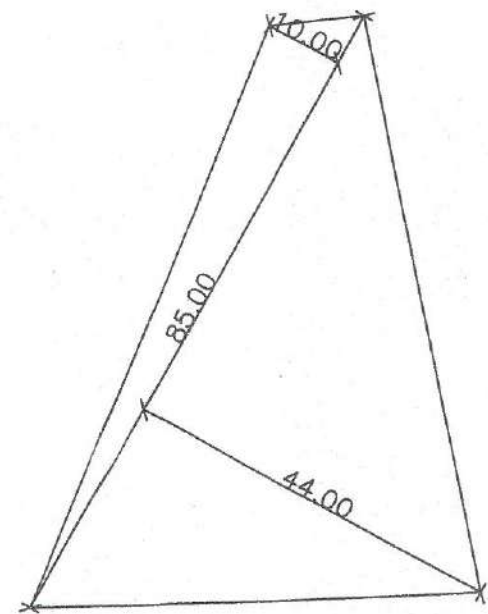
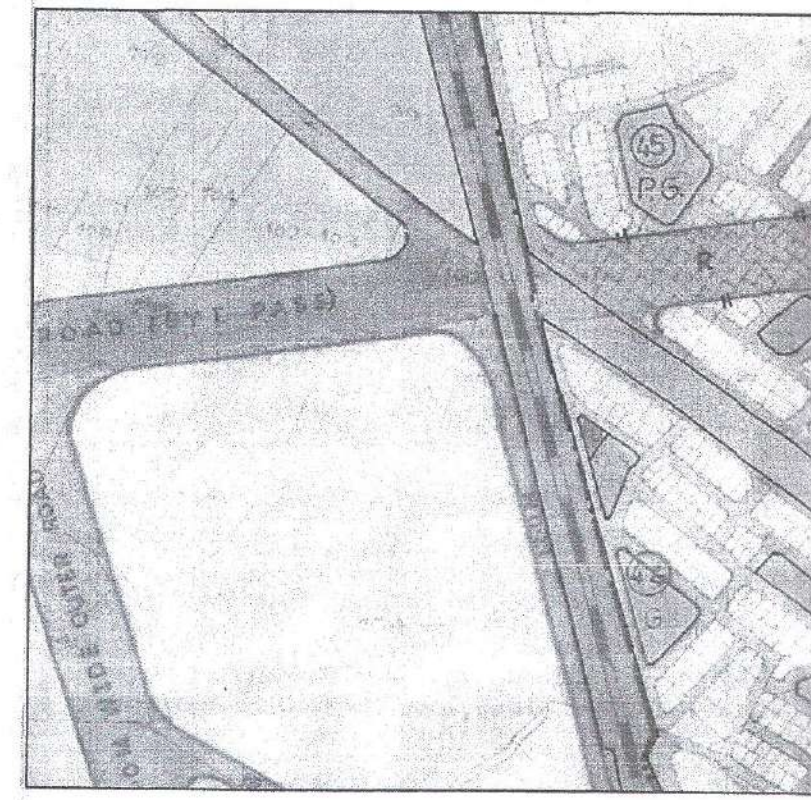




K-PRAT
SCALE 1:1000



D.P. PLAN SHOWN SITE

LOCATION PLAN :-



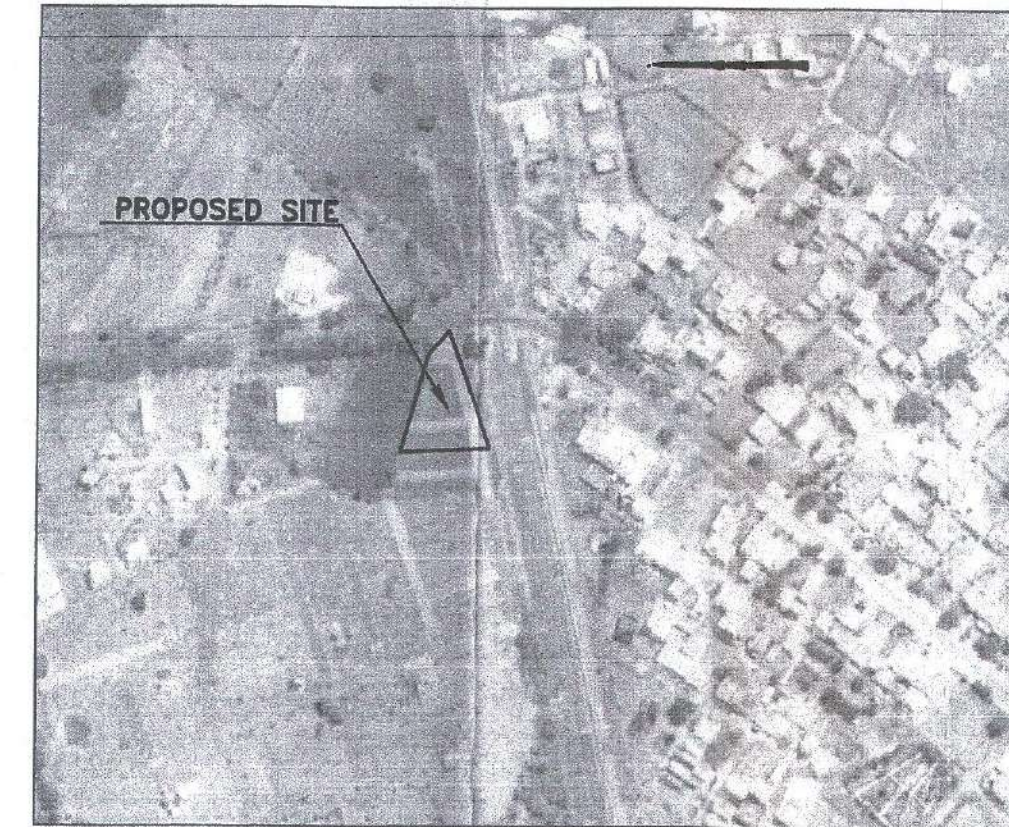
MOUZA- KATOL
P.H.NO. 44
TAH-KATOL
DIST- NAGPUR
SCALE 1:5000

समाप्त ०३/११/२०२३/३४/मौजा/काटोल
काटोल-२०२२-२३ दि. १९/०४/२०२३



अहमदनगर
काटोल

GOOGLE IMAGE



K-PRAT AREA CALCULATION		
A	(10.00+45.00)/2X85.00	2295.00
HIGH WAY ROAD WIDENING		
B	6.00+12.00/2X20.00	180.00
12.00M WIDE D.P. ROAD		
A	(10.00+10.00)/2X54.00	540.00

STATEMENT OF DISTRIBUTION OF F.S.I. ON EACH PLOT

PLOT NO	PLOT SIZE (M)	PLOT AREA SQMT	CORNER ROUNING AREA OF ROAD (IF ANY) SQM.	REMAINING PLOT AREA (B-C) SQM.	PRORATA FSI FACTOR	NO.OF PLOT	TOTAL AREA IN SQM	BUILT UP AREA ON PRO-RATA BASIS IE.(DX)	FRONT ROAD WIDTH (M)	BASIC F.S.I.	PERMISSIBLE BUILT-UP AREA ON BASIC FSI. (FXH) SQM.
A		B	C	D	E			F	G	H	I
01	(10.95+26.20)/2X25.15	467.16	7.74	459.42	1.147	1	459.42	526.95	60.00	1.10	579.65
02	(8.00+9.50)/2X12.00	105.00	6.05	98.95	1.147	1	98.95	113.49	9.00	1.10	124.84
03,04	7.00 X12.00	84.00	---	84.00	1.147	2	168.00	96.34	9.00	1.10	105.98
05	(4.20+10.20)/2X12.00	86.40	---	86.40	1.147	1	86.40	99.10	9.00	1.10	109.01
06	(5.00+10.20)/2X12.35	93.86	---	93.86	1.147	1	93.86	107.65	9.00	1.10	118.42
07	(12.35+12.70)/2X7.00	87.67	---	87.67	1.147	1	87.67	100.55	9.00	1.10	110.61
08	(12.70+13.05)/2X7.00	90.12	---	90.12	1.147	1	90.12	103.36	9.00	1.10	113.70
09	(13.05+13.40)/2X7.00	92.57	---	92.57	1.147	1	92.57	106.17	9.00	1.10	116.79
10	(13.40+13.75)/2X7.00	95.02	---	95.02	1.147	1	95.02	108.98	9.00	1.10	119.88
11	(6.95+8.60)/2X13.75	106.90	6.05	100.85	1.147	1	100.85	115.67	9.00	1.10	127.24
TOTAL		19.84				11	1372.86				

TOTAL AREA = TOTAL 11 PLOTS = 1372.86 SQM.

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD OCEIDE 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 INSURE THE QUALITY AND SAFETY AT THE WORK SITE

OWNER(S) NAME AND SIGNATURE
SMT. ARTI RAJENDRA CHAUDHARY

SMT. KIRAN DILIP GAIKWAD

NAMAJI ALI AHASAN ALI JAFARI

YUNUS AHASAN ALI JAFARI

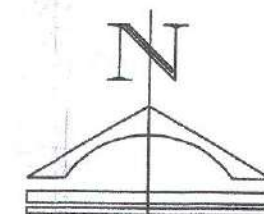
R. D. Gaikwad

P. M. Ali

P. M. Ali

LAY OUT PLAN

SCALE 1:500



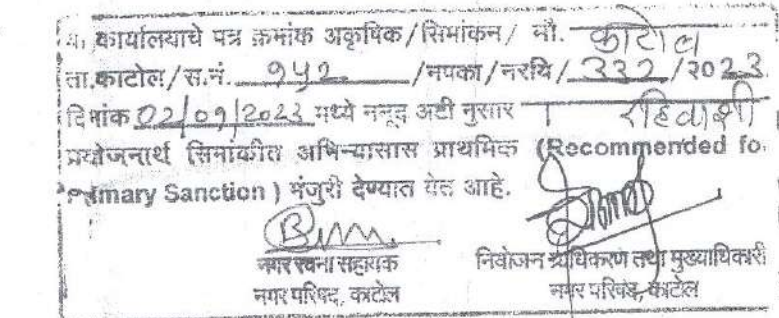
DEMARCATED RESIDENTIAL LAY OUT PLAN ON

KH.NO. 152, P.H.NO.44, MOUZA- KATOL, TAH- KATOL, DIST- NAGPUR.--

OWNER:-

SMT. ARTI RAJENDRA CHAUDHARY
AND OTHERS 3

STAMPS OF APPROVAL OF PLANS :-



AREA STATEMENT

1. AREA OF LAND (MINIMUM AREA OF A,B,C,TO BE CONSIDERED)		
A) AS PER OWNERSHIP DOCUMENT(7/12,CTS EXTRACT)	=	2800.00 SQMT
B) AS PER MEASUREMENT SHEET	=	2295.00 SQMT
C) AS PER SITE	=	2295.00 SQMT
2. DEDUCTIONS FOR		
A. ROAD WIDENING AREA FOR STATE HIGHWAY ROAD WIDENING	=	180.00 SQMT
B) ANY 12.00 M.WIDE D.P. ROAD AREA	=	540.00 SQMT
TOTAL (A+B)	=	720.00 SQMT
3. BALANCE AREA OF PLOTS (1-2)	=	1575.00 SQMT
4. AMENITY SPACE (IF APPLICABLE)		
A) REQUIRED = 1240.00 SQM	=	0.00
B) ADJUSTMENT OF 2(B). IF ANY	=	NIL
C) BALANCE PROPOSED		
i) ESS	=	0.00
ii) G. W.T.P	=	0.00
iii) REMAINING AREA = 0.00	=	0.00
5. NET PLOT AREA (3-4)(C)	=	1575.00 SQMT
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)		
A) REQUIRED = NIL	=	0.00
B) PROPOSED	=	0.00
7. INTERNAL ROAD AREA	=	202.14 SQMT
8. SERVICE ROAD AND HIGHWAY WIDENING	=	
9. PLOTABLE AREA	=	1372.86 SQMT
10. PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS(5/9)	=	1.147 (RESTRICTED UPTO 1.4)

NOTE :-
i) AS PER PROVISION OF UDPCR REGULATION NO.3.9(ii) DISTRIBUTION OF THE BASIC FSI OF NEARBY PLOTS SHALL BE SUBJECT TO MAXIMUM RECEIVING POTENTIAL AS PER MODIFIED VALUES IN TABLE 6G VIDE THE ACT.
ii) ACTUAL AREA FOR M.S.E.B. ELECTRIC TRANSFORMER WILL BE AS PER REQUIRED BY CONCERNED DEPARTMENT.
iii) DESIGN DETAILS OF SIZE /AREA CALCULATIONS IMPLEMENTATION FOR GREY WATER TREATMENT PLANT ALONG WITH SEPARATE LAYOUT PLAN SHOWING ALL DRAINAGE LINES CHAMBERS PLUMBS AND PIPES SHALL BE SUBMITTED FOR APPROVAL OF AUTHORITY AS PREPARATION OF REGULATION NO.13.4 OF THE ACT.

LEGEND:-
i) SEMI-DETACHED PLOT SHOWN IN []

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 29/11/2021 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.

ASHISH N. KHOBRADE
B.E. CIVIL
LIC NO. ADTP/835
VALID UPTO 31/12/2023

(NAME OF ARCHITECT/LICENCED ENGINEER/SUPERVISOR)

CERTIFICATE

THE ABOVE MENTIONED PLANS AREA PREPARED BY ME AS PER UDPCR.

ASHISH N. KHOBRADE
B.E. CIVIL
LIC NO. ADTP/835
VALID UPTO 31/12/2023

SIGNATURE OF THE ARCHITECT/LICENCED ENGINEER/SUPERVISOR

NAME - ASHISH N. KHOBRADE
LICENSE NO. - B-835

CONTACT NO. - 9793801150
DATED - 01/01/2021

(*) NAME OF THE ACT OF THE PLANNING AUTHORITY IF ANY BE MENTIONED M. R. & T. P. ACT 1966

OWNER (S) NAME AND SIGNATURE

SMT. ARTI RAJENDRA CHAUDHARY

NAMAJI ALI AHASAN ALI JAFARI

(NAME OF ARCHITECT/LICENCED ENGINEER/SUPERVISOR)

ASHISH N. KHOBRADE

JOB NO.

1/1

DRAWING NO.

1

SCALE

1:500

DRAWN BY

ASHISH N. KHOBRADE

CHECKED BY

LICENSE NO. - 835