PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

DEMARCATED RESIDENTIAL LAY OUT PLAN OF

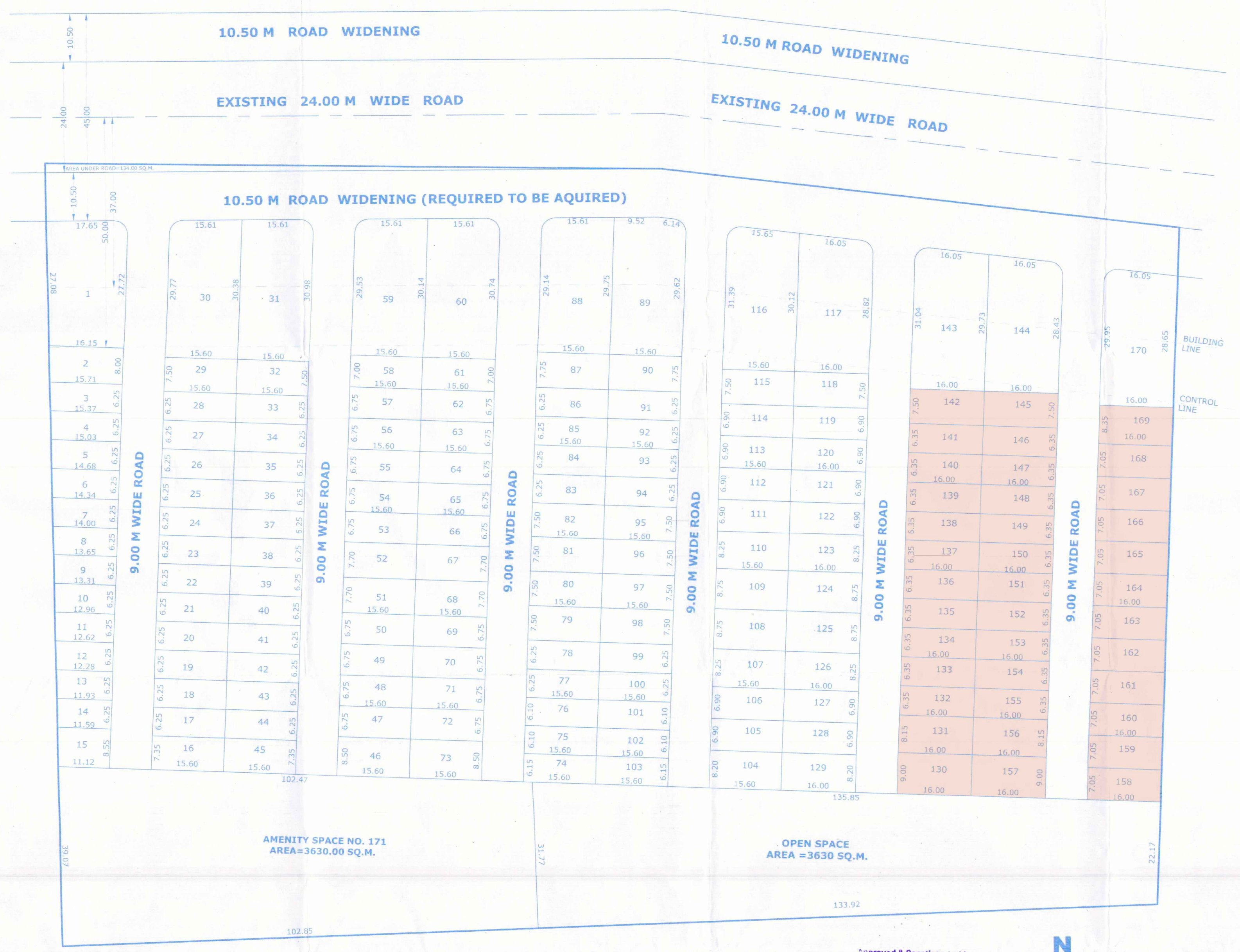
SR. NO. :-17/1,17/2 P

MOUJA : - HIRAPUR ,

TQ. :- AMRAVATI

DIST. :- AMRAVATI.(M.S.)

PRABHAKAR COLONY



N

LAYOUT PLAN
SCALE 1:500

AREA AS PER 7 / 12 OF SR. NO : - 17/1, 17/2 P — 1 H : 10 R +2 H : 83 R (3 H : 93 R) 39300.00 SQ.M.

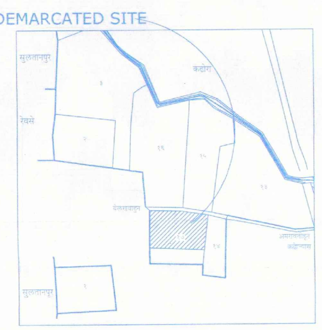
AREA AS PER K-PRAT SR. NO : - 17/1, 17/2 P — (3 H : 90 R) 39000.00 SQ.M.

1)	MINIMUM AREA CONSIDER FOR PROPOSAL	3 H : 90 R (39000.00 SQ.M.)
2)	DEDUCTIONS FOR	39000 .00 SQ.M.
A)	AREA UNDER ANY ROAD	134.00 SQ.M.
B)	AREA UNDER ANY D.P / R.P ROAD	00.00 SQ.M.
C)	AREA UNDER 10.50 M ROAD WIDENING REQUIRED TO BE AQUIRED	2578.00 SQ.M.
	TOTAL (A + B + C)	2712.00 SQ.M.
3)	NET GROSS AREA OF PLOT (1 - 2)	36288.00 SQ.M.
4)	DEDUCTION FOR	
A)	RECREATION OPEN SPACE 10 % MIN.	3630.00 SQ.M.
B)	INTERNAL ROADS & CURVT.	6535.83 SQ.M.
C)	AMENITY SPACE 10% MIN. NO. 171	3630.00 SQ.M.
	TOTAL (A + B + C) =	13795.83 SQ.M.
5)	NET AREA RESIDENTIAL PLOTS (3 - 4)	22492.17 SQ.M.
6)	NET AREA OF PLOT UNDER FSI CALCULATION 0.90X((1-(2+4C))	29392.20 SQ.M.
7)	PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS (6/5)	1.30

AREA STATEMENT OF PLOTS

SR. NO.	PLOT NO.	PLOT AREA (SQ.M.)	ROUNDING AREA OF ROAD (ROAD CURVE)	REMAINING PLOT AREA	NO.	TOTAL AREA SQ.M.	BUILT UP AREA ON PRORATA BASIS (DXFACTOR OF FSI)	FRONT ROAD WIDTH (M)	PERMISSIBLE NORMAL FSI	PERMISSIBLE B/UP AREA ON NORMAL FSI
	A	B	C	D	E	F	G	H	I	J
				(B-C)		(DXE)	(DX1.30)			(GXI)
A) SEMI DETACHED PLOTS										
1	2	127.46		127.46	1	127.46	165.70	9.00	1.10	182.27
2	3	97.13		97.13	1	97.13	126.27	9.00	1.10	138.90
3	4	94.98		94.98	1	94.98	123.47	9.00	1.10	135.82
4	5	92.83		92.83	1	92.83	120.68	9.00	1.10	132.75
5	6	90.69		90.69	1	90.69	117.90	9.00	1.10	129.69
6	7	88.54		88.54	1	88.54	115.10	9.00	1.10	126.61
7	8	86.43		86.43	1	86.43	112.36	9.00	1.10	123.59
8	9	84.24		84.24	1	84.24	109.51	9.00	1.10	120.46
9	10	82.10		82.10	1	82.10	106.73	9.00	1.10	117.40
10	11	79.95		79.95	1	79.95	103.94	9.00	1.10	114.33
11	12	77.80		77.80	1	77.80	101.14	9.00	1.10	111.25
12	13	75.65		75.65	1	75.65	98.35	9.00	1.10	108.18
13	14	73.51		73.51	1	73.51	95.56	9.00	1.10	105.12
14	15	97.08		97.08	1	97.08	126.20	9.00	1.10	138.82
15	16 & 45	114.66		114.66	2	229.32	149.06	9.00	1.10	163.96
16	17 TO 28, 33 TO 44,	97.50		97.50	24	2340.00	126.75	9.00	1.10	139.43
17	29 & 32	117.00		117.00	2	234.00	152.10	9.00	1.10	167.31
18	47 TO 50 & 69 TO 72	105.30		105.30	8	842.40	136.89	9.00	1.10	150.58
19	51,52 & 67,68	120.12		120.12	4	480.48	156.16	9.00	1.10	171.77
20	53 TO 57 & 62 TO 66	105.30		105.30	10	1053.00	136.89	9.00	1.10	150.58
21	58 & 61	109.20		109.20	2	218.40	141.96	9.00	1.10	156.16
22	74 & 103	95.94		95.94	2	191.88	124.72	9.00	1.10	137.19
23	75 ,76 & 101, 102	95.16		95.16	4	380.64	123.71	9.00	1.10	136.08
24	77 ,78 & 99, 100	97.50		97.50	4	390.00	126.75	9.00	1.10	139.43
25	79 TO 82, 95 TO 98	117.00		117.00	8	936.00	152.10	9.00	1.10	167.31
26	83 TO 86 & 91 TO 94	97.50		97.50	8	780.00	126.75	9.00	1.10	139.43
27	87 & 90,	120.90		120.90	2	241.80	157.17	9.00	1.10	172.89
28	104	127.92		127.92	1	127.92	166.30	9.00	1.10	182.93
29	105 & 106	107.64		107.64	2	215.28	139.93	9.00	1.10	153.93
30	107	128.70		128.70	1	128.70	167.31	9.00	1.10	184.04
31	108 & 109	136.50		136.50	2	273.00	177.45	9.00	1.10	195.20
32	110	128.70		128.70	1	128.70	167.31	9.00	1.10	184.04
33	111 TO 114	107.64		107.64	4	430.56	139.93	9.00	1.10	153.93
34	115	117.00		117.00	1	117.00	152.10	9.00	1.10	167.31
35	118	120.00		120.00	1	120.00	156.00	9.00	1.10	171.60
36	119 TO 122	110.40		110.40	4	441.60	143.52	9.00	1.10	157.87
37	123	132.00		132.00	1	132.00	171.60	9.00	1.10	188.76
38	124 & 125	140.00		140.00	2	280.00	182.00	9.00	1.10	200.20
39	126	132.00		132.00	1	132.00	171.60	9.00	1.10	188.76
40	127 & 128	110.40		110.40	2	220.80	143.52	9.00	1.10	157.87
41	129	131.20		131.20	1	131.20	170.56	9.00	1.10	187.62
42	131 & 156	130.40		130.40	2	260.80	169.52	9.00	1.10	186.47
43	132 TO 141 & 146 TO 155	101.60		101.60	20	2032.00	132.08	9.00	1.10	145.29
44	142 & 145	120.00		120.00	2	240.00	156.00	9.00	1.10	171.60
45	158 TO 168	112.80		112.80	11	1240.80	146.64	9.00	1.10	161.30
46	169	133.60		133.60	1	133.60	173.68	9.00	1.10	191.05
TOTAL					154	16352.27				
B) DETACHED PLOTS										
1	1	462.86	5.14	457.72	1	457.72	595.04	45.00	1.10	654.54
2	30	469.15	5.14	464.01	1	464.01	603.21	45.00	1.10	663.53
3	31	478.60	5.14	473.46	1	473.46	615.50	45.00	1.10	677.05
4	46 & 73	132.60		132.60	2	265.20	172.38	45.00	1.10	189.62
5	59	465.42	5.14	460.28	1	460.28	598.36	45.00	1.10	658.20
6	60	474.88	5.14	469.74	1	469.74	610.66	45.00	1.10	671.73
7	88	459.36	5.14	454.22	1	454.22	590.49	45.00	1.10	649.53
8	89	466.56	5.14	461.42	1	461.42	599.85	45.00	1.10	659.83
9	116	479.75	5.14	474.61	1	474.61	616.99	45.00	1.10	678.69
10	117	471.49	5.14	466.35	1	466.35	606.26	45.00	1.10	666.88
11	130 & 157	144.00		144.00	2	288.00	187.20	45.00	1.10	205.92
12	143	486.16	5.14	481.02	1	481.02	625.33	45.00	1.10	687.86
13	144	465.34	5.14	460.20	1	460.20	598.26	45.00	1.10	658.09
14	170	468.81	5.14	463.67	1	463.67	602.77	45.00	1.10	663.05
TOTAL			61.68		16	6139.90				

DEMARCATED SITE



LOCATION PLAN SCALE 1:8000

OFFICE OF THE ASSIST. DIRECTOR OF TOWN PLANNING, AMRAVATI

Recommended for approval as
Recommended in Red Colour and subject
condition mentioned in this office letter
No. 2010 Date 04/08/2022

Assistant Director of
Town Planning,Amravati

अधिमूल्य रक्कम चा भरणा
रु. 5703751... केला आहे.
चालान स्क्रोल नं. 0318744520
दि. 8/4/22

विकास शुल्क भुखंड/बांधकाम वरील
चा भरणा रु. 915051 केला आहे.
चालान स्क्रोल नं. .... दि. 8/4/22
0319822920

Approved & Sanctioned wide,
Tahsildar Amravati Rev. Case No.
NAP-34/Hirapur_06 2022-2023
Dated 05/08/2022

Tahsildar, Amravati.

SANCTIONING AUTHORITY

APPL. NAME & SIGN.	ENGG. NAME & SIGN.
	Praful G. Wankhade B. E. (Civil) T & P No. R. P. Amt/Er-1/9/2015 New Ganesh Colony, Amravati. Mob. No. 9975795447

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