N

SCALE :-1:500

NA PURPOSE ONLY



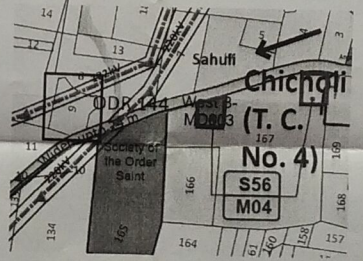
LAYOUT PLAN OF KH. NO.- 9,
Mouza - CHICHOLI
SCALE :-1:500

Not Valid for Execution of Sale-Deeds



LOCATION PLAN

SHEET NO.- 56,
PROPOSED LAYOUT



FINAL DEMARCATED PROPOSED RESIDENTIAL LAYOUT PLAN FOR BEARING KH. NO.- 09, 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

PROFORMA-I

A	AREA STATEMENTS	Sqm.	%
	1. AREA OF LAND		
	a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	8600.000	
	b) AS PER MEASUREMENT SHEET	8600.000	
	c) AS PER SITE	8600.000	
	2. DEDUCTIONS FOR		
	a) PROPOSED D.P./ D.P. ROAD WIDENING AREA	0.000	
	b) ANY D. P. RESERVATION AREA	0.000	
	(TOTAL a+b)	0.000	
	3. BALANCE AREA OF PLOT (1-2)	8600.000	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))	8600.0000	
	6. RECREATIONAL OPEN SPACE		
	a) REQUIRED - (10 % OF 3)	860.000	
	b) PROPOSED -	878.441	10.214
	7. INTERNAL ROAD AREA	2861.183	33.270
	8. SERVICE ROAD & HIGHWAY WIDENING	0.000	0.000
	9. PLOTABLE AREA	4810.376	55.935
	10. Pro-rata factor for FSI calculation on layout plan = (5/9)	1.7878	
	11. SPACE FOR ELECTRIC SUB-STATION & WWTP -	50.000	0.581

A] OPEN SPACE

a)	1 x	34.971 + 42.292 / 2	x	14.240	=	550.113 Sqm.
b)	1 x	0.500	x	31.959	=	115.145 Sqm.
c)	1 x	0.500	x	25.587	=	212.001 Sqm.
d)	1 x	0.590	x	31.763	=	58.904 Sqm.
	LESS TANGENT 6.00 M x 6.00 M				(-) =	7.725 Sqm.
	LESS ESS 0.500 X 7.170 x 6.974 M				(-) =	25.000 Sqm.
	LESS WWTP 5.00 M x 5.000 M				(-) =	25.000 Sqm.
	TOTAL				=	878.441 Sqm.

INDEX :-

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

OWNER'S SIGN

(SHRI CHANDRAKANT V. DAWARE) PARTNER

(SMT. CHHAYA C. DAWARE)

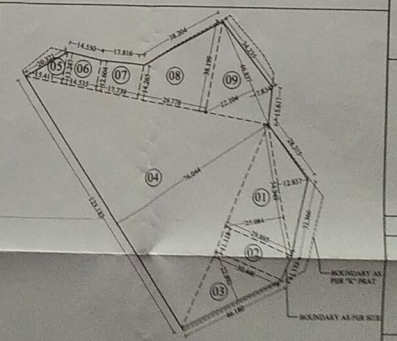
ARCHITECT & S.

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

Planner & Consultant
M/s. S. B. ASSOCIATES

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 1.7878)	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 15.950 + 19.596 / 2 x 15.644	278.041	23.175	280.808	1	280.808	502.028	502.028	24.000	1.100	552.231
		1 x 0.500 x 18.063 x 3.230	25.942									
2	2	1 x 19.596 + 18.447 / 2 x 9.144	173.933	0.000	173.933	1	173.933	310.957	310.957	9.000	1.100	342.052
3	3	1 x 18.447 + 17.298 / 2 x 9.144	163.426	0.000	163.426	1	163.426	292.173	292.173	9.000	1.100	321.391
4	4	1 x 17.298 + 16.149 / 2 x 9.144	152.920	0.000	152.920	1	152.920	273.390	273.390	9.000	1.100	300.729
5	5	1 x 16.149 + 15.000 / 2 x 9.144	142.413	0.000	142.413	1	142.413	254.606	254.606	9.000	1.100	280.067
6	6	1 x 10.500 x 14.240	149.520	7.725	141.795	1	141.795	253.501	253.501	9.000	1.100	278.851
7	7	1 x 8.720 x 14.240	124.173	0.000	124.173	1	124.173	221.996	221.996	9.000	1.100	244.196
8	8 & 9	1 x 8.150 x 14.240	116.056	0.000	116.056	2	232.112	207.485	414.970	9.000	1.100	228.233
9	10	1 x 13.321 + 6.000 / 2 x 14.240	137.586	0.000	137.586	1	137.586	245.940	245.940	9.000	1.100	270.534
10	11	1 x 7.500 x 14.240	106.800	0.000	106.800	1	106.800	190.937	190.937	9.000	1.100	210.031
11	12	1 x 7.672 + 7.198 / 2 x 14.240	107.213	0.000	107.213	1	107.213	191.675	191.675	9.000	1.100	210.843
12	13	1 x 6.775 + 13.276 / 2 x 14.490	145.289	7.725	137.544	1	137.544	245.902	245.902	9.000	1.100	270.492
13	14 TO 17	1 x 9.200 x 14.490	133.308	0.000	133.308	4	533.232	238.326	953.312	9.000	1.100	262.161
14	18	1 x 9.860 x 14.490	142.727	7.725	135.002	1	135.002	241.356	241.356	9.000	1.100	265.491
15	19	1 x 12.536 x 14.490	181.647	7.725	173.922	1	173.922	310.937	310.937	12.000	1.100	342.031
16	20 TO 23	1 x 9.660 x 14.490	139.973	0.000	139.973	4	559.894	250.244	1000.978	12.000	1.100	275.269
17	24	1 x 8.750 + 15.251 / 2 x 14.490	173.887	7.725	166.162	1	166.162	297.065	297.065	12.000	1.100	326.771
18	25	1 x 8.118 + 6.520 / 2 x 21.078	154.270	0.000	154.270	1	154.270	275.804	275.804	12.000	1.100	303.384
19	26	1 x 19.074 + 19.980 / 2 x 9.500	185.412	0.000	185.412	1	185.412	331.479	331.479	12.000	1.100	364.627
20	27	1 x 19.980 + 20.845 / 2 x 9.500	193.824	0.000	193.824	1	193.824	346.518	346.518	12.000	1.100	381.170
21	28	1 x 20.845 + 16.606 / 2 x 13.760	256.296	0.000	256.296	1	278.805	498.447	498.447	12.000	1.100	548.292
		1 x 0.500 x 14.372 x 2.854	20.509		278.805							
22	29	1 x 0.500 x 16.606 x 9.087	50.904	0.000	278.636	1	278.636	498.145	498.145	12.000	1.100	547.959
		1 x 7.463 + 9.276 / 2 x 27.174	227.732									
23	30	1 x 13.764 + 5.758 / 2 x 27.348	266.966	15.450	250.518	1	250.518	447.876	447.876	24.000	1.100	492.663
		TOTAL				30	4810.376		8599.990			



KEY PLAN OF KH. NO.- 09
SCALE 1:1000

LAND AREA STATEMENT :-

1)	1 x 12.837 + 25.084 / 2 x	84.648	=	1041.881 Sqm.
2)	1 x 29.805 + 30.448 / 2 x	11.118	=	330.438 Sqm.
3)	1 x 0.500 x 98.180	x 23.802	=	526.878 Sqm.
4)	1 x 0.500 x 135.193	x 78.044	=	6883.833 Sqm.
5)	1 x 0.500 x 18.411	x 13.247	=	100.076 Sqm.
6)	1 x 13.247 + 18.804 / 2 x	14.835	=	187.872 Sqm.
7)	1 x 12.804 + 14.268 / 2 x	17.700	=	230.318 Sqm.
8)	1 x 14.268 x 38.198 / 2 x	26.578	=	761.158 Sqm.
9)	1 x 7.634 x 22.104 / 2 x	99.837	=	761.163 Sqm.
		TOTAL	=	8600.000 Sqm.
		SAY	=	8600.000 Sqm.

कार्यालय / प्रस्तुत / जिल्हाधिकारी / दिनांक- 1293/552
संदर्भ - 287 / एनएपी-३४/२०२१-२०२२
मौजा- चिचोली ता. नागपुर (ग्रा.)
दि. 15/07/2022