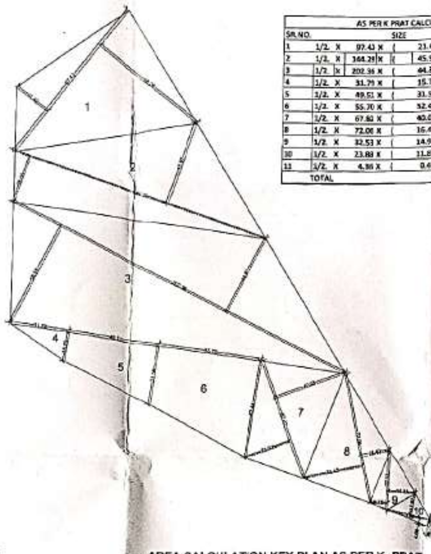
FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. 89/1, PH. No. 38, MOUZA - VELA HARISHCHANDRA, TAH.-NAGPUR(GR), DIST. NAGPUR.

BELONGS TO:
M/S GLOBAL INFRASTRUCTURE THROUGH NARESH VITTHALRAO HALMARE, VIJAY NARAYANRAO HARKUT & SIDDHANT DIPAK CHAVHAN

PROPOSED REVISED RESIDENTIAL LAYOUT ON KH NO.-89/1, P.H. NO. -38, MAUZA-VELA HARISHCHANDRA, TAH.& DIST. NAGPUR (GR)	DRAWING SHEET No. 1/1.

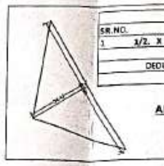
STAMPS OF APPROVAL OF PLANS:

तहसिलदार नागपूर (ग्रामिण) यांचे कार्यालय
रा.मा.क्र ___ /एन.ए.पी.34/2022.23
मौजा - वेळा (हरी)
दिनांक - 12-10-2022



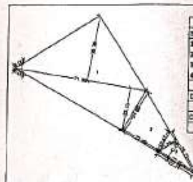
AREA CALCULATION KEY PLAN AS PER K- PRAT

AS PER K PRAT CALCULATION									
SR.NO.	SIZE								AREA
1	1/2.	X	97.41 X	(	21.40 +	68.08)	=		4359.02
2	1/2.	X	144.29 X	(	45.97 +	26.05)	=		5195.88
3	1/2.	X	202.36 X	(	44.37 +	58.58)	=		10467.07
4	1/2.	X	31.79 X	(	15.70 +	0.00)	=		249.55
5	1/2.	X	49.51 X	(	31.56 +	15.70)	=		1169.92
6	1/2.	X	55.70 X	(	52.44 +	31.56)	=		2339.40
7	1/2.	X	67.80 X	(	40.03 +	25.02)	=		2205.85
8	1/2.	X	72.06 X	(	16.40 +	32.43)	=		1759.34
9	1/2.	X	32.53 X	(	14.91 +	9.75)	=		401.09
10	1/2.	X	23.88 X	(	11.87 +	4.06)	=		190.20
11	1/2.	X	4.86 X	(	0.41 +	1.15)	=		3.84
TOTAL							=		28341.17



AMENITY SPACE			
SR.NO.	SIZE		AREA
1	1/2. X 34.42 X 80.96	=	1393.52
	TOTAL	=	1393.52
	DEDUCT (MSEB SUBSTATION) 5X5	=	25
	TOTAL	=	1368.32

AREA CALCULATION AMINITY SPACE
SCALE 1:500



OPEN SPACE							
SR.NO.	SIZE						AREA
1	1/2. X	71.03 X	(	35.36 +	23.15)	=	2077.98
2	1/2. X	22.69 X	(	24.69 +	12.47)	=	421.58
3	1/2. X	25.77 X		10.75		=	138.51
4	1/2. X	0.26 X	(	22.69 +	22.24)	=	5.84
	TOTAL					=	2643.91
DEDUCT TANGENT						=	7.72
	TOTAL AFER DEDUCTING TANGENT						2636.19
DEDUCT (WWTP)	5.0 5.0					=	25
	TOTAL					=	2611.19

AREA CALCULATION OPEN SPACE
SCALE 1:500

AREA AFFECTED BY ROAD WIDENING						
SR.NO.	SIZE					AREA
1	1/2. X	1.51 X	(	149.57 + 148.85)	=	225.31
2	1/2. X	1.51 X	(	104.00 + 105.91)	=	158.48
		TOTAL			=	383.79

Not Valid for Execution of Sale-Deeds

NA PURPOSE ONLY

PLOT AREA CALCULATION

PLOT No.	SIZE	PLOT AREA SQ.M	ROUNDING AREA OF ROAD (IF ANY) (sq m)	REMAINING PLOT AREA	B/U AREA ON PRO RATA BASIS (Ex pro-rata FSI factor1.587)	FRONT ROAD WIDTH (m)	BASIC FSI	PERMISSIBLE B/U AREA ON BASIC FSI (FxH)(sq.m)	Nos. OF PLOTS	TOTAL AREA (sq.m)
A	B	C	D	E=(C-D)	F	G	H	I	J	K
1	0.5 X 31.88 X (25.48 + 9.79)	627.93	7.72	620.21	984.27	12.00	1.1	1082.70	1	620.21
2	0.5 X 18.29 X (29.55 + 30.52)	549.34	7.72	541.62	859.55	12.00	1.1	945.51	1	541.62
3	0.5 X 16.33 X (30.52 + 31.38)	505.41		505.41	802.09	12.00	1.1	882.30	1	505.41
4	0.5 X 16.66 X (31.38 + 32.35)	530.04	7.72	522.32	828.92	12.00	1.1	911.81	1	522.32
5	1 X 20.00 X 8.00	160.00	7.72	152.28	241.67	9.00	1.1	265.84	1	152.28
6 TO 9	1 X 20.00 X 8.00	160.00		160.00	253.92	9.00	1.1	279.31	4	640.00
10	1 X 20.00 X 11.28	225.60	7.72	217.88	345.78	9.00	1.1	380.35	1	217.88
11	1 X 16.95 X 7.38	125.09	7.72	117.37	186.27	9.00	1.1	204.89	1	117.37
12 TO 14	1 X 16.95 X 6.25	105.94		105.94	168.12	9.00	1.1	184.94	3	317.81
15	0.5 X 16.95 X (3.36 + 14.01)	147.21		147.21	233.62	9.00	1.1	256.99	1	147.21
16 TO 22	1 X 13.00 X 6.20	80.60		80.60	127.91	9.00	1.1	140.70	7	564.20
23	1 X 13.00 X 7.86	102.18	7.72	94.46	149.91	9.00	1.1	164.90	1	94.46
24	1 X 13.00 X 7.00	91.00	7.72	83.28	132.17	9.00	1.1	145.38	1	83.28
25 TO 28	1 X 13.00 X 5.80	75.40		75.40	119.66	9.00	1.1	131.63	4	301.60
29	1 X 13.74 X 13.00	178.62								
	0.5 X 5.22 X (5.11 + 1.84)	18.14								
	0.5 X 6.84 X (5.11 + 1.05)	21.07								
		217.83		217.83	345.69	9.00	1.1	380.26	1	217.83
30	0.5 X 14.06 X (14.79 + 7.46)	156.42	7.72	148.70	235.00	9.00	1.1	259.58	1	148.70
31 TO 34	1 X 14.06 X 5.80	81.55		81.55	129.42	9.00	1.1	142.36	4	326.19
35	1 X 14.06 X 7.00	98.42	7.72	90.70	143.94	9.00	1.1	158.33	1	90.70
36	1 X 14.06 X 7.86	110.51	7.72	102.79	163.13	9.00	1.1	179.44	1	102.79
37 TO 43	1 X 14.06 X 6.20	87.17		87.17	138.34	9.00	1.1	152.18	7	610.20
44	0.5 X 15.30 X (7.42 + 15.38)	174.42	7.72	166.70	264.55	9.00	1.1	291.01	1	166.70
45 TO 48	1 X 15.30 X 7.00	107.10		107.10	169.97	9.00	1.1	186.96	4	428.40
49	1 X 15.30 X 9.00	137.70	7.72	129.98	206.28	9.00	1.1	226.91	1	129.98
50	1 X 15.30 X 7.50	114.75	7.72	107.03	169.86	9.00	1.1	186.84	1	107.03
51 TO 57	1 X 15.30 X 7.00	107.10		107.10	169.97	9.00	1.1	186.96	7	749.70
58	1 X 15.30 X 4.98	76.19								
	0.5 X 2.02 X (15.33 + 14.21)	29.81								
		106.00		106.00	168.22	9.00	1.1	185.04	1	106.00
59	0.5 X 13.21 X (10.42 + 8.97)	128.07	7.72	120.35	191.00	9.00	1.1	210.10	1	120.35
60	0.5 X 14.25 X (6.19 + 13.18)	138.01	7.72	130.29	206.77	9.00	1.1	227.45	1	130.29
61 TO 69	1 X 14.25 X 7.00	99.75		99.75	158.30	9.00	1.1	174.13	9	897.75
70	1 X 14.25 X 7.50	106.88	7.72	99.16	157.36	9.00	1.1	173.09	1	99.16
71	1 X 14.25 X 9.00	128.25	7.72	120.53	191.28	9.00	1.1	210.41	1	120.53
72 TO 75	1 X 14.25 X 7.00	99.75		99.75	158.30	9.00	1.1	174.13	4	399.00
76	1 X 14.25 X 8.43	120.13		120.13	190.64	9.00	1.1	209.71	1	120.13
77	0.5 X 14.25 X (6.94 + 14.38)	151.91	7.72	144.19	228.82	9.00	1.1	251.70	1	144.19
78	0.5 X 14.25 X (7.81 + 16.18)	170.93		170.93	271.26	9.00	1.1	298.39	1	170.93
79 TO 87	1 X 14.25 X 7.00	99.75		99.75	158.30	9.00	1.1	174.13	9	897.75
88	1 X 14.25 X 10.14	144.50	7.72	136.78	217.06	9.00	1.1	238.77	1	136.78
89	1 X 14.25 X 9.00	128.25	7.72	120.53	191.28	9.00	1.1	210.41	1	120.53
90 TO 99	1 X 14.25 X 7.00	99.75		99.75	158.30	9.00	1.1	174.13	10	997.50
100	0.5 X 15.75 X (6.07 + 11.08)	135.06	7.72	127.34	202.08	9.00	1.1	222.29	1	127.34
101	0.5 X 18.00 X (24.47 + 13.91)	345.42		345.42	548.18	15.00	1.1	603.00	1	345.42
102 TO 105	1 X 18.00 X 11.12	200.16		200.16	317.65	15.00	1.1	349.42	4	800.64
106	1 X 18.00 X 12.00	216.00	9.61	206.39	327.54	15.00	1.1	360.30	1	206.39
107	1 X 18.00 X 12.00	216.00	9.61	206.39	327.54	15.00	1.1	360.30	1	206.39
108 TO 112	1 X 18.00 X 11.12	200.16		200.16	317.65	15.00	1.1	349.42	5	1000.80
113	1 X 18.00 X 2.58	46.44			0.00					
	0.5 X 9.04 X (18.00 + 16.10)	154.13								
		200.57		200.57	318.31	15.00	1.1	350.14	1	200.57
114	0.5 X 20.09 X (9.63 + 11.41)	211.35	9.61	201.74	320.16	15.00	1.1	352.17	1	201.74
115	0.5 X 15.00 X (14.18 + 16.65)	231.23	9.61	221.62	351.70	15.00	1.1	386.87	1	221.62
116 TO 120	1 X 15.00 X 6.50	97.50		97.50	154.73	9.00	1.1	170.21	5	487.50
121	0.5 X 15.00 X (3.87 + 20.78)	184.88		184.88	293.40	9.00	1.1	322.74	1	184.88
	TOTAL								121	16348.02

AREA STATEMENT		(Sq.m)	
1	AREA OF LAND (minimum of A, B ,C)		
	A) AS PER OWENERSHIP DOCUMENT	27700.00	
	B) AS PER MEASURMENT SHEET	28341.17	
	C) AS PER SITE	27699.68	
2	DEDUCTION FOR		
	A) PROPOSED D.P./ D.P. ROAD WIDENING AREA	0.00	
	B) ANY DP RESERVATION AREA	383.79	
	C) NATURAL WATER COURSE AREA	0.000	
	TOTAL (A+B+C)	383.79	
3	GROSS BALANCE AREA OF PLOT (1-2)	27315.89	
4	AMENITY SPACE		
	A) REQUIRED	1365.79	5.00%
	B) PROPOSED	1368.32	5.01%
5	NET PLOT AREA (3-4B)	25947.57	100%
6	RECREATIONAL OPEN SPACE		
	A) REQUIRED	2594.76	10%
	B) PROPOSED	2611.19	10.06%
7	SPACE FOR ELECTRIC SUB-STATION , WASTE WATER TREATMENT & RECYCLING PLANT	50.000	0.19%
8	INTERNAL ROAD AREA	6938.35	26.74%
9	SERVICE ROAD AND HIGHWAY WIDENING	0.000	
10	PLOTABLE AREA	16348.02	63.00%
11	NET AREA OF PLOTS FOR FSI CALCULATIONS=(3-4B)	25947.57	
12	PERMISSIBLE PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOT (as per clause no.24.9(i) of DCPR, NMRDA) = (5/10)	1.587	

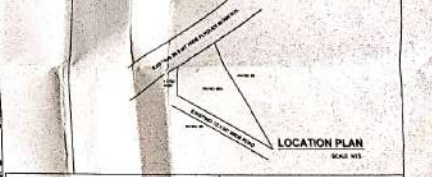
AREA STATEMENT

Certificate of Area

Certified that the plot under reference was surveyed by me on 15/04/2021 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

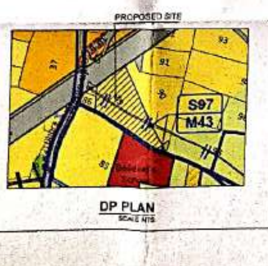


LOCATION PLAN
SCALE NTS

OWNER:-	ARCHITECT:-
M/S GLOBAL INFRASTRUCTURE THROUGH	AR. UMESH LAMGE
NARESH VITTHALRAO HALMARE	ARCHITECT & INTERIOR DESIGNER
VIJAY NARAYANRAO HARKUT	
SIDDHANT DIPAK CHAVHAN	

AS PER SITE MEASUREMENT								
SR.NO.	SIZE							AREA
1	1/2.	X	100.22 X	(	52.85 +	34.14)	=	4359.07
2	1/2.	X	144.29 X	(	45.97 +	26.05)	=	5195.88
3	1/2.	X	202.36 X	(	44.87 +	54.68)	=	10072.47
4	1/2.	X	138.90 X	(	53.50 +	0.00)	=	3715.58
5	1/2.	X	69.46 X	(	34.12 +	30.34)	=	2236.70
6	1/2.	X	92.22 X	(	45.54 +	0.39)	=	2117.82
7	1/2.	X	0.59 X	(	0.52 +	0.00)	=	0.15
TOTAL							=	27699.68

AREA CALCULATION KEY PLAN AS PER SITE MEASUREMENT



DP PLAN
SCALE NTS

LEGENDS
KHASARA BOUNDARY SHOWN IN
OPEN SPACE SHOWN IN
AMENITY SPACE SHOWN IN
PLOTS
ROAD
AREA AFFECTED BY ROAD