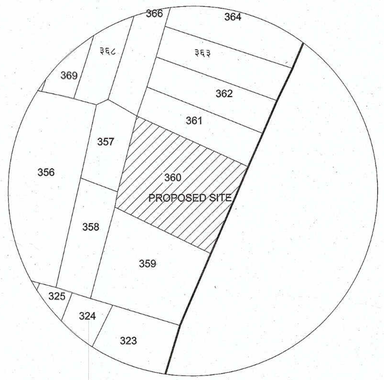
LOCATION PLAN :-



N

MOUZA-HINGNA
P.H.NO.49
TAH-HINGNA
DIST- NAGPUR
SCALE 1:5000



N

LAY OUT PLAN

SCALE 1:500

STATEMENTOFDISTRIBUTION OF F.S.I. ON EACH PLOT

PLOT NO	PLOT SIZE (M)	PLOT AREA SQMT	TANGENT	NET AREA EACH PLOT SQMT	BUILT UP AREA ON PRO-RATA BASIS I.E. (1X PRO-RATA FSI FACTOR	NO.OF PLOT	TOTAL AREA IN SQM	NET PLOT AREA FOR F.S.I. SQMT	FRONT ROAD WIDTH (M)	BASIC F.S.I.	PERMISIBLE BUILT-UP AREA ON BASIC FSI. EACH PLOT (EXG)SQMT
A		B	C	D	E	.		F	G	H	i
01TO07	11.50 X 22.00	253.00	---	253.00	1.500	7	1771.00	379.50	9.00	1.10	417.45
08	11.90 X 22.00	261.80	9.92	251.88	1.500	1	251.88	377.82	9.00	1.10	415.60
09	16.00 X 22.00	352.00	9.92	342.08	1.500	1	342.08	513.12	9.00	1.10	564.43
10	(15.20+17.10)/2X22.00	355.30	---	355.30	1.500	1	355.30	532.95	9.00	1.10	586.24
11	(7.00+8.20)/2X15.00	114.00	--	114.00	1.500	1	114.00	171.00	9.00	1.10	188.10
12,13	7.00 X15.00	105.00	--	105.00	1.500	2	210.00	157.50	9.00	1.10	173.25
14	9.00 X 15.00	135.00	6.05	203.95	1.500	1	203.95	305.92	9.00	1.10	336.51
15	9.90 X 15.00	148.50	6.05	142.45	1.500	1	142.45	213.67	9.00	1.10	235.04
16TO25	7.50 X 15.00	112.50	--	112.50	1.500	10	1125.00	168.75	9.00	1.10	185.62
26	(7.50+8.60)/2X15.00	120.75	---	120.75	1.500	1	120.75	181.12	9.00	1.10	199.23
27	(7.40+8.50)/2X13.50	107.32	---	107.32	1.500	1	107.32	160.98	9.00	1.10	177.07
28TO37, 40TO49	7.50 X 15.00	101.25	---	101.25	1.500	20	2025.00	151.87	9.00	1.10	167.06
38,39	11.90 X 13.50	160.65	6.05	154.60	1.500	1	154.60	232.20	12.00	1.10	255.42
50	(9.50+8.50)/2X13.50	121.50	--	121.50	1.500	1	121.50	182.25	12.00	1.10	200.47
51	(9.00+10.60)/2X18.50	181.30	--	181.30	1.500	1	181.30	271.95	12.00	1.10	299.14
52	(18.50+18.20)/2X7.50	137.62	--	137.62	1.500	1	137.62	206.43	9.00	1.10	227.07
53	(18.20+17.80)/2X7.50	135.00	--	135.00	1.500	1	135.00	202.50	9.00	1.10	222.75
54	(17.80+17.50)/2X7.50	132.37	--	132.37	1.500	1	132.37	198.55	9.00	1.10	218.41
55	(17.50+17.20)/2X7.50	130.12	--	130.12	1.500	1	130.12	195.18	9.00	1.10	214.69
56	(17.20+16.80)/2X7.50	127.50	--	127.50	1.500	1	127.50	191.25	9.00	1.10	210.37
57	(16.80+16.50)/2X7.50	124.87	--	124.87	1.500	1	124.87	187.30	9.00	1.10	206.03
58	(16.50+16.00)/2X7.50	121.87	--	121.87	1.500	1	121.87	182.80	9.00	1.10	201.08
59	(16.00+15.20)/2X7.50	117.00	--	117.00	1.500	1	117.00	175.50	9.00	1.10	193.05
60	(15.20+14.50)/2X7.50	111.37	--	111.37	1.500	1	111.37	167.05	9.00	1.10	183.76
61	(14.50+13.80)/2X7.50	106.12	--	106.12	1.500	1	106.21	159.31	9.00	1.10	175.24
62	(13.80+12.50)/2X12.10	159.11	6.05	153.06	1.500	1	153.06	229.59	9.00	1.10	252.54
TOTAL			56.14			62	8620.12				

TOTAL AREA =TOTAL 62 PLOTS = 8620.12 SQM.

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD OCIDE BY PLANS APPROVED BY AUTHORITY/ COLLECTOR / I /WE WOULD EXECUTE THE STRCTURE AS PER APPROVED PLANS ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO INSURE THE QUALITY AND SAFETY AT THE WORK SITE

OWNER(S) NAME AND SINGNATURE

1) SHRI.AMIT KHUSHALRAO GEDAM

EXISTING RESIDENTIAL LAY OUT PLAN ON KH.NO. 360, P.H.NO. 49, MOUZA- HINGNA ,TAH-HINGNA DIST- NAGPUR

OWNER :-

SHRI.AMIT KHUSHALRAO GEDAM
AND OTHERS 2

STAMPS OF APPROVAL OF PLANS :-

Recommended for Demarcation

कनिष्ठ अभियंता
बांधकाम विभाग (फ.वा.प.) न. प. हिंगणा

Chief Officer
N. P. Hingna

AREA STATEMENT

1.	AREA OF LAND (MINIMUM AREA OF A,B,C,TO BE CONSIDERED)			
	A) AS PER OWNERSHIP FOCUMENT(7/12,CTS EXTRACT)	=	15500.00	SQMT
	B) AS PER MEASURMENT SHEET	=	14163.00	SQMT
	C) AS PER SITE	=	14163.00	SQMT
	MINIMUM TO BE CONSIDERED	=	14163.00	SQMT
2.	DEDUCTION S FOR			
	A. ROAD WIDENING AREA FOR EXISTING ROAD FOR HIGHWAY WIDENING	=	1227.60	SQMT
	ADJESTMENT LAND	=	NIL	
	B) ANY D.P. RESERVATION AREA			
	TOTAL (A+B)	=	1227.60	SQMT
3.	BALANCE AREA OF PLOTS (1-2)	=	12935.40	SQMT
4.	AMENITY SPACE (IF APPLICABLE)			
	A) REQUIRED = NIL			
	C) BALANCE PROPOSED	=	0.00	SQMT
5.	NET PLOT AREA (3-4)(C)	=	12935.40	SQMT
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)			
	A) REQUIRED = 1293.54 SQMT (10.00%)			
	B) PROPOSED	=	1323.91	SQMT
7.	INTERNAL ROAD AREA	=	2991.37	SQMT
8.	SERVICE ROAD AND HIGHWAY WIDENING	=		
9.	PLOTABLE AREA	=	8620.12	SQMT
10.	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS(5/9)	=	1.500	(RESTRICTED UPTO MAXIMUM 1.4)

CERTIFIFACTE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 15/9/2021 AND THE DIMENSIONS OF SITE ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/LAND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

D. N. BORKAR
Civil Engineer
N.I.T.L.S. NO - 2626
N.M.C.L.S. NO. - 674
ADTP / NGP - 808

SINGNATURE

(NAME OF ARCHITECT/LICENSED ENGINEER/SUPERVISOR)

OWNER (S) NAME AND SIGNATURE

1) SHRI.AMIT KHUSHALRAO GEDAM

2) SHRI.ASHAVIN KRUSHNAJI MESHRAM

3) SHRI.PRAMOD HARIBHAU TABHANE

(NAME OF ARCHITECT/LICENSED ENGINEER/SUPERVISOR)

DEVIDAS NARAYAN BORKAR

D. N. BORKAR
Civil Engineer
N.I.T.L.S. NO - 2626
N.M.C.L.S. NO. - 674
ADTP / NGP - 808

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	Registration /Licence no of Arch/Lic.Engi/Supervisor
		1:500 1:5000	DEWA		808