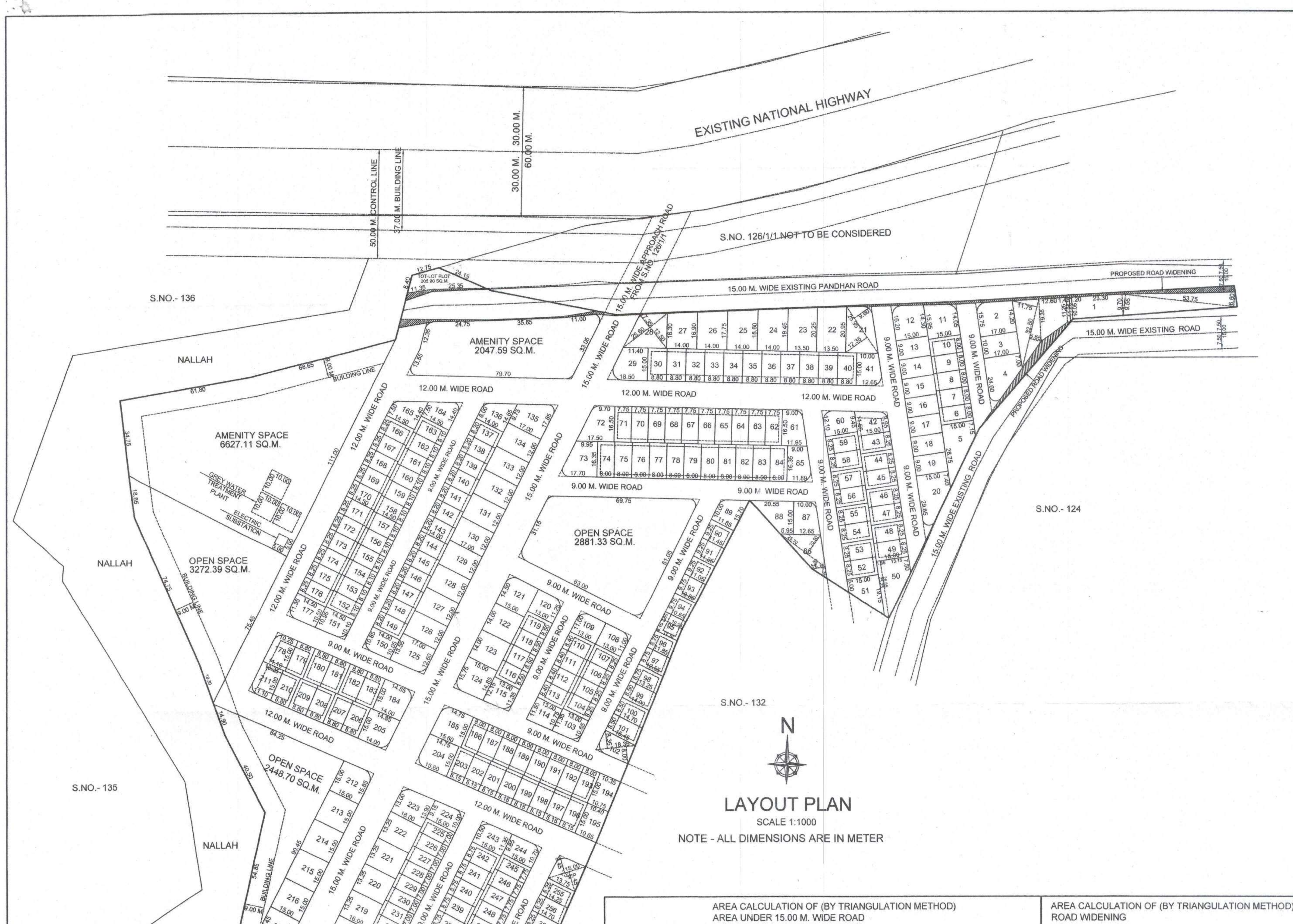
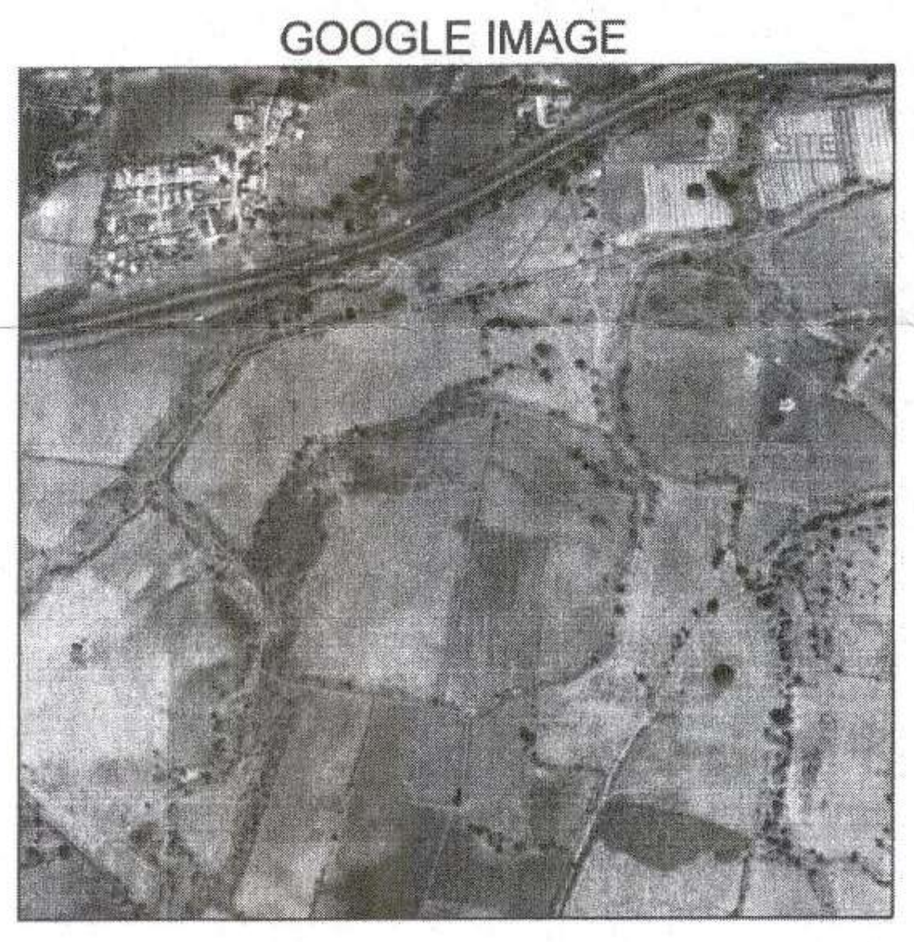


LAYOUT PLAN

SCALE 1:1000

NOTE - ALL DIMENSIONS ARE IN METER

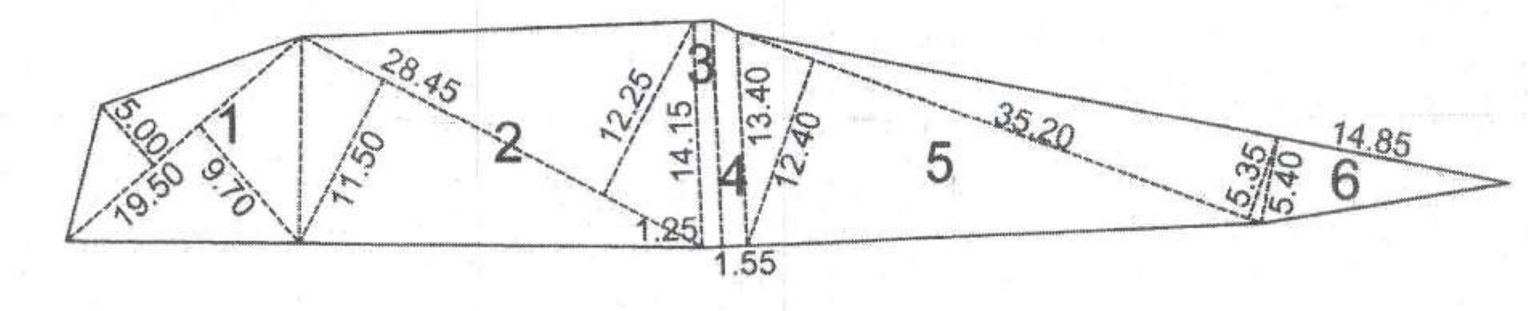
GOOGLE IMAGE



NOTE : I) SEMI-DETACHED PLOT NOS. - 42 TO 49, 52 TO 59, 90 TO 101, 179 TO 183, 206 TO 211

II) ROW HOUSING PLOT NOS. - 6 TO 10, 30 TO 40, 62 TO 71, 74 TO 84, 104 TO 107, 110 TO 113, 137 TO 149, 152 TO 163, 166 TO 176, 186 TO 193, 196 TO 203, 225 TO 233, 236 TO 242, 245 TO 252, 255 TO 261

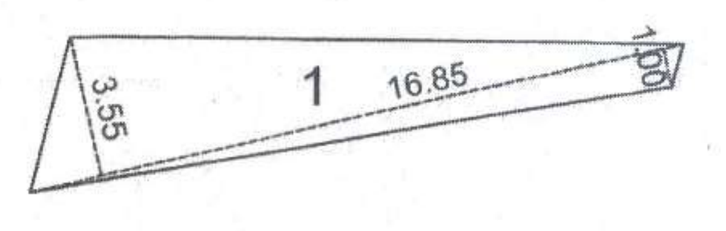
AREA CALCULATION OF (BY TRIANGULATION METHOD) AREA UNDER 15.00 M. WIDE ROAD



15.00 M. ROAD AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(9.70 + 5.00) / 2 X 19.50	143.33
2	(11.50 + 12.25) / 2 X 28.45	337.84
3	(14.15 X 1.25)	17.69
4	(14.15 + 13.40) / 2 X 1.55	21.35
5	(12.40 + 5.35) / 2 X 35.20	312.40
6	(14.85 X 5.40) /2	40.10
	TOTAL	872.71

SCALE 1:500

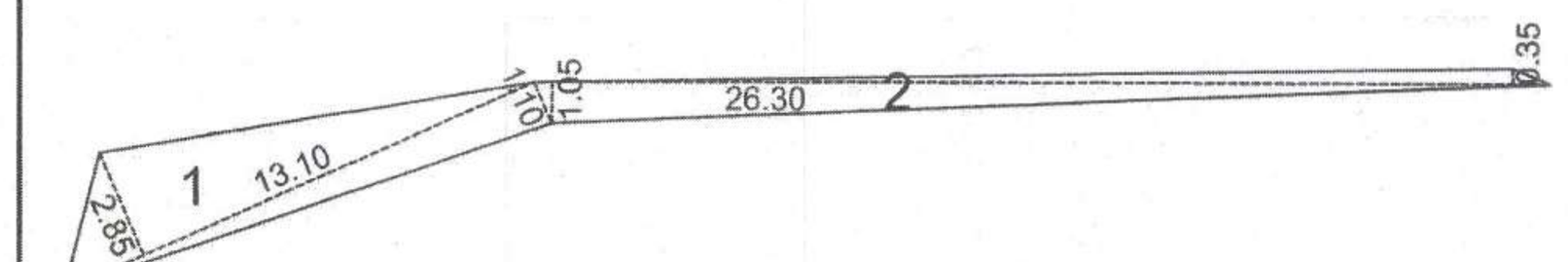
AREA CALCULATION OF (BY TRIANGULATION METHOD) ROAD WIDENING



ROAD WIDENING AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(3.55 + 1.00) / 2 X 16.85	38.33
	TOTAL	38.33

SCALE 1:100

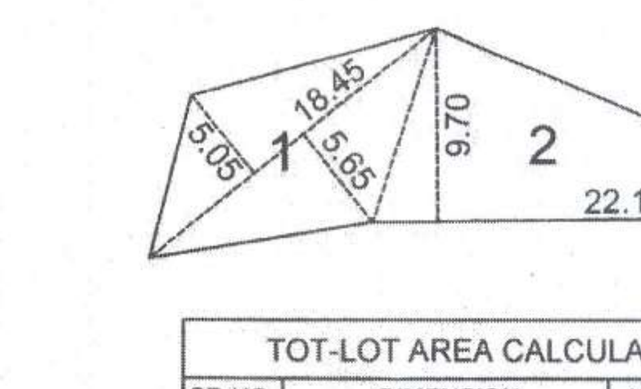
AREA CALCULATION OF (BY TRIANGULATION METHOD) ROAD WIDENING



ROAD WIDENING AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(2.85 + 1.00) / 2 X 13.10	25.22
2	(1.05 + 0.35) / 2 X 26.30	18.41
	TOTAL	43.63

SCALE 1:100

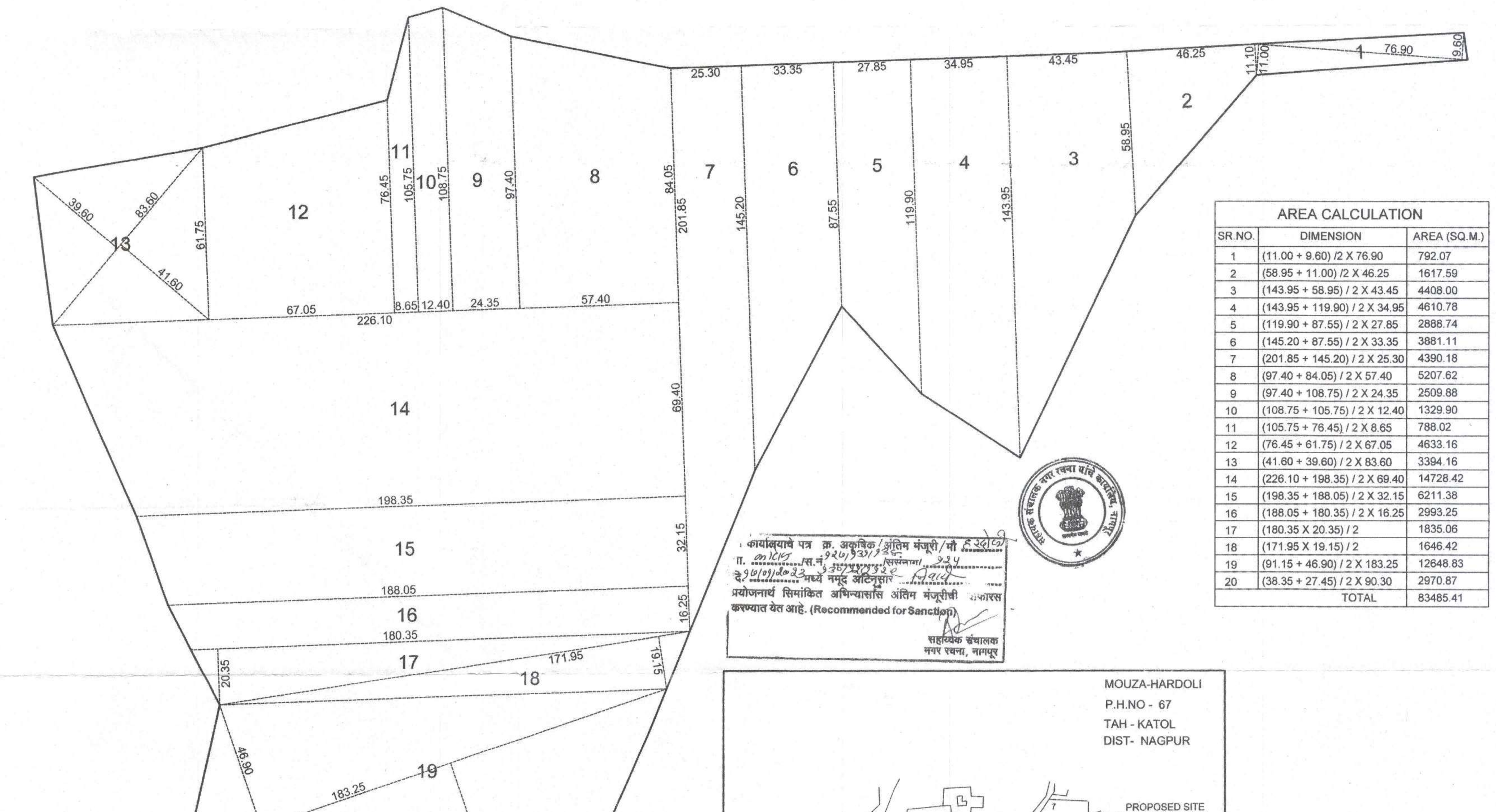
AREA CALCULATION OF (BY TRIANGULATION METHOD) TOT-LOT PLOT

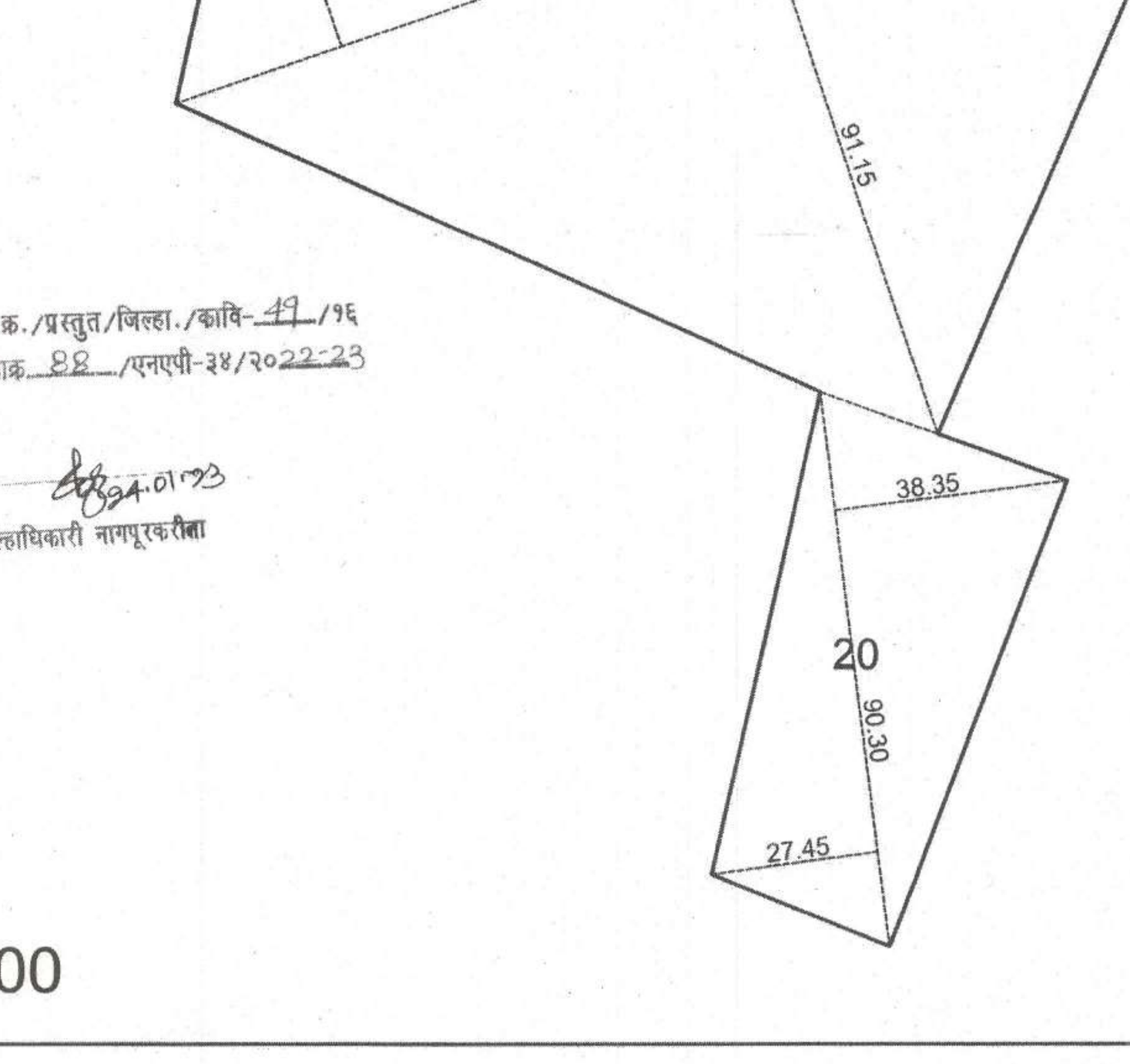


TOT-LOT AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(5.65 + 5.05) / 2 X 18.45	98.71
2	(22.10 X 9.70) / 2	107.19
	TOTAL	205.90

SCALE 1:200

AREA CALCULATION (BY TRIANGULATION METHOD) AS PER MEASUREMENT SHEET





AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(11.00 + 9.60) /2 X 76.90	792.07
2	(58.95 + 11.00) /2 X 46.25	1617.59
3	(143.95 + 58.95) / 2 X 43.45	4408.00
4	(143.95 + 119.90) / 2 X 34.95	4610.78
5	(119.90 + 87.55) / 2 X 27.85	2888.74
6	(145.20 + 87.55) / 2 X 33.35	3881.11
7	(201.85 + 145.20) / 2 X 25.30	4390.18
8	(97.40 + 84.05) / 2 X 57.40	5207.62
9	(97.40 + 108.75) / 2 X 24.35	2509.88
10	(108.75 + 105.75) / 2 X 12.40	1329.90
11	(105.75 + 76.45) / 2 X 8.65	788.02
12	(76.45 + 61.75) / 2 X 67.05	4633.16
13	(41.60 + 39.60) / 2 X 83.60	3394.16
14	(226.10 + 198.35) / 2 X 69.40	14728.42
15	(198.35 + 188.05) / 2 X 32.15	6211.38
16	(188.05 + 180.35) / 2 X 16.25	2993.25
17	(180.35 X 20.35) / 2	1835.06
18	(171.95 X 19.15) / 2	1646.42
19	(91.15 + 46.90) / 2 X 183.25	12648.83
20	(38.35 + 27.45) / 2 X 90.30	2970.87
	TOTAL	83485.41

SCALE 1:1000

कार्यालयाचे पत्र क्र. अकृषिक/अंतिम मंजूरी/मौ. हरदोली ता. काटोल स.नं. 926/933/934 दि. 17/01/2023 मध्ये नमूद अटिंनुसार प्रयोजनार्थ सिमांकित अभिन्यासास अंतिम मंजूरीची शिफारस करण्यात येत आहे. (Recommended for Sanction)

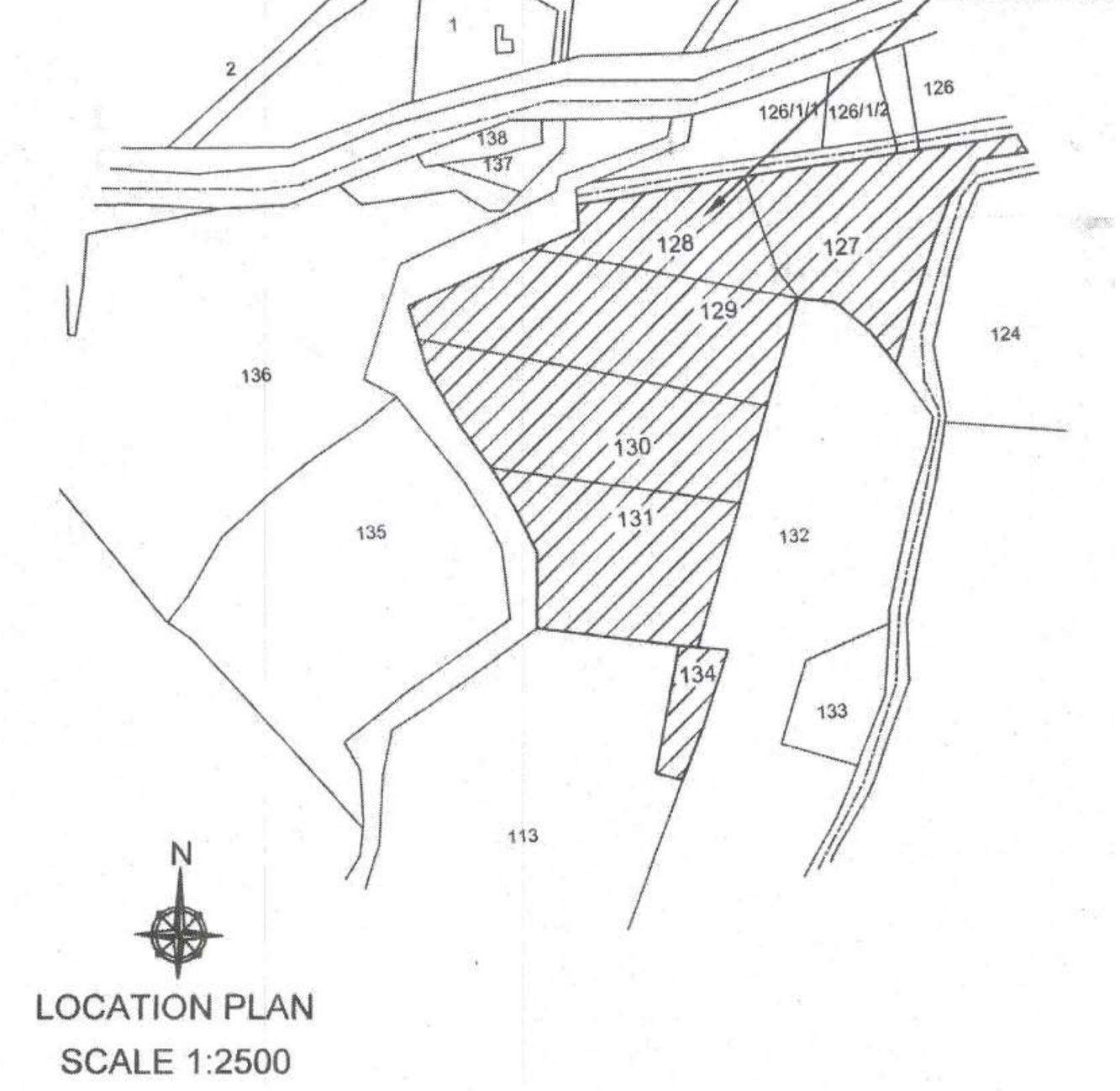
सहाय्यक संचालक नगर रचना, नागपूर

जा.क्र./प्रस्तुत/जिल्हा./कावि- 49 /96
रामाक्र. 88 /एनएपी-३४/२०22-23

24.01.23

जिल्हाधिकारी नागपूरकरीता

MOUZA-HARDOLI
P.H.NO - 67
TAH - KATOL
DIST- NAGPUR

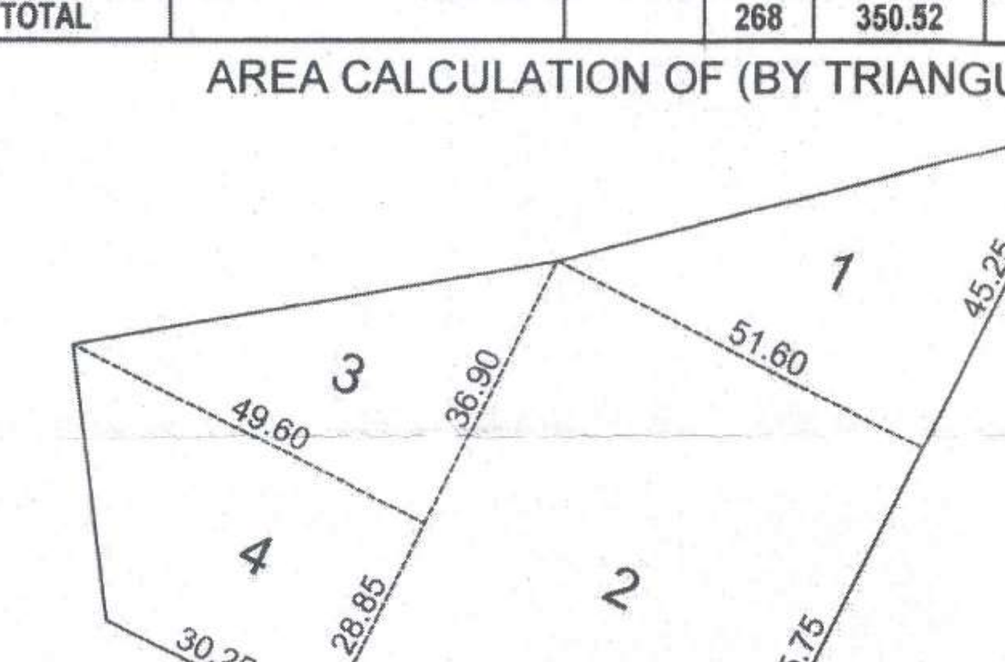


LOCATION PLAN
SCALE 1:2500

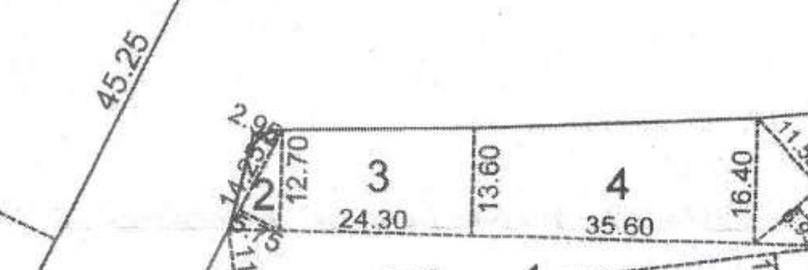
STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

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. + 5.65) / 2 x 32.50) + ((19.35 + 11.25) /2 x 12.60) + (11.25 x 1.45) + ((11.25 + 10.05) / 2 x 1.20) + ((10.05 + 9.70) / 2 x 23.30) + ((9.55 + 6.60) /2 x 53.75)	1168.70	1	-	1168.70	1168.70	1.70	1986.79	15.0	1.1	2185.47
2	(15.75 + 14.20) / 2 x 17.00	254.58	1	7.25	247.33	247.33	1.70	420.45	15.0	1.1	462.50
3	17.00 x 10.00	170.00	1	-	170.00	170.00	1.70	289.00	9.0	1.1	317.90
4	(24.60 + 7.00) / 2 x 17.00	268.60	1	7.25	261.35	261.35	1.70	444.30	15.0	1.1	488.72
5	(28.75 + 7.15) / 2 x 15.00	269.25	1	7.25	262.00	262.00	1.70	445.40	15.0	1.1	489.94
6 TO 10	15.00 x 8.00	120.00	5	-	120.00	600.00	1.70	204.00	9.0	1.1	224.40
11	(15.95 + 14.05) / 2 x 15.00	225.00	1	7.25	217.75	217.75	1.70	370.18	15.0	1.1	407.19
12	(16.20 + 14.30) / 2 x 15.00	228.75	1	7.25	221.50	221.50	1.70	376.55	15.0	1.1	414.21
13 TO 19	15.00 x 9.00	135.00	7	-	135.00	945.00	1.70	229.50	9.0	1.1	252.45
20	(29.85 + 7.40) / 2 x 15.00	279.38	1	7.25	272.13	272.13	1.70	462.61	15.0	1.1	508.87
21	(12.35 + 9.60) / 2 x 25.95	284.80	1	7.25	277.55	277.55	1.70	471.84	15.0	1.1	519.02
22	(20.95 + 20.25) / 2 x 13.50	278.10	1	-	278.10	278.10	1.70	472.77	15.0	1.1	520.05
23	(20.25 + 19.45) / 2 x 13.50	267.98	1	-	267.98	267.98	1.70	455.56	15.0	1.1	501.11
24	(19.45 + 18.60) / 2 x 14.00	266.35	1	-	266.35	266.35	1.70	452.80	15.0	1.1	498.07
25	(18.60 + 17.75) / 2 x 14.00	254.45	1	-	254.45	254.45	1.70	432.57	15.0	1.1	475.82
26	(17.75 + 16.90) / 2 x 14.00	242.55	1	-	242.55	242.55	1.70	412.34	15.0	1.1	453.57
27	(16.90 + 16.30) / 2 x 14.00	232.40	1	-	232.40	232.40	1.70	395.08	15.0	1.1	434.59
28	(12.50 + 7.35) / 2 x 25.60	254.08	1	12.10	241.98	241.98	1.70	411.37	15.0	1.1	452.50
29	18.50 x 11.40	210.90	1	9.66	201.24	201.24	1.70	342.11	15.0	1.1	376.32
30 TO 40	15.00 x 8.80	132.00	11	-	132.00	1452.00	1.70	224.40	12.0	1.1	246.84
41	(12.65 + 10.00) / 2 x 15.00	169.88	1	6.05	163.83	163.83	1.70	278.50	12.0	1.1	306.35
42	(11.55 + 8.95) / 2 x 15.00	153.75	1	6.05	147.70	147.70	1.70	251.09	12.0	1.1	276.20
43 TO 49	15.00 x 8.25	123.75	7	-	123.75	866.25	1.70	210.38	9.0	1.1	231.41
50	((26.85 + 7.50) / 2 x 13.15) + ((26.85 + 25.25) / 2 x 1.85)	274.04	1	7.25	266.79	266.79	1.70	453.54	15.0	1.1	498.90
51	(19.15 + 6.00) / 2 x 15.00	188.63	1	-	188.63	188.63	1.70	320.66	9.0	1.1	352.73
52 TO 59	15.00 x 8.25	123.75	8	-	123.75	990.00	1.70	210.38	9.0	1.1	231.41
61	(12.10 + 9.45) / 2 x 15.00	161.63	1	6.05	155.58	155.58	1.70	264.48	12.0	1.1	290.93
62	(11.95 + 9.00) / 2 x 16.50	172.84	1	6.05	166.79	166.79	1.70	283.54	12.0	1.1	311.89
62 TO 71	16.50 x 7.75	127.88	10		127.88	1278.75	1.70	217.39	12.0	1.1	239.13
72	(17.50 + 9.70) / 2 x 16.50	224.40	1	9.66	214.74	214.74	1.70	365.06	15.0	1.1	401.56
73	(17.70 + 9.95) / 2 x 16.35	226.04	1	7.25	218.79	218.79	1.70	371.94	15.0	1.1	409.13
74 TO 84	16.35 x 8.00	130.80	11	-	130.80	1438.80	1.70	222.36	9.0	1.1	244.60
85	(11.90 + 9.00) / 2 x 16.35	170.86	1	4.35	166.51	166.51	1.70	283.06	9.0	1.1	311.37
86	((10.50 + 4.30) /2 x 25.70) + ((6.10 x 5.35) /2)	206.50	1	-	206.50	206.50	1.70	351.05	9.0	1.1	386.16
87	(12.65 + 10.00) / 2 x 15.00	169.88	1	4.35	165.53	165.53	1.70	281.39	9.0	1.1	309.53
88	(20.55 + 5.95) / 2 x 15.00	198.75	1	-	198.75	198.75	1.70	337.88	9.0	1.1	371.66
89	(15.70 + 10.00) / 2 x 11.65	149.70	1	4.35	145.35	145.35	1.70	247.10	9.0	1.1	271.81
90	(11.65 + 11.45) / 2 x 9.25	106.84	1	-	106.84	106.84	1.70	181.62	9.0	1.1	199.79
91	(11.45 + 11.25) / 2 x 9.25	104.99	1	-	104.99	104.99	1.70	178.48	9.0	1.1	196.33
92	(11.25 + 11.05) / 2 x 9.25	103.14	1	-	103.14	103.14	1.70	175.33	9.0	1.1	192.87
93	(11.05 + 10.85) / 2 x 9.75	106.76	1	-	106.76	106.76	1.70	181.50	9.0	1.1	199.65
94	(10.85 + 10.65) / 2 x 9.75	104.81	1	-	104.81	104.81	1.70	178.18	9.0	1.1	196.00
95	((10.65 + 10.55) /2 x 3.65) + ((11.10 + 10.55) /2 x 6.10)	104.72	1	-	104.72	104.72	1.70	178.02	9.0	1.1	195.83
96	(11.85 + 11.10) / 2 x 8.75	100.41	1	-	100.41	100.41	1.70	170.69	9.0	1.1	187.76
97	(12.55 + 11.85) / 2 x 8.75	106.75	1	-	106.75	106.75	1.70	181.48	9.0	1.1	199.62
98	(13.25 + 12.55) / 2 x 8.75	112.88	1	-	112.88	112.88	1.70	191.89	9.0	1.1	211.08
99	(14.00 + 13.25) / 2 x 8.50	115.81	1	-	115.81	115.81	1.70	196.88	9.0	1.1	216.57
100	(14.70 + 14.00) / 2 x 8.50	121.98	1	-	121.98	121.98	1.70	207.36	9.0	1.1	228.09
101	(15.45 + 14.70) / 2 x 8.50	128.14	1	-	128.14	128.14	1.70	217.83	9.0	1.1	239.62
102	(8.35 + 8.00) / 2 x 18.35	150.01	1	4.35	145.66	145.66	1.70	247.62	9.0	1.1	272.39
106	(10.65 + 11.35) / 2 x 13.00	143.00	1	4.35	138.65	138.65	1.70	235.71	9.0	1.1	259.28
104 TO 107	13.00 x 8.25	107.25	4	-	107.25	429.00	1.70	182.33	9.0	1.1	200.56
108	13.00 x 11.00	143.00	1	4.35	138.65	138.65	1.70	235.71	9.0	1.1	259.28
109	13.00 x 11.00	143.00	1	4.35	138.65	138.65	1.70	235.71	9.0	1.1	259.28
110 TO 113	13.00 x 8.40	109.20	4	-	109.20	436.80	1.70	185.64	9.0	1.1	204.20
114	(11.50 + 10.75) / 2 x 13.00	144.63	1	4.35	140.28	140.28	1.70	238.47	9.0	1.1	262.31
118	(12.15 + 11.35) / 2 x 13.00	152.75	1	4.35	148.40	148.40	1.70	252.28	9.0	1.1	277.51
116 TO 119	13.00 x 8.50	110.50	4	-	110.50	442.00	1.70	187.85	9.0	1.1	206.64
120	13.00 x 11.25	146.25	1	4.35	141.90	141.90	1.70	241.23	9.0	1.1	265.35
121	15.00 x 14.50	217.50	1	7.25	210.25	210.25	1.70	357.43	15.0	1.1	393.17
122, 123	15.00 x 14.00	210.00	2	-	210.00	420.00	1.70	357.00	15.0	1.1	392.70
124	(15.75 + 14.85) / 2 x 15.00	229.50	1	7.25	222.25	222.25	1.70	377.83	15.0	1.1	415.61
125	(13.55 + 12.60) / 2 x 17.00	222.28	1	7.25	215.03	215.03	1.70	365.54	15.0	1.1	402.10
126 TO 134	17.00 x 12.00	204.00	9	-	204.00	1836.00	1.70	346.80	15.0	1.1	381.48
135	(17.85 + 7.95) / 2 x 17.00	219.30	1	9.66	209.64	209.64	1.70	356.39	15.0	1.1	392.03
136	(14.65 + 8.00) / 2 x 14.00	158.55	1	6.05	152.50	152.50	1.70	259.25	12.0	1.1	285.18
137 TO 149	14.00 x 8.20	114.80	13	-	114.80	1492.40	1.70	195.16	9.0	1.1	214.68
159	(10.85 + 10.05) / 2 x 14.00	146.30	1	4.35	141.95	141.95	1.70	241.32	9.0	1.1	265.45
160	(10.95 + 10.10) / 2 x 14.50	152.61	1	4.35	148.26	148.26	1.70	252.05	9.0	1.1	277.25
152 TO 163	14.50 x 8.10	117.45	12	-	117.45	1409.40	1.70	199.67	9.0	1.1	219.63
164	(14.40 + 7.50) / 2 x 14.50	158.78	1	6.05	152.73	152.73	1.70	259.63	12.0	1.1	285.60
165	(14.40 + 7.50) / 2 x 14.50	158.78	1	7.75	151.03	151.03	1.70	256.74	12.0	1.1	282.42
166 TO 176	14.50 x 8.25	119.63	11	-	119.63	1315.88	1.70	203.36	12.0	1.1	223.70
177	(11.35 + 10.50) / 2 x 14.50	158.41	1	6.05	152.36	152.36	1.70	259.02	12.0	1.1	284.92
178	(11.10 + 10.25) / 2 x 15.00	160.13	1	6.05	154.08	154.08	1.70	261.93	12.0	1.1	288.12
179 TO 183	15.00 x 8.80	132.00	5	-	132.00	660.00	1.70	224.40	9.0	1.1	246.84
184	(14.85 + 14.00) / 2 x 15.00	216.38	1	7.25	209.13	209.13	1.70	355.51	15.0	1.1	391.06
185	(15.60 + 14.75) / 2 x 15.00	227.63	1	7.25	220.38	220.38	1.70	374.64	15.0	1.1	412.10
186 TO 193	15.00 x 8.00	120.00	8	-	120.00	960.00	1.70	204.00	9.0	1.1	224.40
194	(10.75 + 10.35) / 2 x 15.00	158.25	1	-	158.25	158.25	1.70	269.03	9.0	1.1	295.93
195	(10.65 + 10.40) / 2 x 15.00	157.88	1	-	157.88	157.88	1.70	268.39	12.0	1.1	295.23
196 TO 203	15.00 x 8.15	122.25	8	-	122.25	978.00	1.70	207.83	12.0	1.1	228.61
204	(15.60 + 14.75) / 2 x 15.00	227.63	1	9.66	217.97	217.97	1.70	370.54	15.0	1.1	407.59
205	(14.85 + 14.00) / 2 x 15.00	216.38	1	9.66	206.72	206.72	1.70	351.42	15.0	1.1	386.56
206 TO 210	15.00 x 8.80	132.00	5	-	132.00	660.00	1.70	224.40	12.0	1.1	246.84
211	(11.10 + 10.25) / 2 x 15.00	160.13	1	7.75	152.38	152.38	1.70	259.04	12.0	1.1	284.94
212	(15.85 + 15.00) / 2 x 15.00	231.38	1	9.66	221.72	221.72	1.70	376.92	15.0	1.1	414.61
213 TO 216	15.00 x 15.00	225.00	4	-	225.00	900.00	1.70	382.50	15.0	1.1	420.75
217	(15.45 + 14.55) / 2 x 15.00	225.00	1	-	225.00	225.00	1.70	382.50	15.0	1.1	420.75
218	(15.65 + 14.85) / 2 x 16.00	244.00	1	7.25	236.75	236.75	1.70	402.48	15.0	1.1	442.72
219 TO 222	16.00 x 13.25	212.00	4	-	212.00	848.00	1.70	360.40	15.0	1.1	396.44
223	(13.90 + 13.00) / 2 x 16.00	215.20	1	9.66	205.54	205.54	1.70	349.42	15.0	1.1	384.36
224	(10.00 + 9.15) / 2 x 15.00	143.63	1	6.05	137.58	137.58	1.70	233.88	12.0	1.1	257.27
225 TO 233	15.00 x 7.00	105.00	9	-	105.00	945.00	1.70	178.50	9.0	1.1	196.35
234	(9.60 + 8.85) / 2 x 15.00	138.38	1	4.35	134.03	134.03	1.70	227.84	9.0	1.1	250.63
235	(10.20 + 9.45) / 2 x 15.00	147.38	1	4.35	143.03	143.03	1.70	243.14	9.0	1.1	267.46
236 TO 242	15.00 x 8.75	131.25	7	-	131.25	918.75	1.70	223.13	9.0	1.1	245.44
243	(11.35 + 10.50) / 2 x 15.00	163.88	1	6.05	157.83	157.83	1.70	268.30	12.0	1.1	295.13
244	(10.70 + 9.85) / 2 x 15.00	154.13	1	6.05	148.08	148.08	1.70	251.73	12.0	1.1	276.90
245 TO 250	15.00 x 7.75	116.25	6	-	116.25	697.50	1.70	197.63	9.0	1.1	217.39
251	((15.35 + 15.00) /2 x 1.80) + (15.00 x 5.95)	116.57	1	-	116.57	116.57	1.70	198.17	9.0	1.1	217.99
252	(17.45 + 15.35) / 2 x 7.75	127.10	1	-	127.10	127.10	1.70	216.07	9.0	1.1	237.68
253	(9.05 + 7.25) / 2 x 21.70	176.86	1	4.35	172.51	172.51	1.70	293.26	9.0	1.1	322.58
254	(9.45 + 8.45) / 2 x 18.00	161.10	1	6.05	155.05	155.05	1.70	263.59	9.0	1.1	289.94
255	(14.25 + 13.75) / 2 x 8.25	115.50	1	-	115.50	115.50	1.70	196.35	9.0	1.1	215.99
256	(14.70 + 14.25) / 2 x 8.25	119.42	1	-	119.42	119.42	1.70	203.01	9.0	1.1	223.31
257	(15.20 + 14.70) / 2 x 8.25	123.34	1	-	123.34	123.34	1.70	209.67	9.0	1.1	230.64
258	(15.65 + 15.20) / 2 x 8.25	127.26	1	-	127.26	127.26	1.70	216.34	9.0	1.1	237.97
259	(16.15 + 15.65) / 2 x 8.25	131.18	1	-	131.18	131.18	1.70	223.00	9.0	1.1	245.30
260	(16.65 + 16.15) / 2 x 8.25	135.30	1	-	135.30	135.30	1.70	230.01	9.0	1.1	253.01
261	((16.65 + 16.70) /2 x 1.45) + ((16.70 + 15.40) / 2 x 6.80)	133.32	1	-	133.32	133.32	1.70	226.64	9.0	1.1	249.31
262	(8.45 + 8.30) / 2 x 19.00	159.13	1	4.35	154.78	154.78	1.70	263.12	9.0	1.1	289.43
263	(15.70 + 11.45) / 2 x 36.05	489.38	1	4.35	485.03	485.03	1.70	824.55	9.0	1.1	907.00
264	(31.75 + 29.85) / 2 x 13.00	400.40	1	-	400.40	400.40	1.70	680.68	9.0	1.1	748.75
265	(29.85 + 27.95) / 2 x 13.00	375.70	1	-	375.70	375.70	1.70	638.69	9.0	1.1	702.56
266	(27.95 + 26.10) / 2 x 13.00	351.33	1	-	351.33	351.33	1.70	597.25	9.0	1.1	656.98
267	(26.10 + 24.20) / 2 x 13.00	326.95	1	-	326.95	326.95	1.70	555.82	9.0	1.1	611.40
268	(13.60 + 9.50) / 2 x 26.65	307.81	1	-	307.81	307.81	1.70	523.27	9.0	1.1	575.60
TOTAL			268	350.52		41418.53					

AREA CALCULATION OF (BY TRIANGULATION METHOD) AMENITY SPACE



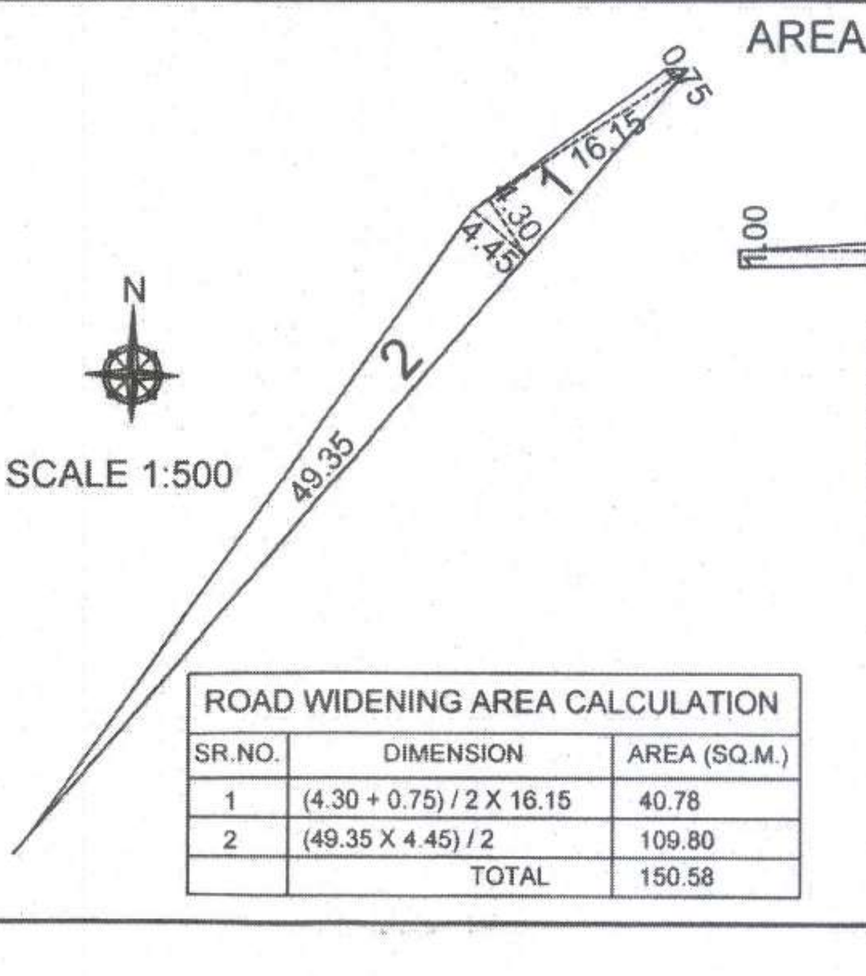
AMENITY SPACE AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(51.60 X 45.25) / 2	1167.45
2	(65.75 X 51.60)	3392.70
3	(49.60 X 36.90) / 2	915.12
4	(49.60 + 30.25) / 2 X 28.85	1151.84
	TOTAL	6627.11



AMENITY SPACE AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(11.25 + 11.25) / 2 X 83.10	934.88
2	(5.75 + 2.95) / 2 X 14.25	61.99
3	(13.60 + 12.70) / 2 X 24.30	319.55
4	(16.40 + 13.60) / 2 X 35.60	534.00
5	(11.55 + 6.95) / 2 X 25.55	236.34
DEDUCTION OF CORNER ROUNDING AREA		39.17
	TOTAL	2047.59

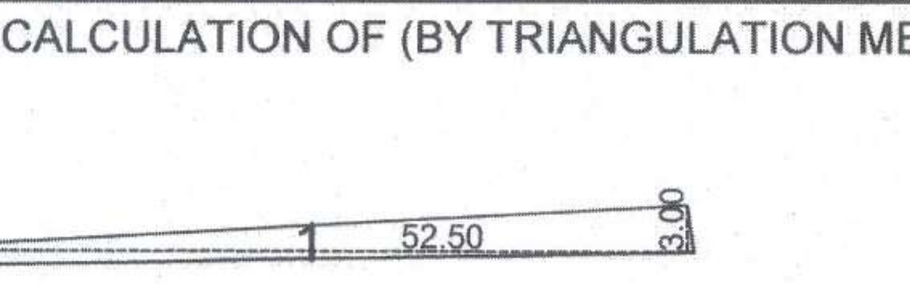
SCALE 1:1000

AREA CALCULATION OF (BY TRIANGULATION METHOD) ROAD WIDENING



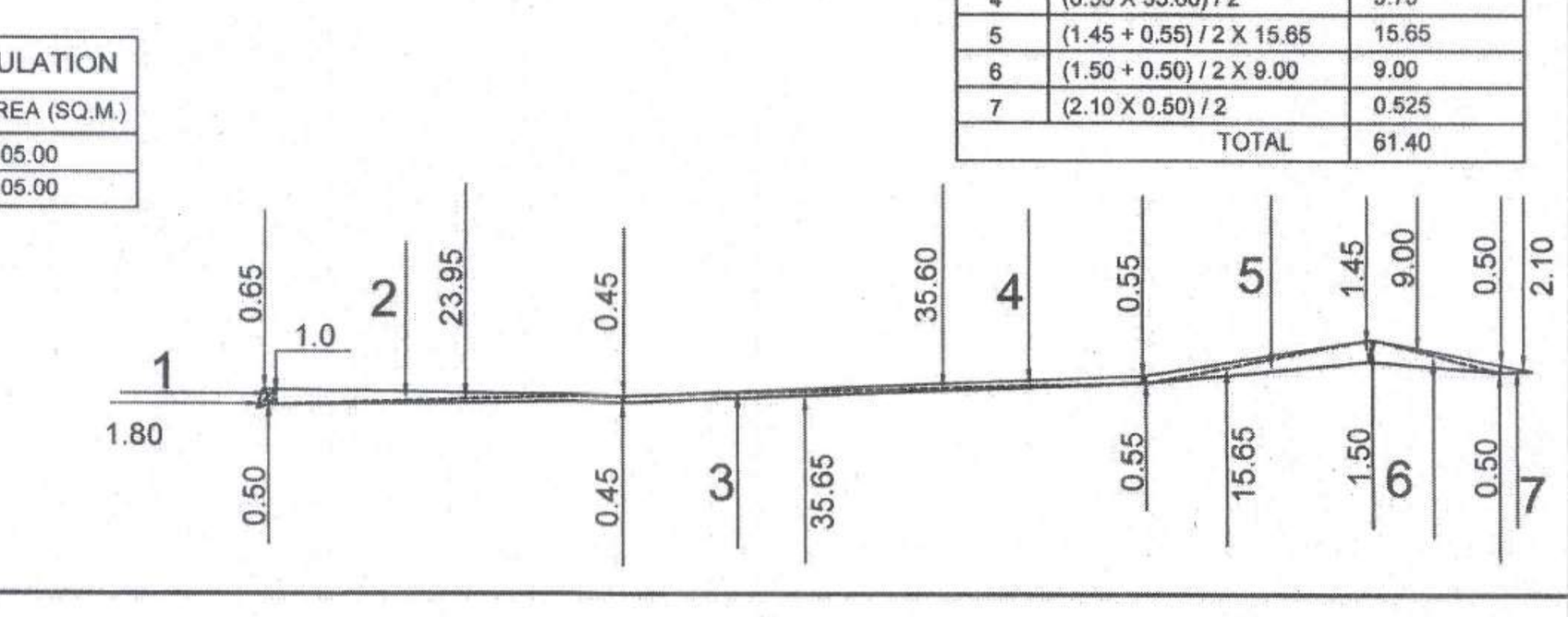
SCALE 1:500

ROAD WIDENING AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(4.30 + 0.75) / 2 X 16.15	40.78
2	(49.35 X 4.45) / 2	109.80
	TOTAL	150.58



ROAD WIDENING AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(3.00 + 1.00) / 2 X 52.50	105.00
	TOTAL	105.00

ROAD WIDENING AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(0.65 + 0.50) / 2 X 1.80	1.04
2	(0.45 + 1.00) / 2 X 23.95	17.37
3	(0.45 X 35.65) / 2	8.02
4	(0.55 X 35.60) / 2	9.79
5	(1.45 + 0.55) / 2 X 15.65	15.65
6	(1.50 + 0.50) / 2 X 9.00	9.00
7	(2.10 X 0.50) / 2	0.525
	TOTAL	61.40



DEMARCATED RESIDENTIAL LAYOUT PLAN OF S.NO. - 127, 128,129,130, 131,134, P.H. NO.- 67 AT MOUZA- HARDOLI, TAH- KATOL, DIST- NAGPUR

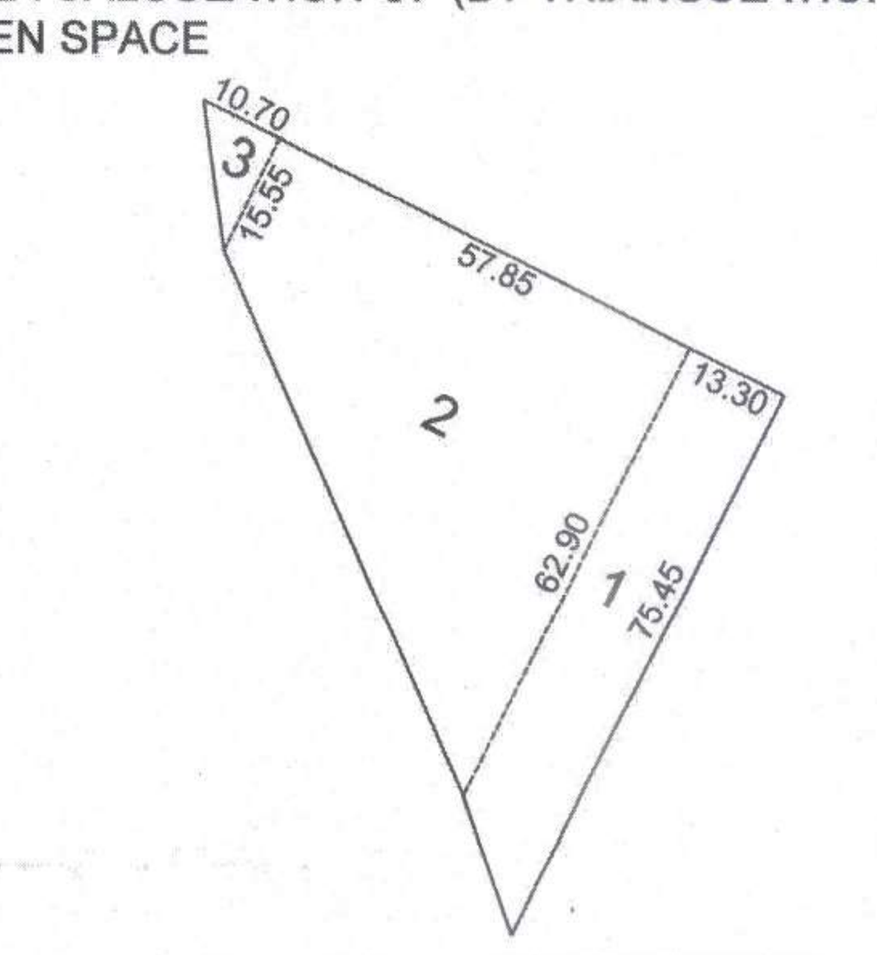
OWNER :- SHRI. MUKESH CHAMPAKLAL MALVIYA, SMT. BHARTI RAVINDRA SAPKAD SHRI. SHIRISH GANPATRAO SHIRKE, SHRI. SADANAND MADHARAO KOKATE SHRI. MANISH NARESH JAIS, SHRI. SANTOSH MOHANDAS KHATRI SHRI. SURENDRA SHIVAJI WAGH, SHRI. SUDHAKAR CHANGDEV WANJARI SHRI. NARENDRA SHIVAJI WAGH, SHRI. KISHORE DARSHAN TALMALE

STAMP OF APPROVAL OF PLAN OF SANCTIONING AUTHORITY

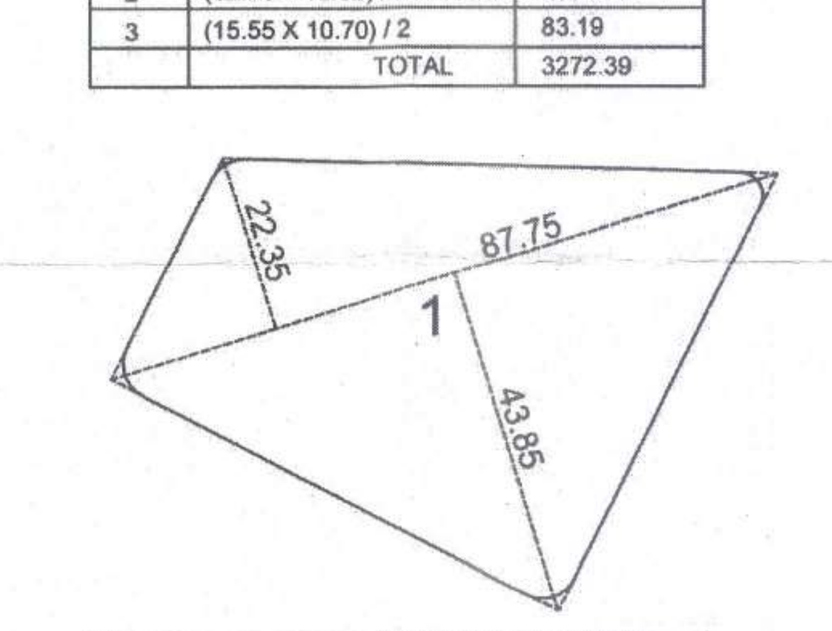
AREA STATEMENT

1. AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)	
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	85600.00 SQ.M.
B) AS PER MEASUREMENT SHEET	83485.41 SQ.M.
C) AS PER SITE	83485.41 SQ.M.
2) DEDUCTION FOR	
A) i) PROPOSED ROAD WIDENING OF EXISTING VILLAGE & PANDHAN ROAD TO 15.00 M.	398.94 SQ.M.
ii) 15.00 M. WIDE PANDHAN ROAD AREA	872.71 SQ.M.
B) ANY D.P. RESERVATION AREA	NIL
TOTAL (A + B)	1271.65 SQ.M.
3) BALANCE AREA OF LAND (1-2)	82213.76 SQ.M.
4) AMENITY SPACE (IF APPLICABLE) (AS PER UDCPR REGULATION NO. - 3.5)	
A) REQUIRED	8560.00 SQ.M.
B) ADJUSTED OF 2(B), IF ANY	
C) BALANCE PROPOSED INCLUDING E.S.S. & G.W.T.P.	8674.70 SQ.M.
TOTAL	8674.70 SQ.M.
5) NET PLOT AREA FOR F.S.I CALCULATIONS (3-4(c))	73539.06 SQ.M.
6) RECREATIONAL OPEN SPACE (AS PER UDCPR REGULATION NO. - 3.4)	
A) REQUIRED	8560.00 SQ.M.
B) PROPOSED	8602.42 SQ.M.
C) TOT-LOT AREA	205.90 SQ.M.
7) INTERNAL ROAD AREA	23312.21 SQ.M.
8) SERVICE ROAD AND HIGHWAY WIDENING	NIL
9) AREA UNDER PLOTS	41418.53 SQ.M.
10) PRO - RATA FACTOR FOR F.S.I CALCULATION ON LAYOUT PLOT = (5/9)	73539.06 / 41418.53 = 1.775 (RESTRICTED UPTO 1.70)

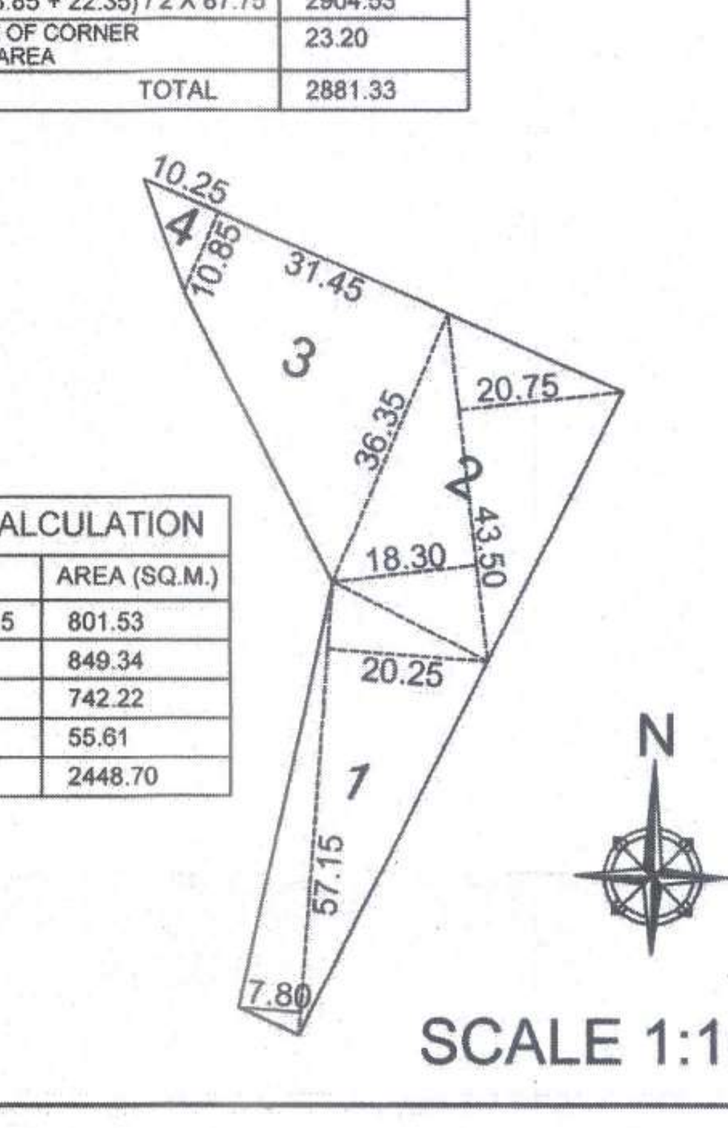
AREA CALCULATION OF (BY TRIANGULATION METHOD) OPEN SPACE



OPEN SPACE AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(75.45 + 62.90) / 2 X 13.30	920.03
2	(62.90 + 15.55) / 2 X 57.85	2269.17
3	(15.55 X 10.70) / 2	83.19
	TOTAL	3272.39



OPEN SPACE AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(43.85 + 22.35) / 2 X 87.75	2904.53
DEDUCTION OF CORNER ROUNDING AREA		23.20
	TOTAL	2881.33



OPEN SPACE AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(20.25 + 7.80) / 2 X 57.15	801.53
2	(18.30 + 20.75) / 43.50	849.34
3	(36.35 + 10.85) / 31.45	742.22
4	(10.85 X 10.25) / 2	55.61
	TOTAL	2448.70

SCALE 1:1000

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- 15/05/2022 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. MUKESH CHAMPAKLAL MALVIYA
2) SMT. BHARTI RAVINDRA SAPKAD
3) SHRI. SHIRISH GANPATRAO SHIRKE
4) SHRI. SADANAND MADHARAO KOKATE
5) SHRI. MANISH NARESH JAIS
6) SHRI. SANTOSH MOHANDAS KHATRI
7) SHRI. SURENDRA SHIVAJI WAGH
8) SHRI. SUDHAKAR CHANGDEV WANJARI
9) SHRI. NARENDRA SHIVAJI WAGH
10) SHRI. KISHORE DARSHAN TALMALE

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	SIGNATURE OF ER./ARCH.
1) SHRI. MUKESH CHAMPAKLAL MALVIYA	ASHISH N KHOBRAGADE B.E CIVIL LIC NO ADTP / 835 VALID UPTO 31/12/2023 MOB NO 8793801150
2) SMT. BHARTI RAVINDRA SAPKAD	
3) SHRI. SHIRISH GANPATRAO SHIRKE	
4) SHRI. SADANAND MADHARAO KOKATE	
5) SHRI. MANISH NARESH JAIS	
6) SHRI. SANTOSH MOHANDAS KHATRI	
7) SHRI. SURENDRA SHIVAJI WAGH	
8) SHRI. SUDHAKAR CHANGDEV WANJARI	
9) SHRI. NARENDRA SHIVAJI WAGH	
10) SHRI. KISHORE DARSHAN TALMALE	