

FINAL DEMARCATED RESIDENTIAL LAYOUT ON FINAL PLOT NO. 230 (ORIGINAL PLOT(KH.NO-5) P. H. NO.72, MOUZA - SONDAPAR, TAH. - HINGNA, DIST -NAGPUR (SUMTHANA-KOTIWADA-SONDAPAR-JAMTHA-PARSODI IMPROVEMENT SCHEME) BELONGING TO :-  
 1) SHRI. GOURISHANKAR DEVRAOJI ITANKAR  
 2) MRS. VIJAYA GHANSHYAM HATWARI

STAMPS OF APPROVAL OF PLANS:  
 Approved by  
 Assistant Engineer  
 Nagpur Metropolitan Region Development Authority  
 Approved by  
 Assistant Engineer  
 Nagpur Metropolitan Region Development Authority

1	AREA STATEMENTS :	N.A.R.D.A. = 11160.000 SQ.M OWNER = 1674.000 SQ.M
	AREA OF LAND (MINIMUM AREA OF A.B.C. TO BE CONSIDERED )	= 27900.000 SQ.M
	A) AS PER OWNERSHIP DOCUMENT ( 7152, CTS, EXTRACT )	= 1674.000 SQ.M
	B) AS PER MEASUREMENT SHEET	= 1674.000 SQ.M
	C) AS PER SITE	
2	DEDUCTIONS FOR :	
	A) PROPOSED D.P/D.P. ROAD WIDENING	= 0.000 SQ.M
	B) ANY D.P. RESERVATION AREA	= 0.000 SQ.M
	C) NATURAL WATER COURSE AREA	= 0.000 SQ.M
	TOTAL A-B	= 0.000 SQ.M
3	GROSS AREA OF PLOT (1-2)	= 16740.000 SQ.M (100%) (OWNER)
4	RECREATIONAL OPEN SPACE :	
	A) REQUIRED	= 1674.000 SQ.M
	B) PROPOSED	= 1674.445 SQ.M (10.00%)
5	AMENITY SPACE :	
	A) REQUIRED	= N.A. SQ.M
	B) PROPOSED	= 0.000 SQ.M
6	SPACE FOR E.S. & W.T.P.	= 50.000 SQ.M (0.30%)
7	A SERVICE ROAD / HIGHWAY WIDENING	= 0.000 SQ.M
7 B	INTERNAL ROAD AREA	= 4207.784 SQ.M (25.14%)
8	AREA UNDER LAYOUT PLOTS	= 10607.771 SQ.M (64.56%)
9	NET PLOT AREA FOR FSI CALCULATIONS =	= 27900.000 SQ.M
10	PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS = (98)	= 2.91

CERTIFICATE OF AREA -  
 CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BE ON 09-09-2019 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS LESS THAN WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.  
 E. Dhanraj S. Harole  
 NIT Lic. No. - 3000  
 Mob. No. 9158855015

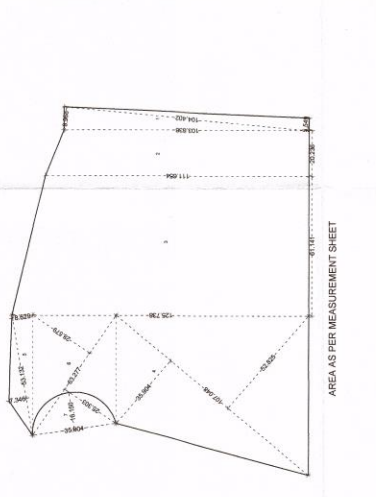
OWNER (S) NAME AND SIGNATURE  
 1) SHRI. GOURISHANKAR DEVRAOJI ITANKAR  
 2) MRS. VIJAYA GHANSHYAM HATWARI

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE  
 E. Dhanraj S. Harole  
 NIT Lic. No. - 3000  
 Mob. No. 9158855015

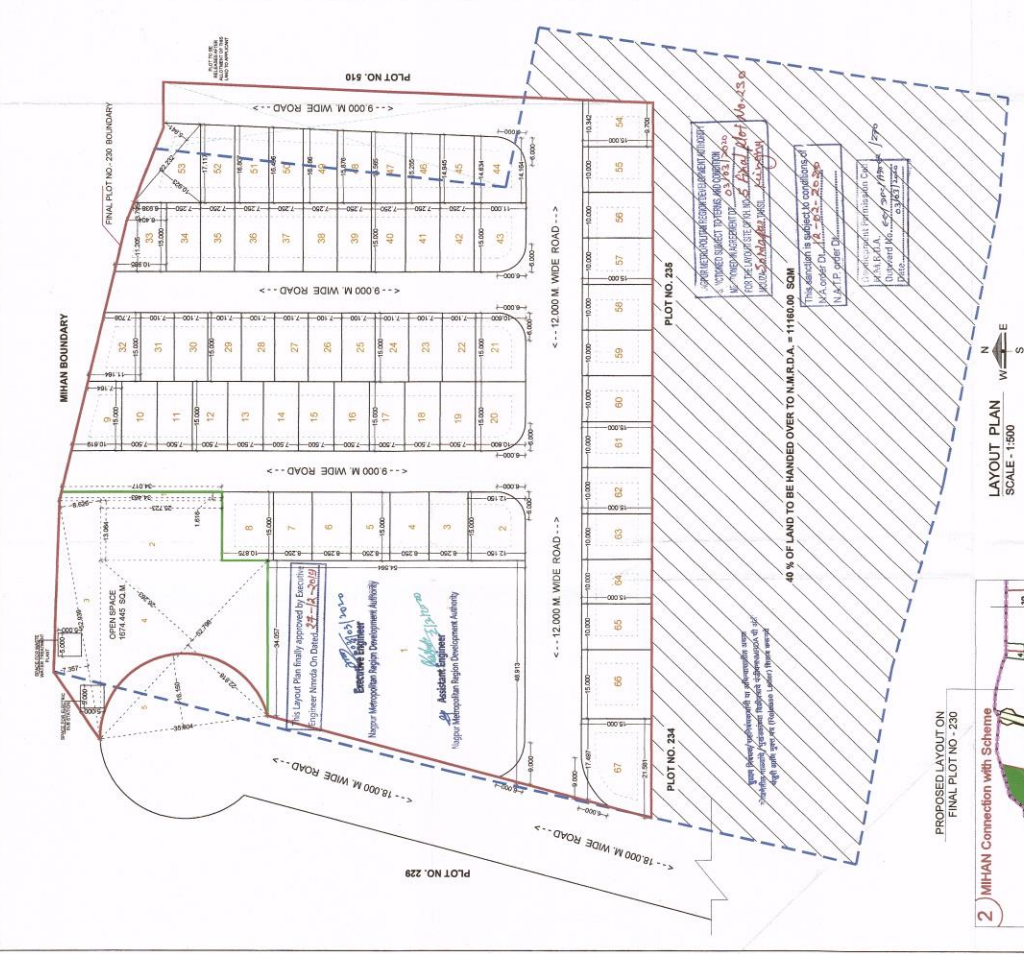
JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. / LICENCE NO OF ARCH / LIC. ENG. / SUPERVISOR
2412/19	NE-01	1:500	DH	DH	

LEGEND:  
 FINAL PLOT BOUNDARY  
 KHASRA BOUNDARY SHOWN IN  
 AREA UNDER LAYOUT SHOWN IN  
 OPEN SPACE SHOWN IN

PLOT NO	PLOT SIZE	PLOT AREA (SQ.M)				NO OF PLOTS	REMAINING PLOT AREA (SQ.M)	BUILD UP AREA (SQ.M)	TOTAL AREA (SQ.M)
		A	B	C	D				
1	0.5*(134.057+48.919)*14.564	2263.388	11.770	2251.618	1	2251.618	6755.453	11160.000	
2	15.000*12.150	182.250	7.720	174.530	5	174.530	431.264	1674.000	
3	15.000*8.250	123.750	0.000	123.750	5	618.750	1528.931	1674.000	
4	15.000*10.875	163.125	0.000	163.125	1	163.125	409.882	1674.000	
5	0.5*(17.164+10.639)*15.000	133.373	0.000	133.373	1	133.373	329.583	1674.000	
6	15.000*7.500	112.500	0.000	112.500	10	1125.000	2793.975	1674.000	
7	15.000*10.600	159.000	7.720	151.280	2	302.560	747.636	1674.000	
8	15.000*7.100	106.500	0.000	106.500	10	1065.000	2631.615	1674.000	
9	0.5*(11.164+7.709)*11.205	141.540	0.000	141.540	1	141.540	349.745	1674.000	
10	0.5*(10.385+8.404)*11.205	137.738	0.000	137.738	1	137.738	340.351	1674.000	
11	0.5*(16.838+8.404)*3.225	108.750	0.000	108.750	9	978.750	2418.491	1674.000	
12	15.000*11.000	165.000	7.720	157.280	1	157.280	388.639	1674.000	
13	0.5*(14.164+14.634)*11.000	158.389	7.720	150.669	1	150.669	372.303	1674.000	
14	0.5*(14.845+14.634)*7.250	107.224	0.000	107.224	1	107.224	264.960	1674.000	
15	0.5*(14.845+15.259)*7.250	109.675	0.000	109.675	1	109.675	270.513	1674.000	
16	0.5*(14.565+15.259)*7.250	110.349	0.000	110.349	1	110.349	272.971	1674.000	
17	0.5*(16.186+15.879)*7.250	116.225	0.000	116.225	1	116.225	287.191	1674.000	
18	0.5*(16.186+15.496)*7.250	118.472	0.000	118.472	1	118.472	292.745	1674.000	
19	0.5*(16.807+15.496)*7.250	120.723	0.000	120.723	1	120.723	298.307	1674.000	
20	0.5*(16.807+17.117)*7.250	122.975	0.000	122.975	1	122.975	303.870	1674.000	
21	0.5*(15.941+10.923)*12.233	187.469	0.000	187.469	1	187.469	463.235	1674.000	
22	0.5*(10.342+9.707)*15.000	150.315	0.000	150.315	1	150.315	371.428	1674.000	
23	10.000*15.000	150.000	0.000	150.000	11	1650.000	4071.150	1674.000	
24	15.000*15.000	225.000	0.000	225.000	1	225.000	555.975	1674.000	
25	0.5*(17.497+12.981)*15.000	291.085	11.770	281.315	1	281.315	697.916	1674.000	
<b>TOTAL</b>						<b>67</b>	<b>10807.771</b>	<b>27900.000</b>	



RECREATIONAL OPEN SPACE	
1) 0.5*(134.057+48.919)*14.564	= 55.331 SQ.M
2) 13.064 * 25.723	= 336.045 SQ.M
3) 0.5*(7.357+8.629)*52.939	= 423.065 SQ.M
4) 0.5*(126.263+22.816)*52.796	= 1295.889 SQ.M
5) 0.667*35.604*16.150	= 395.662 SQ.M
<b>TOTAL</b>	<b>= 1724.445 SQ.M</b>
DEDUCTION FOR E.S. = 5*5 = 25.000 SQ.M	
DEDUCTION FOR W.W.T.P. = 5*5 = 25.000 SQ.M	
<b>TOTAL</b>	<b>= 1674.445 SQ.M</b>



PROPOSED LAYOUT ON FINAL PLOT NO. 230  
 SCALE - 1:500  
 LOCATION PLAN SCALE - 1:500  
 DESIGNERS & PLANNERS  
 E. Dhanraj S. Harole  
 NIT Lic. No. 3000  
 Mob. No. 9158855015