LOCATION MAP
SCALE :- N.T.S.

kh.no 38

kh.no 41

OPEN SPACE

Sanctioned lay out Kh. no. 36/b part

9.0 M. WIDE ROAD

12.0 M. WIDE ROAD

PLOT NO. 1

PLOT NO. 2

AMENITY SPACE

AREA UNDER ROAD WIDENING

TO BE SHIFTED ELECTRICAL LT LINE

Plot no: 01 and 02 are Commercial Plot

BUILDING LINE AND CONTROL LINE

12 m. WIDE SERVICE ROAD

60.0 M. WIDE NATIONAL HIGHWAY

LAYOUT PLAN
SCALE 1:500

D.P. PLAN SHOWING PROPOSED SITE

D.P.SHEET NO. 35 SCALE:- N.T.S.

K-PRAT CALCULATION

K-PRAT	0.5	x	13.823	x	4.927	34.053
	0.5	x	13.136	x	10.805	287.067
	0.5	x	141.520	x	48.915	3461.225
	0.5	x	130.747	x	19.982	1306.293
	0.5	x	196.227	x	95.157	9336.186
	0.5	x	326.980	x	145.247	23746.432
	0.5	x	326.980	x	23.402	3825.993
	0.5	x	326.336	x	24.457	3990.600
	0.5	x	326.864	x	60.204	9839.260
	0.5	x	263.907	x	36.410	4804.427
	0.5	x	263.907	x	41.749	5508.927
	0.5	x	234.915	x	76.547	8991.019
	0.5	x	234.915	x	43.616	5123.026
	0.5	x	181.823	x	15.255	1386.855
	0.5	x	181.960	x	1.670	151.937
	0.5	x	181.665	x	42.295	3841.761
	0.5	x	144.583	x	76.637	5540.204
	0.5	x	168.454	x	58.768	4949.852
	0.5	x	175.604	x	9.777	858.440
	TOTAL					96983.558

AREA UNDER OPEN SPACE

OPEN SPACE	0.5	x	138.984	x	18.335	1274.136
	0.5	x	138.984	x	16.157	3905.242
	0.5	x	100.659	x	20.585	1036.033
	0.5	x	108.242	x	48.915	2647.329
	0.5	x	52.948	x	8.079	213.883
	0.5	x	16.328	x	0.100	0.816
	TOTAL					9077.439

AREA UNDER STP

STP	0.5	x	13.722	x	4.927	33.804
	0.5	x	16.314	x	8.900	72.597
	TOTAL					106.401

AREA UNDER ESS

ESS	0.5	x	30.859	x	14.807	228.465
	TOTAL					228.465

AREA UNDER AMENITY SPACE

AMENITY SPACE	0.5	x	104.604	x	45.720	2391.247
	0.5	x	87.516	x	49.993	2187.594
	TOTAL					4578.841

AREA UNDER ROAD WIDENING

ROAD	0.5	x	90.841	x	14.609	663.546
	0.5	x	90.841	x	12.550	570.027
	0.5	x	59.393	x	11.728	348.281
	0.5	x	59.393	x	12.363	367.138
	0.5	x	78.898	x	12.719	501.752
	0.5	x	78.898	x	14.253	562.267
	0.5	x	63.288	x	14.080	445.769
	0.5	x	104.913	x	14.278	748.974
	0.5	x	168.454	x	12.597	1061.008
	0.5	x	175.513	x	6.236	390.726
	0.5	x	175.604	x	9.777	858.440
	TOTAL					6517.929

PLOT NO	DIMENSIONS				NET PLOT AREA	REMAINING AREA OF ROAD	REMAINING PLOT AREA	NOS OF PLOTS	NET PLOT AREA	FSI RATIO	BUILT UP AREA ON PRO RATA BASIS i.e.	TOTAL BUILT UP AREA ON PRO RATA BASIS i.e.	FRONT ROAD WIDTH	PERMISSIBLE BUILT UP AREA ON BASIC FSI
					(Sq.m)									
	a	b	c	d	e	f	g	h	i	j	k	l	m	n
1	0.5 x	133.521	x	1.885	117.305									
	0.5 x	121.054	x	47.425	2964.994									
	0.5 x	121.054	x	16.781	1174.433									
	0.5 x	134.963	x	69.592	4702.792									
	0.5 x	134.963	x	61.946	4230.189	29980.541	7.72	29980.823	1	29980.823	0.95	33441.995	33441.995	60
	0.5 x	352.895	x	76.347	8054.160									
	0.5 x	352.895	x	76.035	17901.982									
	0.5 x	352.787	x	28.946	5097.752									
	0.5 x	153.769	x	6.286	857.359									
	0.5 x	109.267	x	81.762	3580.128									
2	0.5 x	109.267	x	81.884	4793.614	9233.807	7.792	9317.995	1	9317.995	9317.995	60	1.1	10249.795
	0.5 x	153.582	x	15.108	1043.981									
3		15.860	x	18.000	285.480	285.480	7.721	277.755	1	277.755	277.755	12	1.1	305.530
4 to 17		9.140	x	18.000	164.520	164.520	0	164.520	24	3948.480	164.520	3948.480	12	1.1
18	0.5 x	90.840	x	2.655	60.588									
	0.5 x	16.280	x	1.474	11.942									
19	0.5 x	27.478	x	31.720	362.321	386.521	0	386.521	1	386.521	386.521	12	1.1	424.953
	0.5 x	15.280	x	1.474	11.942									
	0.5 x	21.186	x	1.701	126.522									
20	0.5 x	16.015	x	16.750	285.078	880.562	0	930.562	1	930.562	930.562	12	1.1	1023.618
	0.5 x	21.272	x	15.992	112.960									
21 TO 41		9.140	x	16.750	153.094	153.094	0	153.094	21	3215.934	153.094	3215.934	12	1.1
42		16.960	x	16.750	284.056	250.096	7.721	242.375	1	242.375	242.375	9	1.1	266.612
43		17.960	x	16.750	300.836	300.836	7.721	292.685	1	292.685	292.685	9	1.1	321.954
44 TO 67		9.140	x	16.750	153.094	153.094	0	153.094	24	3674.256	153.094	3674.256	12	1.1	4041.682
68		15.960	x	16.750	267.336	267.336	7.721	259.615	1	259.615	259.615	9	1.1	285.577
69		16.960	x	16.750	284.056	250.096	7.721	242.375	1	242.375	242.375	9	1.1	266.612
70 TO 78		9.140	x	16.750	153.094	153.094	0	153.094	9	1377.846	153.094	1377.846	12	1.1	1515.631
79	0.5 x	23.990	x	15.592	171.960	171.960	0	171.960	1	171.960	171.960	1547.640	12	1.1	1702.404
	0.5 x	23.990	x	15.340	171.734									
80 TO 89		9.140	x	15.340	140.208	140.208	0	140.208	10	1402.080	140.208	1402.080	12	1.1	1542.288
90		17.960	x	15.340	275.506	275.506	7.721	267.785	1	267.785	267.785	9	1.1	294.563
91		16.960	x	15.340	260.166	260.166	7.721	252.445	1	252.445	252.445	9	1.1	277.690
92 TO 93		9.140	x	15.340	140.208	140.208	0	140.208	2	280.416	140.208	280.416	12	1.1	308.458
94	0.5 x	32.970	x	15.340	252.520	252.520	0	252.520	1	252.520	252.520	2270.280	12	1.1	2497.308
	0.5 x	23.990	x	15.592	187.000									
95	0.5 x	23.990	x	15.340	171.734	358.734	0	358.734	1	358.734	358.734	3226.806	12	1.1	3549.487
	0.5 x	23.990	x	5.594	53.723									
96		16.960	x	15.340	260.166	260.166	7.721	252.445	1	252.445	252.445	9	1.1	277.690
97		17.960	x	15.340	275.506	275.506	7.721	267.785	1	267.785	267.785	9	1.1	294.563
98		16.960	x	15.340	260.166	260.166	7.721	252.445	1	252.445	252.445	9	1.1	277.690
99 TO 108		9.140	x	15.340	140.208	140.208	0	140.208	10	1402.080	140.208	1402.080	12	1.1	1542.288
109	0.5 x	23.990	x	15.339	183.782	183.782	0	183.782	1	183.782	183.782	1653.438	12	1.1	1818.782
	0.5 x	17.957	x	1.758	63.502	362.493	0	362.493	1	362.493	362.493	362.493	9	1.1	398.743
	0.5 x	17.744	x	7.886	45.205									
	0.5 x	30.076	x	1.977	59.806									
110	0.5 x	34.270	x	14.438	309.605	351.662	0	351.662	1	351.662	351.662	351.662	9	1.1	386.828
	0.5 x	29.636	x	4.955	83.252									
111 & 112		12.000	x	16.500	198.000	198.000	0	198.000	1	198.000	1	198.000	1	198.000	9	1.1	435.600
113		15.500	x	16.500	255.750	255.750	7.721	248.029	1	248.029	248.029	248.029	9	1.1	272.832
114		17.360	x	16.500	286.440	286.440	7.721	278.719	1	278.719	278.719	278.719	9	1.1	306.591
115 TO 119		9.140	x	16.500	150.810	150.810	0	150.810	5	754.050	150.810	754.050	12	1.1	829.455
120		15.960	x	16.500	263.340	263.340	7.721	255.619	1	255.619	255.619	255.619	12	1.1	281.181
121		15.500	x	16.500	255.750	255.750	7.721	248.029	1	248.029	248.029	248.029	9	1.1	272.832
122 TO 123		10.500	x	16.500	173.250	173.250	0	173.250	3	519.750	173.250	519.750	9	1.1	571.725
124	0.5 x	34.561	x	2.864	98.705	386.524	0	386.524	1	386.524	386.524	386.524	9	1.1	425.176
	0.5 x	37.561	x	4.831	47.099									
	0.5 x	34.535	x	7.275	53.762									
125	0.5 x	34.585	x	7.186	70.474	357.178	0	357.178	1	357.178	357.178	357.178	9	1.1	392.896
	0.5 x	38.585	x	5.103	86.704									
126 TO 128		16.500	x	16.500	273.250	273.250	0	273.250	3	819.750	273.250	819.750	9	1.1	901.725
129		14.000	x	16.500	231.000	231.000	7.721	223.279	1	223.279	223.279	223.279	12	1.1	245.607
130		15.860	x	16.500	261.690	261.690	7.721	253.969	1	253.969	253.969	253.969	12	1.1	279.366
131 TO 134		9.140	x	16.500	150.810	150.810	0	150.810	4	603.240	150.810	603.240	9	1.1	663.564
135		17.360	x	16.500	286.440	286.440	7.721	278.719	1	278.719	278.719	278.719	9	1.1	306.591
136		15.500	x	16.500	255.750	255.750	7.721	248.029	1	248.029	248.029	248.029	9	1.1	272.832
137	0.5 x	36.394	x	1.377	61.431	431.108	0	431.108	1	431.108	431.108	431.108	9	1.1	474.472
	0.5 x	31.908	x	14.852	364.275									
	0.5 x	21.443	x	15.185	325.562									
						TOTAL	137	34425.446		68897.751				

JOB TITLE

PLAN SHOWING PROPOSED LAYOUT PLAN FOR ON GAT. NO. 36/A & 36/B(PART), PH.NO.35, MOUZA- GONHI (SIM), TAL-NAGPUR(GRAMIN), DIST- NAGPUR.
BELONGS TO
NAGPUR IMPROVEMENT TRUST THROUGH LESSEE/M/S. RUBY TOUCH INFRASTRUCTURE PVT. LTD. THROUGH P.O.A. HOLDER
M/S. RUBY TOUCH INFRASTRUCTURE PVT. LTD. THROUGH IT'S DIRECTOR
SHRI SANJAY PURANMAL AGRAWAL.

AREA STATEMENT

AREA STATEMENTS		percentage
1. Area of land		
(Minimum area of a, b, c to be considered)	96983.558	
a) As per ownership document (7/12, CTS extract)	97100.000	
b) as per measurement sheet	96983.558	
c) as per site	96983.558	
2. Deductions for		
(a) Proposed D.P./ D.P. Road widening Area	6517.929	
(b) Any D.P. Reservation area	0.000	
(c) Natural water course area	0.000	
(Total a+b)	6517.929	
3. Balance Area of Plot (1-2)	90465.629	100%
4. Amenity Space		
(a) Required -	4523.281	5.00
(b) Proposed -	4578.841	5.06
5. Net Plot Area (3-4 (b))	85886.788	
6. Recreational Open space		
(a) Required -	9046.563	10.00
(b) Proposed -	9077.439	10.03
7. Service road and Highway widening	0.000	0.00
8. Internal Road area(3-(6b+9+12+13))	12040.040	13.32
9. Area under layout plots	64425.442	71.22
10. Net area of plots for FSI Calculations = (5)	85886.788	
11. Permissible FSI factor for layout plots – (10/9)	1.333	
12. Area under STP	106.401	0.12
13. Area under ESS	228.465	0.25

LEGEND

LAYOUT BOUNDARY SHOWN THUS
OPEN SPACE SHOWN THUS
AMENITY SPACE SHOWN THUS

SUBMISSION DWG.

Applicant Sign

Mr. LOKESH KAD'
on 2022.05.20 11:51:41 +05'30'
ward 402 NIT 2140

Architect Sign

(OWNER'S SIGN)

NIT/ RES. NO

C.O.A. REG. NO

SCALE
1 : 500 1 : 1000

DATE
16.11.2022

Note - ALL DIMENSIONS ARE IN MM.

Architecture
Planning
Interior's
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