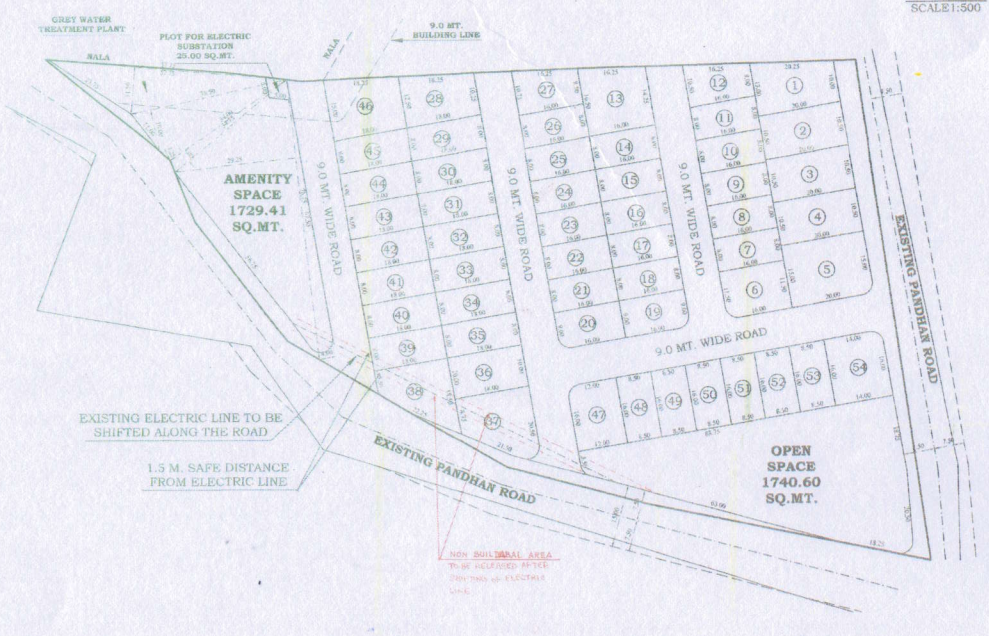
DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH.NO. 85/1, 85/2, MOUZA - KONDHALI, P.H. NO. 63, TAL.- KATOL , DIST.- NAGPUR.

BELONGS TO - M/S ROYAL RESIDENCY LAND DEVELOPER'S.

SANCTIONING AUTHORITY -



N

LAYOUT PLAN
SCALE 1:500

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

PLOT NO.	PLOT SIZE	AREA OF EACH PLOT IN SQ.MT.	NO. OF PLOTS	ROUNDING AREA OF ROAD SQ.MT.	NET AREA OF EACH PLOT (C-E) SQ.MT.	TOTAL AREA	BUILT UP AREA ON PRORATA BASIS OF EACH PLOT (F FACTOR OF FSI) SQ.MT.	FRONT ROAD WIDTH MT.	PERMISABLE NORMAL FSI	PERMISABLE BUILT UP AREA ON NORMAL FSI OF EACH PLOT (E*G) SQ.MT.
A	B	C	D	E	F	G	H	I	J	K
1	(13.0+10.0)/2X20.0	230.00	1	0.00	230.00	230.00	343.39	15.00	1.10	377.73
2 TO 4	20.0 X 10.50	210.00	3	0.00	210.00	630.00	313.53	15.00	1.10	344.88
5	15.0 X 20.0	300.00	1	8.23	291.77	291.77	435.61	15.00	1.10	479.17
6	11.50 X 16.0	184.00	1	4.35	179.65	179.65	268.22	9.00	1.10	295.04
7 TO 11	16.0 X 8.0	128.00	5	0.00	128.00	640.00	191.10	9.00	1.10	210.21
12	(10.50+8.0)/2X16.0	148.00	1	0.00	148.00	148.00	220.96	9.00	1.10	243.06
13	(16.50+14.25)/2X16.0	246.00	1	0.00	246.00	246.00	367.28	9.00	1.10	404.01
14 TO 18	16.0 X 8.0	128.00	5	0.00	128.00	640.00	191.10	9.00	1.10	210.21
19	16.0 X 9.0	144.00	1	4.35	139.65	139.65	208.50	9.00	1.10	229.35
20	16.0 X 9.0	144.00	1	4.35	139.65	139.65	208.50	9.00	1.10	229.35
21 TO 26	16.0 X 8.0	128.00	6	0.00	128.00	768.00	191.10	9.00	1.10	210.21
27	(10.75+8.50)/2X16.0	154.00	1	0.00	154.00	154.00	225.92	9.00	1.10	252.91
28	(12.50+10.25)/2X18.0	204.75	1	0.00	204.75	204.75	305.68	9.00	1.10	336.26
29 TO 35	18.0 X 8.0	144.00	7	0.00	144.00	1008.00	214.99	9.00	1.10	236.49
36	18.0 X 10.0	180.00	1	0.00	180.00	180.00	268.74	9.00	1.10	295.61
37	(8.75+20.50)/2X18.0	263.25	1	8.23	255.02	255.02	380.74	15.00	1.10	418.82
38	(5.50+18.50)/2X18.0	216.00	1	8.23	207.77	207.77	310.20	15.00	1.10	341.22
39 TO 45	18.0 X 8.0	144.00	7	0.00	144.00	1008.00	214.99	9.00	1.10	236.49
46	(15.0+12.50)/2X18.0	247.50	1	0.00	247.50	247.50	369.52	9.00	1.10	406.47
47	16.0 X 12.0	192.00	1	4.35	187.65	187.65	280.16	9.00	1.10	308.18
48 TO 53	16.0 X 8.50	136.00	6	0.00	136.00	816.00	203.05	9.00	1.10	223.35
54	16.0 X 14.0	224.00	1	8.23	215.77	215.77	322.14	15.00	1.10	354.36
			54			8537.18				

AREA STATEMENT

1)	AREA OF PLOT (MINIMUM AREA OF A,B,C		
	a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	17200.00	SQ.M.
	b) AREA AS PER MESURMENT PLAN	15366.90	SQ.M.
	c) AS PER SITE	15366.90	SQ.M.
	MINIMUM AREA TO BE CONSIDERED	15366.90	SQ.M.
2)	DEDUCTIONS FOR		
	(a) PROPOSED D.P./D.P. ROAD WIDENING AREA /SERVICE ROAD/ HIGHWAY WIDENING/ PANDHAN ROAD WIDENING	863.38	SQ.M.
	(b) ANY D.P. RESERVATION AREA	NIL	
	(TOTAL A+B)	NIL	
3)	BALANCE AREA OF PLOT (1-2)	14503.52	SQ.M.
4)	AMENITY SPACE (IF APPLICABLE)		
	a) REQUIRED	1720.00	SQ.M.
	b) ADJUSTMENT OF 2(b), IF ANY	NIL	
	c) BALANCE PROPOSED	1729.41	SQ.M.
	d) ELECTRIC SUBSTATION PLOT	25.00	SQ.M.
	TOTAL AMENITY SPACE	1754.41	SQ.M.
5)	NET PLOT AREA [3-4(C)]	12749.11	SQ.M.
6)	RECREATIONAL OPEN SPACE (IF APPLICABLE)		
	a) REQUIRED	1720.00	SQ.M.
	b) PROPOSED	1740.60	SQ.M.
7)	INTERNAL ROAD AREA	2471.33	SQ.M.
8)	SERVICE ROAD AND HIGHWAY WIDENING	NIL	
9)	PLOTABLE AREA	8537.18	SQ.M.
10)	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS=(5/9)	1.493	

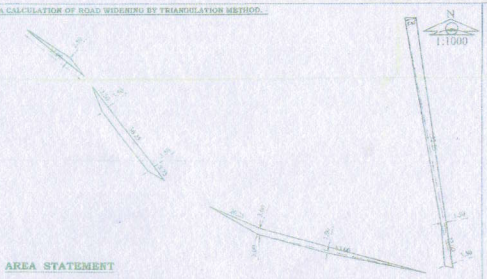
NOTE :-

1] AS PER PROVISION OF UDCPR REGULATION NO 3.9(iii) DISTRIBUTION OF THE BASIC FSI OF NET AREA WILL BE SUBJECT TO MAXIMUM RECEIVING POTENTIAL AS PER MODIFIED VALUES IN TABLE 6G VIDE NOTE NO. (ii) THEREUNDER.

2] ACTUAL AREA FOR M.S.E.B. ELECTRIC TRANSFORMER WILL BE AS PER REQUIRED BY CONCERN DEPARTMENT.

3] DESIGN DETAILS OF SIZE/ AREA CALCULATIONS, IMPLIMENTATION FOR GREY WATER TREATMENT PLANT ALONG WITH SEPERATE LAYOUT PLAN SHOWING ALL DRAINAGE LINES CHAMBERS, PLUMBING LINES SHALL BE SUBMITTED FOR APPROVAL OF AUTHORITY AS PREPARATION OF REGULATION NO. 13.4 OF U.D.C.P.R.

AREA CALCULATION OF ROAD WIDENING BY TRIANGULATION METHOD.

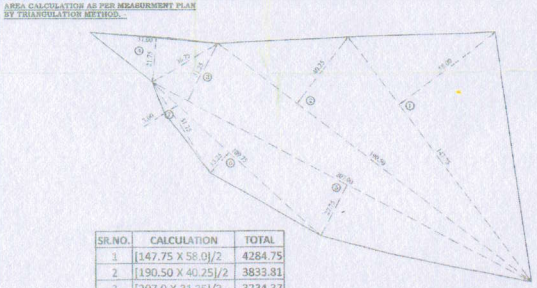


AREA STATEMENT

1) (35.0 X 2.50)/2 = 43.75
2) (12.50 X 3.50)/2 + (3.50 X 8.25)/2 + (3.50 X 36.25) = 163.17
3) (26.25 X 3.0)/2 + (5.0+1.0)/2 X 53.0 = 295.37
4) [(23.0X3.50)/2 + (1.5+5.25)/2X122.25] = 451.09

TOTAL = 863.38 SQ.M.

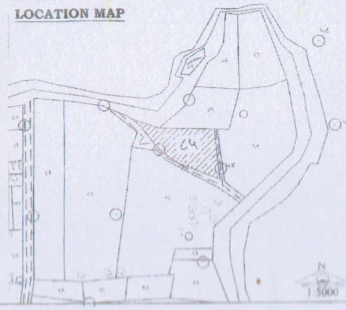
AREA CALCULATION AS PER MEASUREMENT PLAN BY TRIANGULATION METHOD.



SR.NO.	CALCULATION	TOTAL
1	(147.75 X 58.0)/2	4284.75
2	(190.50 X 40.25)/2	3833.81
3	(207.0 X 31.25)/2	3234.37
4	(31.0 X 21.75)/2	337.12
5	(27.75 X 207.0)/2	2872.12
6	(109.75 X 13.25)/2	727.09
7	(51.75 X 3.0)/2	77.62
	TOTAL	15366.9

GOOGLE MAP -

LOCATION MAP



CERTIFICATE OF AREA -

CERTIFIED THAT THE PLOT UNDER DEVELOPMENT WAS SURVEYED BY ME ON 16/12/2021 AND THE DIMENSIONS OF BOUNDARY OF PLOT SHOWN ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / LAND RECORDS DEPARTMENT.

CERTIFICATE

THE ABOVE MENTIONED PLANS ARE PREPARED BY ME AS PER UDCPR.

Mahendra T. Khambalkar
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Flat No.309, NIT Complex,
Raghuji Nagar, NAGPUR-24.
Mob.: +91-7218675536

OWNER'S DECLARATION

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

OWNER'S NAME & SIGNATURE.

ARCHITECT/ CIVIL ENGINEER/ SUPERVISOR NAME & SIGNATURE

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