SR.NO	PLOT NO	PLOT SIZE	AREA	TANGENT	NET AREA INSQM.	NO	TOTAL AREA	USER
01	OPEN SPACE	1/2(23.15+23.40)X49.40	1149.78		1149.78 −25.00 1124.78	01	1124.78	
02	W.T.P.	5.00X5.00	25.00		25.00	01	25.00	
	E.S.S.	5.00X5.00	25.00		25.00	01	25.00	
03	ROAD WINDING	1/2(0.90+7.75)X51.75	223.81		223.81	01	223.81	

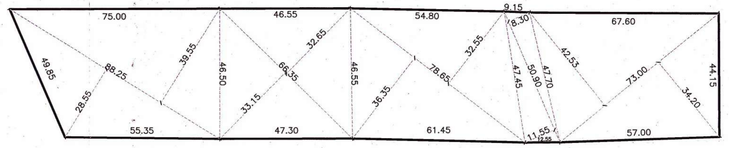
SR.NO	'K' PRAT	SIZE	AREA
1	KEY PLAN AS 'K' PRAT	1/2(28.55+39.55)X88.25	3004.91
		1/2(33.15+32.65)X66.25	2179.62
		1/2(36.35+32.55)X78.65	2709.49
		1/2(8.30+11.55)X50.90	505.18
		1/2(42.53+34.20)X73.00	2800.64
			11199.84
		SAY AS	11200.00

NA PURPOSE ONLY

Not Valid for Execution of Sale-Deeds

दुय्यम निबंधक/सहनिबंधकयांनी या अभिन्यासातील अभिन्यास योजनेतील गाळ्यांचे/भूखंडांच्या विक्रीपत्रांचे नोंदणीकरण NMRDA ची संमति मंजुरी आणि मुखत्यार पत्र (Release Letter) शिवाय करू नये

जा.क्र./प्रस्तुत/जिल्हाधिकारी/कार्या-1402/22
रामाक्र.-320 /एनएपी-३४/२०21-22
मौजा- पिपला तह. नागपूर [ग्रा]
दि. 18/08/2022



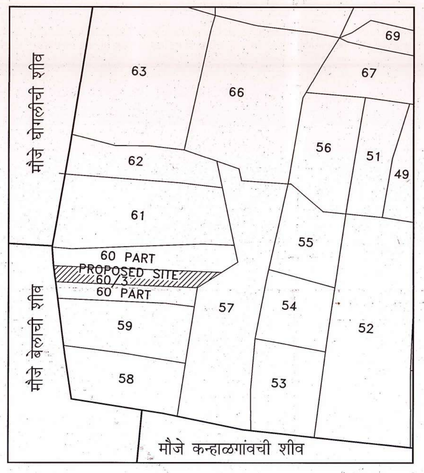
KEY - PLAN
SCALE 1:1000

LAY OUT PLAN
SCALE 1:500

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

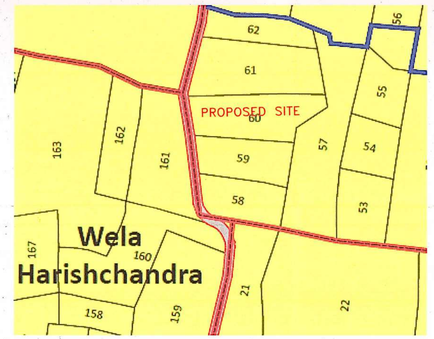
SR.NO.S	PLOT NO.	PLOT SIZE (M)	PLOT AREA (SQ.M.)	TANGENT ROUNDING AREA OF ROAD (IF ANY SQ.M.)	REMAINING PLOT AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)	BUILT UP AREA ON PRO-RATA BASIC (D*PRO-RATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT UP AREA ON BASIC FSI (E*G) SQ.M.
	A		B	C	D=(B-C)			E	F	G	H
1	1	1/2(10.50+13.55)X27.95	336.10	9.61	326.49	1	326.49	460.35	18.00	1.10	506.38
2	2	1/2(22.05+25.20)X13.00	307.13		307.13	1	307.13	433.05	18.00	1.10	476.35
3	3	1/2(25.20+26.95)X7.15+ 1/2(4.70+4.05)X28.40	310.69		310.69	1	310.69	438.07	18.00	1.10	481.87
4	4	1/2(11.25+10.80)X15.00	165.38	25.00	140.38	1	140.38	197.93	9.00	1.10	217.72
5	5, 6	10.00X15.00	150.00		150.00	2	300.00	211.50	9.00	1.10	232.65
6	7	1/2(10.15+10.80)X15.00	157.13	7.72	149.41	1	149.41	210.66	12.00	1.10	231.73
7	8	1/2(10.40+10.85)X15.00	159.38	7.72	151.66	1	151.66	213.83	12.00	1.10	235.22
8	09 TO 11	7.50X15.00	112.50		112.50	3	337.50	158.63	9.00	1.10	174.49
9	12	1/2(9.05+8.60)X15.00	132.38		132.38	1	132.38	186.65	9.00	1.10	205.31
10	13	1/2(8.60+8.15)X15.00	125.63		125.63	1	125.63	177.13	9.00	1.10	194.84
11	14 TO 16	7.50X15.00	112.50		112.50	3	337.50	158.63	9.00	1.10	174.49
12	17	1/2(10.85+11.35)X15.00	166.50	7.72	158.78	1	158.78	223.88	12.00	1.10	246.27
13	18	1/2(10.40+10.85)X15.00	159.38	7.72	151.66	1	151.66	213.83	12.00	1.10	235.22
14	19 TO 21	7.50X15.00	112.50		112.50	3	337.50	158.63	9.00	1.10	174.49
15	22	1/2(9.10+8.65)X15.00	133.13		133.13	1	133.13	187.71	9.00	1.10	206.48
16	23	1/2(8.65+8.30)X10.80+ 1/2(8.30+8.10)X4.20	125.97		125.97	1	125.97	177.62	9.00	1.10	195.38
17	24 TO 26	7.50X15.00	112.50		112.50	3	337.50	158.63	9.00	1.10	174.49
18	27	1/2(10.85+11.30)X15.00	166.13	7.72	158.41	1	158.41	223.35	12.00	1.10	245.69
19	28	1/2(10.25+11.10)X15.00	160.13	7.72	152.41	1	152.41	214.89	12.00	1.10	236.38
20	29 TO 31	7.40X15.00	111.00		111.00	3	333.00	156.51	9.00	1.10	172.16
21	32	1/2(9.55+8.75)X15.00	137.25		137.25	1	137.25	193.52	9.00	1.10	212.87
22	33	1/2(8.75+7.95)X15.00	125.25		125.25	1	125.25	176.60	9.00	1.10	194.26
23	34 TO 36	7.40X15.00	111.00		111.00	3	333.00	156.51	9.00	1.10	172.16
24	37	1/2(11.10+11.95)X15.00	172.88	7.72	165.16	1	165.16	232.87	12.00	1.10	256.16
25	38	1/2(10.35+10.75)X15.00	158.25	7.72	150.53	1	150.53	212.25	12.00	1.10	233.47
26	39 TO 41	7.50X15.00	112.50		112.50	3	337.50	158.63	9.00	1.10	174.49
27	42	1/2(9.60+9.40)X4.20+ 1/2(9.40+8.65)X10.80	137.37		137.37	1	137.37	193.69	9.00	1.10	213.06
28	43	1/2(8.65+8.05)X15.00	125.25		125.25	1	125.25	176.60	9.00	1.10	194.26
29	44 TO 46	7.50X15.00	112.50		112.50	3	337.50	158.63	9.00	1.10	174.49
30	47	1/2(10.75+11.00)X15.00	163.13	7.72	155.41	1	155.41	219.12	12.00	1.10	241.03
31	48	10.65X15.00	159.75	7.72	152.03	1	152.03	214.36	12.00	1.10	235.80
32	49 TO 51	7.30X15.00	109.50		109.50	3	328.50	154.40	9.00	1.10	169.83
33	52	1/2(8.65+8.05)X15.00	125.25		125.25	1	125.25	176.60	9.00	1.10	194.26
							TOTAL AREA OF 52 NOs OF PLOTS =	7117.07	SQM.		

SITE PLAN



MOUZA- PIPLA.
P.H. NO. 38
TAH.- NAGPUR(GRAMIN)
DIST- NAGPUR
SCALE 1:5000

D.P. SHEET



PROJECT

PROPOSED REVISED RESIDENTIAL LAY OUT PLAN ON KH NO- 60/3, P.H. NO. 38,MOUZA-PIPLA, TAH.- NAGPUR(GRAMIN), DIST.-NAGPUR

OWNER :- SHRI.- CHANDRASHEKHAR KRUSHNAJI REWATKAR.
SHRI.- SANDEEP GOPICHAND BADWAIK.

AREA STATEMENT

1. GROSS AREA OF LAND/ PLOT
(MINIMUM AREA OF A,B,C, TO BE CONSIDERED)

A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT) = 1.12 H.R
B) AS PER MEASURMENT SHEET = 1.12 H.R
C) AS PER SITE = 1.12 H.R

2. DEDUCTION FOR

A) PROPOSED D.P/ D.P. ROAD WINDING AREA – NIL
B) ANY D.P. RESERVATION AREA – NIL
C) NATURAL WATER COURSE AREA – NIL

TOTAL (A+B) – NIL

3. GROSS AREA OF PLOT (1–2) – 11200.00 SQ.M. (100.00%)
4. RECREATIONAL OPEN SPACE
   A) REQUIRED – 1120.00 SQ.M.(10%)
   B) PROPOSED – 1124.78 SQ.M.(10.04%)
5. AMENITY SPACE
   A) REQUIRED – NIL
   B) PROPOSED – NIL
6. AREA UNDER W.T.P. & E.S.S. – 50.00 SQ.M.(0.45%)
7. AREA UNDER ROAD WINDENING – 223.81 SQ.M.(2.00%)
7. INTERNAL ROAD AREA – 2684.34 SQ.M.(23.97%)
8. AREA UNDER LAYOUT PLOTS – 7117.07 SQ.M.(63.54%)
9. NET AREA OF PLOTS FOR FSI CALCULATIONS– (3–5B)
   11200.00–1124.78 = 10075.22 SQ.M.
10. PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS= (9/8)
   10075.22/7117.07 = 1.41
11. AREA FOR INCLUSIVE HOUSING
   A) REQUIRED – NIL
   B) PROPOSED – NIL

NOTE:-

LAND BOUNDARY SHOWN THUS
OPEN SPACE SHOWN THUS
AMINITY SPACE SHOWN THUS
PLOTABLE AREA SHOWN THUS
MAIN APPROCH ROAD SHOWN THUS

NOTE:–
WEST WATER TREATEMENT & RECYCLING PLANT, ELECTRIC SUBSTATION SHOULD BE PROVIDED IN AMINITY SPACE AS PER CLOUSE NO. 24.4.1 OF DCPR.

OWNER SING :-	ARCHITECT SIGN:-
SHRI.- SANDEEP GOPICHAND BADWAIK. SHRI.- CHANDRASHEKHAR KRUSHNAJI REWATKAR.	ASPECT DESIGN B. P. GOHAR Consulting Architect & Engineer N.M.R.D.A. LS.No.341, N.I.T. LS.No.586, N.M.C. LS.No.390, A.D.T.P. LS.No.1591/2017 308, Imperial Plaza, Anand Talkies Sq., Sitabuldi, Nagpur-12. (M) 96655-3417

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