

FINAL DEMARCATED LAYOUT
ON KH NO.42/1/A

Project Details
Proposal code - NMRDA-23-103651
Zone Type - Residential Zone - R-2, R-3
Location - Non-Congested
Name of service - Layout Approval
Sub service - Layout Demarcated/Final
Khasra No. - 42/1/A
Tahsil : Nagpur gramin
Mouza : JAMTHA(PART)
Prorata Value : 0.00
Separation/CRZ Zone Area :

FINAL DEMARCATED PLOTTABLE RESIDENTIAL LAYOUT ON KH NO.42/1/A, P.H.NO-42 , MOUZA-JAMTHA, TAH-NAGPUR(RURAL),DIST-NAGPUR

BELONGING TO :-
1) SMT.RASHMI MAHENDRA SARDA

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	3699.179
	a) As per ownership document (7/12, CTS extract)	3700.00
	b) as per measurement sheet	3699.179
	(c) as per site	3699.179
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	0.00
	(b) Any D.P. Reservation area	0.00
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	(c) External structure in plot	0.00
	(d) Not in possession	0.00
(Total a+b+c+d)		0.00
3.	Balance area of plot (1-2)	3699.179
4.	Amenity Space (if applicable)	
	(a) Required -	0.00
	(b) Adjustment of 2(b), if any -	---
	(c) Proposed -	185.570
5.	Net Plot Area (3-4 (c))	3513.60
6.	Recreational Open space (if applicable)	
	(a) Required -	369.91
	(b) Proposed -	371.236
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	343.979
8.	Service road and Highway widening	---
9.	Plotable area	2729.333
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.287
11.	Area for inclusive housing (Not Applicable)	
	(a) Required -	--
	(b) Proposed -	--
12.	Space for E.S.S	38.388
13.	Space for W.W.T.P	30.673

AREA AS PER MEASUREMENT SHEET

1) 0.5 * (15.833 + 14.204) * 49.285	=	740.187 SQ.M
2) 0.5 * (8.368 + 7.906) * 40.390	=	328.653 SQ.M
3) 0.5 * (26.720 + 19.068) * 71.082	=	1627.351 SQ.M
4) 0.5 * (19.824 + 21.970) * 10.424	=	217.830 SQ.M
5) 0.5 * (19.824 + 11.459) * 33.422	=	522.770 SQ.M
6) 0.5 * 45.796 * 11.459	=	262.388 SQ.M
TOTAL	=	3699.179 SQ.M

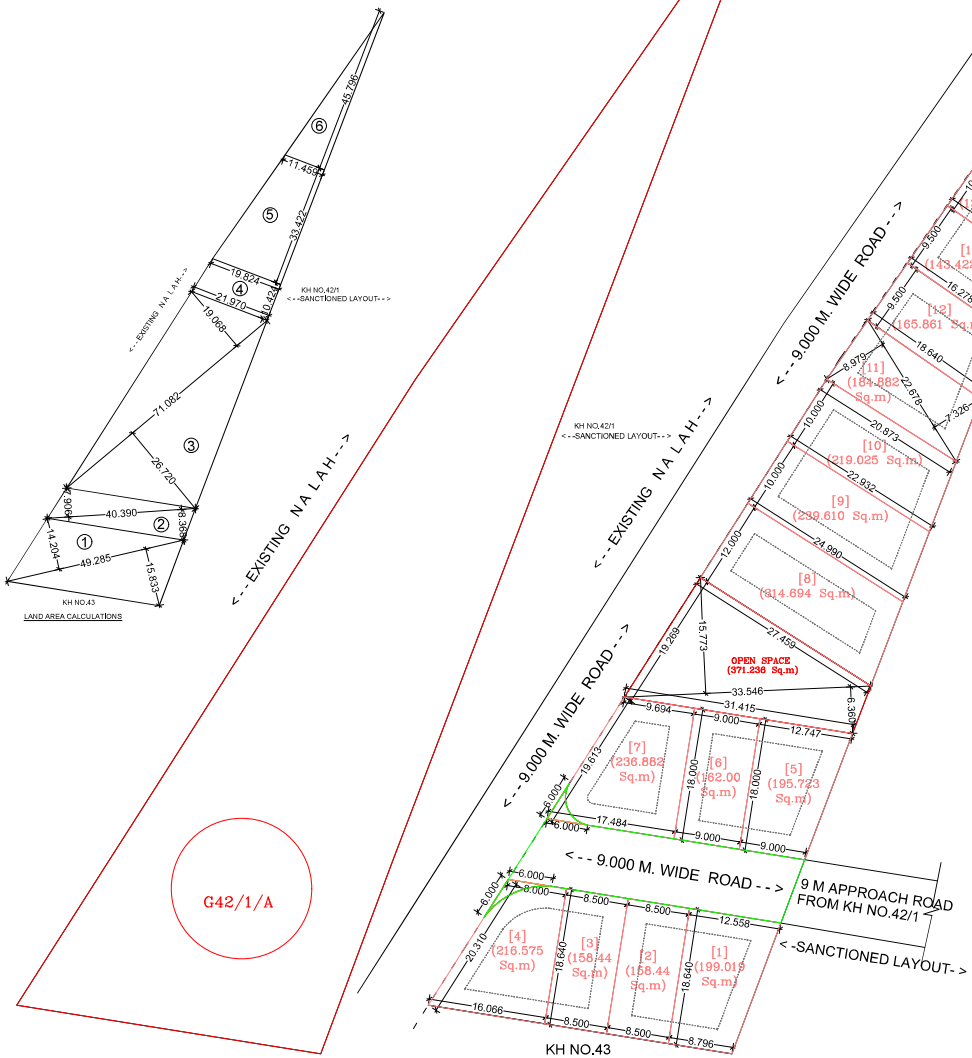
AMENITY SPACE		
1) 0.5 * (5.203 + 9.989) * 24.430	=	185.570 SQ.M
OPEN SPACE		
1) 0.5 * (15.773 + 6.360) * 33.546	=	371.236 SQ.M
STP		
0.5 * (5.862 + 4.371) * 5.995	=	30.673 SQ.M
ESS		
0.5 * 4.371 * 17.565	=	38.388 SQ.M
TOTAL	=	69.061 SQ.M



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STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

PLOT NO	PLOT SIZE	PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD (IF ANY SQ.M)	REMAINING PLOT AREA (B-C)	NO OF PLOTS	TOTAL AREA	BUILT UP AREA ON PRO-RATA BASIS (F *PRORATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (G*I) SQ.M
A		B	C	D	E	F	G	H	I	J
1	0.5 * (12.558+8.796) * 18.640	199.019	0.000	199.019	1	199.019	256.138	9.000	1.100	281.752
2 & 3	8.500 * 18.640	158.440	0.000	158.440	2	316.880	407.825	9.000	1.100	448.607
4	0.5 * (8.000 +16.066) * 18.640	224.295	7.720	216.575	1	216.575	278.732	9.000	1.100	306.605
5	0.5 * (12.747+9.000) * 18.000	195.723	0.000	195.723	1	195.723	251.896	9.000	1.100	277.085
6	9.000 * 18.000	162.000	0.000	162.000	1	162.000	208.494	9.000	1.100	229.343
7	0.5 * (9.694+17.484) * 18.000	244.602	7.720	236.882	1	236.882	304.867	9.000	1.100	335.354
8	0.5 * (27.459+24.990) * 12.000	314.694	0.000	314.694	1	314.694	405.011	9.000	1.100	445.512
9	0.5 * (22.932+24.990) * 10.000	239.610	0.000	239.610	1	239.610	308.378	9.000	1.100	339.216
10	0.5 * (22.932+20.873) * 10.000	219.025	0.000	219.025	1	219.025	281.885	9.000	1.100	310.074
11	0.5 * (8.979+7.326) * 22.678	184.882	0.000	184.882	1	184.882	237.944	9.000	1.100	261.738
12	0.5 * (18.640 + 16.278) * 9.500	165.861	0.000	165.861	1	165.861	213.462	9.000	1.100	234.809
13	0.5 * (16.278+ 13.916) * 9.500	143.422	0.000	143.422	1	143.422	184.583	9.000	1.100	203.042
14	0.5 * (13.916 + 11.254) * 10.708	134.760	0.000	134.760	1	134.760	173.436	9.000	1.100	190.780
		TOTAL			14	2729.333	3512.652			3863.917



LAYOUT PLAN
SCALE - 1:500

N
W E
S

Signature valid

WAVE
DESIGNERS & PLANNERS
flat no G-6, Jaitala, 3 B/C, Amravati Bypass Road, Near Ajni Sq Nagpur-440003

LEGENDS:
PLOT BOUNDRY-SHOWN WHITE
PROPOSED WORK- SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BRAWN
EXISTING SHOWN BLUE HATCHED

Name Of Owner : Rashmi Mahendra Sarda
Postal Address : Plot no. 176, 177/1, Prestige Apartment, Opp Hanuman Mandir, Ramdaspeth Tank Rd, Shankar Nagar, Shankar Nagar Nagpur-440010 Maharashtra
Phone No.9850932211
DESCRIPTION OF PROJECT :-
Type of Proposal : Residential
Layout Demarcated/Final
SITE ADDRESS
KH NO.42/1/A, MOUZA- JAMTHA, TEHSIL-NAGPUR(RURAL), PH.NO-42
DISTRICT-NAGPUR
Name of Developer : Rashmi Mahendra Sarda
Signature of Owner
Signature of Architect
SCALE - 1:500
SUBMISSION DRAWING