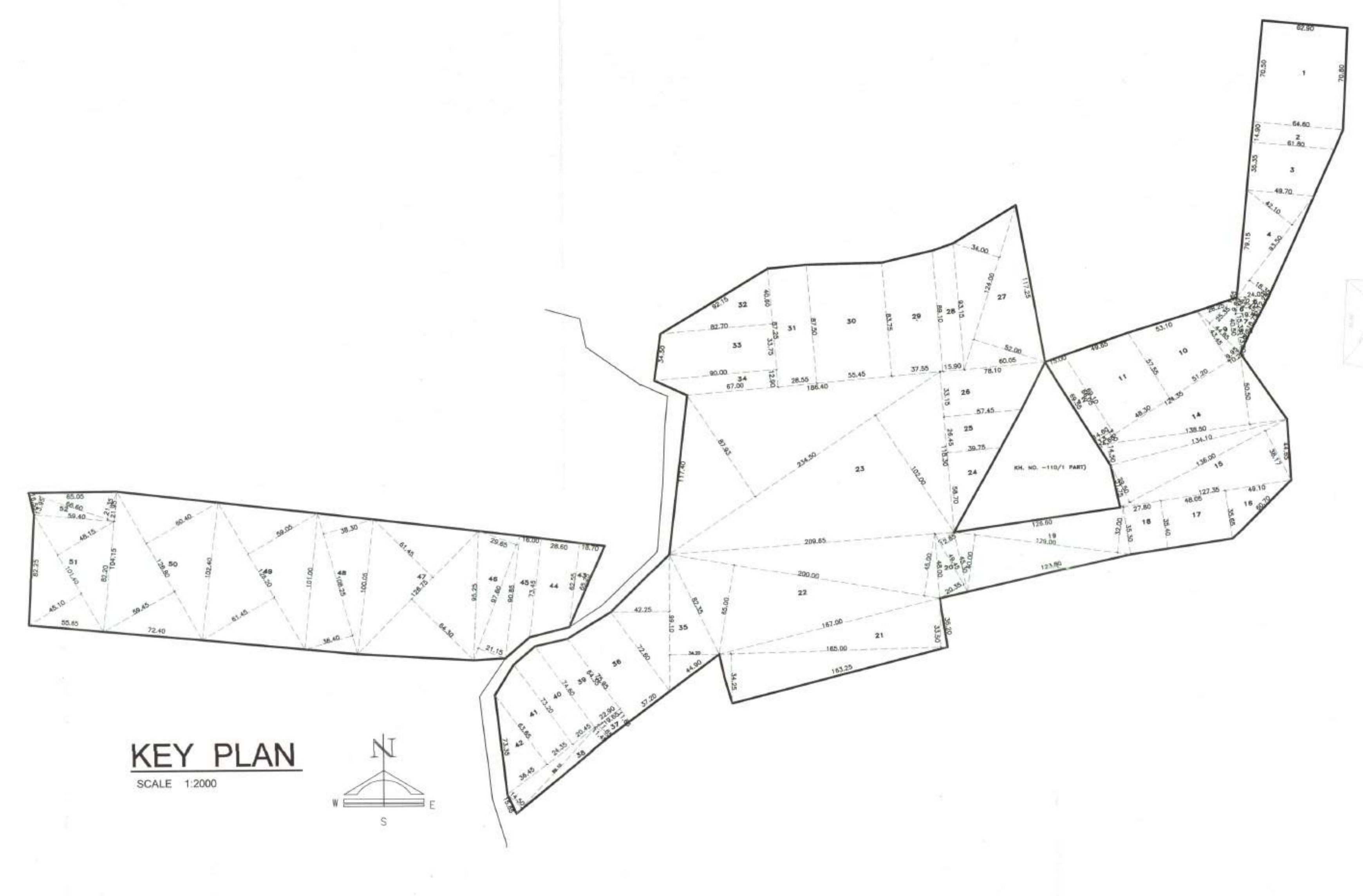
KEY PLAN AREA STATEMENT

SR.NO	'K' PRAT		SIZE	AREA
1	KEY PLAN AS 'K' PRAT	1	1/2(62.90+64.60)X70.50	4494.37
		2	1/2(64.60+61.80)X14.90	941.68
		3	1/2(61.80+49.70)X35.35	1970.76
		4	1/2(42.10+18.35)X93.50	2826.03
		5	1/2(12.24X20.70)	126.68
		6	1/2(1.65+9.80)X22.45	128.52
		7	1/2(19.40+8.65)X15.35	215.28
		8	1/2(8.65X13.80)	59.68
		9	1/2(25.35+9.95)X44.65	788.07
		10	1/2(43.45+57.55)X51.20	2585.60
		11	1/2(57.55+69.10)X48.30	3058.59
		12	1/2(66.05+69.55)X14.60	989.88
		13	14.60X3.00	43.80
		14	1/2(50.50+14.50)X138.50	4501.25
		15	1/2(29.50+38.17)X136.00	4601.56
		16	1/2(49.10X35.65)	875.20
		17	1/2(35.65+35.40)X48.05	1706.97
		18	1/2(35.40+35.30)X27.80	982.72
		19	1/2(32.00+40.00)X129.00	4644.00
		20	1/2(12.85+20.35)X49.45	820.87
		21	1/2(34.50+33.50)X165.00	5589.37
		22	1/2(45.00+65.00)X200.00	11000.00
		23	1/2(87.93+102.00)X234.50	22270.46
		24	1/2(58.70X39.75)	1166.66
		25	1/2(39.75+57.45)X26.45	1285.47
		26	1/2(57.45+78.10)X33.15	2246.74
		27	1/2(34.00+52.00)X124.00	5332.00
		28	1/2(93.15+89.10)X15.90	1448.88
		29	1/2(89.10+83.75)X37.55	3245.25
		30	1/2(83.75+87.50)X55.45	4747.90
		31	1/2(87.50+87.25)X28.55	2494.55
		32	1/2(40.60X82.70)	1678.81
		33	1/2(82.70+90.00)X33.75	2914.31
		34	1/2(90.00+67.00)X12.90	1012.65
		35	1/2(42.25+34.20)X99.10	3788.09
		36	1/2(72.60+75.95)X37.20	2763.03
		37	11.65X19.65	228.92
		38	1/2(11.45+14.50)X89.10	1156.07
		39	1/2(64.35+74.60)X22.90	1590.97
		40	1/2(74.60+73.20)X20.45	1511.25
		41	1/2(73.20+63.65)X24.35	1666.14
		42	1/2(63.65X36.45)	1160.02
		43	1/2(62.55X18.70)	584.84
		44	1/2(62.55+73.45)X28.60	1944.80
		45	1/2(73.45+90.85)X16.00	1314.40
		46	1/2(21.15+29.65)X97.60	2479.04
		47	1/2(64.30+61.45)X126.75	7969.40
		48	1/2(36.40+61.45)X108.25	4043.13
		49	1/2(59.05+61.45)X126.20	7603.55
		50	1/2(60.40+59.45)X126.80	7598.49
		51	1/2(45.10+48.15)X101.40	4727.77
		52	1/2(21.35+13.95)X66.60	1175.49
				1,56,099.96
			SAY AS	1,56,100.00

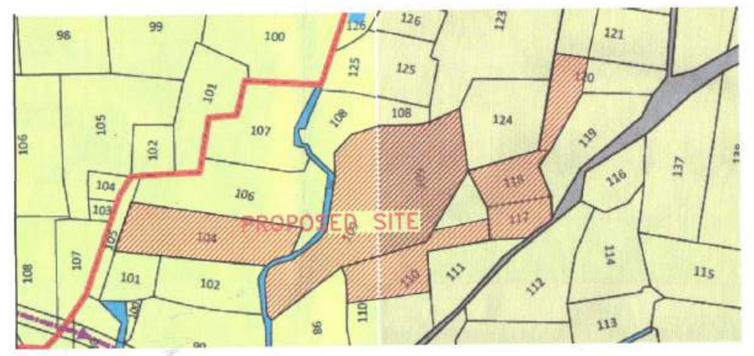


KEY PLAN

SCALE 1:2000

LAY OUT PLAN

SCALE 1:1000



D.P. SHEET NO 69,70

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

TOTAL AREA OF 618 NOs OF PLOTS = 74791.49 SQM.

PROJECT

PROPOSED RESIDENTIAL LAY OUT PLAN ON
KH NO :- 109,110/1,117,118,120 (PART),104, & SANCTION LAYOUT
PLAN ON KH NO :- 120 (PART),121(PART), 122,123, P.H. NO:- 24
MOUZA- KARLI, TAH - KALMESHWAR,
DIST - NAGPUR.
OWNER :- SHRI.- PRAVIN WAMANRAO BHOYAR.
SHRI.- GURUBHAU VISNAJI NARDELWAR.

PASE-1

AREA STATEMENT

1. GROSS AREA OF LAND/ PLOT
(MINIMUM AREA OF A,B,C, TO BE CONSIDERED)
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT) = 16.69 H.R
B) AREA UNDER PROPOSAL = 15.00 H.R
C) AS PER MEASURMENT SHEET = 15.00 H.R
D) AS PER SITE = 15.00 H.R
E) BALANCE AGRICUTURAL LAND = 1.69 H.R

PASE-2

1. GROSS AREA OF LAND/ PLOT
(MINIMUM AREA OF A,B,C, TO BE CONSIDERED)
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT) = 15.61 H.R
B) AREA UNDER PROPOSAL = 15.61 H.R
C) AS PER MEASURMENT SHEET = 15.61 H.R
D) AS PER SITE = 15.61 H.R

PASE-1 & PASE-2

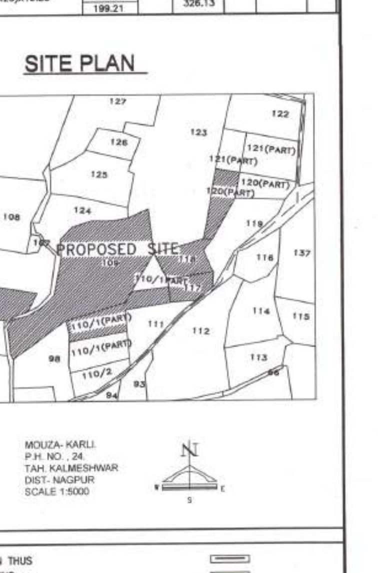
1. GROSS AREA OF LAND/ PLOT
(MINIMUM AREA OF A,B,C, TO BE CONSIDERED)
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT) = 32.30 H.R
B) AREA UNDER PROPOSAL = 30.61 H.R
C) AS PER MEASURMENT SHEET = 30.61 H.R
D) AS PER SITE = 30.61 H.R
E) BALANCE AGRICUTURAL LAND = 1.69 H.R

2. DEDUCTION FOR
A) PROPOSED D.P/ D.P. ROAD WINDING AREA/ SERVICE ROAD / HIGHWAY WIDENING -NIL
B) ANY D.P. RESERVATION AREA -NIL
TOTAL (A+B) -NIL

3. BALANCE AREA OF PLOT (1-2)	- 306100.00 SQ.M.
4. AMENITY SPACE (IF APPLICABLE)	
A) REQUIRED	- N.A.
B) ADJUSTMENT OF 2(B), IF ANY	- N.A.
C) BALANCE PROPOSED	- N.A.
5. NET PLOT AREA (3-4(C))	- 3,06,100.00 SQ.M.(100.00%)
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
A) REQUIRED PARK & PLAY GROUND-10%	- 30610.00 SQ.M.(10%)
B) PROPOSED PARK & PLAY GROUND GIVEN	- 14,266.03 SQ.M.(4.66%)
C) PROPOSED PARK & PLAY-10%	- 16,363.15 SQ.M.(5.34%)
7. E.S.S. & W.T.P. GIVEN	- 318.62 SQ.M.(0.10%)
E.S.S. & W.T.P.	- 326.13 SQ.M.(0.10%)
8. INTERNAL ROAD AREA GIVEN	- 36956.51 SQ.M.(12.07%)
INTERNAL ROAD AREA	- 40796.88 SQ.M.(13.33%)
9. AREA UNDER LAYOUT PLOTS GIVEN	- 73691.68 SQ.M.(24.07%)
AREA UNDER LAYOUT PLOTS	- 74791.49 SQ.M.(24.43%)
10. PRO- RATA FACTOR FOR FSI CALCULATIN ON LAYOUT PLOTS=5/9) 306100.00/148483.17 = 2.06	
11. AREA UNDER ROAD WIDWNING GIVEN	- 2263.40 SQ.M.(0.74%)
AREA UNDER ROAD WIDWNING	- 402.83 SQ.M.(0.13%)
12. SPACE FOR NMRDA	
A) REQUIRED-15%	- 45915.00 SQ.M.(15%)
B) PROPOSED GIVEN	- 22503.76 SQ.M.(7.35%)
C) PROPOSED	- 23419.52 SQ.M.(7.65%)

SR NO	PLOT NO		PLOT SIZE	AREA	TANGENT	NET AREA INSQM.	NO	TOTAL AREA	USER
01	PARK & PLAY GROUND	01	1/2(23.50+26.75)X78.60 1/2(28.75+23.95)X14.90 1/2(23.95+11.85)X35.35 1/2(11.85X34.70)	1974.82 392.61 632.76 205.59 3205.78		3205.78 +	01	16363.15	
		02	1/2(33.05X28.50) 1/2(28.50+32.60)X25.75	470.96 786.66 1257.62		1257.62 +			
		03	1/2(60.40X44.70) 1/2(17.50+20.55)X48.90 37.00X42.90	1349.94 930.32 1587.30 3867.56	7.72	3859.84 +			
		04	1/2(36.75+38.70)X105.55 1/2(15.00+20.90)X42.00 1/2(28.15X47.35)	3981.87 753.90 666.45 5402.22	7.72	5394.50 +			
		05	1/2(41.50+24.05)X80.95	2653.13	7.72	2645.41 16363.15			
03	ROAD WINDING		1/2(16.05+9.05)X4.80 1/2(51.65+54.70)X4.80	60.24 255.24 315.48		315.48	01	315.48	
04	SPACE FOR NMRDA FOR SALE & FOR SOCIAL INFRASTRUCTURE	01	1/2(107.90+102.00)X13.30 1/2(47.10+26.80)X49.10 1/2(26.80X58.85) 1/2(107.95+65.25)X54.90 1/2(78.55+65.95)X16.20 1/2(16.15+26.85)X68.00	1395.83 1814.24 788.59 4754.34 1170.45 1462.00 11385.45		11385.45 +	01	23419.52	
		02	1/2(4.45+9.25)X11.10 1/2(9.25+23.65)X36.35 1/2(23.65X81.55)	76.03 597.95 964.32 1638.30	7.72	1630.58 +			
		03	1/2(72.65+70.95)X7.10 1/2(70.95X31.15)	509.78 1105.04 1614.82	7.72	1607.10 +			
		04	1/2(14.70+31.15)X73.45 1/2(64.25+47.10)X8.05 1/2(42.45X40.35) 1/2(40.35+42.65)X4.65 1/2(86.30+85.75)X20.50 1/2(85.75+77.20)X24.75 1/2(43.00+39.10)X15.15 1/2(39.10X62.05)	1683.84 448.18 856.42 192.97 1763.51 2016.50 621.90 1213.07 8796.39		8796.39 23419.52			
05	E.S.S.		1/2(1.30+6.65)X17.95	71.35	12.07 14.44 26.51	44.84 +	01	326.13	
			1/2(1.00+6.20)X22.80	82.08		82.08 +			
06	W.T.P		1/2(11.75X11.85) 1/2(8.30+5.20)X19.20	69.61 129.60 199.21		199.21 326.13			

SITE PLAN



MOUZA- KARLI.
P.H. NO. , 24.
TAH. KALMESHWAR
DIST- NAGPUR
SCALE 1:5000

NOTE:-

LAND BOUNDARY SHOWN THUS
OPEN SPACE SHOWN THUS
AMINITY SPACE SHOWN THUS
POLTEBLE AREA SHOWN THUS
MAIN APPROCH ROAD SHOWN THUS
SPACE FOR NMRDA

NOTE:-

WEST WATER TREATEMENT & RECYCLING PLANT, ELECTRIC SUBSTATION SHOULD BE PROVIDED IN AMINITY SPACE AS PER CLOUSE NO. 3.6 & 13.4.1 OF UDCPR.-2020

OWNER SING :-

SHRI.- PRAVIN WAMANRAO BHOYAR

SHRI.- GURUBHAU VISNAJI NARDELWAR.

ARCHITECT SIGN.-

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 Talkies Sq.,
Sitabuldi, Nagpur-12. (M) 9665543417