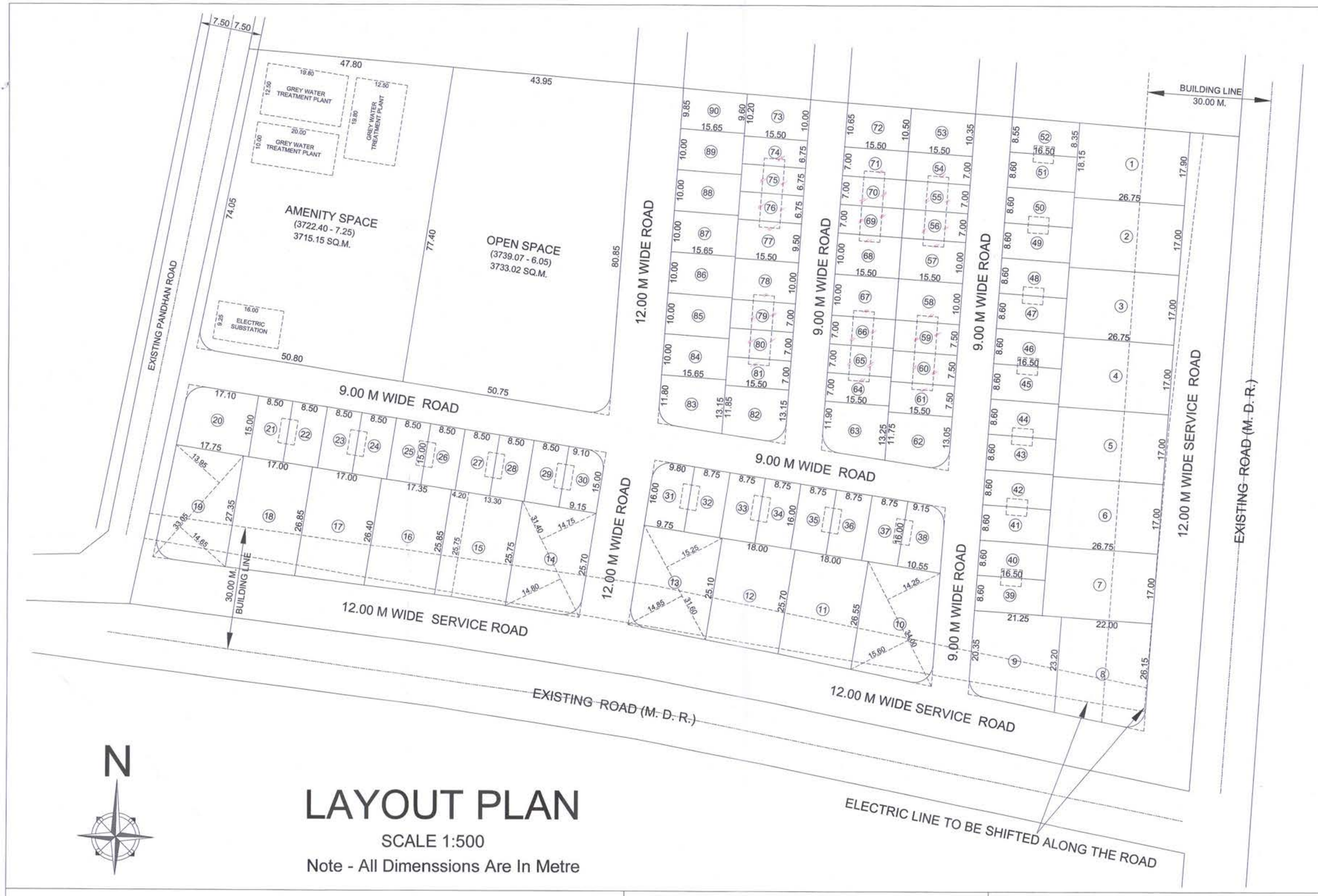
DEMARCATED RESIDENTIAL LAYOUT PLAN OF SURVEY. NO. 206/1, P.H. NO. - 56, AT MOUZA - MALEGAON, TAH - KATOL, DIST- NAGPUR

OWNER :- SHRI. BHRIJMOHAN KISHAN TIWARI



N

LAYOUT PLAN

SCALE 1:500

Note - All Dimenssions Are In Metre

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

PLOT NOS.	PLOT SIZE	AREA OF EACH PLOTS SQ.M.	NO.OF PLOTS	CORNER ROUNDING AREA OF ROAD (IF ANY) SQ.M.	NET AREA OF EACH PLOT (C-E) SQ.M.	TOTAL AREA (D x F)	PRORATA FSI FACTOR	BUILT UP AREA ON PRORATA BASIS OF EACH PLOT SQ.M.	FRONT ROAD WIDTH M.	PERMISSIBLE NORMAL FSI	PERMISIBLE BUILT UP AREA ON NORMAL FSI OF EACH PLOT (I*K) SQ.M.
A	B	C	D	E	F	G	H	I	J	K	L
1	(18.15 + 17.90) / 2 x 26.75	482.17	1	-	482.17	482.17	1.60	771.47	M.D.R	1.2	925.77
2, 3, 4, 5, 6, 7	26.75 x 17.00	454.75	6	-	454.75	2728.50	1.60	727.60	M.D.R	1.2	873.12
8	(26.15 + 23.20) / 2 x 22.00	542.85	1	7.75	535.10	535.10	1.60	856.16	M.D.R	1.2	1027.39
9	(23.20 + 20.35) / 2 x 21.25	462.72	1	6.05	456.67	456.67	1.60	730.67	M.D.R	1.2	876.81
10	(15.80 + 14.25) / 2 x 34.00	507.45	1	6.05	501.40	501.40	1.60	802.24	M.D.R	1.2	962.69
11	(26.55 + 25.70) / 2 x 18.00	470.25	1	-	470.25	470.25	1.60	752.40	M.D.R	1.2	902.88
12	(25.70 + 25.10) / 2 x 18.00	457.20	1	-	457.20	457.20	1.60	731.52	M.D.R	1.2	877.82
13	(15.25 + 14.85) / 2 x 31.60	475.58	1	7.75	467.83	467.83	1.60	748.53	M.D.R	1.2	898.23
14	(14.80 + 14.75) / 2 x 31.40	463.94	1	7.75	456.19	456.19	1.60	729.90	M.D.R	1.2	875.88
15	((25.85 + 25.75) / 2 x 4.20) + (25.75 x 13.30)	450.84	1	-	450.84	450.84	1.60	721.34	M.D.R	1.2	865.61
16	(26.40 + 25.85) / 2 x 17.35	453.27	1	-	453.27	453.27	1.60	725.23	M.D.R	1.2	870.28
17	(26.40 + 26.85) / 2 x 17.00	452.63	1	-	452.63	452.63	1.60	724.21	M.D.R	1.2	869.05
18	(27.35 + 26.85) / 2 x 17.00	460.70	1	-	460.70	460.70	1.60	737.12	M.D.R	1.2	884.54
19	(14.65 + 13.95) / 2 x 33.05	472.62	1	9.66	462.96	462.96	1.60	740.74	M.D.R	1.2	888.88
20	(17.75 + 17.10) / 2 x 15.00	261.38	1	7.25	254.13	254.13	1.60	406.61	15.0	1.1	447.27
21, 22, 23, 24, 25, 26, 27, 28, 29	15.00 x 8.50	127.50	9	-	127.50	1147.50	1.60	204.00	9.0	1.0	204.00
30	(9.15 + 9.10) / 2 x 15.00	136.88	1	6.05	130.83	130.83	1.60	209.33	12.0	1.0	209.33
31	(9.80 + 9.75) / 2 x 16.00	156.40	1	6.05	150.35	150.35	1.60	240.56	12.0	1.0	240.56
32, 33, 34, 35, 36, 37	16.00 x 8.75	140.00	6	-	140.00	840.00	1.60	224.00	9.0	1.0	224.00
38	(10.55 + 9.15) / 2 x 16.00	157.60	1	6.05	151.55	151.55	1.60	242.48	9.0	1.0	242.48
39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51	16.50 x 8.60	141.90	13	-	141.90	1844.70	1.60	227.04	9.0	1.0	227.04
52	(8.55 + 8.35) / 2 x 16.50	139.43	1	-	139.43	139.43	1.60	223.09	9.0	1.0	223.09
53	(10.50 + 10.35) / 2 x 15.50	161.59	1	-	161.59	161.59	1.60	258.54	9.0	1.0	258.54
54, 55, 56	15.50 x 7.00	108.50	3	-	108.50	325.50	1.60	173.60	9.0	1.0	173.60
57, 58	15.50 x 10.00	155.00	2	-	155.00	310.00	1.60	248.00	9.0	1.0	248.00
59, 60, 61	15.50 x 7.50	116.25	3	-	116.25	348.75	1.60	186.00	9.0	1.0	186.00
62	(13.05 + 11.75) / 2 x 15.50	192.20	1	4.35	187.85	187.85	1.60	300.56	9.0	1.0	300.56
63	(13.25 + 11.90) / 2 x 15.50	194.91	1	4.35	190.56	190.56	1.60	304.90	9.0	1.0	304.90
64, 65, 66	15.50 x 7.00	108.50	3	-	108.50	325.50	1.60	173.60	9.0	1.0	173.60
67, 68	15.50 x 10.00	155.00	2	-	155.00	310.00	1.60	248.00	9.0	1.0	248.00
69, 70, 71	15.50 x 7.00	108.50	3	-	108.50	325.50	1.60	173.60	9.0	1.0	173.60
72	(10.65 + 10.50) / 2 x 15.50	163.91	1	-	163.91	163.91	1.60	262.26	9.0	1.0	262.26
73	(10.20 + 10.00) / 2 x 15.50	156.55	1	-	156.55	156.55	1.60	250.48	9.0	1.0	250.48
74, 75, 76	15.50 x 6.75	104.63	3	-	104.63	313.89	1.60	167.41	9.0	1.0	167.41
77	15.50 x 9.50	147.25	1	-	147.25	147.25	1.60	235.60	9.0	1.0	235.60
78	15.50 x 10.00	155.00	1	-	155.00	155.00	1.60	248.00	9.0	1.0	248.00
79, 80, 81	15.50 x 7.00	108.50	3	-	108.50	325.50	1.60	173.60	9.0	1.0	173.60
82	(13.15 + 11.85) / 2 x 15.50	193.75	1	4.35	189.40	189.40	1.60	303.04	9.0	1.0	303.04
83	(13.15 + 11.80) / 2 x 15.65	195.23	1	6.05	189.18	189.18	1.60	302.69	12.0	1.0	302.69
84, 85, 86, 87, 88, 89	15.65 x 10.00	156.50	6	-	156.50	939.00	1.60	250.40	12.0	1.0	250.40
90	(9.85 + 9.60) / 2 x 15.65	152.20	1	-	152.20	152.20	1.60	243.52	12.0	1.0	243.52
TOTAL			90	89.51		18711.33					

AREA STATEMENT

1. AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)	
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	37000.00 SQ.M.
B) AS PER MEASUREMENT SHEET	37000.00 SQ.M.
C) AS PER SITE	37000.00 SQ.M.
2) DEDUCTION FOR	
A) PROPOSED D.P / R.P ROAD WIDENING / SERVICE ROAD / HIGHWAY WIDENING	NIL
B) ANY D.P. RESERVATION AREA	NIL
TOTAL (A + B)	NIL
3) BALANCE AREA OF LAND (1-2)	37000.00 SQ.M.
4) AMENITY SPACE (IF APPLICABLE) (AS PER UDCPR REGULATION NO. - 3.5)	
A) REQUIRED	3700.00 SQ.M.
B) ADJUSTED OF 2(B), IF ANY	
C) BALANCE PROPOSED	3715.15 SQ.M.
TOTAL	3715.15 SQ.M.
5) NET PLOT AREA FOR F.S.I CALCULATIONS (3-4(c))	33284.85 SQ.M.
6) RECREATIONAL OPEN SPACE (AS PER UDCPR REGULATION NO. - 3.4)	
A) REQUIRED	3700.00 SQ.M.
B) PROPOSED	3733.02 SQ.M.
7) INTERNAL ROAD AREA	10840.50 SQ.M.
8) SERVICE ROAD AND HIGHWAY WIDENING	NIL
9) AREA UNDER PLOTS	18711.33 SQ.M.
10) PRO - RATA FACTOR FOR F.S.I CALCULATION ON LAYOUT PLOT = (33284.85 X 0.90) / 18711.33	= 1.60

STAMP OF APPROVAL OF PLAN OF SANCTIONING AUTHORITY

CERTIFICATE :
THE ABOVE MENTIONED PLANS ARE PREPARED BY ME AS PER UDCPR
SIGNATURE OF ARCHITECT / LICENSED ENGINEER / SUPERVISOR

NAME - ASHISH N. KHOBRAGADE
LICENSE NO. - ADTP/835
CONTACT NO. - 8793801150
DATED - 01/01/2021 TO 31/12/2023

ASHISH N. KHOBRAGADE
B.E. CIVIL
LIC No- ADTP/835
Valid Upto-31/12/2023
Mo- 8793801150

(*) NAME OF THE ACT OF THE PLANNING AUTHORITY, IF ANY, BE MENTIONED.

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DT- 03/12/2021 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.SCHEME RECORDS / LAND RECORDS DEPARTMENT CITY SURVEY RECORDS
THE ABOVE MENTIONED PLANS ARE PREPARED BY ME AS PER UDCPR

ASHISH N. KHOBRAGADE
B.E. CIVIL
LIC No- ADTP/835
Valid Upto-31/12/2023
Mo- 8793801150

SIGNATURE
(NAME OF ARCHITECT / LICENSED ENGINEER / SUPERVISOR)

OWNER'S DECLARATION :
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER(S) NAME AND SIGNATURE :
SHRI. BHRIJMOHAN KISHAN TIWARI

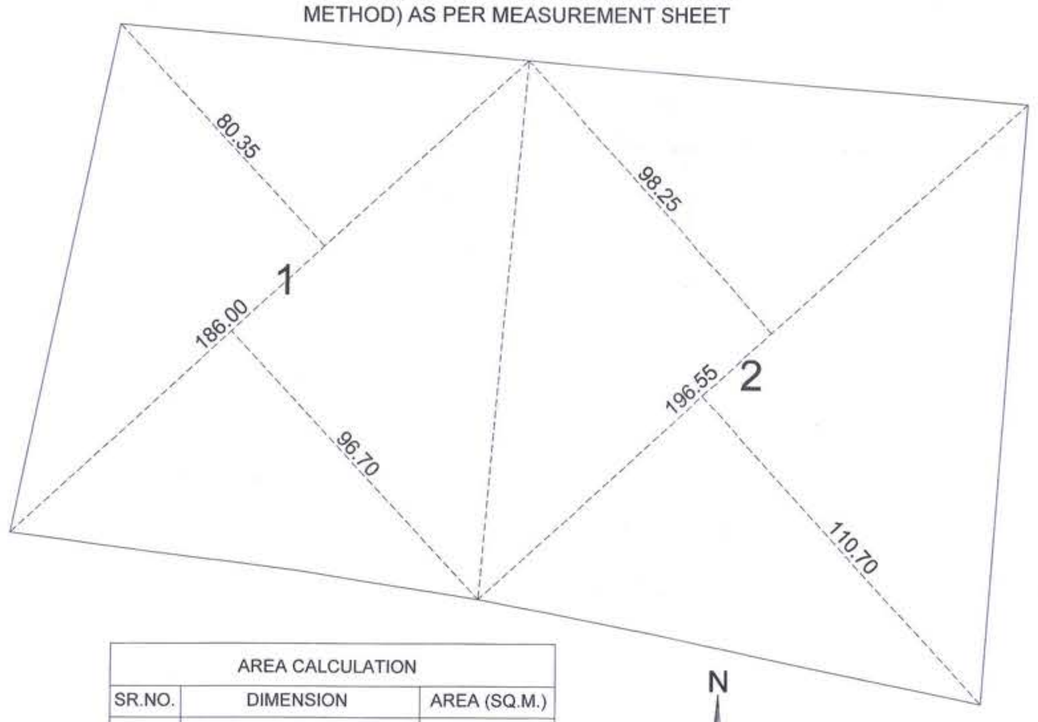
(SHRI. BHRIJMOHAN KISHAN TIWARI)
SIGNATURE OF OWNER

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. OF ARCHITECT/ LICENSED ENGINEER/ SUPERVISOR
1	1/1	1:500 1:1000 1:5000	ASHISH N. KHOBRAGADE		LICENSE NO.- ADTP/835

ASHISH N. KHOBRAGADE
B.E. CIVIL
LIC No- ADTP/835
Valid Upto-31/12/2023
Mo- 8793801150

SIGNATURE OF ER./ARCH.

AREA CALCULATION (BY TRIANGULATION METHOD) AS PER MEASUREMENT SHEET



AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(80.35 + 96.70) / 2 X 186.00	16465.65
2	(110.70 + 98.25) / 2 X 196.55	20534.55
	TOTAL	37000.21

N

SCALE 1:1000

AREA CALCULATION OF (BY TRIANGULATION METHOD) AMENITY SPACE



जा.क्र./डसूउ/जिरक्ष./कावि 936 /22
रामाक 233/एनएसी-३१/२०२१-२२
दि. 13/06/2022

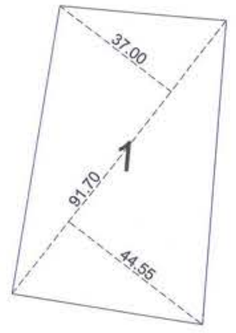
जिल्हाधिकारी नागपूरकरिता

AMENITY SPACE AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(42.70 + 41.90) / 2 X 88.00	3722.40
	TOTAL	3722.40

N

SCALE 1:1000

AREA CALCULATION OF (BY TRIANGULATION METHOD) OPEN SPACE



OPEN SPACE AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(44.55 + 37.00) / 2 X 91.70	3739.07
	TOTAL	3739.07

N

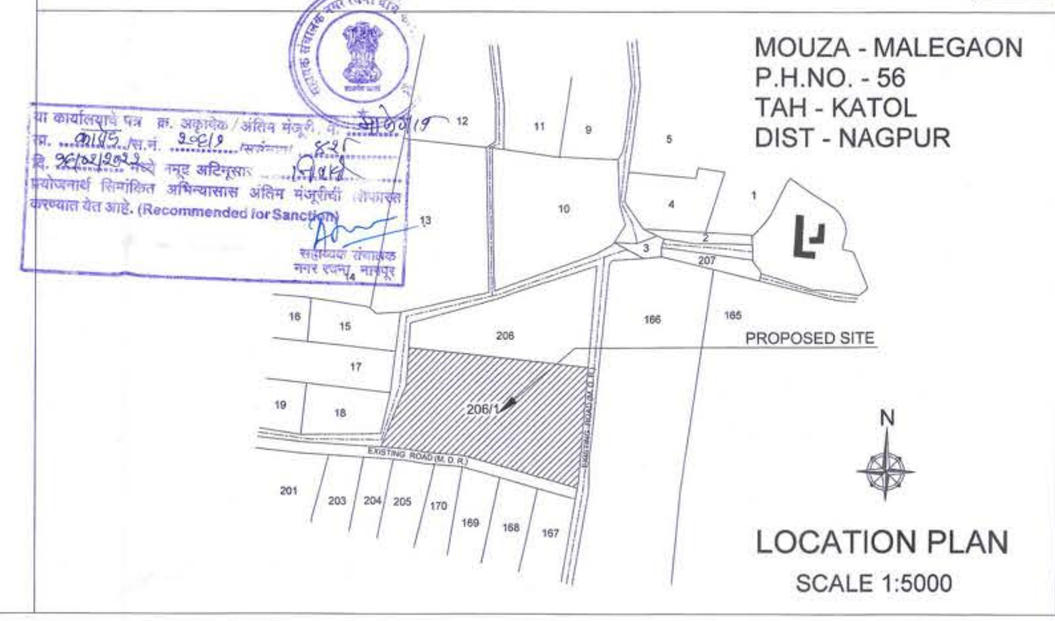
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NOTE: 1) AS PER PROVISION OF UDCPR REGULATION 3.9(iii) DISTRIBUTION OF BASIC FSI OF NET AREA WILL BE SUBJECT TO MAXIMUM RECEIVING POTENTIAL AS PER MODIFIED VALUES IN TABLE 6G VIDE NOTE NO. (ii) THEREUNDER.

2) ACTUAL AREA FOR M.S.E.B. ELECTRIC TRANSFORMER WILL BE AS PER REQUIRED BY CONCERN DEPARTMENT.

3) DESIGN DETAILS OF SIZE / AREA CALCULATIONS, IMPLEMENTATION FOR GREY WATER TREATMENT PLANT ALONG WITH SEPARATE LAYOUT PLAN SHOWING ALL DRAINAGE LINES CHAMBERS, PLUMBING LINES SHALL BE SUBMITTED FOR APPROVAL OF AUTHORITY AS PREPARATION OF REGULATION NO. 13.4 OF U.D.C.P.R

4) SEMI DETACHED AND ROW HOUSING PATTERN OF DEVELOPMENT SHOWN AS



LOCATION PLAN

SCALE 1:5000