



SITE PLAN
SCALE - 1:5000

LAY OUT PLAN
SCALE - 1:500

DÉMARCATED RESIDENTIAL LAY OUT PLAN
IN SUR.NO. 229(Part), MOUZA- NAVKHALA
TAH. -NAGBHID DIST. -CHANDRAPUR

a) AREA STATEMENT

AREA STATEMENT		In Sq.m
1	GROSS AREA OF LAND (0.66 Hect)	6600.00
2	Deduction for	
	a) Road Acquisition Area	Nil
	b) Proposed Road	Nil
	c) Any reservation	Nil
	Total Deductions (a + b + c)	Nil
3	REMAINING GROSS AREA OF PLOT (1 - 2)	6600.00
4	Deduction for	
	a) Recreational Open Spaces as per Regulation	676.99
	b) Internal Road	1508.37
	c) Amenity Space if any (5%) = (18)	356.99
	Total Deductions (a + b + c)	2542.35
5	AREA UNDER PLOTS = (3-4)	4057.65
6	Net area of plots for FSI Calculation = $0.90 \times (1 - (2+4c))$ $0.90 \times (6600.00 - (0 + 356.99))$	5618.70
7	Permissible FSI factor for lay out plots = (6/5) 5618.70 / 4057.65	1.38

b) Distribution of FSI on each plot

Plot nos	Plot Area (Sq. m)	Rounding Area of Road (sq m)	Remaining Plot Area (B - C)		Built up Area on pro- rata basis (D x Factor of FSI)	Front Road Width (m.)	Permissible Built up area on normal FSI (E X G)	Permissible Built up area on normal FSI (E X G) (Sq.m)	
			No of Area of each Plots (Plots in sq m)	Area of each Plots in sq m					
A	B	C	D	E	F	G	H		
1	750.55	-	1	750.55	8078.92	750.55	1035.75	1.20	1242.91
2	892.16	7.74	1	884.42	9519.89	884.42	1220.49	1.20	1464.58
3	191.55	6.05	1	185.50	1996.72	185.50	255.99	1.20	255.99
4,5,6	150.00	-	3	150.00	1614.50	450.00	207.00	1.00	207.00
7	190.97	-	1	190.97	2065.60	190.97	263.53	1.00	263.53
8	166.87	-	1	166.87	1796.18	166.87	230.28	1.00	230.28
9,10,11	135.00	-	3	135.00	1453.14	405.00	186.30	1.00	186.30
12	254.25	5.05	1	248.20	2671.62	248.20	342.51	1.20	342.51
13	178.12	6.05	1	172.07	1852.16	172.07	237.45	1.20	237.45
14,15,16	131.40	-	3	131.40	1414.38	394.20	181.33	1.00	181.33
17	209.87	-	1	209.87	2259.04	209.87	289.62	1.00	289.62
18 AMENITY SPACE	356.99	-	1	356.99	3842.64				
17	TOTAL PLOTS AREA			4057.65					

NOTE:-1) ALL DIMENSION ARE IN METER

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