PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

SR.NO	PLOT NO	PLOT SIZE	AREA	TANGENT	NET AREA FROM	NO	TOTAL AREA
01	OPEN SPACE	1/2(40.00+41.90)X38.00	1587.16		1587.16	01	1587.16
02	AMENITY SPACE	1/2(41.90+42.10)X36.30	1642.74		1642.74 -50.00 1592.74	01	1592.74
03	ROAD WIDENING	1/2(5.483X4.05) 1/2(3.48+5.80)X81.40 1/2(4.89+0.25)X5.80	10.93 343.84 14.50 369.27		369.27	01	369.27
04	W.T.P.	6.00X5.00	25.00		50.00	01	50.00
05	E.S.S.	5.00X5.00	25.00				

Demarcation Purpose Only

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

Not Valid for Execution of Sale-Deeds



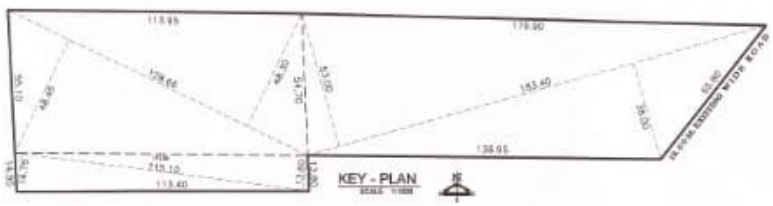
LAY OUT PLAN

SCALE 1:500

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

NOS.	PLOT NO.	PLOT SIZE (M)	PLOT AREA (SQ.M.)	TANGENT ROUNDING AREA OF ROAD (IF ANY SQ.M.)	REMAINING PLOT AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)	BUILT UP AREA ON PRO-RATA BASIC (D*PRO-RATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT UP AREA ON BASIC FSI (E*G) SQ.M.
	A		B	C	D(B-C)		E	F	G	H	
1	1	1/2(14.80+23.00)X61.00+ 1/2(36.90+24.30)X16.00	1642.50	11.77	1630.73	1	1630.73	2837.47	12.00	1.10	3121.22
2	2	10.90X21.85	238.17	7.72	230.45	1	230.45	400.97	9.00	1.10	441.07
3	3	1/2(16.00+16.05)X9.00	144.23		144.23	1	144.23	250.95	9.00	1.10	276.05
4	4	1/2(16.05+16.15)X9.00	144.90		144.90	1	144.90	252.19	9.00	1.10	277.34
5	5	1/2(7.85+8.20)X18.55	148.86		148.86	1	148.86	259.02	9.00	1.10	284.93
6	6	1/2(9.15+9.50)X16.00	149.20		149.20	1	149.20	259.61	9.00	1.10	285.57
7	7, 8	9.00X16.00	144.00		144.00	2	288.00	250.56	12.00	1.10	275.62
8	9, 10	15.30X16.00	243.20	7.72	235.48	2	470.96	409.74	9.00	1.10	450.71
9	11, 12	9.00X16.00	144.00		144.00	2	288.00	250.56	9.00	1.10	275.62
10	13	1/2(9.50+9.70)X16.00	153.60		153.60	1	153.60	267.26	9.00	1.10	293.99
11	14	1/2(9.10+9.30)X15.00	138.00		138.00	1	138.00	240.12	9.00	1.10	264.13
12	15, 16	9.20X15.00	138.00		138.00	2	276.00	240.12	12.00	1.10	264.13
13	17, 18	15.50X15.00	232.50	7.72	224.78	2	449.56	391.12	9.00	1.10	430.23
14	19, 20	9.20X15.00	138.00		138.00	2	276.00	240.12	9.00	1.10	264.13
15	21	1/2(9.30+9.50)X15.00	141.00		141.00	1	141.00	245.34	9.00	1.10	269.87
16	22	1/2(9.10+9.30)X15.00	138.00		138.00	1	138.00	240.12	9.00	1.10	264.13
17	23, 24	9.20X15.00	138.00		138.00	2	276.00	240.12	12.00	1.10	264.13
18	25, 26	16.00X15.00	240.00	7.72	232.28	2	464.56	404.17	9.00	1.10	444.58
19	27, 28	9.20X15.00	138.00		138.00	2	276.00	240.12	9.00	1.10	264.13
20	29	1/2(9.30+9.50)X15.00	141.00		141.00	1	141.00	245.34	9.00	1.10	269.87
21	30	1/2(7.93+7.35)X18.20	139.23		139.23	1	139.23	242.26	9.00	1.10	266.49
22	31	1/2(8.60+8.30)X5.50	46.48		46.48	1	46.48	80.87	9.00	1.10	88.95
23	32	1/2(8.30+8.05)X5.50	44.96		44.96	1	44.96	78.23	12.00	1.10	86.06
24	33	1/2(8.05+7.25)X17.55	134.26	7.72	126.54	1	126.54	220.18	12.00	1.10	242.19
25	34	1/2(11.15+10.50)X13.85	149.93		149.93	1	149.93	260.87	12.00	1.10	286.96
26	35 TO 42	9.10X13.85	126.04		126.04	8	1008.28	219.30	12.00	1.10	241.23
27	43	1/2(13.85+13.80)X9.10	125.81		125.81	1	125.81	218.91	12.00	1.10	240.80
28	44	9.10X13.80	125.58		125.58	1	125.58	218.51	12.00	1.10	240.36
29	45	1/2(11.35+11.90)X13.80	160.43		160.43	1	160.43	279.14	12.00	1.10	307.05

TOTAL AREA OF 45 NOs OF PLOTS = 8152.27 SQM



SITE PLAN



D.P. PLAN



MOUZA- TAKLI
P.H.NO.- 45
TAH.-HINGNA
DIST- NAGPUR
SCALE 1:5000

SR.NO	'K' PRAT	SIZE	AREA
1	KEY PLAN AS 'K' PRAT	1/2(38.00+53.00)X183.40	8344.70
		1/2(46.30+48.45)X128.66	6223.90
		1/2(13.60+14.75)X115.10	1631.50
			16200.00
		SAY AS	16200.00

EWS/LIG (AFFORDABLE PLOTS) STATEMENT

SR.NO	PLOT NO	AREA (IN SQ.M.)	NO. OF PLOT	% OF EWS/LIG PLOTS OF NET PLOTABLE AREA 8152.27 SQM.
01	01	1630.73	1	1630.73 SQ.M.
		TOTAL PLOT	1	1630.73 SQ.M.
				20.00 %

NOTE:-
WEST WATER TREATEMENT & RECYCLING PLANT, ELECTRIC SUBSTATION SHOULD BE PROVIDED IN AMINITY SPACE AS PER CLOUSE NO. 24.4.1 OF DCPR.

NOTE:-

LAND BOUNDARY SHOWN THUS
OPEN SPACE SHOWN THUS
AMINITY SPACE SHOWN THUS
PLOTABLE AREA SHOWN THUS
MAIN APPROCH ROAD SHOWN THUS
E.W.S./ L.I.G. AFFORDABLE PLOTS SHOWN THUS

PROJECT

PROPOSED RESIDENTIAL LAY-OUT PLAN ON KH. NO. 54/1(PART),54/2(PART), P. H. NO. 45, MOUZA- TAKLI, TAH.- HINGNA, DIST.-NAGPUR.

BELONGING TO :- SHRI- DURGAPRASAD SINHA & OTHER.

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) = 1.62 H.R
B) AS PER MEASURMENT SHEET = 1.62 H.R
C) AS PER SITE = 1.62 H.R

2. DEDUCTION FOR
A) PROPOSED D.P/ D.P. ROAD WINDING AREA -369.27 SQ.M.
B) ANY D.P. RESERVATION AREA - NIL
C) NATURAL WATER COURSE AREA - NIL
TOTAL (A+B) - 369.27 SQ.M.

3. GROSS AREA OF PLOT (1-2) - 15830.73 SQ.M.
4. RECREATIONAL OPEN SPACE
A) REQUIRED - 1583.073 SQ.M.(10%)
B) PROPOSED - 1587.16 SQ.M.(10.02%)
5. AMENITY SPACE
A) REQUIRED - 1583.073 SQ.M.(10%)
B) PROPOSED - 1592.74 SQ.M.(10.06%)
6. SERVICE ROAD AND HIGHWAY WINDING- NIL
7. AREA UNDER W.T.P. & E.S.S. - 50.00 SQ.M.(0.31%)
8. INTERNAL ROAD AREA - 4448.56 SQ.M.(28.11%)
9. AREA UNDER LAYOUT PLOTS - 8152.27 SQ.M.(51.50%)
10. NET AREA OF PLOTS FOR FSI CALCULATIONS- (3-5B)
15830.73-1592.74 = 14237.99 SQ.M.
11. PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS= (9/8)
14237.99/8152.27 = 1.74
12. AREA FOR INCLUSIVE HOUSING
A) REQUIRED - 1630.45 SQ.M. (20%)
B) PROPOSED - 1630.73 SQ.M. (20.00%)

CERTIFICATE OF AREA:-

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ON ____ AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORKED OUT TALIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

ASPECT DESIGN
B. P. GOHAR
Consulting Architect & Engineer
M.I.T., L. S. No. 886, MMC, L. S. No.304,
Imperial Plaza, Anand Talkies Sq., Sitabuldi,
Nagpur-12 (M) 9890540017

ARCHITECT SIGNATURE.

OWNER'S SIGN

SHRI- RAJEEVKUMAR SINGH.

SHRI- DURGAPRASAD SINHA.

ARCHITECT

ASPECT DESIGN
B. P. GOHAR
Consulting Architect & Engineer
M.I.T., L. S. No. 886, MMC, L. S. No.304,
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