

PROPOSED RESIDENTIAL LAYOUT PLAN
ON KH. NO.293,P.H.NO.42,MOUZA-JAMTHA
TAH.- NAGPUR(GRAMIN) , DISTT. NAGPUR.

BELONGING TO,
M/S MAHALAXMI INFRA
1) SHRI. RAHUL JAGDISH BONDRE
2) SHRI. ANISH BHAWARILALJI CHHAJED

AREA STATEMENT

AREA OF LAND (AS PER 7/12)	= 8400.00 SQ.M
MINIMUM AREA OF LAND (AS PER K PART)	= 8400.00 SQ.M
AREA UNDER D.P./R.P PROPOSALS,IF ANY	= 00.00 SQ.M
GROSS AREA UNDER LAYOUT	= 8400.00 SQ.M (100.0 %)
AREA UNDER OPEN SPACE	= 840.308 SQ.M (10.00 %)
AREA UNDER APPROACH & VEHICULAR ROAD	= 1291.248 SQ.M (15.37 %)
AREA UNDER SERVICE ROAD / ROAD WIDENING, AS PER CLAUSE 24.1	= 159.349 SQ.M (1.90 %)
AREA UNDER RESIDENTIAL PLOTS	= 6109.095 SQ.M (72.73 %)
TOTAL LAND UNDER LAYOUT	= 8400.00 SQ.M (100.0 %)

NA1 - NET PLOT AREA FOR LAYOUT @90% OF AREA EXCLUDING AMENITY SPACE,D.P./R.P PROPOSALS, IF ANY , & AREA FOR ROAD WIDENING AND SERVICE ROAD AS PER CLAUSE 24.1,FROM GROSS AREA UNDER LAYOUT, AS PER CLAUSE 13.4.1 OF SDCPR
90% { 8400.00 - 159.349 } = 7416.586 SQ.M

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA(FSI) ON PRO-RATA BASIS 'X' AS PER CLAUSE 13.4.1(iii) OF SDCPR = NA/A
= 7416.586 / 6109.095 = 1.214

NA2 - AREA UNDER D.P./R.P. ROADS + AREA FOR WIDENING AND SERVICE ROAD AS PER
NA - CLAUSE 24.1 =159.349 SQ.M

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA(FSI) ON PRO-RATA BASIS 'Y' AS PER CLAUSE 24.1(i) OF SDCPR = NA2/A
= { 159.349 / 6109.095 } = 0.026

NOTE : - ADDITIONAL FSI SHOWN ABOVE IS SUBJECT TO COMPLIANCE OF PROVISIONS OF CLAUSE NO. 24.10 OF SDCPR BY THE LAND OWNER

LEGEND : -

AREA UNDER KASARA BOUNDRY SHOWN IN
AREA UNDER AMENITY SPACE SHOWN IN
AREA UNDER OPEN SPACE SHOWN IN

APPLICANT / CLINT

BELONGING TO,
M/S MAHALAXMI INFRA
1) SHRI. RAHUL JAGDISH BONDRE
2) SHRI. ANISH BHAWARILALJI CHHAJED

ARCHITECT / ENGINNER'S

Pawan R. Gupta
PLANNER & DESIGNER
B.E. Civil
Off.:Plot No.A-23,24 Manav Seva Nagar, Seminary Hills, Nagpur
N.I.T.L.S. No.:1969
N.M.C.L.S. No.: 380
Mob. No.:9923432949

AREA UNDER OPEN SPACE

no			SIZE							AREA IN SQ.M.
A	1/2	X	24.680	+	28.420	26.550	X	31.650	=	840.308
								TOTAL		840.308

AREA UNDER 18.0 W. ROAD WIDENING

R1	1/2	X		+		38.830	X	3.580	=	69.506
R2	1/2	X	3.760	+	3.500	3.630	X	24.750	=	89.843
								TOTAL		159.349

PLOT. NO	PLOT SIZE									PLOT AREA A	TANGENT S	TOTAL PLOT		NA/A X '	NET PLOT AREA FOR FSI (SQ.M)	NO.OF PLOTS	NET AREA IN SQ.M.	NET PLOT AREA FOR FSI (SQ.M)	ADDITIONAL FSI (SQ.M)	TOTAL ADD. FSI (SQ.M)
A					B					C	D	E		F	G = E * F	H	I = E * H	J = G * H	K = E * Y	L = K * H
1	1/2	X	24.49	+	19.59	22.04	X	15.00	=	330.600	11.77	318.830	X	1.214	387.060	1	318.830	387.060	8.290	8.290
2 to 13		X		+		9.00	X	15.00	=	135.000	0	135.000	X	1.214	163.890	12	1620.000	1966.680	3.510	42.120
14 to 16		X		+		8.50	X	15.00	=	127.500	0	127.500	X	1.214	154.785	3	382.500	464.355	3.315	9.945
17 to 18		X		+		7.50	X	15.00	=	112.500	0	112.500	X	1.214	136.575	2	225.000	273.150	2.925	5.850
19	1/2	X	8.29	+	10.1	9.195	X	15.00	=	137.925	0	137.925	X	1.214	167.441	1	137.925	167.441	3.586	3.586
20	1/2	X	6.36	+	8.27	7.315	X	17.95	=	131.304	0	131.304	X	1.214	159.403	1	131.304	159.403	3.414	3.414
21	1/2	X	14.96	+	15.92	15.44	X	8.50	=	131.240	0	131.240	X	1.214	159.325	1	131.240	159.325	3.412	3.412
22	1/2	X	15.92	+	16.94	16.43	X	8.50	=	139.655	0	139.655	X	1.214	169.541	1	139.655	169.541	3.631	3.631
23	1/2	X	16.94	+	18.02	17.48	X	9.00	=	157.320	0	157.320	X	1.214	190.986	1	157.320	190.986	4.090	4.090
24	1/2	X	18.02	+	19.1	18.56	X	9.00	=	167.040	0	167.040	X	1.214	202.787	1	167.040	202.787	4.343	4.343
25	1/2	X	19.1	+	20.18	19.64	X	9.00	=	176.760	0	176.760	X	1.214	214.587	1	176.760	214.587	4.596	4.596
26	1/2	X	20.18	+	21.26	20.72	X	9.00	=	186.480	0	186.480	X	1.214	226.387	1	186.480	226.387	4.848	4.848
27	1/2	X	21.26	+	22.32	21.79	X	9.00	=	196.110	0	196.110	X	1.214	238.078	1	196.110	238.078	5.099	5.099
28	1/2	X	22.32	+	23.5	22.91	X	10.00	=	229.100	0	229.100	X	1.214	278.127	1	229.100	278.127	5.957	5.957
29	1/2	X	23.5	+	24.68	24.09	X	10.00	=	240.900	0	240.900	X	1.214	292.453	1	240.900	292.453	6.263	6.263
30		X		+		9.00	X	15.24	=	137.160	7.72	129.440	X	1.214	157.140	1	129.440	157.140	3.365	3.365
31 to 32		X		+		6.00	X	15.24	=	91.440	0	91.440	X	1.214	111.008	2	182.880	222.016	2.377	4.755
33	1/2	X	7.42	+	9.21	8.315	X	15.24	=	126.721	0	126.721	X	1.214	153.839	1	126.721	153.839	3.295	3.295
34	1/2	X	7.62	+	9.8	8.71	X	18.00	=	156.780	0	156.780	X	1.214	190.331	1	156.780	190.331	4.076	4.076
35 to 36		X		+		8.00	X	18.00	=	144.000	0	144.000	X	1.214	174.816	2	288.000	349.632	3.744	7.488
37		X		+		8.00	X	18.00	=	144.000	7.72	136.280	X	1.214	165.444	1	136.280	165.444	3.543	3.543
38	1/2	X	14.23	+	19.27	16.75	X	19.61	=	328.468	11.77	316.698	X	1.214	384.471	1	316.698	384.471	8.234	8.234
39	1/2	X	11.51	+	11.27	11.39	X	29.16	=	332.132	0	332.132	X	1.214	403.209	1	332.132	403.209	8.635	8.635
					TOTAL AREA UNDER PLOTS											39	6109.095			