 674.874 Sqm.
LESS TANGENT 6.00 M x 7.500 M (-) = 9.656 Sqm.
LESS ESS 5.00 M x 5.000 M (-) = 25.000 Sqm.
LESS WWTP 5.00 M x 5.000 M (-) = 25.000 Sqm.
TOTAL = 615.218 Sqm.

B] ROAD WIDENING AREA CALCULATION

a) 1 x 6.668 + 6.610 / 2 x 42.472 = 281.972 Sqm.
b) 1 x 3.277 + 3.470 / 2 x 49.195 = 165.959 Sqm.
TOTAL = 447.931 Sqm.

INDEX :-

KH. BOUNDARY SHOWN IN	▭
OPEN SPACE SHOWN IN	▬
ELECTRIC SUBSTATION SHOWN IN	▬
WASTE WATER TREATMENT PLANT SHOWN IN	▬
APPROACH ROAD SHOWN IN	▬

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 1.6616)	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 12.341 + 13.190 / 2 x 26.715	341.030	15.450	325.580	1	325.580	540.984	540.984	24.000	1.100	595.083
2	2	1 x 16.779 + 16.885 / 2 x 8.300	139.706	0.000	139.706	1	139.706	232.135	232.135	9.000	1.100	255.348
3	3	1 x 16.885 + 16.978 / 2 x 7.400	125.293	0.000	125.293	1	125.293	208.187	208.187	9.000	1.100	229.006
4	4	1 x 16.978 + 17.072 / 2 x 7.400	125.985	0.000	125.985	1	125.985	209.337	209.337	9.000	1.100	230.270
5	5	1 x 17.072 + 17.199 / 2 x 10.032	171.903	0.000	171.903	1	171.903	285.635	285.635	9.000	1.100	314.198
6	6	1 x 17.199 + 17.348 / 2 x 11.775	203.395	7.725	195.670	1	195.670	325.126	325.126	12.000	1.100	357.639
7	7	1 x 17.501 + 17.651 / 2 x 11.900	209.154	7.725	201.429	1	201.429	334.695	334.695	12.000	1.100	368.165
8	8	1 x 17.651 + 17.756 / 2 x 8.250	148.054	0.000	148.054	1	148.054	242.683	242.683	9.000	1.100	266.951
9	9	1 x 17.756 + 17.860 / 2 x 8.250	146.916	0.000	146.916	1	146.916	244.116	244.116	9.000	1.100	268.527
10	10	1 x 17.860 + 17.962 / 2 x 8.023	143.700	0.000	143.700	1	143.700	238.772	238.772	9.000	1.100	262.649
11	11	1 x 17.060 + 10.000 / 2 x 18.000	216.480	9.656	206.824	1	206.824	343.659	343.659	15.000	1.100	378.025
12	12 TO 15	1 x 16.000 x 9.000	144.000	0.000	144.000	4	576.000	239.270	957.082	9.000	1.100	263.197
13	16	1 x 16.000 x 12.408	198.528	7.725	190.803	1	190.803	317.038	317.038	12.000	1.100	348.742
14	17	1 x 16.000 x 14.000	224.000	7.725	216.275	1	216.275	359.363	359.363	12.000	1.100	395.299
15	18 TO 20	1 x 16.000 x 10.600	169.600	0.000	169.600	3	508.800	281.807	845.422	9.000	1.100	309.988
16	21	1 x 18.508 + 17.505 / 2 x 16.000	288.104	15.450	272.654	1	272.654	453.042	453.042	24.000	1.100	498.346
				TOTAL		21	3693.593		6137.274			

OWNER'S SIGN

D P REALESTATE
PARTNER
(SHRI CHANDRAKANT V. DAWARE)

D P REALESTATE
PARTNER
(SMT. CHHAYA C. DAWARE)

ARCHITECT/L.S.

NIT L.S. No.: 1492, NMC L.S. No.: 133

NIKHIL S. BENDE
NIT L.S. - 1492
NMC L.S. - 133

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