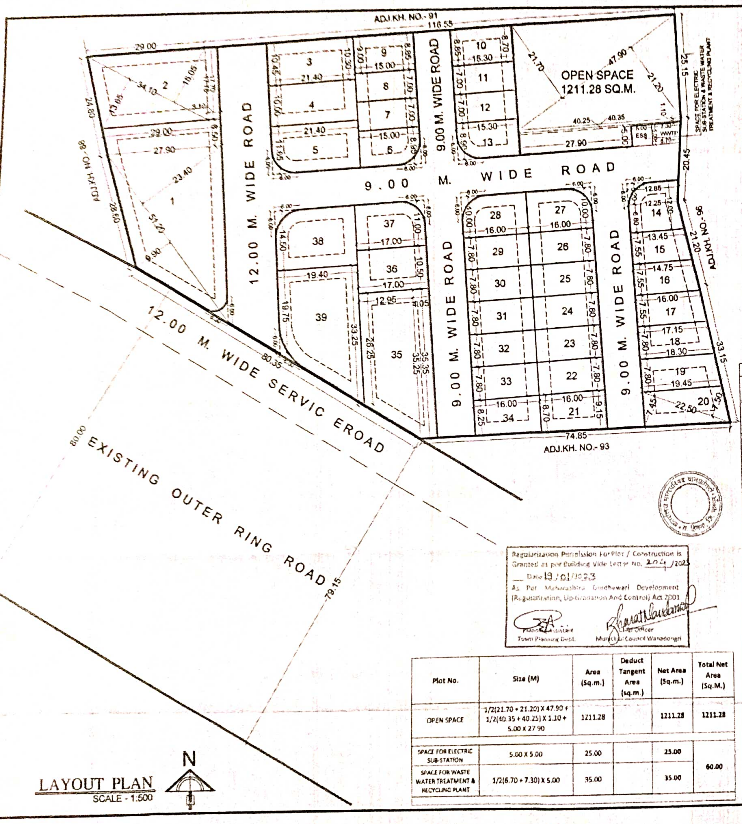
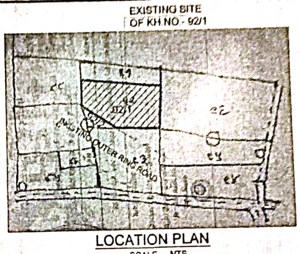
EXISTING RESIDENTIAL LAYOUT PLAN ON KH. NO.- 92/1, P. H. NO.- 50, MOUZA - SANGAM, TAL.- HINGNA, DIST. - NAGPUR.

BELONGING TO :- PERFECT CO. OP. HOUSING SOCIETY LTD.
THROUGH SECRETARY
SHRI. ASHOK BHOYAR



LAYOUT PLAN
SCALE - 1:500

EXISTING SITE
OF KH NO - 92/1



LOCATION PLAN
SCALE - NTS

Regularization Permission For Plot / Construction is Granted as per Building Vide Letter No. 204 /2023
Date 19/01/2023
As Per Maharashtra Gunthewari Development (Regularization, Up-Gradation And Control) Act 2001
Planning Assistant, Town Planning Dept.
Chief Officer, Municipal Council Wanadongri

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(21.70 + 21.20) X 47.90 + 1/2(40.35 + 40.25) X 1.10 + 5.00 X 27.90	1211.28		1211.28	1211.28
SPACE FOR ELECTRIC SUB-STATION	5.00 X 5.00	25.00		25.00	60.00
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	1/2(6.70 + 7.30) X 5.00	35.00		35.00	

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.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI
	A	B	C	D	E=(C-D)	F	G=E*F	H	I
1	1	1/2(9.90 + 23.40) X 51.20 + 1/2(27.90 + 29.00) X 6.50	1037.40	7.72	1029.68	1	1029.68	12.00	1.10
2	2	1/2(13.65 + 15.05) X 34.10 + 1/2(17.70 + 17.70) X 3.10	544.20		544.20	1	544.20	12.00	1.10
3	3	1/2(10.45 + 10.30) X 21.40	222.02		222.02	1	222.02	12.00	1.10
4	4	10.00 X 21.40	214.00		214.00	1	214.00	12.00	1.10
5	5	11.65 X 21.40	249.31	7.72	241.59	1	241.59	12.00	1.10
6	6	8.95 X 15.00	134.25	7.72	126.53	1	126.53	9.00	1.10
7	7, 8, 11, 12	7.00 X 15.00	105.00		105.00	4	420.00	9.00	1.10
8	9	1/2(9.00 + 8.85) X 15.00	133.87		133.87	1	133.87	9.00	1.10
9	10	1/2(8.85 + 8.70) X 15.30	134.25		134.25	1	134.25	9.00	1.10
10	13	8.90 X 15.30	136.17	7.72	128.45	1	128.45	9.00	1.10
11	14	1/2(12.85 + 12.25) X 5.20 + 1/2(12.25 + 13.45) X 6.80	152.64	7.72	144.92	1	144.92	9.00	1.10
12	15	1/2(13.45 + 14.75) X 7.55	106.45		106.45	1	106.45	9.00	1.10
13	16	1/2(14.75 + 16.00) X 7.55	116.08		116.08	1	116.08	9.00	1.10
14	17	1/2(16.00 + 17.15) X 7.55	125.14		125.14	1	125.14	9.00	1.10
15	18	1/2(17.15 + 18.30) X 7.80	138.25		138.25	1	138.25	9.00	1.10
16	19	1/2(18.3 + 19.45) X 7.80	147.22		147.22	1	147.22	9.00	1.10
17	20	1/2(7.45 + 7.50) X 22.50	168.18		168.18	1	168.18	9.00	1.10
18	21	1/2(9.15 + 8.70) X 16.00	142.80		142.80	1	142.80	9.00	1.10
19	22 TO 26 29 TO 33	7.80 X 16.00	124.80		124.80	10	1248.00	9.00	1.10
20	27, 28	10.00 X 16.00	160.00	7.72	152.28	2	304.56	9.00	1.10
21	34	1/2(8.70 + 8.25) X 16.00	135.60		135.60	1	135.60	9.00	1.10
22	35	1/2(35.35 + 35.25) X 4.05 + 1/2(35.25 + 26.25) X 12.95	541.17		541.17	1	541.17	12.00	1.10
23	36	10.50 X 17.00	178.50		178.50	1	178.50	9.00	1.10
24	37	11.00 X 17.00	187.00	7.72	179.28	1	179.28	9.00	1.10
25	38	14.50 X 19.40	281.30	7.72	273.58	1	273.58	12.00	1.10
26	39	1/2(19.75 + 33.25) X 19.40	514.10	7.72	506.38	1	506.38	12.00	1.10
	TOTAL					39	7650.70		

AREA STATEMENT

1	AREA OF LAND OF KH.NO.- 92/1 (Minimum area of a,b,c, to be considered)	12000.00	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	12000.00	SQ.M.	(1.20 H.)
	b) AS PER MEASURMENT SHEET	NIL	SQ.M.	
	c) AS PER SITE	NIL	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a) PROPOSED D.P./D.P. ROAD 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	BALANCE AREA OF PLOT (1 - 2)	12000.00	SQ.M.	
4	AMENITY SPACE			
	a) REQUIRED	NIL	SQ.M.	
	b) PROPOSED	NIL	SQ.M.	
5	NET PLOT AREA (3-4b)	12000.00	SQ.M.	100%
6	RECREATIONAL OPEN SPACE			
	a) REQUIRED	1200.00	SQ.M.	10.00%
	b) PROPOSED	1211.28	SQ.M.	10.09%
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 35.00)	60.00	SQ.M.	0.50%
8	INTERNAL ROAD AREA	3078.02	SQ.M.	25.65%
9	SERVICE ROAD HIGH-WAY WIDENING	0.00	SQ.M.	
10	PLOTABLE AREA	7650.70	SQ.M.	63.76%

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 :

PERFECT CO. OP. HOUSING SOCIETY LTD.
THROUGH SECRETARY
SHRI. ASHOK BHOYAR

ARCHITECT'S SIGN :

UMESH M. LAMGE
B.Arch (Hons)
ARCHITECTS & INTERIOR DESIGNERS

ARCHITECT:-

AR. UMESH LAMGE
B.ARCH (HONS)
ARCHITECT & INTERIOR DESIGNER
402, DAYA CHAMBER,
AJNI SQ. WARDHA ROAD, NAGPUR