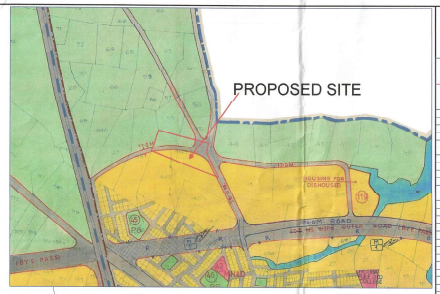
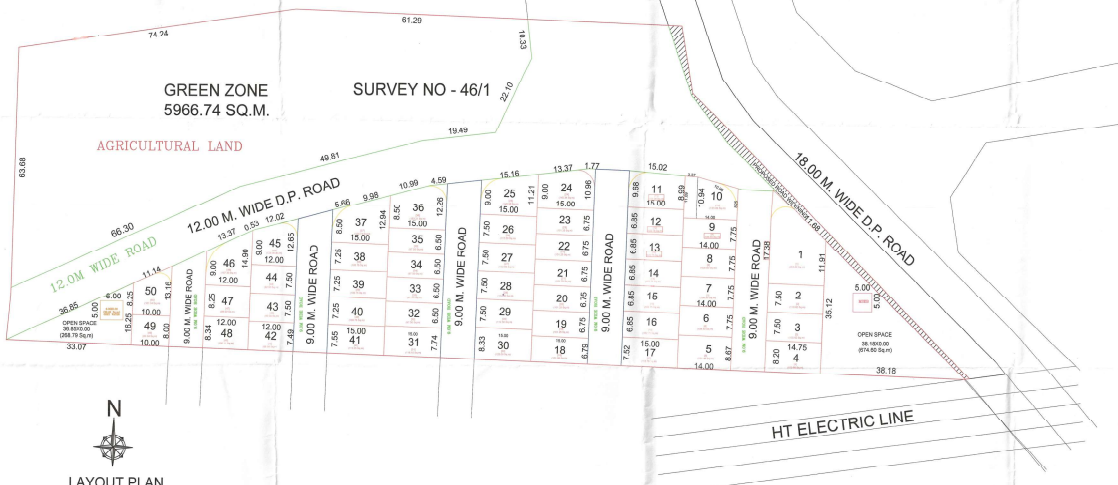
MAA CHANDIKA NAGAR





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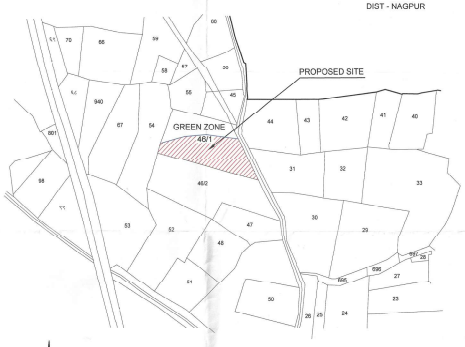
LAYOUT PLAN

SCALE 1:500

NOTE - ALL DIMENSIONS ARE IN METER

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

Plot NO.	Plot Area	Rounding area of road	Net Area	Prc rate / sq.ft factor	Front Road Width	Basic FSI	Built up prc rate basis	Type of Plot	Unit apportionment on plot
1	273.000	14.000	259.220	1.000	12.00	1.100	443.198	Detached	457.69
2	110.600	0.000	110.600	1.000	0.00	1.100	189.024	Detached	0.00
3	110.600	0.000	110.600	1.000	0.00	1.100	189.024	Detached	0.00
4	120.980	0.000	120.980	1.000	0.00	1.100	207.592	Detached	0.00
5	121.450	0.000	121.450	1.000	0.00	1.100	208.400	Detached	0.00
6	108.500	0.000	108.500	1.000	0.00	1.100	186.138	Detached	0.00
7	108.500	0.000	108.500	1.000	0.00	1.100	186.138	Detached	0.00
8	108.500	0.000	108.500	1.000	0.00	1.100	186.138	Detached	0.00
9	108.600	0.000	108.600	1.000	0.00	1.100	186.138	Detached	0.00
10	130.140	0.000	130.140	1.000	12.00	1.100	220.382	Detached	234.45
11	140.340	6.000	134.340	1.000	12.00	1.100	230.381	Detached	298.15
12	102.750	0.000	102.750	1.000	9.00	1.100	176.518	Detached	0.00
13	102.750	0.000	102.750	1.000	0.00	1.100	176.518	Detached	0.00
14	102.750	0.000	102.750	1.000	9.00	1.100	176.518	Detached	0.00
15	102.750	0.000	102.750	1.000	0.00	1.100	176.518	Detached	0.00
16	102.750	0.000	102.750	1.000	9.00	1.100	176.518	Detached	0.00
17	112.750	0.000	112.750	1.000	0.00	1.100	193.648	Detached	0.00
18	101.980	0.000	101.980	1.000	0.00	1.100	174.998	Detached	0.00
19	101.250	0.000	101.250	1.000	0.00	1.100	173.746	Detached	0.00
20	101.250	0.000	101.250	1.000	0.00	1.100	173.746	Detached	0.00
21	101.250	0.000	101.250	1.000	0.00	1.100	173.746	Detached	0.00
22	101.250	0.000	101.250	1.000	0.00	1.100	173.746	Detached	0.00
23	101.250	0.000	101.250	1.000	0.00	1.100	173.746	Detached	0.00
24	151.260	6.042	145.340	1.000	12.00	1.100	249.403	Detached	356.44
25	151.010	6.000	145.010	1.000	12.00	1.100	248.781	Detached	355.55
26	112.500	0.000	112.500	1.000	0.00	1.100	193.000	Detached	0.00
27	112.500	0.000	112.500	1.000	0.00	1.100	193.000	Detached	0.00
28	112.500	0.000	112.500	1.000	0.00	1.100	193.000	Detached	0.00
29	112.500	0.000	112.500	1.000	0.00	1.100	193.000	Detached	0.00
30	125.000	0.000	125.000	1.000	0.00	1.100	214.500	Detached	0.00
31	176.130	0.000	176.130	1.000	0.00	1.100	199.228	Detached	0.00
32	97.500	0.000	97.500	1.000	0.00	1.100	167.310	Detached	0.00
33	97.500	0.000	97.500	1.000	0.00	1.100	167.310	Detached	0.00
34	97.500	0.000	97.500	1.000	0.00	1.100	167.310	Detached	0.00
35	97.500	0.000	97.500	1.000	0.00	1.100	167.310	Detached	0.00
36	159.200	9.000	150.310	1.000	12.00	1.100	292.908	Detached	356.98
37	164.740	9.000	124.740	1.000	12.00	1.100	299.834	Detached	271.58
38	109.700	0.000	109.700	1.000	0.00	1.100	188.618	Detached	0.00
39	148.750	9.000	139.750	1.000	8.85	1.100	189.618	Detached	0.00
40	109.700	0.000	109.700	1.000	9.00	1.100	188.618	Detached	0.00
41	114.000	0.000	114.000	1.000	0.00	1.100	194.021	Detached	0.00
42	99.000	0.000	99.000	1.000	0.00	1.100	154.234	Detached	0.00
43	99.000	0.000	99.000	1.000	0.00	1.100	154.440	Detached	0.00
44	99.000	0.000	99.000	1.000	0.00	1.100	154.440	Detached	0.00
45	198.000	0.000	198.000	1.000	12.00	1.100	214.880	Detached	272.80
46	145.000	8.000	137.000	1.000	12.00	1.100	235.950	Detached	241.71
47	99.000	0.000	99.000	1.000	0.00	1.100	169.884	Detached	0.00
48	100.110	0.000	100.110	1.000	0.00	1.100	171.799	Detached	0.00
49	99.000	0.000	99.000	1.000	0.00	1.100	137.048	Detached	0.00
50	151.990	8.000	141.990	1.000	12.00	1.100	173.000	Detached	179.43
Total	5978.000		5966.01				9977.611		



LOCATION PLAN

SCALE 1:5000

DEMARCATED RESIDENTIAL LAY OUT PLAN ON S.NO.-46/1, P.H.NO.- 44 AT MOUZA - KATOL, TAH - KAYOL, DIST-NAGPUR

OWNER :- SHRI. WASUDEO ANADRAO DESHMUKH

STAMP OF APPROVAL OF PLAN OF SANCTIONING AUTHORITY

Junior Engineer
P. W. D. Section
Municipal Council, Katol

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	18396.30
	a) As per ownership document (7/12, CTS extract)	19300.00
	b) as per measurement sheet	18396.30
	(c) as per site	18396.30
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	3697.94
	(b) Any D.P. Reservation area	5966.77
	(b) Any D.P. Reservation area	5966.77
	(c) External structure in plot	0.00
	(d) Not in possession	0.00
(Total a+b+c+d)		9664.71
3.	Balance area of plot (1-2)	8721.59
4.	Amenity Space (if applicable)	
	(a) Required -	0.00
	(b) Adjustment of 2(b), if any -	---
	(c) Proposed -	---
5.	Net Plot Area (3-4 (c))	8721.59
6.	Recreational Open space (if applicable)	
	(a) Required -	872.16
	(b) Proposed -	943.39
7.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	2197.66
8.	Service road and Highway widening	---
9.	Plotable area	5580.54
10.	Bonus factor for FSI calculation on layout plots = (5/6)	1.06
11.	Area for inclusive housing	
	(a) Required -	--
	(b) Proposed -	--

CERTIFICATE :

THE ABOVE MENTIONED PLANS ARE PREPARED BY ME AS PER UDCPR

SIGNATURE OF ARCHITECT / LICENSED ENGINEER / SUPERVISOR

NAME: - ASHISH N. KHUKHAGADE

LICENSE NO. - ADTP/835

CONTACT NO. - 8793801150

DATED - 01/01/2021 TO 31/12/2023

(*) NAME OF THE ACT OF THE PLANNING AUTHORITY

ASHISH N KHOBRAGADE
B E CIVIL
I/C NO ADTP / 835
V.D. UPTO 31/12/2023
ADTP NO. 8793801150

CERTIFICATE OF AREA :

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DT- 15/03/2022 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
I/C NO ADTP / 835
V.D. UPTO 31/12/2023
ADTP NO. 8793801150

(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 :

SHRI. WASUDEO ANADRAO DESHMUKH

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

WASUDEO ANADRAO DESHMUKH

SIGNATURE OF ER./ARCH.

ASHISH N KHOBRAGADE
B E CIVIL
I/C NO ADTP / 835
V.D. UPTO 31/12/2023
ADTP NO. 8793801150