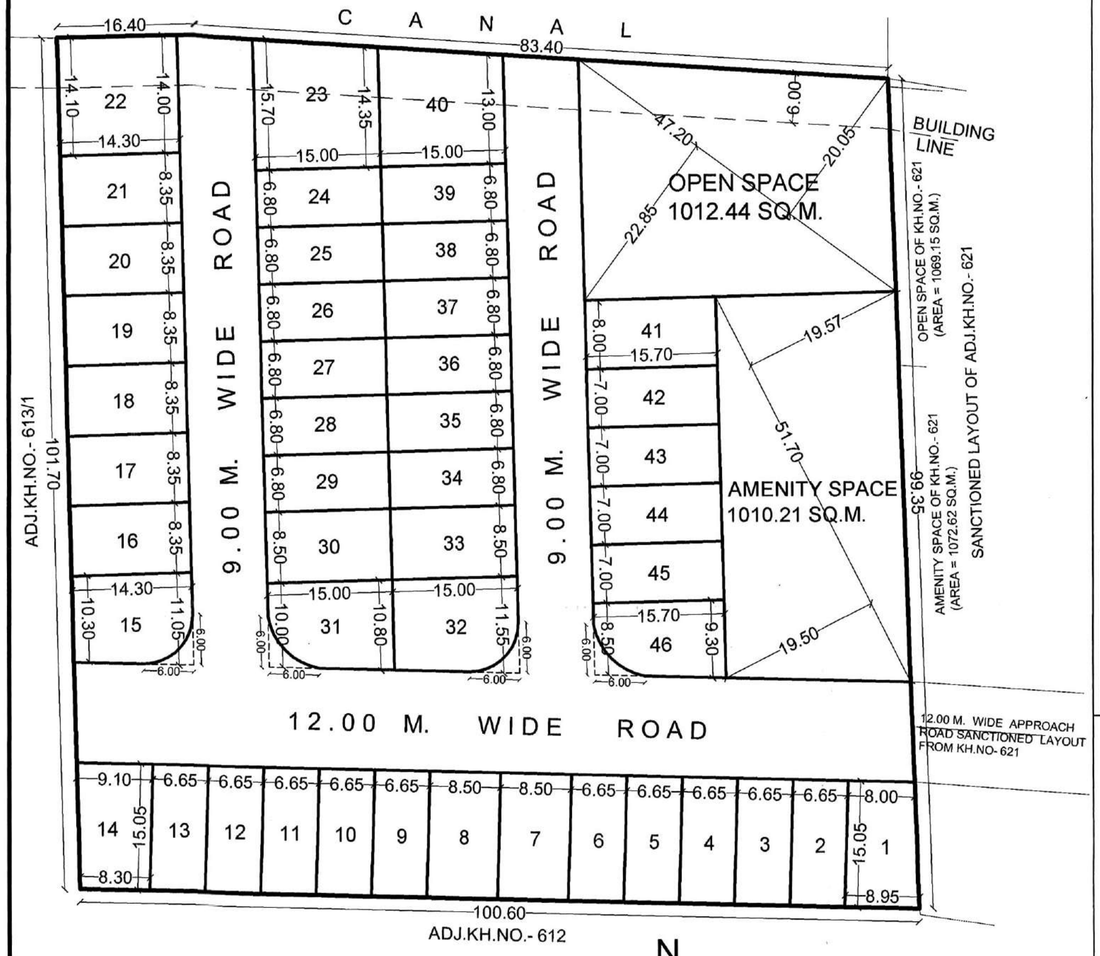
FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH.NO. - 613/2, P.H. NO. - 28, MOUZA - BELA, TAH. - UMRED, DIST.- NAGPUR.

BELONGING TO :- SHRI.- RITESH KAILASHPRASAD SAXENA

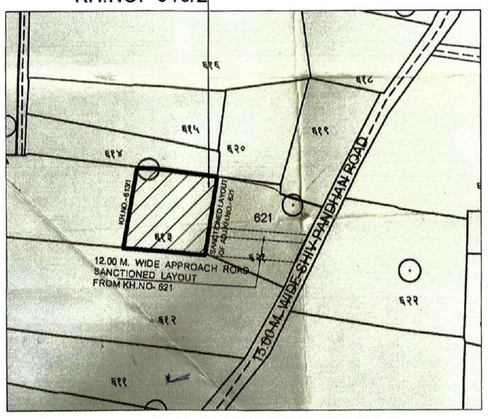


LAYOUT PLAN

SCALE - 1:500

N

PROPOSED LAYOUT OF
KH.NO.- 613/2



LOCATION PLAN

SCALE - NTS

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 -

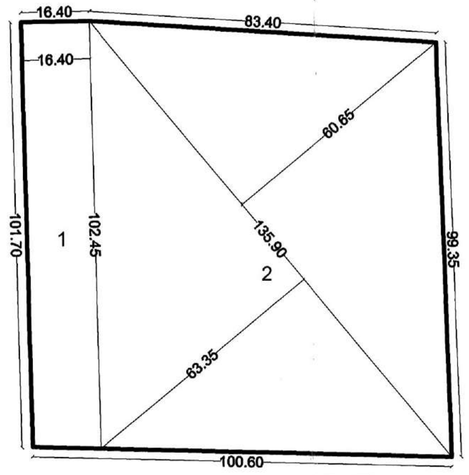
ROW - HOUSES PLOTS = 2 TO 6,9 TO 13,16 TO 21, 24 TO 30,33 TO 39,42 TO 45

SEMI-DETACHED PLOTS = 1,7,8,14,15,22,23,31,32,40,41,46

DETACHED PLOTS =

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*1.65)	I	J	K=(H*J)
1	1	1/2(8.00 + 8.95) X 15.05	127.54	1		127.54	127.54	210.44	12.00	1.00	210.44
2	2 TO 6 9 TO 13	6.65 X 15.05	100.08	10		100.08	1000.80	165.13	12.00	1.00	165.13
3	7, 8	8.50 X 15.05	127.92	2		127.92	255.84	211.07	12.00	1.00	211.07
4	14	1/2(9.10 + 8.30) X 15.05	130.93	1		130.93	130.93	216.03	12.00	1.00	216.03
5	15	1/2(11.05 + 10.30) X 14.30	152.65	1	6.05	146.60	146.60	241.89	12.00	1.00	241.89
6	16 TO 21	8.35 X 14.30	119.41	6		119.41	716.43	197.02	9.00	1.00	197.02
7	22	1/2(14.00 + 14.10) X 14.30	200.91	1		200.91	200.91	331.50	9.00	1.00	331.50
8	23	1/2(15.70 + 14.35) X 15.00	225.37	1		225.37	225.37	371.86	9.00	1.00	371.86
9	24 TO 29 34 TO 39	6.80 X 15.00	102.00	12		102.00	1224.00	168.30	9.00	1.00	168.30
10	30, 33	8.50 X 15.00	127.50	2		127.50	255.00	210.38	9.00	1.00	210.38
11	31	1/2(10.00 + 10.80) X 15.00	156.00	1	6.05	149.95	149.95	247.42	12.00	1.00	247.42
12	32	1/2(11.55 + 10.80) X 15.00	167.62	1	6.05	161.57	161.57	266.59	12.00	1.00	266.59
13	40	1/2(13.00 + 14.35) X 15.00	205.12	1		205.12	205.12	338.45	9.00	1.00	338.45
14	41	8.00 X 15.70	125.60	1		125.60	125.60	207.24	9.00	1.00	207.24
15	42 TO 45	7.00 X 15.70	109.90	4		109.90	439.60	181.34	9.00	1.00	181.34
16	46	1/2(9.30 + 8.50) X 15.70	139.73	1	6.05	133.68	133.68	220.57	12.00	1.00	220.57
	TOTAL			46			5498.94				3785.22

AREA CALCULATION (BY TRIANGULATION METHOD) AS PER MEASUREMENT SHEET

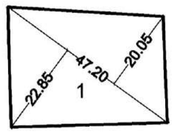


AREA CALCULATION		
SR. NO.	DIMENSION	AREA (SQ.M.)
1	1/2(101.70 + 102.45) X 16.40	1674.03
2	1/2(63.35 + 60.65) X 135.90	8425.80
	TOTAL	10099.83
	SAY	10100.00

N

SCALE - 1:1000

AREA CALCULATION (BY TRIANGULATION METHOD) OPEN SPACE

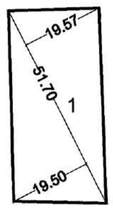


AREA CALCULATION		
SR. NO.	DIMENSION	AREA (SQ.M.)
1	1/2(22.85 + 20.05) X 47.20	1012.44

N

SCALE - 1:1000

AREA CALCULATION (BY TRIANGULATION METHOD) AMENITY SPACE



AREA CALCULATION		
SR. NO.	DIMENSION	AREA (SQ.M.)
1	1/2(19.58 + 19.50) X 51.70	1010.21

N

SCALE - 1:1000

STAMP OF APPROVAL OF PLAN OF SANCTIONING AUTHORITY

जिल्हाधिकारी नागपूर

जी.क्रं./प्रस्तुत/जिल्हा./कावि 1401/22

संभाक्र 316/एनएपी-३४/२०21-22

जिल्हाधिकारी नागपूरकरीता

PROFORMA - I

AREA STATEMENT

1	AREA OF LAND OF KH.NO. 613/2 (Minimum area of a,b,c, to be considered)	10100.00	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	10100.00	SQ.M.	(1.01 H)
	b) AS PER MEASURMENT SHEET	10100.00	SQ.M.	
	c) AS PER SITE	10100.00	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)	10100.00	SQ.M.	100%
4	AMENITY SPACE			
	a) REQUIRED	1010.00	SQ.M.	10.00%
	b) PROPOSED	1010.21	SQ.M.	10.00%
5	NET PLOT AREA (3-4b)	9089.79	SQ.M.	
6	RECREATIONAL OPEN SPACE			
	a) REQUIRED	1010.00	SQ.M.	10.00%
	b) PROPOSED	1012.44	SQ.M.	10.02%
8	INTERNAL ROAD AREA	2578.41	SQ.M.	25.53%
9	SERVICE ROAD AND HIGHWAY WIDENING	0.00	SQ.M.	
10	PLOTABLE AREA	5498.94	SQ.M.	54.45%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.65	SQ.M.	

CERTIFICATE :

THE ABOVE MENTIONED PLANS ARE PREPARED BY ME AS PER UDCPR SIGNATURE OF ARCHITECT / LICENSED ENGINEER / SUPERVISOR.

NAME - UMESH M. LAMGE

LICENSE NO. - CA/95/18907

CONTACT NO. - 9822566554

DATED. - 01/01/2021 TO 31/12/2023

(*) NAME OF THE ACT OF THE PLANNING AUTHORITY, IF ANY, BE MENTIONED.

CERTIFICATE OF AREA:

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 31 / 07 / 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 DECLARATION :

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY/COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUOERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT WORK SITE.
OWNER(S) NAME AND SIGNATURE : SHRI. KAILASHPRASAD SAXENA

सहायक संचालक नगर रचना, वर्ग १ नागपूर

या कार्यालयाचे पत्र क्र. अकाधेक/अंतिम मंजूरी/कावि 2145 ता. 24/5/22 स.नं. 613/2 मौजा बेला दि. 24/5/22 मधे नमूद अटिनूसार प्रयोजनार्थ सिमांकित अभिन्यासास अंतिम मंजूरी देण्यास शिफारस करण्यात येत आहे. (Recommended for Sanction)

सहायक संचालक
नगर रचना, नागपूर

OWNER'S SIGN :	ARCHITECT'S SIGN :
SHRI.- RITESH KAILASHPRASAD SAXENA	UMESH M. LAMGE B.Arch. (Hons) ARCHITECTS & INTERIOR DESIGNERS Reg.No. CA/95/18907 NMC Lic No.: R-90 NIT Lic No.: 865

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