

SR.NO	PLOT NO	PLOT SIZE	AREA	TANGENT	NET AREA IN SQ.M.	NO	TOTAL AREA	USER
01	AMENITY SPACE	1/2(25.20+26.65)X54.70	1418.09	7.72 +7.72 15.44	1402.85 -50.00 1352.85	01	1352.65	
02	OPEN SPACE	1/2(23.10+25.70)X55.40	1351.76		1351.76	01	1351.76	
03	W.T.P.	5.00X5.00	25.00		50.00	01	50.00	
	E.S.S.	5.00X5.00	25.00					

PROJECT

FINAL DEMARCATED RESIDENTIAL LAY OUT PLAN ON RETAINABLE LAND KH NO- 113/4B, P.H. NO.- 46,MOUZA-ISASANI, TAH- HINGNA, DIST-NAGPUR

OWNER :- SHRI.- PUROSHOTAM PUNDLIK SAMARTH.
SHRI.- BADWANT PUNDLIK SAMARTH.
SHRI.- AVINASH BADWANT SAMARTH.
SHRI.- UDHAY BADWANT SAMARTH.
SHRI.- VILAS PUROSHOTAM SAMARTH.
SMT.- ANITA PUROSHOTAM SAMARTH.
SMT.- INDU PUROSHOTAM SAMARTH.
SMT.- MANJU SANJAY HARDE.
SMT.- SAVITA SHUBHASRAO ITANKAR.
C/O SUBHALAXMI DEVELOPERS (PARTNERS)
1) G. P. DHAWAD. 2) N. B. PADOLE.

AREA STATEMENT

- GROSS AREA OF LAND/ PLOT
(MINIMUM AREA OF A,B,C, TO BE CONSIDERED)
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT) = 1.35 H.R
B) AS PER MEASUREMENT SHEET = 1.35 H.R
C) AS PER SITE = 1.35 H.R

- DEDUCTION FOR
A) PROPOSED D.P/ D.P. ROAD WINDING AREA - NIL
B) ANY D.P. RESERVATION AREA - NIL
C) NATURAL WATER COURSE AREA - NIL

TOTAL (A+B) - NIL

- GROSS AREA OF PLOT (1-2) - 13500.00 SQ.M.
- RECREATIONAL OPEN SPACE
A) REQUIRED - 1350.00 SQ.M. (10.00%)
B) PROPOSED - 1351.76 SQ.M. (10.01%)
- AMENITY SPACE
A) REQUIRED - 1350.00 SQ.M. (10.00%)
B) PROPOSED - 1352.65 SQ.M. (10.02%)
- W.T.P. AND E.S.S. AREA - 50.00 SQ.M. (00.37%)
- INTERNAL ROAD AREA - 3921.59 SQ.M. (29.05%)
- AREA UNDER LAYOUT PLOTS - 6824.00 SQ.M. (50.55%)
- NET AREA OF PLOTS FOR FSI CALCULATIONS- (3-5B)
 $13500.00 - 1352.65 = 12147.35$ SQ.M.
- PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS= (9/8)
 $12147.35 / 6824.00 = 1.78$

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

Nos.	Plot No.	Plot Size (M)	Plot Area (Sq.m.)	Tangent Rounding Area Of road (If Any sq.m.)	Remainin g Plot Area (Sq.m.)	No of Plots	Total Area (Sq.M.)	Total Built Area on Pro-Rata Basis(D*Pr o-rata fsi Factor)	Front Road Width (M)	Basic Fsi	Permissi ble Built Up Area On Basic Fsi (E*G) Sq.m.
	A		B	C	D(B-C)			E	F	G	H
1	1	1/2(10.65+12.90)X22.30	262.58	11.77	250.81	1	250.81	446.45	18.00	1.10	491.09
2	2 TO 4	12.50X22.30	278.75		278.75	3	836.25	496.18	18.00	1.10	545.79
3	5	1/2(10.55+12.80)X22.30	260.35		260.35	1	260.35	463.43	18.00	1.10	509.77
4	6	1/2(8.45+10.10)X16.50	153.04	7.72	145.32	1	145.32	258.67	9.00	1.10	284.53
5	7 TO 12	7.30X16.50	120.45		120.45	6	722.70	214.40	9.00	1.10	235.84
6	13	1/2(7.00+8.70)X16.50	129.53		129.53	1	129.53	230.55	9.00	1.10	253.61
7	14	12.80X12.50	160.00	7.72	152.28	1	152.28	271.06	12.00	1.10	298.16
8	15 TO 20	7.50X12.50	93.75		93.75	6	562.50	166.88	9.00	1.10	183.56
9	21	1/2(10.50+11.60)X12.50	138.13	7.72	130.41	1	130.41	232.12	9.00	1.10	255.33
10	22	1/2(11.60+12.70)X12.50	151.88	7.72	144.16	1	144.16	256.60	9.00	1.10	282.26
11	23 TO 28	7.50X12.50	93.75		93.75	6	562.50	166.88	9.00	1.10	183.56
12	29	1/2(12.75+12.80)X12.50	159.69	7.72	151.97	1	151.97	270.50	12.00	1.10	297.55
13	30	1/2(12.95+13.00)X12.50	162.19	7.72	154.47	1	154.47	274.95	12.00	1.10	302.45
14	31 TO 36	7.50X12.50	93.75		93.75	6	562.50	166.88	9.00	1.10	183.56
15	37	1/2(13.20+14.25)X12.50	171.56	7.72	163.84	1	163.84	291.64	9.00	1.10	320.80
16	38	1/2(8.95+9.65)X19.75	183.68	7.72	175.96	1	175.96	313.20	9.00	1.10	344.52
17	39 TO 44	7.50X12.50	93.75		93.75	6	562.50	166.88	9.00	1.10	183.56
18	45	9.00X18.00	162.00	7.72	154.28	1	154.28	274.62	12.00	1.10	302.08
19	46	1/2(8.50+9.90)X16.65	153.18		153.18	1	153.18	272.66	9.00	1.10	299.93
20	47 TO 52	7.00X16.65	116.55		116.55	6	699.30	207.46	9.00	1.10	228.20
21	53	1/2(8.70+10.15)X16.65	156.93	7.72	149.21	1	149.21	265.59	9.00	1.10	292.15
TOTAL AREA OF 53 NOS OF PLOTS = 6824.00 SQ.M.											

CERTIFICATE OF AREA:-

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ON ----- AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

ARCHITECT SIGNATURE.

OWNER SING :-

ARCHITECT SIGN:-

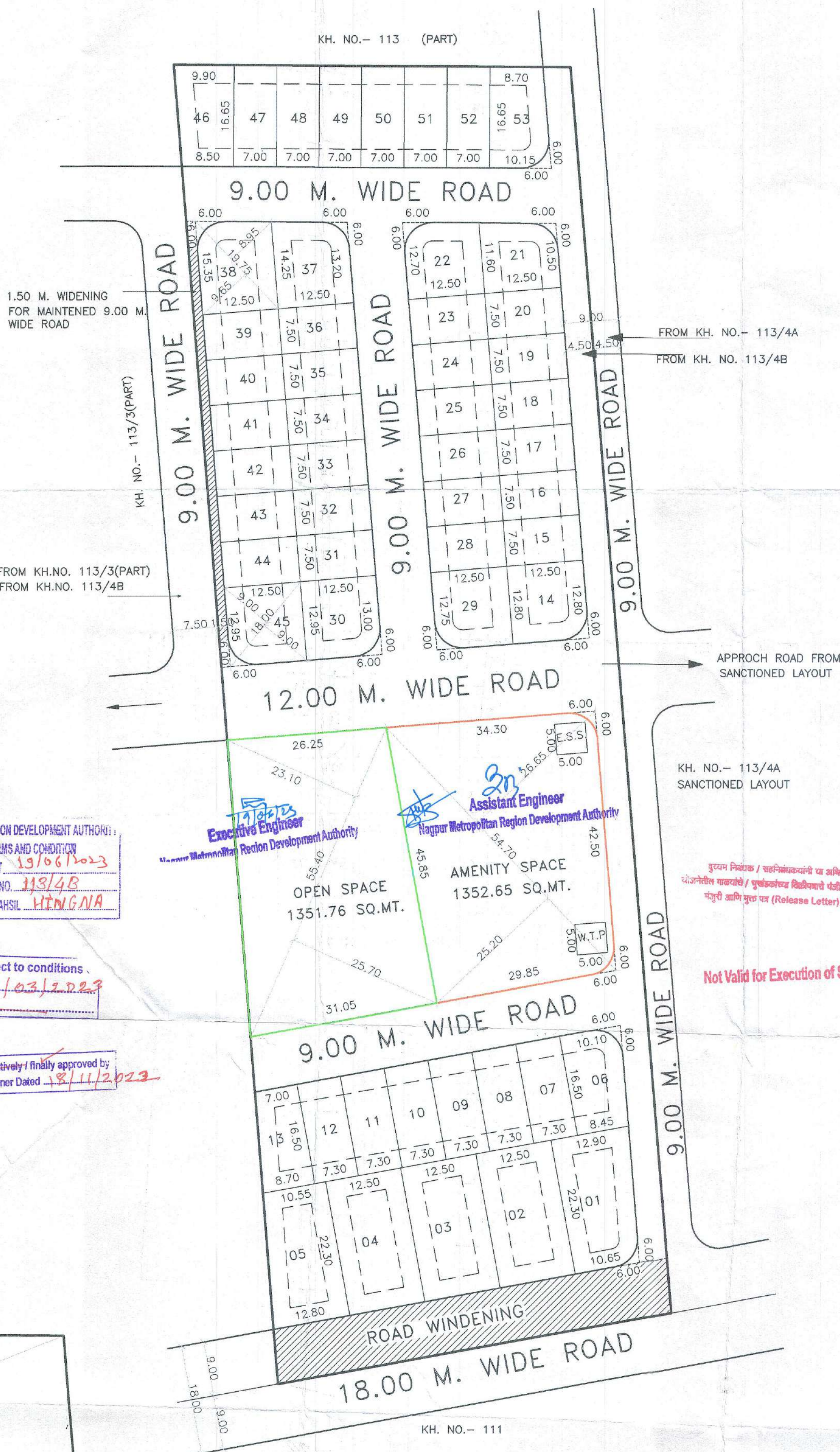
SHRI.- PUROSHOTAM PANDHARI SAMARTH. & OTHERS-7

C/O SUBHALAXMI DEVELOPERS (PARTNERS)

1) G. P. DHAWAD. 2) N. B. PADOLE.

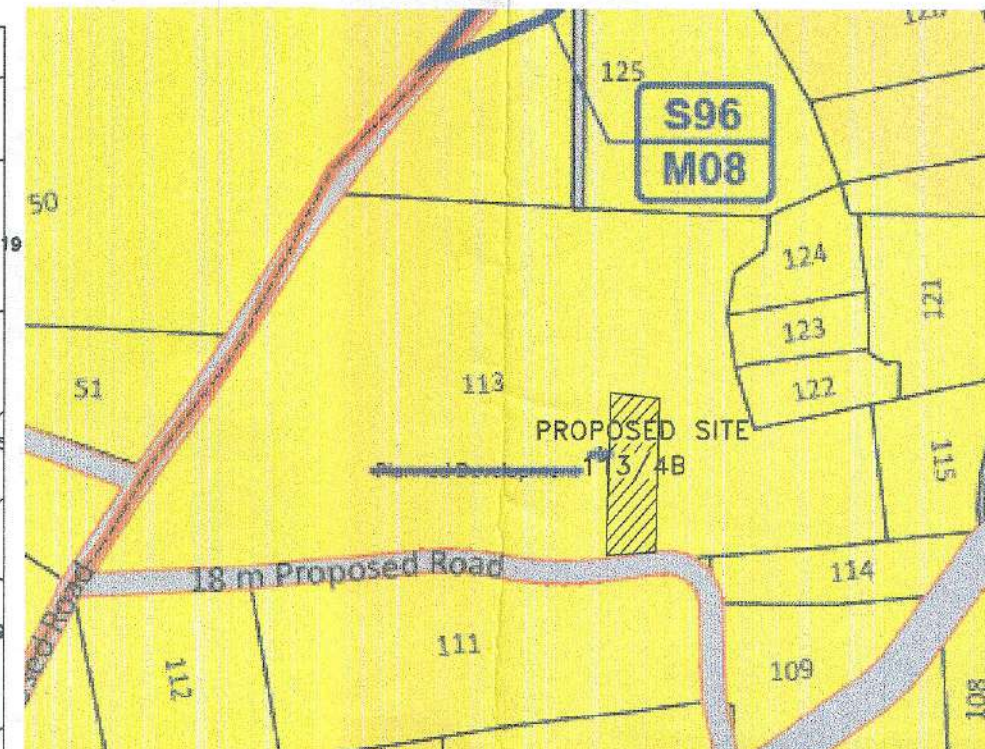
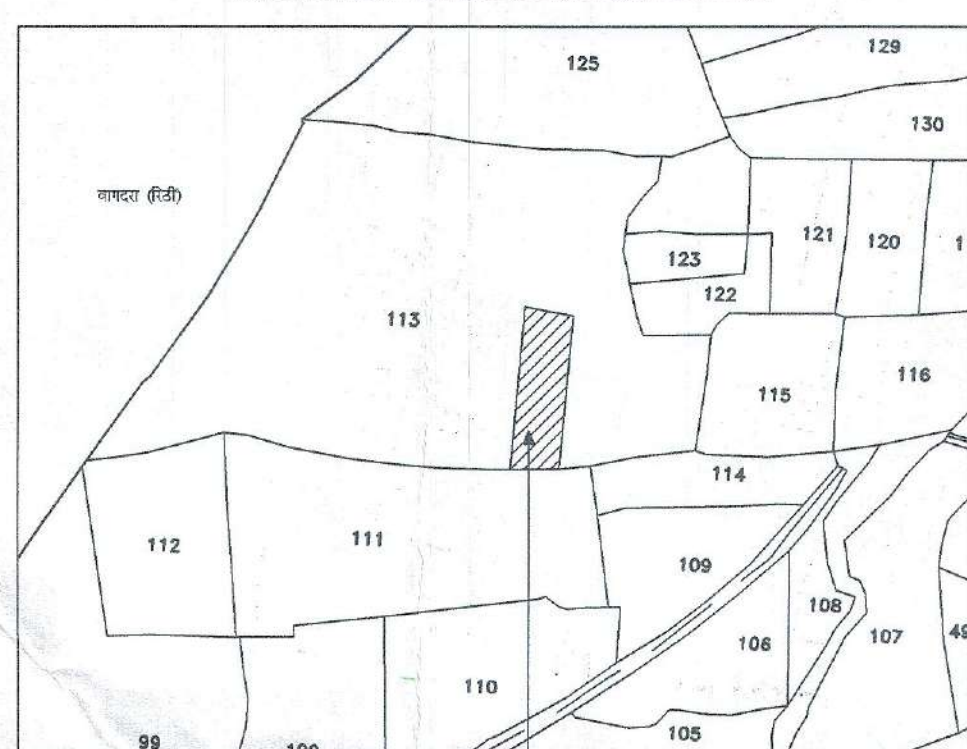
ASPECT DESIGN
B. P. GOHAR
Consulting Architect & Engineer
N.M.R.D.A. LS.No.341, N.I.T. LS.No.886,
N.M.C. LS.No.390, A.D.T.P. LS.No.1561/2017
308, Imperial Plaza, Anand Talikes Sq.,
Sitabdi, Nagpur-462012 (M) 9865543417

KH. NO.- 113 (PART)



SITE PLAN

D.P. PLAN



PROPOSED SITE 113/4B



MOUZA- ISASANI.
P.H. NO. 46,
TAH. HINGNA.
DIST- NAGPUR.
SCALE 1:5000

KEY - PLAN



SR.NO	'K' PRAT	SIZE	AREA
1	KEY PLAN AS 'K' PRAT	1/2(59.63+63.60)X219.10	13499.84
		SAY AS	13500.00

NOTE:-	
LAND BOUNDARY SHOWN THUS	
OPEN SPACE SHOWN THUS	
AMINITY SPACE SHOWN THUS	
POLTEBLE AREA SHOWN THUS	
MAIN APPROCH ROAD SHOWN THUS	
NOTE:-	
WEST WATER TREATMENT & RECYCLING PLANT, ELECTRIC SUBSTATION SHOULD BE PROVIDED IN AMINITY SPACE AS PER CLOUSE NO. 3.60 & 13.4.1 OF UDCPR.-2020	