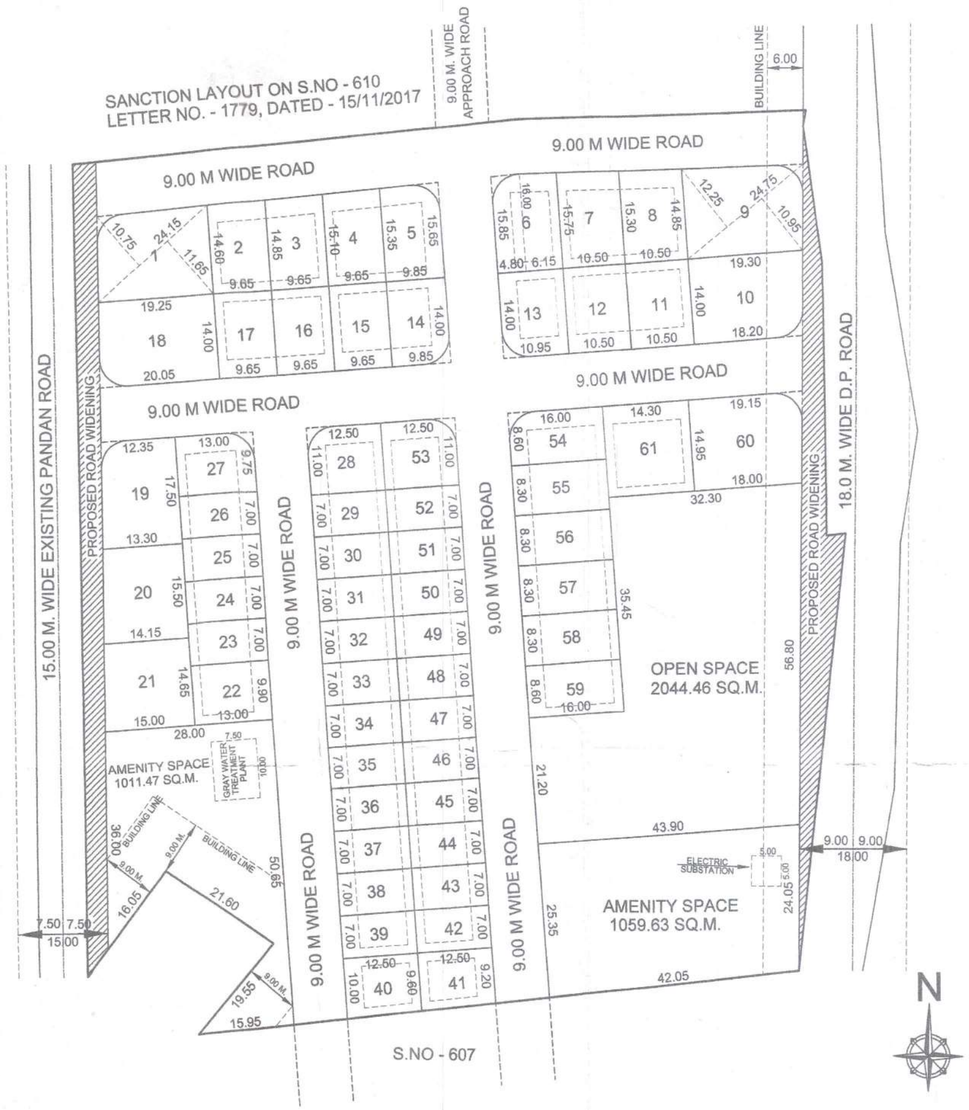
Demarcated

SANCTION LAYOUT ON S.NO - 610
LETTER NO. - 1779, DATED - 15/11/2017



LAYOUT PLAN

SCALE 1:500

NOTE - ALL DIMENSIONS ARE IN METER

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

PLOT NOS.	PLOT SIZE	AREA OF EACH PLOTS SQ.M.	NO.OF PLOTS	CORNER ROUNDING AREA OF ROAD (IF ANY) SQ.M.	NET AREA OF EACH PLOT (C-E) SQ.M.	TOTAL AREA (D x F)	PRORATA FSI FACTOR	BUILT UP AREA ON PRORATA BASIS OF EACH PLOT SQ.M.	FRONT ROAD WIDTH M.	PERMISSIBLE BASIC FSI	PERMISIBLE BUILT UP AREA ON BASIC FSI OF EACH PLOT (I*K) SQ.M.
A	B	C	D	E	F	G	H	I	J	K	L
1	(11.65 + 10.75) / 2 x 24.15	270.48	1	7.25	263.23	263.23	1.70	447.49	15.0	1.1	492.24
2	(14.85 + 14.60) / 2 x 9.65	142.10	1	-	142.10	142.10	1.70	241.56	9.0	1.1	265.72
3	(15.10 + 14.85) / 2 x 9.65	144.51	1	-	144.51	144.51	1.70	245.66	9.0	1.1	270.23
4	(15.35 + 15.10) / 2 x 9.65	146.92	1	-	146.92	146.92	1.70	249.77	9.0	1.1	274.74
5	(15.65 + 15.35) / 2 x 9.85	152.68	1	4.35	148.33	148.33	1.70	252.15	9.0	1.1	277.37
6	((16.00 + 15.85) / 2 x 4.80) + ((16.00 + 15.75) / 2 x 6.15)	174.07	1	4.35	169.72	169.72	1.70	288.52	9.0	1.1	317.38
7	(15.75 + 15.30) / 2 x 10.50	163.01	1	-	163.01	163.01	1.70	277.12	9.0	1.1	304.83
8	(15.30 + 14.85) / 2 x 10.50	158.29	1	-	158.29	158.29	1.70	269.09	9.0	1.1	296.00
9	(12.25 + 10.95) / 2 x 24.75	287.10	1	8.70	278.40	278.40	1.70	473.28	18.0	1.1	520.61
10	(19.30 + 18.20) / 2 x 14.00	262.50	1	8.70	253.80	253.80	1.70	431.46	18.0	1.1	474.61
11, 12	14.00 x 10.50	147.00	2	-	147.00	294.00	1.70	249.90	9.0	1.1	274.89
13	14.00 x 10.95	153.30	1	4.35	148.95	148.95	1.70	253.22	9.0	1.1	278.54
14	14.00 x 9.85	137.90	1	4.35	133.55	133.55	1.70	227.04	9.0	1.1	249.74
15 TO 17	14.00 x 9.65	135.10	3	-	135.10	405.30	1.70	229.67	9.0	1.1	252.64
18	(20.05 + 19.25) / 2 x 14.00	275.10	1	7.25	267.85	267.85	1.70	455.35	15.0	1.1	500.88
19	(13.30 + 12.35) / 2 x 17.50	224.44	1	7.25	217.19	217.19	1.70	369.22	15.0	1.1	406.14
20	(14.15 + 13.30) / 2 x 15.50	212.74	1	-	212.74	212.74	1.70	361.65	15.0	1.1	397.82
21	(15.00 + 14.15) / 2 x 14.65	213.52	1	-	213.52	213.52	1.70	362.99	15.0	1.1	399.29
22	13.00 x 9.90	128.70	1	-	128.70	128.70	1.70	218.79	9.0	1.1	240.67
23 TO 26	13.00 x 7.00	91.00	4	-	91.00	364.00	1.70	154.70	9.0	1.1	170.17
27	13.00 x 9.75	126.75	1	4.35	122.40	122.40	1.70	208.08	9.0	1.1	228.89
28	12.50 x 11.00	137.50	1	4.35	133.15	133.15	1.70	226.36	9.0	1.1	248.99
29 TO 39	12.50 x 7.00	87.50	11	-	87.50	962.50	1.70	148.75	9.0	1.1	163.63
40	(10.00 + 9.60) / 2 x 12.50	122.50	1	-	122.50	122.50	1.70	208.25	9.0	1.1	229.08
41	(9.60 + 9.20) / 2 x 12.50	117.50	1	-	117.50	117.50	1.70	199.75	9.0	1.1	219.73
42 TO 52	12.50 x 7.00	87.50	11	-	87.50	962.50	1.70	148.75	9.0	1.1	163.63
53	12.50 x 11.00	137.50	1	4.35	133.15	133.15	1.70	226.36	9.0	1.1	248.99
54	16.00 x 8.60	137.60	1	4.35	133.25	133.25	1.70	226.53	9.0	1.1	249.18
55 TO 58	16.00 x 8.30	132.80	4	-	132.80	531.20	1.70	225.76	9.0	1.1	248.34
59	16.00 x 8.60	137.60	1	-	137.60	137.60	1.70	233.92	9.0	1.1	257.31
60	(19.15 + 18.00) / 2 x 14.95	277.70	1	8.70	269.00	269.00	1.70	457.29	18.0	1.1	503.02
61	14.95 x 14.30	213.79	1	-	213.79	213.79	1.70	363.43	9.0	1.1	399.78
TOTAL			61	82.65		8092.63					

PROPOSED RESIDENTIAL LAYOUT PLAN OF S. NO. - 608/1 & 609
P.H. NO. - 44, AT MOUZA - KATOL, TAH- KATOL, DIST- NAGPUR

OWNER :- SHRI. PRAMOD DEVAJI BAGDE
SHRI. PARAG PRABHAKAR DAKHORE
SHRI. DEVENDRA NAMDEVRAO SATHONE
SHRI. CHANDRABHAN VITHOBAJI GAJBHIYE
SHRI. JIVAN RAMCHANDRAJI GAYAKWAD
SHRI. PRAVIN ASHOKRAO WANKHEDE

STAMP OF APPROVAL OF PLAN OF SANCTIONING AUTHORITY

या कार्यालयाचे पत्र क्रमांक अकृषिक/सिमांकन/ सी. काटोल/का.काटोल/क.नं. 608/1,609/नष्पधा/नरवि/ 416/2023 दिनांक 01-08-23 अन्वये नमूद अटी नुसार सिमांकीत अभिन्यासास प्राथमिक (Recommended for Primary Sanction) मंजुरी देण्यात येत आहे.

नगर रचना सहायक नगर परिषद, काटोल

नियंत्रक प्राधिकारी तथा मुख्याधिकारी नगर परिषद, काटोल

AREA STATEMENT

1. AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)	
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	20900.00 SQ.M.
B) AS PER MEASUREMENT SHEET	17404.94 SQ.M.
C) AS PER SITE	17404.94 SQ.M.
2) DEDUCTION FOR	
A) (i) PROPOSED ROAD WIDENING OF EXISTING PANDHAN ROAD TO 15.00 M.	487.56 SQ.M.
(ii) PROPOSED ROAD WIDENING OF EXISTING D.P. ROAD TO 18.00 M.	471.91 SQ.M.
B) ANY D.P. RESERVATION AREA	NIL
TOTAL (A + B)	959.47 SQ.M.
3) BALANCE AREA OF LAND (1-2)	16445.47 SQ.M.
4) AMENITY SPACE (IF APPLICABLE) (AS PER UDCPR REGULATION NO. - 3.5)	
A) REQUIRED (10% X (20900.00 - 471.91))	2042.81 SQ.M.
B) ADJUSTED OF 2(B), IF ANY	
C) BALANCE PROPOSED INCLUDING E.S.S. & G.W.T.P.	2071.10 SQ.M.
TOTAL	2071.10 SQ.M.
5) NET PLOT AREA FOR F.S.I CALCULATIONS (3-4(c))	14374.37 SQ.M.
6) RECREATIONAL OPEN SPACE (AS PER UDCPR REGULATION NO. - 3.4)	
A) REQUIRED (10% X (20900.00 - 471.91))	2042.81 SQ.M.
B) PROPOSED	2044.46 SQ.M.
7) INTERNAL ROAD AREA	4237.28 SQ.M.
8) SERVICE ROAD AND HIGHWAY WIDENING	NIL
9) AREA UNDER PLOTS	8092.63 SQ.M.
10) PRO - RATA FACTOR FOR F.S.I CALCULATION ON LAYOUT PLOT = (5/9)	14374.37 / 8092.63 = 1.776 (RESTRICTED UPTO 1.70)

CERTIFICATE :
THE ABOVE MENTIONED PLANS ARE PREPARED BY ME AS PER UDCPR
SIGNATURE OF ARCHITECT / LICENSED ENGINEER / SUPERVISOR
NAME - ASHISH N. KHOBRAGADE
LICENSE NO. - ADTP/835
CONTACT NO. - 8793801150
DATED - 01/01/2021 TO 31/12/2023
(*) NAME OF THE ACT OF THE PLANNING AUTHORITY, IF ANY, BE MENTIONED.

ASHISH N. KHOBRAGADE
B.E. CIVIL
LIC NO. ADTP / 835
VALID UPTO 31/12/2024
MOB NO. 8793801150

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DT- 25/03/2022 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.SCHEME RECORDS / LAND RECORDS DEPARTMENT CITY SURVEY RECORDS
THE ABOVE MENTIONED PLANS ARE PREPARED BY ME AS PER UDCPR

SIGNATURE
(NAME OF ARCHITECT / LICENSED ENGINEER / SUPERVISOR)

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 SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER(S) NAME AND SIGNATURE :
1) SHRI. PRAMOD DEVAJI BAGDE
2) SHRI. PARAG PRABHAKAR DAKHORE
3) SHRI. DEVENDRA NAMDEVRAO SATHONE
4) SHRI. CHANDRABHAN VITHOBAJI GAJBHIYE
5) SHRI. JIVAN RAMCHANDRAJI GAYAKWAD
6) SHRI. PRAVIN ASHOKRAO WANKHEDE

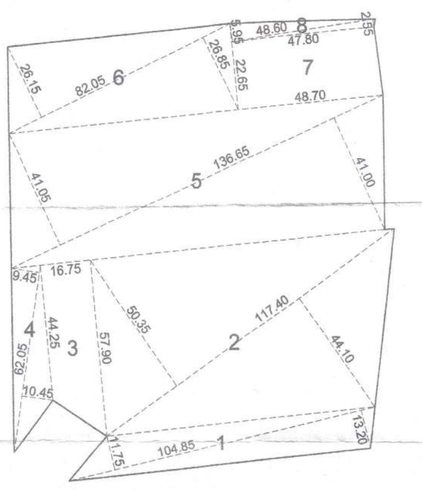
JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. OF ARCHITECT/ LICENSED ENGINEER/ SUPERVISOR
1	1/1	1:500 1:1000	ASHISH N. KHOBRAGADE		LICENSE NO.- ADTP/835

SIGNATURE OF OWNERS
1) PRAMOD DEVAJI BAGDE
2) PARAG PRABHAKAR DAKHORE
3) DEVENDRA NAMDEVRAO SATHONE
4) CHANDRABHAN VITHOBAJI GAJBHIYE
5) JIVAN RAMCHANDRAJI GAYAKWAD
6) PRAVIN ASHOKRAO WANKHEDE

SIGNATURE OF ER./ARCH.

ASHISH N. KHOBRAGADE
B.E. CIVIL
LIC NO. ADTP / 835
VALID UPTO 31/12/2024
MOB NO. 8793801150

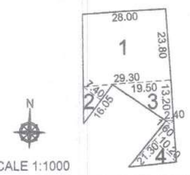
AREA CALCULATION (BY TRIANGULATION METHOD) AS PER MEASUREMENT SHEET



SCALE 1:1000

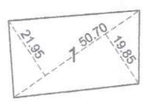
AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(13.20 + 11.75) /2 X 104.85	1308.00
2	(50.35 + 44.10) / 2 X 117.40	5544.22
3	(57.90 + 44.25) / 2 X 16.75	855.51
4	(10.45 + 9.45) / 2 X 62.05	617.40
5	(41.05 + 41.00) / 2 X 136.85	5606.07
6	(26.85 + 26.15) / 2 X 82.05	2174.33
7	(48.70 + 47.80) / 2 X 22.85	1092.86
8	(5.95 + 2.55) / 2 X 48.60	206.55
	TOTAL	17404.94

AREA CALCULATION OF (BY TRIANGULATION METHOD) AMENITY SPACE



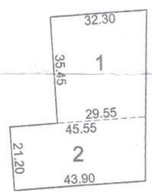
SCALE 1:1000

AMENITY SPACE AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(29.30 + 28.00) / 2 X 23.80	681.87
2	(16.05 X 7.40) / 2	59.39
3	(19.50 + 2.40) / 2 X 13.20	144.54
4	(10.20 + 1.60) / 2 X 21.30	125.67
	TOTAL	1011.47



AMENITY SPACE AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(21.95 + 19.85) / 2 X 50.70	1059.83
	TOTAL	1059.83

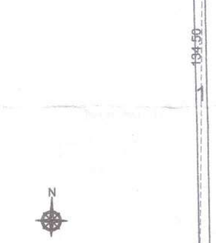
AREA CALCULATION OF (BY TRIANGULATION METHOD) OPEN SPACE



SCALE 1:1000

OPEN SPACE AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(32.30 + 29.55) / 2 X 35.45	1096.29
2	(45.55 + 43.90) / 2 X 21.20	948.17
	TOTAL	2044.46

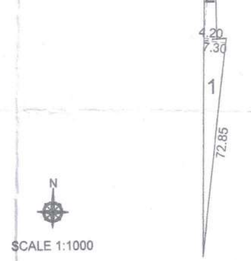
AREA CALCULATION OF (BY TRIANGULATION METHOD) 15.00 M. ROAD WIDENING



SCALE 1:1000

15.00 M. ROAD WIDENING AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(3.90 + 3.35) / 2 X 134.50	487.56
	TOTAL	487.56

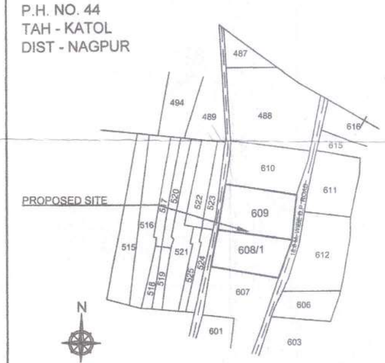
AREA CALCULATION OF (BY TRIANGULATION METHOD) 18.00 M. D.P. ROAD WIDENING



SCALE 1:1000

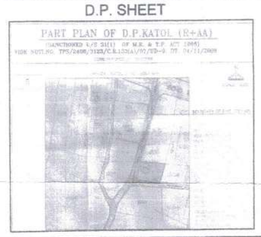
18.00 M. D.P. ROAD WIDENING AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(72.85 X 7.30) / 2	265.90
2	(4.20 + 3.25) / 2 X 45.35	168.93
3	(22.45 X 3.25) / 2	36.48
4	(2.65 X 0.45) / 2	0.60
	TOTAL	471.91

MOUZA - KATOL
P.H. NO. 44
TAH - KATOL
DIST - NAGPUR



LOCATION PLAN
SCALE 1:5000

D.P. SHEET



GOOGLE IMAGE

