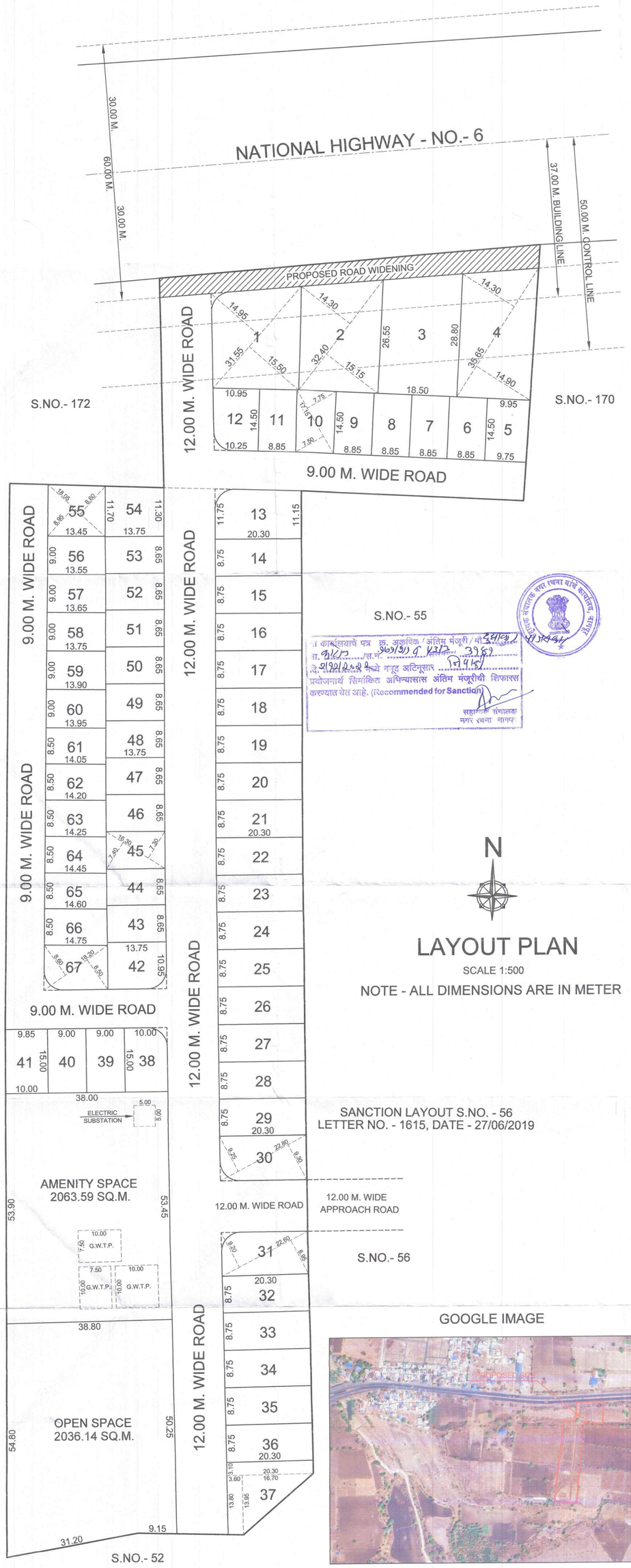


LAYOUT PLAN

SCALE 1:500

NOTE - ALL DIMENSIONS ARE IN METER

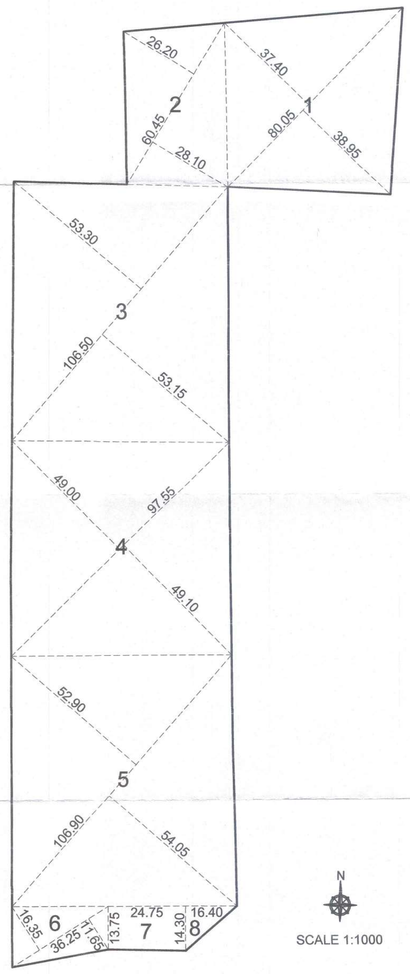
SANCTION LAYOUT S.NO. - 56
LETTER NO. - 1615, DATE - 27/06/2019

GOOGLE IMAGE

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	(15.50 + 14.95) / 2 x 31.55	480.35	1	7.75	472.60	472.60	1.594	753.32	N.H.	1.1	828.65
2	(15.15 + 14.30) / 2 x 32.40	477.09	1	-	477.09	477.09	1.594	760.48	N.H.	1.1	836.53
3	(28.80 + 26.55) / 2 x 18.50	511.99	1	-	511.99	511.99	1.594	816.11	N.H.	1.1	897.72
4	(14.90 + 14.30) / 2 x 35.65	520.49	1	-	520.49	520.49	1.594	829.66	N.H.	1.1	912.63
5	(9.95 + 9.75) / 2 x 14.50	142.83	1	-	142.83	142.83	1.594	227.66	9.0	1.1	250.43
6 TO 9	14.50 x 8.85	128.33	4	-	128.33	513.30	1.594	204.55	9.0	1.1	225.01
10	(7.75 + 7.50) / 2 x 17.15	130.77	1	-	130.77	130.77	1.594	208.45	9.0	1.1	229.29
11	14.50 x 8.85	128.33	1	-	128.33	128.33	1.594	204.55	9.0	1.1	225.01
12	(10.95 + 10.25) / 2 x 14.50	153.70	1	6.05	147.65	147.65	1.594	235.35	12.0	1.1	258.89
13	(11.75 + 11.15) / 2 x 20.30	232.44	1	6.05	226.39	226.39	1.594	360.86	12.0	1.1	396.94
14 TO 29	20.30 x 8.75	177.63	16	-	177.63	2842.00	1.594	283.13	12.0	1.1	311.45
30	(9.30 + 9.25) / 2 x 22.80	211.47	1	7.75	203.72	203.72	1.594	324.73	12.0	1.1	357.20
13	(8.95 + 9.20) / 2 x 22.60	205.10	1	7.75	197.35	197.35	1.594	314.57	12.0	1.1	346.02
32 TO 36	20.30 x 8.75	177.63	5	-	177.63	888.13	1.594	283.13	12.0	1.1	311.45
23	((13.95 + 13.80) / 2 x 3.60) + ((16.70 x 13.95) / 2) + (20.30 x 3.10)	229.36	1	-	229.36	229.36	1.594	365.60	12.0	1.1	402.16
38	15.00 x 10.00	150.00	1	6.05	143.95	143.95	1.594	229.46	12.0	1.1	252.40
39, 40	15.00 x 9.00	135.00	2	-	135.00	270.00	1.594	215.19	9.0	1.1	236.71
41	(10.00 + 9.85) / 2 x 15.00	148.88	1	-	148.88	148.88	1.594	237.31	9.0	1.1	261.04
42	13.75 x 10.95	150.56	1	6.05	144.51	144.51	1.594	230.35	12.0	1.1	253.39
43, 44	13.75 x 8.65	118.94	2	-	118.94	237.88	1.594	189.59	12.0	1.1	208.55
45	(7.40 + 7.30) / 2 x 16.30	119.81	1	-	119.81	119.81	1.594	190.97	12.0	1.1	210.07
46 TO 53	13.75 x 8.65	118.94	8	-	118.94	951.50	1.594	189.59	12.0	1.1	208.55
54	(11.70 + 11.30) / 2 x 13.75	158.13	1	-	158.13	158.13	1.594	252.05	12.0	1.1	277.26
55	(8.95 + 8.60) / 2 x 18.05	158.39	1	-	158.39	158.39	1.594	252.47	9.0	1.1	277.72
56	(13.55 + 13.45) / 2 x 9.00	121.50	1	-	121.50	121.50	1.594	193.67	9.0	1.1	213.04
57	(13.65 + 13.55) / 2 x 9.00	122.40	1	-	122.40	122.40	1.594	195.11	9.0	1.1	214.62
58	(13.75 + 13.65) / 2 x 9.00	123.30	1	-	123.30	123.30	1.594	196.54	9.0	1.1	216.19
59	(13.90 + 13.75) / 2 x 9.00	124.43	1	-	124.43	124.43	1.594	198.33	9.0	1.1	218.17
60	(13.95 + 13.90) / 2 x 9.00	125.33	1	-	125.33	125.33	1.594	199.77	9.0	1.1	219.74
61	(14.05 + 13.95) / 2 x 8.50	119.00	1	-	119.00	119.00	1.594	189.69	9.0	1.1	208.65
62	(14.20 + 14.05) / 2 x 8.50	120.06	1	-	120.06	120.06	1.594	191.38	9.0	1.1	210.52
63	(14.25 + 14.20) / 2 x 8.50	120.91	1	-	120.91	120.91	1.594	192.73	9.0	1.1	212.01
64	(14.45 + 14.25) / 2 x 8.50	121.98	1	-	121.98	121.98	1.594	194.43	9.0	1.1	213.87
65	(14.60 + 14.45) / 2 x 8.50	123.46	1	-	123.46	123.46	1.594	196.80	9.0	1.1	216.48
66	(14.75 + 14.60) / 2 x 8.50	124.74	1	-	124.74	124.74	1.594	198.83	9.0	1.1	218.71
67	(8.60 + 8.50) / 2 x 18.20	155.61	1	4.35	151.26	151.26	1.594	241.11	9.0	1.1	265.22
TOTAL			67	51.80		11463.36					

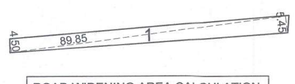
AREA CALCULATION (BY TRIANGULATION METHOD) AS PER MEASUREMENT SHEET



SCALE 1:1000

AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(38.95 + 37.40) /2 X 80.05	3055.91
2	(28.10 + 26.20) / 2 X 60.45	1641.22
3	(53.30 + 53.15) / 2 X 106.50	5668.46
4	(49.10 + 49.00) / 2 X 97.55	4784.83
5	(54.05 + 52.90) / 2 X 106.90	5716.48
6	(16.35 + 11.65) / 2 X 36.25	507.50
7	(14.30 + 13.75) / 2 X 24.75	347.12
8	(16.40 X 14.30) / 2	117.26
	TOTAL	21838.78

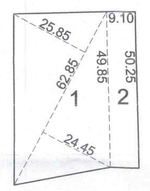
AREA CALCULATION OF (BY TRIANGULATION METHOD) ROAD WIDENING



ROAD WIDENING AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(5.45 + 4.50) / 2 X 89.85	447.00
	TOTAL	447.00

SCALE 1:1000

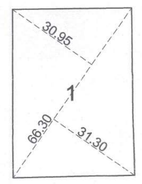
AREA CALCULATION OF (BY TRIANGULATION METHOD) OPEN SPACE



OPEN SPACE AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(25.85 + 24.45) / 2 X 62.85	1580.68
2	(50.25 + 49.85) / 2 X 9.10	455.46
	TOTAL	2036.14

SCALE 1:1000

AREA CALCULATION OF (BY TRIANGULATION METHOD) AMENITY SPACE



AMENITY SPACE AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(31.30 + 30.95) / 2 X 66.30	2063.59
	TOTAL	2063.59

SCALE 1:1000

DEMARCATED RESIDENTIAL LAYOUT PLAN OF S.NO. - 171/2/1 AT **MOUZA- DHUDHALA** P.H. NO.- 63, & S.NO. - 53/3 , AT **MOUZA - PANJARA KATE**, P.H. NO.- 66, TAH- KATOL, DIST- NAGPUR

OWNER :- SHRI. DON DIVANCHAND GABRANI
SHRI. SUSHILKUMAR SITARAM JADHAV

STAMP OF APPROVAL OF PLAN OF SANCTIONING AUTHORITY

कार्या./नगररचना/जिल्हा./क्रमांक 1636 22
दिनांक 28 /एनएपी-३४/२०22-23

विलास कामडी
विलासकामडी नागपूरकरीता

AREA STATEMENT

1. AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)	
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	20790.00 SQ.M.
B) AS PER MEASUREMENT SHEET	21838.78 SQ.M.
C) AS PER SITE	21838.78 SQ.M.
2) DEDUCTION FOR	
A) PROPOSED ROAD WIDENING OF NATIONAL HIGHWAY TO 60.00 M.	447.00 SQ.M.
B) ANY D.P. RESERVATION AREA	NIL
TOTAL (A + B)	447.00 SQ.M.
3) BALANCE AREA OF LAND (1-2)	20343.00 SQ.M.
4) AMENITY SPACE (IF APPLICABLE) (AS PER UDCPR REGULATION NO. - 3.5)	
A) REQUIRED	2034.30 SQ.M.
B) ADJUSTED OF 2(B), IF ANY	
C) BALANCE PROPOSED INCLUDING E.S.S. & G.W.T.P.	2063.59 SQ.M.
TOTAL	2063.59 SQ.M.
5) NET PLOT AREA FOR F.S.I CALCULATIONS (3-4(c))	18279.41 SQ.M.
6) RECREATIONAL OPEN SPACE (AS PER UDCPR REGULATION NO. - 3.4)	
A) REQUIRED	2034.30 SQ.M.
B) PROPOSED	2036.14 SQ.M.
7) INTERNAL ROAD AREA	4779.91 SQ.M.
8) SERVICE ROAD AND HIGHWAY WIDENING	NIL
9) AREA UNDER PLOTS	11463.36 SQ.M.
10) PRO - RATA FACTOR FOR F.S.I CALCULATION ON LAYOUT PLOT = (5/9)	18279.41 / 11463.36 = 1.594

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

ASHISH N KHOBRAGADE
B.E. CIVIL
LIC NO. ADTP / 835
VALID UPTO - 31/12/2023
MOB NO. 8793801150

(*) 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 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

ASHISH N KHOBRAGADE
B.E. CIVIL
LIC NO. ADTP / 835
VALID UPTO - 31/12/2023
MOB NO. 8793801150

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. DON DIVANCHAND GABRANI
2) SHRI. SUSHILKUMAR SITARAM JADHAV

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

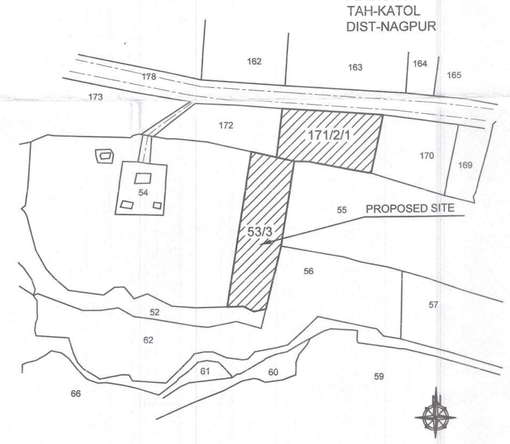
1) DON DIVANCHAND GABRANI

2) SUSHILKUMAR SITARAM JADHAV

SIGNATURE OF ER./ARCH.

ASHISH N KHOBRAGADE
B.E. CIVIL
LIC NO. ADTP / 835
VALID UPTO - 31/12/2023
MOB NO. 8793801150

MOUZA- DUDHALA
P.H.NO.63
MOUZA- PANJARAKATE
P.H.NO.66
TAH-KATOL
DIST-NAGPUR



LOCATION PLAN
SCALE 1:5000