



DEMARCATED LAYOUT PLAN FOR GROUP HOUSING RESIDENTIAL LAYOUT ON : KH.NO.68,P.H.NO. 45, MOUZA - SUKLI (GUPCHUP), TAH. - HINGNA, DIST.NAGPUR

BELONGS TO:-

MARUTI INFRASTRUCTURE THROUGH SHRI- VISHNU KAWADUI KANUJI & OTHERS

AREA STATEMENT

1) TOTAL LAND AREA AS PER 7/12	= (1.19 HECT)	11900.000 SQ.M.
2) AS PER CITY SURVEY K SHEET = (1.19 HECT)		11900.000 SQ.M.
3) AREA AS PER POSSESSION	= (1.19 HECT)	11900.000 SQ.M.
4) GROSS AREA UNDER LAND		11900.00 SQ.M. (100.00 %)
5) AREA UNDER D.P./ R.P. PROPOSAL		494.565 SQ.M. (4.156 %)
6) AREA UNDER OPEN SPACE		1199.245 SQ.M. (10.077 %)
7) AREA UNDER AMENITY SPACE		1214.490 SQ.M. (10.205 %)
8) AREA UNDER ROAD WIDENING/SERVICE ROAD		1045.65 SQ.M. (8.786 %)
9) AREA UNDER VEHICULAR ROAD		NIL SQ.M.
10) AREA UNDER PLOT		7946.05 SQ.M. (66.773 %)
TOTAL LAND UNDER LAYOUT		= 11900.000 SQ.M. (100.00%)

NA1 - Net Plot area for layout @90% of area excluding Amenity Space & Area for road widening and service Road as per clause 24.1 from Gross area under layout, as per Clause 13.4.1 of

$$SDCPR = 90\% (11900.000 - (1214.490 + 1045.65 + 494.565)) \text{ SQ.M.} \\ = 90\% (11900.00 - (2754.705)) \\ = 8230.765 \text{ sq.m.}$$

Multiplying Factor for Distribution of above Net Plot area (FSI) on pro-rata basis "X" as per clause 13.4.1 (iii) of SDCPR = N/A

NA2 - Area under D.P./R.P. Road Widening and Service Road as per clause 24.1 = (494.565 + 1045.65) = 1540.215 sq.m

Multiplying Factor for Distribution of above Net Plot area (FSI) on pro-rata basis "Y" as per clause 24.1 of SDCPR = NA2/A

$$= (1540.215 / 7946.05) = 0.193$$

NOTE:- Additional FSI shown above is subject to compliance & provision of clause no. 24.1 of SDCPR by the Land owner

AREA STATEMENT FOR PLOT

PLOT NO.	SIZE	AREA (SQ M)	DED TANG	NET AREA (SQ M)	NET PLOT AREA FOR FSI (SQ M)	NO OF PLOT	TOTAL NET AREA (SQ M)	TOTAL NET PLOT AREA FOR FSI (SQ M)	ADDITIONAL FSI (SQ M)	TOTAL ADDITIONAL FSI (SQ M)
A	B	C	D	E=(C-D)	F=E*X	G	H=E*G	I=F*G	J=E*Y	K=J*G
01	—	7946.05	7946.05	8224.161	1	7946.05	8224.161	1533.587	1533.587	1533.587

AREA CALCULATION

$$\text{OPEN SPACE} = ((43.119 \times 28.216) - 4 \times 4.35) \\ = ((1216.645) - (17.40)) = 1199.245 \text{ SQ.M.}$$

$$\text{AMENITY SPACE} = ((1/2 \times 16.038 \times 22.886) + (44.093 \times 22.886)) + (1/2 \times 1.908 \times 22.886) \\ = ((183.499) + (1009.158) + (21.833)) = 1214.490 \text{ SQ.M.}$$

$$\text{AREA FOR D.P. ROAD WIDENING} = A + B + C + D + E \\ \text{ROAD 1} = ((1/2 \times 5.352 \times 7.638) + (7.638 \times 1.081)) + (1/2 \times 2.122 \times 19.172) + \\ + (5.957 \times 19.172) + (1/2 \times 5.957 \times 8.663) \\ = (20.439 + 313.776 + 20.341 + 114.207 + 25.802) = 494.565 \text{ SQ.M.}$$

$$\text{AREA FOR SERVICE ROAD} = ((1/2 \times 12.00 \times 17.453) + (74.268 \times 12.00)) + (1/2 \times 8.286 \times 12.00) \\ = (104.718) + (891.216) + (49.718) \\ = 1045.65 \text{ SQ.M.}$$

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- 1) KHASRA BOUNDARY SHOWN THUS =
- 2) AMENITY AREA SHOWN THUS =
- 3) OPEN SPACE AREA SHOWN THUS =

SCALE : 1:500

ALL DIMENSION AREA IN MTR.

APPLICANT SIGNATURE

PARTNER
 SHRI. VISHNU KAWADUI KANUJI

ARCHITECT / ENGI. SIGN.



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DRG. LAYOUT PLAN

DT 13/02/2017