



LOCATION PLAN
SCALE - N.T.S.
D.P. SHEET NO. 56



GOOGLE LOCATION PLAN
SCALE - N.T.S.

PLOT NO.	PLOT SIZE	PLOT AREA	TOTAL NET PLOT AREA			NET PLOT AREA		
			LESS TANG.	AREA	NO. OF PLOTS	AREA	NO. OF PLOTS	
300	1/2 X 8.49 + 15.00 = 11.75 X 7.17 = 84.21	84.21	0	84.21	906.45	1	84.21	906.45
301	= 15.00 X 11.83 = 177.45	177.45	0	177.45	1910.07	1	177.45	1910.07
302 TO 306	= 15.00 X 9.00 = 135.00	135.00	0	135.00	1453.14	5	27.00	7265.70
307, 308	= 15.00 X 10.00 = 150.00	150.00	7.72	142.28	1531.50	2	284.56	3065.00
309 TO 311	= 15.00 X 9.00 = 135.00	135.00	0	135.00	1453.14	3	405.00	4358.42
312	1/2 X 5.98 + 13.40 = 9.69 X 33.39 = 323.55	323.55	0	323.55	3482.68	1	323.55	3482.68
313	1/2 X 4.35 + 12.86 = 8.61 X 29.13 = 250.66	250.66	0	250.66	2698.14	1	250.66	2698.14
314	= 15.00 X 15.44 = 231.60	231.60	7.72	223.88	2409.84	1	223.88	2409.84
315	1/2 X = 21.70 X 23.89 = 259.21	259.21	0	259.21	2790.10	1	259.21	2790.10
316	1/2 X 10.46 + 1.86 = 6.16 X 21.01 = 129.42	129.42	0	129.42	1399.09	1	129.42	1399.09
317	1/2 X 13.48 + 12.83 = 13.16 X 9.00 = 118.40	118.40	0	118.40	1274.40	1	118.40	1274.40
318	1/2 X 12.83 + 12.19 = 12.51 X 9.00 = 112.59	112.59	0	112.59	1211.92	1	112.59	1211.92
319	1/2 X 12.19 + 11.55 = 11.87 X 9.00 = 106.83	106.83	0	106.83	1149.92	1	106.83	1149.92
320	1/2 X 6.34 + 7.29 = 6.82 X 9.45 = 64.40	64.40	0	64.40	693.22	1	64.40	693.22
321								
322	1/2 X 16.71 + 11.32 = 14.02 X 13.99 = 196.07	196.07	0	196.07	2110.50	1	196.07	2110.50
323 TO 327	= 13.99 X 9.00 = 125.91	125.91	0	125.91	1355.30	5	629.55	6776.48
328	1/2 X 13.99 + 14.03 = 14.01 X 9.00 = 126.09	126.09	0	126.09	1357.23	1	126.09	1357.23
329	1/2 X 14.03 + 14.35 = 14.19 X 9.00 = 127.71	127.71	0	127.71	1374.67	1	127.71	1374.67
330	1/2 X 14.35 + 14.67 = 14.51 X 9.00 = 130.59	130.59	0	130.59	1405.67	1	130.59	1405.67
331	1/2 X 14.67 + 14.99 = 14.83 X 9.00 = 133.47	133.47	0	133.47	1436.67	1	133.47	1436.67
332	1/2 X 14.99 + 15.31 = 15.15 X 9.00 = 136.35	136.35	0	136.35	1467.67	1	136.35	1467.67
333	1/2 X 15.31 + 15.63 = 15.47 X 9.00 = 139.23	139.23	0	139.23	1498.67	1	139.23	1498.67
334	1/2 X 15.63 + 15.99 = 15.81 X 10.00 = 158.10	158.10	0	158.10	1701.79	1	158.10	1701.79
335	1/2 X 15.99 + 16.31 = 16.15 X 9.00 = 145.35	145.35	0	145.35	1564.55	1	145.35	1564.55
336	1/2 X 16.31 + 16.63 = 16.47 X 9.00 = 148.23	148.23	0	148.23	1595.55	1	148.23	1595.55
337	1/2 X 21.96 + 9.73 = 15.85 X 16.63 = 263.50	263.50	0	263.50	2836.34	1	263.50	2836.34
TOTAL								337 = 51463.88 553957.21



LAYOUT PLAN
SCALE 1:500

PROPOSED RESIDENTIAL LAYOUT PLAN ON KHASRA NO. 239/1, 239/2, 231/1, MOUZA-MAHURZARI, MALIK MAKBUJA, TALUKA: NAGPUR (GRAMIN), DIST.: NAGPUR.

BELONGING TO:
 1) MOH. SHOEAB RAFIK RANGUNWALA.
 2) MR. ARVINDERSINGH BHUPENDERSINGH KOHLI.
 3) MRS. ASEMA NITIN UPARE.
 4) MRS. KAVITA SHYAMSUNDER MITTAL.

AREA STATEMENT (PROFORMA-I)

- AREA OF LAND
 - a) As per ownership document (7/12, CTS extract) = 73600.00 SQ.M.
 - b) As per K - PRAT = 73170.00 SQ.M.
- DEDUCTION FOR
 - a) Proposed D.P./D.P. Road widening area = 0.00 SQ.M.
 - b) GROSS AREA OF PLOT = 73170.00 SQ.M. (100.00%)
- RECREATIONAL OPEN SPACE
 - a) Required (10.00%) = 0000.00 SQ.M. (0.00%)
 - b) Proposed (A + B) = 0000.00 SQ.M. (0.00%)
- AMENITY SPACE
 - a) Required (5.0%) = N.A.
 - b) Proposed = N.A.
- SERVICE ROAD AND HIGHWAY WIDENING = 0000.00 SQ.M. (0.00%)
- INTERNAL ROAD AREA = 21706.12 SQ.M. (29.67%)
- AREA UNDER RESIDENTIAL PLOTS = 51463.88 SQ.M. (70.33%)
- AREA UNDER E.S.S. & S.T.P. = 00.00 SQ.M. (0.00%)
- NET AREA OF PLOTS FOR FSI CALCULATIONS = 73170.00 SQ.M.

NA1 - NET PLOT AREA FOR LAYOUT @ 100% OF AREA EXCLUDING AMENITY SPACE, D.P./R.P. PROPOSALS, IF ANY, & AREA FOR ROAD WIDENING AND SERVICE ROAD AS PER CLAUSE 24.9, FROM GROSS AREA UNDER LAYOUT, AS PER CLAUSE 24.9 OF DCPR = 100% = 73170.00 SQ.M.

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA (F.S.I.) ON PRO - DATA BASIS 'X' AS PER CLAUSE 24.9 OF DCPR - 'X' = NA/NA = 73170.00 / 51463.88 = 1.42177 SAY = 1.43

NA2 - AREA UNDER D.P./R.P. ROADS + AREA FOR WIDENING AND SERVICE ROADS NA - ROAD AS PER CLAUSE 27.2 = 00.00 SQ.M.

NOTE :- ADDITIONAL FSI SHOWN ABOVE IS SUBJECT TO COMPLIANCE OF PROVISION OF CLAUSE NO. 27.2 OF UDPCR BY THE LAND OWNER.

REFERENCE
 LAND USE AS PER SANCTION DEVELOPMENT PLAN YELLOW
 LOCATION OF PLOT MAHURZARI
 ZONE RESIDENTIAL
 PROPOSED USE SUBMITTED AS PER PLAN UDPCR 2023
 PLOT BOUNDARY SHOWN THUS BLACK
 OPEN SPACE GREEN
 AMENITY SPACE RED
 INTERNAL ROADS BROWN

ARCHITECT

Date	17-10-2023
Dwg. No.	SUB / 01
Dealt by	RASHI
Checked by	SARANG
Scale	1:500
Revision	RO

OWNER

- 1) MOH. SHOEAB RAFIK RANGUNWALA.
- 2) MR. ARVINDERSINGH BHUPENDERSINGH KOHLI.
- 3) MRS. ASEMA NITIN UPARE.
- 4) MRS. KAVITA SHYAMSUNDER MITTAL.

Ar. SARANG AGRAWAL
 C.A. NO. 2009/43842
 M.C./R-555
 N.T. - 2615
 N.M.R.D.A. - CA/2009/43842/268

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