TOWN PLANNING SCHEMESHEET NO. - 01/02

FINAL DEMARCATED PROPOSED RESIDENTIAL LAYOUT PLAN FOR BEARING KH. NO.- 14(PART), 22/A,22/B, 23, 24/1,24/2, 25/1,25/2 & 28, MOUZA- YERLA, KH. NO.- 134, 135, 136, 140/1,140/2,141/1/A,141/1/B, 141/2,142/1,142/2, 143, 151(PART),152/2, 153, 154, 156 & 157, MOUZA- DAHEGAON, KH. NO.- 51, MOUZA- AASHTI, P. H. NO. - 3, P.H. NO-26,TAHSIL - NAGPUR (Gramin), KALMESHWAR , DISTRICT- NAGPUR, BELONGING TO

Shri. VIJAY KIMATRAI RAMANI (HUF)
Shri. NARAYAN CHANDIRAM DEMBLE
Shri. HEMANT VAMANRAO RAMBHAD
Shri. YASHWANT VINAYAKRAO KATHOTE
Smt. PRIYA VIJAY RAMANI

LAND AREA STATEMENT AS PER 7/12:-

MOUZA- YERLA		MOUZA- DAHEGAON		MOUZA- AASHTI	
KH. NO	AREA IN SQM	KH. NO	AREA IN SQM	KH. NO	AREA IN SQM
14 (Part)	13500.000	134	15400.000	51	5700.000
22/A	12800.000	135	12600.000		
22/B	12800.000	136	14400.000		
23	15600.000	140/1	18800.000		
24/1	18700.000	140/2	8000.000		
24/2	10000.000	141/1/A	4300.000		
25/1	16100.000	141/1/B	12500.000		
25/2	9100.000	141/2	3200.000		
28	12200.000	142/1	10400.000		
		142/2	8400.000		
		143	11600.000		
		151(PART)	8100.000		
		152/2	20000.000		
		153	12100.000		
		154	7900.000		
		156	10000.000		
		157	9500.000		
TOTAL	120800.000	TOTAL	187200.000	TOTAL	5700.000
NET TOTAL AREA AS PER 7/12 =					313700.000

TOTAL AREA (MOUZA-YERLA, DAHEGAO & AASHTI)

A] TOTAL LAND AREA MINIMUM AS PER 'K' PRAT

MOUZA - YERLA	=	120762.122 Sqm.
MOUZA - DAHEGAON	=	184184.153 Sqm.
MOUZA - AASHTI	=	5652.801 Sqm.
TOTAL	=	310599.076 Sqm.

B] TOTAL PLOTTABLE AREA

MOUZA - YERLA	=	74690.384 Sqm.
MOUZA - DAHEGAON	=	82305.315 Sqm.
MOUZA - AASHTI	=	4249.547 Sqm.
TOTAL	=	161245.246 Sqm.

C] TOTAL OPEN SPACE AREA

MOUZA - YERLA	=	16544.791 Sqm.
MOUZA - DAHEGAON	=	14632.746 Sqm.
MOUZA - AASHTI	=	0.000 Sqm.
TOTAL	=	31177.537 Sqm.

D] TOTAL AREA UNDER HIGH TENSION LINE CORRIDOR

MOUZA - YERLA	=	0.000 Sqm.
MOUZA - DAHEGAON	=	895.908 Sqm.
MOUZA - AASHTI	=	0.000 Sqm.
TOTAL	=	895.908 Sqm.

E] TOTAL AREA UNDER ROAD WIDENING

MOUZA - YERLA	=	3394.773 Sqm.
MOUZA - DAHEGAON	=	2983.467 Sqm.
MOUZA - AASHTI	=	446.663 Sqm.
TOTAL	=	6824.903 Sqm.

F] TOTAL AREA UNDER HANDED OVER TO N.M.R.D.A SHARE

MOUZA - YERLA	=	0.000 Sqm.
MOUZA - DAHEGAON	=	46865.723 Sqm.
MOUZA - AASHTI	=	0.000 Sqm.
TOTAL	=	46865.723 Sqm.

PROFORMA-I

A	AREA STATEMENTS		Sqm.	%
1.	AREA OF LAND			
	a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	313700.000		
	b) AS PER MEASUREMENT SHEET	310599.076		
	c) AS PER SITE	310599.076		
2.	DEDUCTIONS FOR			
	a) PROPOSED D.P./ D.P. ROAD WIDENING AREA	0.000		
	b) ANY D. P. RESERVATION AREA	0.000		
	C) HIGH TENSION LINE CORRIDOR AREA	0.000		
	(TOTAL a+b)	0.000		
3.	BALANCE AREA OF PLOT (1-2)		310599.076	100.000
4.	OPEN SPACE FOR PLAYGROUND & PARK			
	a) REQUIRED - (10% OF 1)		31059.9076	
	b) PROPOSED -		31177.537	10.038
5.	ROAD AREA ABOVE 15 %		16299.8976	5.248
6.	NET PLOT AREA (3 - 4(b)- 5)		263121.641	
7.	LAND HANDED OVER TO N.M.R.D.A. AT FREE OF COST- FOR SALE FOR SOCIAL INFRASTRUCTURE			
	a) REQUIRED - (15 % OF 3) 15% OF 310599.076 SQM		46589.861	
	b) PROPOSED -		46865.723	15.089
8.	INTERNAL ROAD AREA UP TO 15 % OF 3		46589.8614	15.000
9.	SERVICE ROAD & HIGHWAY WIDENING		6824.903	2.197
10.	HIGH TENSION LINE CORRIDOR AREA		895.908	0.288
11.	PLOTABLE AREA		161245.246	51.914
12.	Pro-rata factor for FSI calculation on layout plots = (6/11)		1.6318	
13.	SPACE FOR ELECTRIC SUB-STATION & WWTP -		700.000	0.225

OWNER'S SIGN

Shri. VIJAY KIMATRAI RAMANI — Shri. NARAYAN C. DEMBLE
Smt. PRIYA VIJAY RAMANI — SHRI YASHWANT V. KATHOTE
SHRI HEMANT V. RAMBHAD

ARCHITECT/L.S.

NIKHIL S. BENDE, CONSULTING ENGINEER, B.E. M.Tech (Structures), NIT L.S. No. 1492, NMC L.S. No. 133

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

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

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- KH. BOUNDARY SHOWN IN
- OPEN SPACE SHOWN IN
- ELECTRIC SUB-STATION SHOWN IN
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- NMRDA SHARE (FREE OF COST) SHOWN IN
- EXISTING CONSTRUCTION SHOWN IN
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MOUZA - DAHEGAON

MOUZA - DAHEGAON
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 1.6318)	PRO RATA BASIS FACTOR PER PLOT	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)
[illegible]													

MOUZA - YERLA

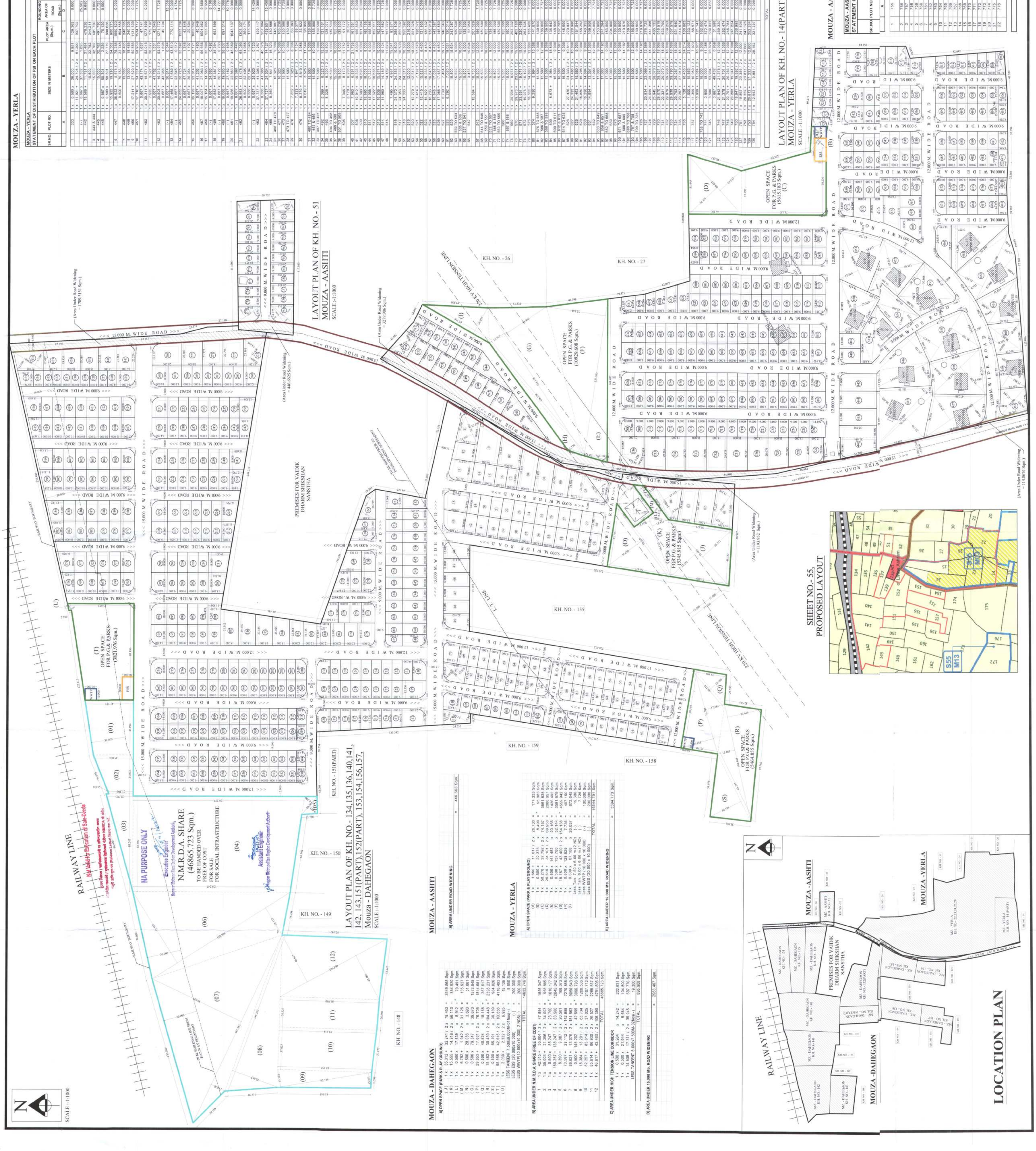
MOUZA - YERLA
STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

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 1.6318)	PRO RATA BASIS FACTOR PER PLOT	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)
[illegible]													

MOUZA - AASHTI

MOUZA - AASHTI
STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

SR.NO	PLOT NO.	SIZE IN METERS	PLOT AREA (Sq.m.)	ROUNDING AREA OF ROAD	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 1.6318)	PRO-RATA BASIS FACTOR PER PLOT	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	755	1 x 0.500 x 19.808 x 8.818 1 x 4.315 + 12.961 / 2 x 26.235	87.333 226.618	9.650	304.301	1	304.301	760.754	2.500	760.754	15.000	1.100	836.829
2	756	1 x 20.343 + 20.408 / 2 x 9.000	183.380	0.000	183.380	1	183.380	275.583	1.5028	275.583	9.000	1.100	303.141
3	757	1 x 20.408 + 20.474 / 2 x 9.000	183.969	0.000	183.969	1	183.969	276.469	1.5028	276.469	9.000	1.100	304.115
4	758	1 x 20.474 + 20.539 / 2 x 9.000	184.559	0.000	184.559	1	184.559	277.355	1.5028	277.355	9.000	1.100	305.090
5	759	1 x 20.539 + 20.605 / 2 x 9.000	185.148	0.000	185.148	1	185.148	278.240	1.5028	278.240	9.000	1.100	306.064
6	760	1 x 20.605 + 20.671 / 2 x 9.000	185.742	0.000	185.742	1	185.742	279.133	1.5028	279.133	9.000	1.100	307.046
7	761	1 x 20.671 + 20.736 / 2 x 9.000	186.332	0.000	186.332	1	186.332	280.019	1.5028	280.019	9.000	1.100	308.021
8	762	1 x 20.736 + 20.802 / 2 x 9.000	186.921	0.000	186.921	1	186.921	280.905	1.5028	280.905	9.000	1.100	308.995
9	763	1 x 20.802 + 20.867 / 2 x 9.000	187.511	0.000	187.511	1	187.511	281.791	1.5028	281.791	9.000	1.100	309.970
10	764	1 x 20.867 + 20.933 / 2 x 9.000	188.100	0.000	188.100	1	188.100	282.677	1.5028	282.677	9.000	1.100	310.944
11	765	1 x 8.362 + 8.995 / 2 x 23.263	201.888	0.000	201.888	1	201.888	303.397	1.5028	303.397	9.000	1.100	333.737
12	766	1 x 9.015 + 8.421 / 2 x 22.880	199.468	0.000	199.468	1	199.468	299.760	1.5028	299.760	9.000	1.100	329.736
13	767	1 x 20.564 + 20.436 / 2 x 9.000	184.500	0.000	184.500	1	184.500	277.267	1.5028	277.267	9.000	1.100	304.993
14	768	1 x 20.436 + 20.308 / 2 x 9.000	183.348	0.000	183.348	1	183.348	275.535	1.5028	275.535	9.000	1.100	303.089
15	769	1 x 20.308 + 20.180 / 2 x 9.000	182.196	0.000	182.196	1	182.196	273.804	1.5028	273.804	9.000	1.100	301.185
16	770	1 x 20.180 + 20.052 / 2 x 9.000	181.044	0.000	181.044	1	181.044	272.073	1.5028	272.073	9.000	1.100	299.280
17	771	1 x 20.052 + 19.925 / 2 x 9.000	179.897	0.000	179.897	1	179.897	270.348	1.5028	270.348	9.000	1.100	297.383
18	772	1 x 19.925 + 19.797 / 2 x 9.000	178.749	0.000	178.749	1	178.749	268.624	1.5028	268.624	9.000	1.100	295.486
19	773	1 x 19.797 + 19.649 / 2 x 10.400	205.119	0.000	205.119	1	205.119	308.253	1.5028	308.253	9.000	1.100	339.078
20	774	1 x 19.649 + 19.528 / 2 x 8.500	166.502	0.000	166.502	1	166.502	250.220	1.5028	250.220	9.000	1.100	275.242
21	775	1 x 19.528 + 19.407 / 2 x 8.500	165.474	0.000	165.474	1	165.474	248.674	1.5028	248.674	9.000	1.100	273.541
22	776	1 x 10.310 + 11.288 / 2 x 23.618	255.051	9.650	245.401	1	245.401	613.502	2.500	613.502	15.000	1.100	674.852
				TOTAL		22	4249.547			6934.382			



MOUZA - DAHEGAON

A] OPEN SPACE (PARK & PLAY GROUND)

(J)	1 x 35.312 + 32.241 / 2 x 78.453	=	2649.868 Sqm.
(K)	1 x 15.555 + 14.918 / 2 x 56.110	=	854.920 Sqm.
(L)	1 x 0.500 x 17.839 x 8.912	=	79.491 Sqm.
(M)	1 x 6.792 + 1.942 / 2 x 31.126	=	135.927 Sqm.
(N)	1 x 0.500 x 28.086 x 3.693	=	51.861 Sqm.
(O)	1 x 0.500 x 79.347 x 39.670	=	1573.848 Sqm.
(P)	1 x 29.653 + 17.661 / 2 x 76.708	=	1814.681 Sqm.
(Q)	1 x 0.500 x 40.524 x 18.158	=	367.917 Sqm.
(R)	1 x 15.483 + 30.439 / 2 x 104.448	=	2398.231 Sqm.
(S)	1 x 0.500 x 65.191 x 30.189	=	984.026 Sqm.
(T)	1 x 55.665 + 42.515 / 2 x 83.856	=	4116.493 Sqm.
(U)	1 x 2.039 + 2.332 / 2 x 6.925	=	15.135 Sqm.
	LESS TANGENT 7.500x6.000M-01Nos(-)	=	9.650 Sqm.
	LESS ESS (20.000x10.000) (-)	=	200.000 Sqm.
	LESS WWTP(10.000x10.000) 2 NOS(-)	=	200.000 Sqm.
	TOTAL	=	14632.746 Sqm.

B] AREA UNDER N.M.R.D.A SHARE (FREE OF COST)

1	1 x 42.515 + 35.004 / 2 x 47.894	=	1856.347 Sqm.
2	1 x 35.004 + 21.396 / 2 x 34.003	=	958.885 Sqm.
3	1 x 0.500 x 85.247 x 23.700	=	1010.177 Sqm.
4	1 x 150.257 + 138.247 / 2 x 83.500	=	12045.042 Sqm.
5	1 x 8.390 + 9.987 / 2 x 20.501	=	188.373 Sqm.
6	1 x 73.587 + 28.112 / 2 x 142.988	=	7270.868 Sqm.
7	1 x 86.621 + 13.076 / 2 x 181.563	=	9050.643 Sqm.
8	1 x 0.500 x 145.202 x 42.655	=	3096.796 Sqm.
9	1 x 15.384 + 13.291 / 2 x 83.734	=	1200.536 Sqm.
10	1 x 82.257 + 85.614 / 2 x 37.025	=	3107.712 Sqm.
11	1 x 85.614 + 86.930 / 2 x 26.527	=	2288.537 Sqm.
12	1 x 46.617 + 43.463 / 2 x 106.390	=	4791.806 Sqm.
	TOTAL	=	46865.723 Sqm.

C] AREA UNDER HIGH TENSION LINE CORRIDOR

1	1 x 0.500 x 31.264 x 14.242	=	222.631 Sqm.
2	1 x 0.500 x 21.644 x 9.684	=	104.800 Sqm.
3	1 x 14.508 + 17.311 / 2 x 36.945	=	587.776 Sqm.
	LESS TANGENT 6.000x7.500M-02Nos(-)	=	19.300 Sqm.
	TOTAL	=	895.908 Sqm.

D] AREA UNDER 15.000 Mtr. ROAD WIDENING = 2983.467 Sqm.

MOUZA - AASHTI

A] AREA UNDER ROAD WIDENING = 446.663 Sqm.

MOUZA - YERLA

A] OPEN SPACE (PARK & PLAY GROUND)

(A)	1 x 1.650 + 11.617 / 2 x 26.733	=	177.333 Sqm.
(B)	1 x 0.500 x 22.375 x 8.499	=	95.083 Sqm.
(C)	1 x 58.270 + 37.792 / 2 x 74.157	=	3561.835 Sqm.
(D)	1 x 25.615 + 34.101 / 2 x 69.953	=	2088.657 Sqm.
(E)	1 x 0.500 x 141.482 x 20.165	=	1426.492 Sqm.
(F)	1 x 0.500 x 137.760 x 52.144	=	3591.679 Sqm.
(G)	1 x 15.767 + 43.400 / 2 x 154.138	=	4559.942 Sqm.
(H)	1 x 0.500 x 128.529 x 7.736	=	497.150 Sqm.
(I)	1 x 0.500 x 67.108 x 26.037	=	873.645 Sqm.
	Less Tan. 7.50 x 6.00 m.(2 NO) (-)	=	19.300 Sqm.
	Less Tan. 6.00 x 6.00 m.(1 NO) (-)	=	7.725 Sqm.
	Less WWTP (10.000 x 10.000) (-)	=	100.000 Sqm.
	Less ESS (20.000 x 10.000) (-)	=	200.000 Sqm.
	TOTAL	=	16544.791 Sqm.

B] AREA UNDER 15.000 Mtr. ROAD WIDENING = 3394.773 Sqm.