

KH.NO. 55

KH.NO. 53/1/1(PART) SANCTIONED LAYOUT FOR SERVICE STATION

12.00 M. WIDE ROAD

12.00 M. WIDE ROAD

12.00 M. WIDE SERVICE ROAD

60.00 M. WIDE OUTER RING ROAD (NH-06)

CONTROL LINE
BUILDING LINE

KH.NO. 53/1/1(PART) (BALANCE AGRICULTURE LAND)

AREA NOT INCLUDED IN LAYOUT
4784.702 SQ.M.

NA PURPOSE ONLY

Executive Engineer
Mumbai Metropolitan Region Development Authority

Assistant Engineer
Mumbai Metropolitan Region Development Authority

AMENITY SPACE
490.129 SQ.M.OPEN SPACE
981.073 SQ.M.

KH.NO. 55

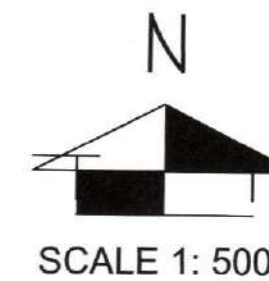
KH.NO. 53/1/1(PART)

KH.NO. 53/2

KEY PLAN FOR LAND AREA
SCALE - 1:1000

SITE PLAN

D.P. SHEET NO. 98



SCALE 1: 500

PLOT NO.		PLOT SIZE		PLOT AREA SQ.M.	CORNER PLOT TANGENT AREA	REMAINING PLOT AREA SQ.M.		F.S.I. FACTOR	B/UP AREA ON BASIS (F.S.I.)	FRONT ROAD WIDTH	BASIC F.S.I.	PERMISSIBLE B/UP AREA ON BASIS (F.S.I.) (X)	NO. OF PLOTS	NET PLOTS AREA IN SQ.M.	NET PLOT AREA FOR F.S.I. SQ.						
A		B		C	D	E	F	G	H	I	J	K	L	M							
1	1/2	X	12.310	+	11.296	11.803	X	40.443	=	477.349	7.720	469.629	X	1.748	820.911	60.00	1.100	903.002	1	469.629	820.911
2	1/2	X		+		13.000	X	10.000	=	130.000	0.000	130.000	X	1.748	227.240	12.000	1.100	249.964	1	130.000	227.240
3 TO 10	1/2	X		+		13.000	X	7.800	=	101.400	0.000	101.400	X	1.748	177.247	12.000	1.100	194.972	8	811.200	1417.978
11 TO 13	1/2	X		+		13.000	X	8.000	=	104.000	0.000	104.000	X	1.748	181.792	12.000	1.100	199.971	3	312.000	545.376
14	1/2	X		+		13.000	X	10.800	=	140.400	7.720	132.680	X	1.748	231.925	12.000	1.100	255.117	1	132.680	231.925
15	1/2	X		+		13.000	X	10.250	=	133.250	7.720	125.530	X	1.748	219.426	12.000	1.100	241.369	1	125.530	219.426
16 TO 18	1/2	X		+		13.000	X	6.500	=	84.500	0.000	84.500	X	1.748	147.706	12.000	1.100	162.477	3	253.500	443.118
19	1/2	X		+		13.000	X	10.016	=	130.208	0.000	130.208	X	1.748	227.604	12.000	1.100	250.364	1	130.208	227.604
20	1/2	X	19.073	+	18.709	18.891	X	11.080	=	209.312	0.000	209.312	X	1.748	365.878	12.000	1.100	402.466	1	209.312	365.878
21	1/2	X	18.709	+	18.415	18.562	X	9.000	=	167.058	0.000	167.058	X	1.748	292.017	12.000	1.100	321.219	1	167.058	292.017
22	1/2	X	18.415	+	18.154	18.285	X	8.000	=	146.276	0.000	146.276	X	1.748	255.690	9.000	1.100	281.259	1	146.276	255.690
23	1/2	X	18.154	+	17.892	18.023	X	8.000	=	144.184	0.000	144.184	X	1.748	252.034	12.000	1.100	277.237	1	144.184	252.034
24	1/2	X	17.892	+	17.647	17.770	X	7.500	=	133.271	0.000	133.271	X	1.748	232.958	12.000	1.100	256.254	1	133.271	232.958
25	1/2	X	17.647	+	17.392	17.520	X	7.800	=	136.652	0.000	136.652	X	1.748	238.868	12.000	1.100	262.755	1	136.652	238.868
26	1/2	X	17.392	+	17.137	17.265	X	7.800	=	134.663	0.000	134.663	X	1.748	235.391	12.000	1.100	258.930	1	134.663	235.391
27	1/2	X	17.137	+	16.882	17.010	X	7.800	=	132.674	0.000	132.674	X	1.748	231.914	12.000	1.100	255.106	1	132.674	231.914
28	1/2	X	16.882	+	16.620	16.751	X	8.000	=	134.008	0.000	134.008	X	1.748	234.246	12.000	1.100	257.671	1	134.008	234.246
29	1/2	X	16.620	+	16.362	16.491	X	7.800	=	128.630	0.000	128.630	X	1.748	224.845	12.000	1.100	247.329	1	128.630	224.845
30	1/2	X	16.365	+	16.110	16.238	X	7.800	=	126.653	0.000	126.653	X	1.748	221.389	12.000	1.100	243.527	1	126.653	221.389
31	1/2	X	16.110	+	15.855	15.983	X	7.800	=	124.664	0.000	124.664	X	1.748	217.912	12.000	1.100	239.703	1	124.664	217.912
32	1/2	X	15.855	+	15.600	15.728	X	7.800	=	122.675	0.000	122.675	X	1.748	214.435	12.000	1.100	235.879	1	122.675	214.435
33	1/2	X	15.600	+	15.345	15.473	X	7.800	=	120.686	0.000	120.686	X	1.748	210.958	12.000	1.100	232.054	1	120.686	210.958
34	1/2	X	15.345	+	15.089	15.217	X	7.800	=	118.693	0.000	118.693	X	1.748	207.475	12.000	1.100	228.222	1	118.693	207.475
35	1/2	X	15.089	+	14.834	14.962	X	7.800	=	116.700	0.000	116.700	X	1.748	203.991	12.000	1.100	224.390	1	116.700	203.991
36	1/2	X	14.834	+	14.579	14.707	X	7.800	=	114.711	0.000	114.711	X	1.748	200.514	12.000	1.100	220.566	1	114.711	200.514
37	1/2	X	14.579	+	14.268	14.424	X	9.500	=	137.023	0.000	137.023	X	1.748	239.517	12.000	1.100	263.468	1	137.023	239.517
38	1/2	X	13.565	+	13.354	12.460	X	41.818	=	521.031	7.720	513.311	X	1.748	897.268	12.000	1.100	986.995	1	513.311	897.268
												TOTAL	38	5326.589	9310.878						

AREA UNDER KHASRA											
A	1/2	X	45.291	+	36.042	40.6655	X	240.953	=	9798.715	SQ.M
B	1/2	X	23.568	+	20.374	21.971	X	90.104	=	1979.675	SQ.M
C	1/2	X	20.674	+	19.348	20.011	X	92.665	=	1854.319	SQ.M
D	1/2	X	18.465	+	16.252	17.3585	X	54.769	=	950.708	SQ.M
TOTAL									=	14583.417	SQ.M

AREA PROPOSED UNDER LAYOUT												
A	1/2	X	45.291	+	36.042	40.6655	X	240.953	=	9798.715	SQ.M	
AREA NOT INCLUDED IN LAYOUT										=	4784.702	SQ.M

AREA UNDER OPEN SPACE											
A	1/2	X	17.891	+	19.576	18.7335	X	55.039	=	1031.073	SQ.M
									=	1031.073	SQ.M

AREA UNDER S.T.P. AND E.S.S									
	2	X		5	X	5	=	50.000	SQ.M
TOTAL OPEN SPACE								981.073	SQ.M

AREA UNDER AMENITY SPACE											
A	1/2	X	12.238	+	12.293	12.2655	X	39.96	=	490.129	SQ.M
									=	490.129	SQ.M

PROPOSED RESIDENTIAL LAYOUT PLAN FOR
KH.NO.53/1/1,(PART) P.H. NO 37, MOUZA-VIHIRGAON,
TAHSIL-NAGPUR (RURAL) DISTT- NAGPUR.

BELONGING TO :-

SHRI.- HARI BHIKAJI SHINDE. SHRI.- GAJANAN BHIKAJI SHINDE.
SHRI.-SHESHRAO BHIKAJI SHINDE.SHRI.-LAKSHAMAN BHIKAJI SHINDE.
SMT.- JYOTI BHARAT SHINDE. SHRI.- ATHARAV BHARAT SHINDE.
SHRI.- RAM BHIKAJI SHINDE. SMT.- KUSUM KAVDUJI GAWANDE.

A	AREA STATEMENTS	UNIT
1. Area of land (Minimum area of a, b, c to be considered)		
a)	As Per Ownership Document (7/12, CTS Extract)	14700.000 SQ.M.
b)	As Per Measurement Sheet	14583.417 SQ.M.
c)	area not included in layout	4784.702 SQ.M.
d)	As Per PROPOSED	9798.715 SQ.M.
2. Deductions For		
(a)	Proposed D.P./ D.P. Road Widening Area/Service Road/Highway Widening	0.00 SQ.M.
(b)	Any D.P. Reservation Area	0.000 SQ.M.
(Total a+b)		0.000 SQ.M.
3.	Balance Area Of Plot (1-2)	9798.715 SQ.M.
4. Amenity Space (if applicable)		
(a)	Required - 5%	489.935 SQ.M.
(b)	Adjustment of 2 (b),if any	0.00 SQ.M.
(c)	Balance Proposed -	490.129 SQ.M.
5.	Net Plot Area (3-4(c))	9308.586
6. Recreational Open Space (if applicable)		
(a)	Required - 10%	979.871 SQ.M.
(b)	Proposed -	981.073 SQ.M.
(C)	Area for ESS & STP-	50.00 SQ.M.
7.	Internal Road Area	2950.924 SQ.M.
8.	Service Road And Highway Widening	0.000 SQ.M.
9.	Plotable Area	5326.589 SQ.M.
10.	Pro-rata factor For FSI Calculations On Layout Plots (5/9)	1.748 SQ.M.
11. Area For Inclusive Housing		
(a)	Required -	NA SQ.M.
(b)	Proposed -	NA SQ.M.

LEGENT :

LAND BOUNDARY SHOWN THUS

OPEN SPACE SHOWN THUS

OWNER:

ARCHITECT / ENGINEER:

- SHRI.- HARI BHIKAJI SHINDE.
- SHRI.- GAJANAN BHIKAJI SHINDE.
- SHRI.-SHESHRAO BHIKAJI SHINDE.
- SHRI.-LAKSHAMAN BHIKAJI SHINDE.
- SHRI.- ATHARAV BHARAT SHINDE
- SMT.- JYOTI BHARAT SHINDE.
- SMT.- KUSUM KAVDUJI GAWANDE.
- SHRI.- RAM BHIKAJI SHINDE.

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