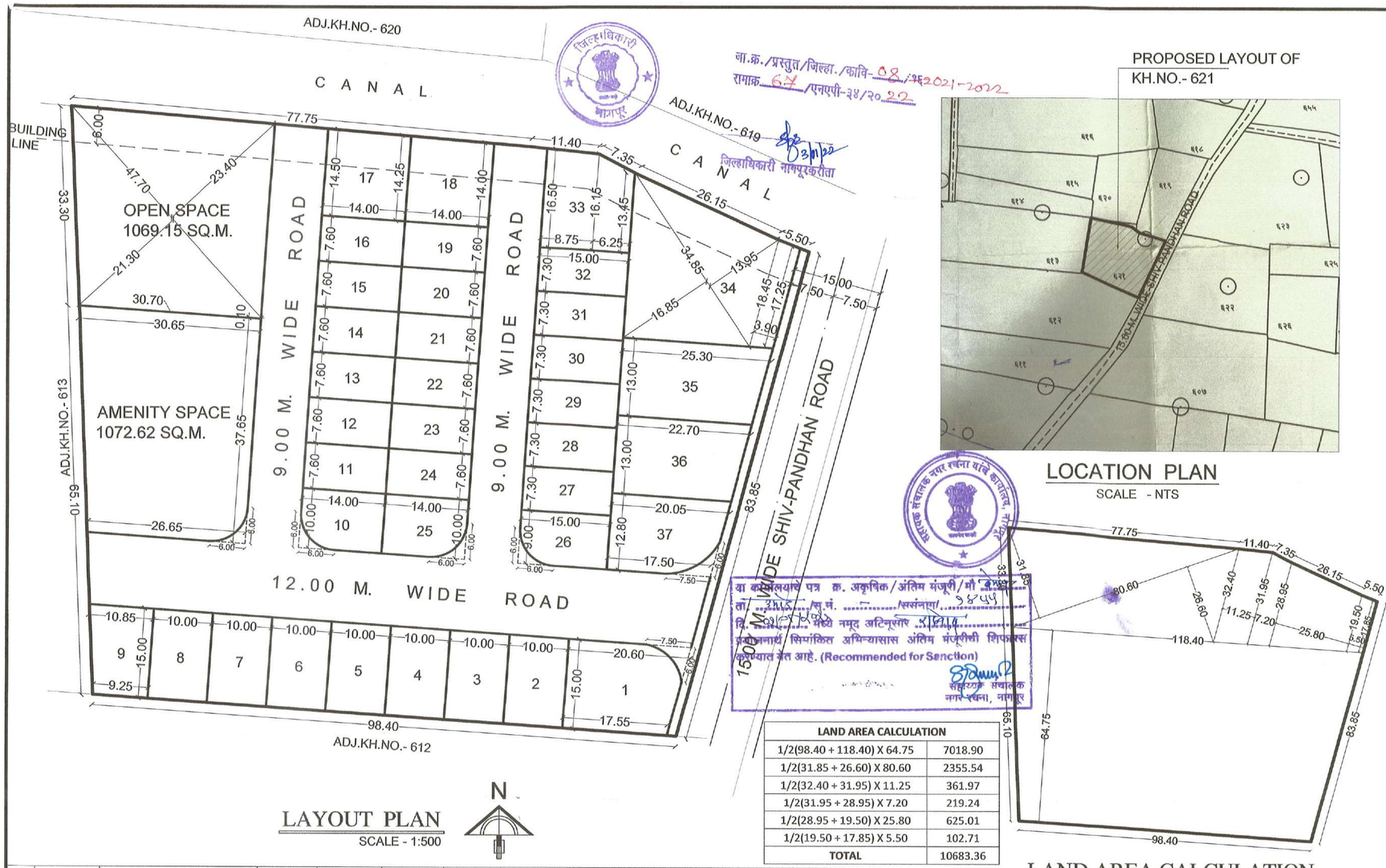
FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH.NO. - 621, P.H. NO. - 28, MOUZA - BELA, TAH. - UMRED, DIST.- NAGPUR.

BELONGING TO :- SHRI.- RITESH KAILASHPRASAD SAXENA & OTHER-1



जा.क्र./प्रस्तुत/जिल्हा./कावि-08/पद2021-2022
रामाक 64 /एनएपी-३४/२०22

जिल्हाधिकारी नागपूर करीता

PROPOSED LAYOUT OF KH.NO.- 621

LOCATION PLAN

SCALE - NTS

या कार्यालयाचे पत्र क्र. अकृषिक/अंतिम मंजूरी/मौ दि.
ता. उमरेड व.नं. /सर्वसाधारण/ 58446
दि. 30/12/22 येथे नमूद अटीनुसार सदरचा प्रस्तावास सिपांकित अधिन्यासास अंतिम मंजूरीसी शिफारस करण्यात येत आहे. (Recommended for Sanction)

सहाय्यक संचालक
नगर रचना, नागपूर

LAND AREA CALCULATION

1/2(98.40 + 118.40) X 64.75	7018.90
1/2(31.85 + 26.60) X 80.60	2355.54
1/2(32.40 + 31.95) X 11.25	361.97
1/2(31.95 + 28.95) X 7.20	219.24
1/2(28.95 + 19.50) X 25.80	625.01
1/2(19.50 + 17.85) X 5.50	102.71
TOTAL	10683.36

LAYOUT PLAN

SCALE - 1:500

N

LAND AREA CALCULATION

SCALE - 1:1000

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.m.)
OPEN SPACE	1/2(23.40 + 21.30) X 47.70 + 1/2(30.70 + 30.65) X 0.10	1069.15		**1069.15**	**1069.15**
AMENITY	1/2(26.65 + 30.65) X 37.65	1078.67	6.05	**1072.62**	**1072.62**

Nos.	Plot No.	Size (M)	Area (Sq.m.)	No of Plots	Rounding area of Road (sq.m.)	Net Area Of Each Plot (Sq.m.)	Total Area (Sq.M.)	Built Up Area On Prorata base Of Each (D'Factor Of FSI) Sq.M.	Front Road Width (M.)	Permissible Normal F.S.I.	Permissible B/Up Area On Normal FSI Each Plot Sq.M.
	A	B	C	D	E	F=(C-E)	G=(D*F)	H=(F*1.66)	I	J	K=(H*J)
1	1	1/2(20.60 + 17.55) X 15.00	286.12	1	9.92	276.20	276.20	458.49	15.00	1.00	458.49
2	2 TO 8	10.00 X 15.00	150.00	7		150.00	1050.00	249.00	12.00	1.00	249.00
3	9	1/2(9.25 + 10.85) X 15.00	150.75	1		150.75	150.75	250.25	12.00	1.00	250.25
4	10, 25	10.00 X 14.00	140.00	2	6.05	133.95	267.90	222.36	12.00	1.00	222.36
5	11 TO 16 19 TO 24	7.60 X 14.00	106.40	12	6.05	100.35	1204.20	166.58	9.00	1.00	166.58
6	17	1/2(14.50 + 14.25) X 14.00	201.25	1		201.25	201.25	334.08	9.00	1.00	334.08
7	18	1/2(14.00 + 14.25) X 14.00	197.75	1		197.75	197.75	328.27	9.00	1.00	328.27
8	26	9.00 X 15.00	135.00	1	6.05	128.95	128.95	214.06	12.00	1.00	214.06
9	27 TO 32	7.30 X 15.00	109.50	6		109.50	657.00	181.77	9.00	1.00	181.77
10	33	1/2(16.50 + 16.15) X 8.75 + 1/2(16.15 + 13.45) X 6.25	235.34	1		235.34	235.34	390.66	9.00	1.00	390.66
11	34	1/2(13.95 + 16.85) X 34.85 + 1/2(18.45 + 17.25) X 3.90	606.30	1		606.30	606.30	1006.46	15.00	1.00	1006.46
12	35	1/2(25.30 + 22.70) X 13.00	312.00	1		312.00	312.00	517.92	15.00	1.00	517.92
13	36	1/2(22.70 + 20.05) X 13.00	277.87	1		277.87	277.87	461.26	15.00	1.00	461.26
14	37	1/2(20.05 + 17.50) X 12.80	240.32	1	9.92	230.40	230.40	382.46	15.00	1.00	382.46
	TOTAL			37			5795.91				5163.61

NOTE: -

- x AREA UNDER LAYOUT SHOWN THUS
- x AREA UNDER OPEN SPACE SHOWN THUS
- x AREA UNDER AMENITY SPACE SHOWN THUS
- x RESIDENTIAL PLOTS SHOWN THUS
- x APPROACH ROAD SHOWN THUS

NOTE -

ROW - HOUSES PLOTS = 11 TO 16, 19 TO 24,27 TO 32,
SEMI-DETACHED PLOTS = 2 TO 9,10,17,18,26,33,
DETACHED PLOTS = 1,34,35,36,37.

PROFORMA - I

AREA STATEMENT

1	**AREA OF LAND OF KH.NO. 621 (Minimum area of a,b,c, to be considered)**	10683.36	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	12100.00	SQ.M.	(1.21 H)
	b) AS PER MEASURMENT SHEET	10683.36	SQ.M.	
	c) AS PER SITE	10683.36	SQ.M.	
2	**DEDUCTIONS FOR**		SQ.M.	
	a) PROPOSED D.P./D.P. ROAD WIDENING AREA	0.00	SQ.M.	
	b) ANY D.P. RESERVATION AREA	0.00	SQ.M.	
	c) NATURAL WATER COURSE AREA	0.00	SQ.M.	
	TOTAL (a+b+c)	0.00	SQ.M.	
3	**BALANCE AREA OF PLOT (1 - 2)**	10683.36	SQ.M.	100%
4	**AMENITY SPACE**			
	a) REQUIRED	1068.34	SQ.M.	10.00%
	c) PROPOSED	1072.62	SQ.M.	10.04%
5	**NET PLOT AREA (3-4C)**	9610.74	SQ.M.	
6	**RECREATIONAL OPEN SPACE**			
	a) REQUIRED	1068.34	SQ.M.	10.00%
	b) PROPOSED	1069.15	SQ.M.	10.01%
8	**INTERNAL ROAD AREA**	2745.68	SQ.M.	25.70%
9	**SERVICE ROAD AND HIGHWAY WIDENING**	0.00	SQ.M.	
10	**PLOTABLE AREA**	5795.91	SQ.M.	54.25%
11	**PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)**	1.66	SQ.M.	

CERTIFICATE OF AREA:

Certified that tha plot under reference was surveyed by me on 18 / 02 / 2021 and the dimensions of sides etc. of plots stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership / T.P. Scheme records / Land records Department / City Survey records.

UMESH M. LAMGE
B. Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg. No. CA/95/18907
NMC Lic. No.: R-90
NIT Lic. No.: 865

ARCHITECT'S SIGN.

OWNER'S SIGN :

SHRI.- RITESH KAILASHPRASAD SAXENA

ARCHITECT'S SIGN :

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B. Arch. (Hons)
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UMESH M. LAMGE
B. ARCH.
ARCHITECT & INTERIOR DESIGNER
FIFTH FLOOR, DAYA CHAMBERS,
AJNI SQ., WARDHA ROAD, NAGPUR