

PROPOSED RESIDENTIAL LAYOUT PLAN ON
KH. NO.- 48, P.H. NO.- 38, MOUZA - BELTARODI,
TAL. - NAGPUR (GRAMIN), DIST.-NAGPUR.
BELONGING TO - 1) SHRI. PRAVIN RATANLAL JAIN
2) SHRI. ASHOK SAKALDIP SINGH

PROFORMA - I			
AREA STATEMENT			
1	AREA OF LAND OF KH.NO. 48 (Minimum area of a,b,c, to be considered)	9300.00	SQ.M.
a)	AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	9300.00	SQ.M. (0.93 H)
b)	AS PER MEASURMENT SHEET	9300.00	SQ.M.
c)	AS PER SITE	9300.00	SQ.M.
2	DEDUCTIONS FOR		
a)	PROPOSED D.P./D.P. ROAD WIDENING AREA	0.00	SQ.M.
b)	ANY D.P. RESERVATION AREA	0.00	SQ.M.
c)	NATURAL WATER COURSE AREA	0.00	SQ.M.
	TOTAL (a+b+c)	0.00	SQ.M.
3	GROSS AREA OF PLOT (1 - 2)	9300.00	SQ.M.
			100%
4	RECREATIONAL OPEN SPACE		
a)	REQUIRED	930.00	SQ.M.
b)	PROPOSED	930.60	SQ.M.
			10.01%
5	AMENITY SPACE		
a)	REQUIRED	0.00	SQ.M.
b)	PROPOSED	0.00	SQ.M.
6	SPACE FOR ELECTRIC SUB-STATION	25.75	SQ.M.
			0.28%
7	INTERNAL ROAD AREA	1891.90	SQ.M.
			20.34%
8	AREA UNDER LAYOUT PLOTS	6451.75	SQ.M.
			69.37%
9	NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (3-5b)	9300.00	SQ.M.
10	PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (9 / 8) (as per clause no. 24.9 (i) of DCPR, NMRDA)	1.4415	SQ.M.

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 18 / 07 / 2020 and the dimensions of sides etc. of plots stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership / T.P. Scheme records / Land records Department / City Survey records.

ARCHITECT'S SIGN.

NOTE:-

- x AREA UNDER LAYOUT SHOWN THUS
- x AREA UNDER OPEN SPACE SHOWN THUS
- x RESIDENTIAL PLOTS SHOWN THUS
- x APPROACH ROAD SHOWN THUS

OWNER'S SIGN :

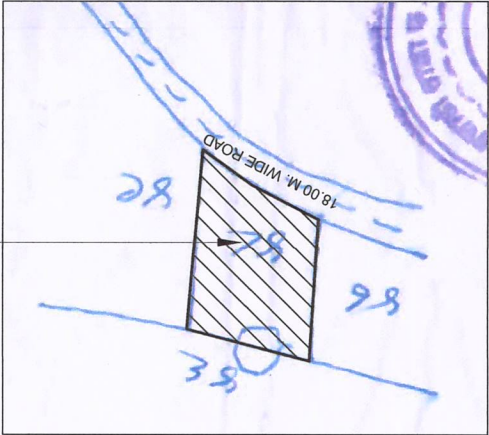
ARCHITECT'S SIGN :

1) SHRI. PRAVIN RATANLAL JAIN

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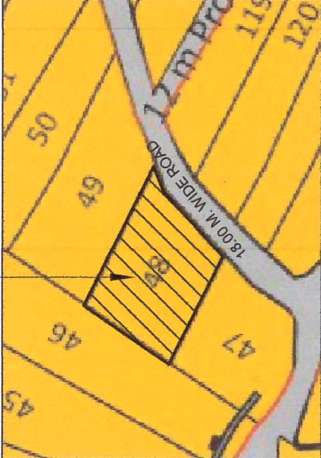
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PROPOSED LAYOUT
OF KH.NO. - 48

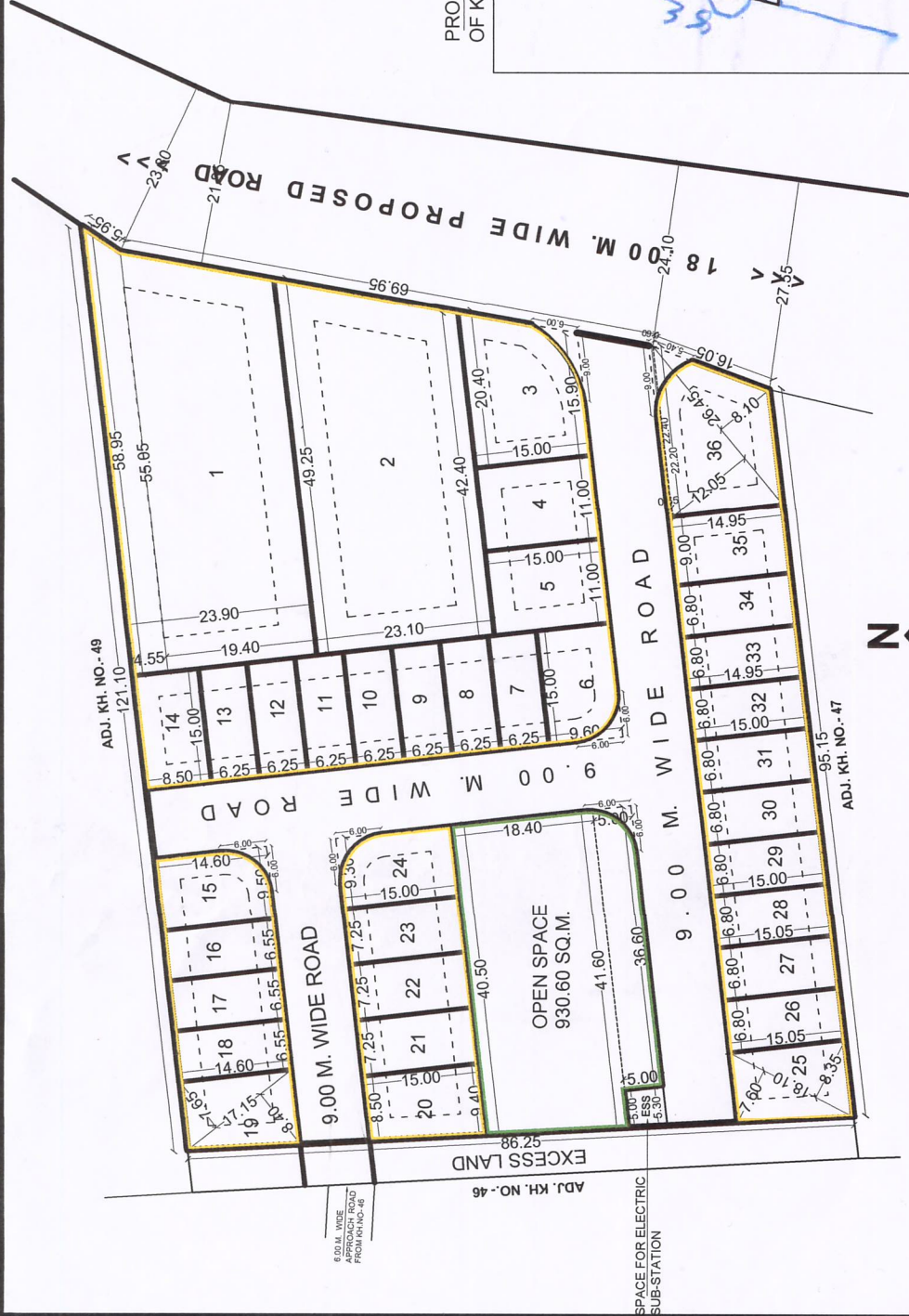
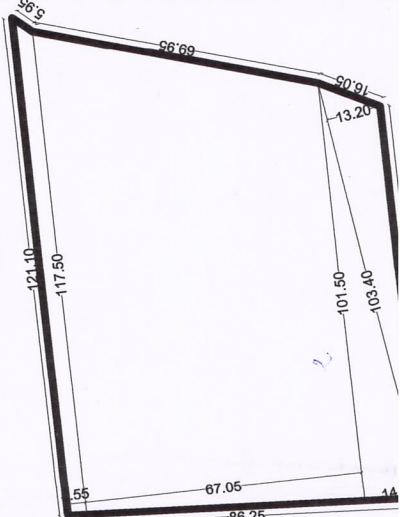


LOCATION PLAN
NTS

PROPOSED LAYOUT
OF KH.NO. - 48



D.P. PLAN SHOWING
PROPOSED SITE
SHEET NO. 97



LAYOUT PLAN
SCALE 1:500

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE	1/2(40.50 + 41.60) X 18.40 + 5.00 X 36.60	938.32	7.72	930.60	930.60
SPACE FOR ELECTRIC SUB-STATION	1/2(5.00 + 5.30) X 5.00	25.75		25.75	25.75

LAND AREA CALCULATION	
1/2(121.10 + 117.50) X 4.55	542.81
1/2(117.50 + 101.50) X 67.05	7341.97
1/2(13.20 + 14.17) X 103.40	1415.03
TOTAL	9299.81
SAY	9300.00

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	Built up area on Prorata basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI	Permissible builtup area on Basic FSI (Sq.m.)	Total Built up area on Prorata basis (Sq. M.)
	A	B	C	D	E=(C-D)	F=(E*1.4415)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(58.95 + 55.05) X 4.55 + 1/2(55.05 + 49.25) X 19.40	1271.06		1271.06	1832.23	1	1271.06	18.00	1.10	2015.46	1832.23
2	2	1/2(49.25 + 42.40) X 23.10	1058.55		1058.55	1525.89	1	1058.55	18.00	1.10	1678.48	1525.89
3	3	1/2(20.40 + 15.90) X 15.00	272.25	11.77	260.48	375.48	1	260.48	18.00	1.10	413.03	375.48
4	4, 5	11.00 X 15.00	165.00		165.00	237.84	2	330.00	9.00	1.10	261.62	475.68
5	6	9.60 X 15.00	144.00	7.72	136.28	196.44	1	136.28	9.00	1.10	216.08	196.44
6	7 TO 13	6.25 X 15.00	93.75		93.75	135.14	7	656.25	9.00	1.10	148.65	945.98
7	14	8.50 X 15.00	127.50		127.50	183.79	1	127.50	9.00	1.10	202.17	183.79
8	15	9.50 X 14.60	138.70	7.72	130.98	188.80	1	130.98	9.00	1.10	207.68	188.80
9	16, 17, 18	6.55 X 14.60	95.63		95.63	137.85	3	286.89	9.00	1.10	151.64	413.55
10	19	1/2(7.65 + 8.40) X 17.15	137.62		137.62	198.37	1	137.62	9.00	1.10	218.21	198.37
11	20	1/2(8.50 + 9.40) X 15.00	134.25		134.25	193.52	1	134.25	9.00	1.10	212.87	193.52
12	21, 22, 23	7.25 X 15.00	108.75		108.75	156.76	3	326.25	9.00	1.10	172.44	470.29
13	24	9.30 X 15.00	139.50	7.72	131.78	189.96	1	131.78	9.00	1.10	208.96	189.96
14	25	1/2(7.60 + 8.35) X 18.10	144.34		144.34	208.06	1	144.34	9.00	1.10	228.87	208.06
15	26, 27	6.80 X 15.05	102.34		102.34	147.52	2	204.68	9.00	1.10	162.28	295.05
16	28	1/2(15.00 + 15.05) X 6.80	102.17		102.17	147.27	1	102.17	9.00	1.10	162.00	147.27
17	29, 30, 31	6.80 X 15.00	102.00		102.00	147.03	3	306.00	9.00	1.10	161.74	441.10
18	32	1/2(15.00 + 14.95) X 6.80	101.83		101.83	146.78	1	101.83	9.00	1.10	161.46	146.78
19	33, 34	6.80 X 14.95	101.66		101.66	146.54	2	203.32	9.00	1.10	161.20	293.09