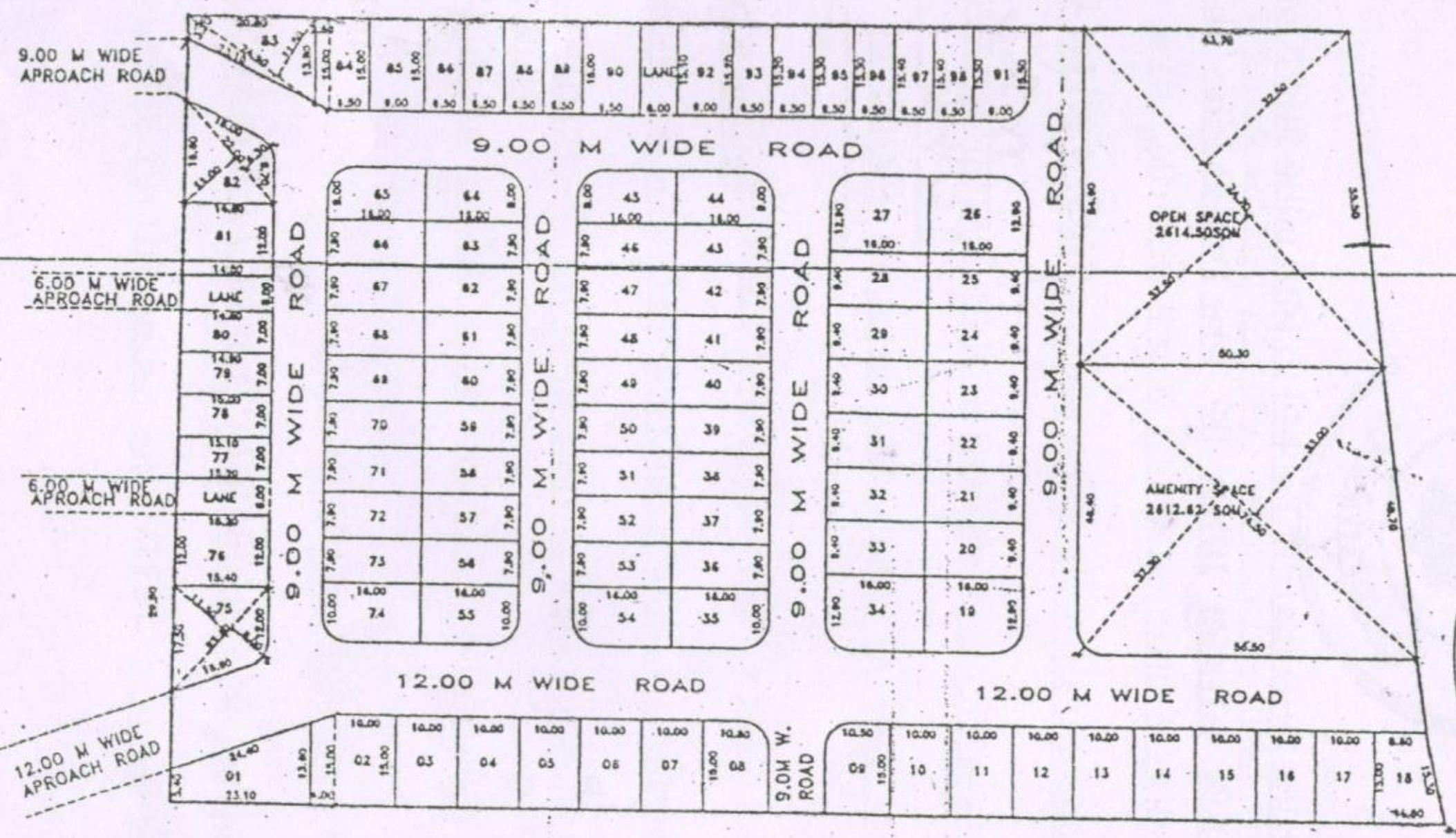


LAY OUT PLAN

SCALE 1:800

AREA STATEMENT

1. Gross Area Of Land/ Plot = 26100.00 SQMT.
2. Deduction For
   - a) ROAD ACQUISITION AREA = Nil
   - b) Proposed Road = Nil
   - c) Reservation = Nil

   Total Deductions(a+b+c) = Nil
3. Remaining Gross Area Of Plot (1−2) Under Layout = 26100.00 sqmt
4. Deduction For
   - a) Recreation Open Space As Per Regulation No.13.3 = 2614.50 sqmt
   - b) Internal Roads = 7177.71 sqmt
   - c) Amenity Space If Any = 2612.62 sqmt

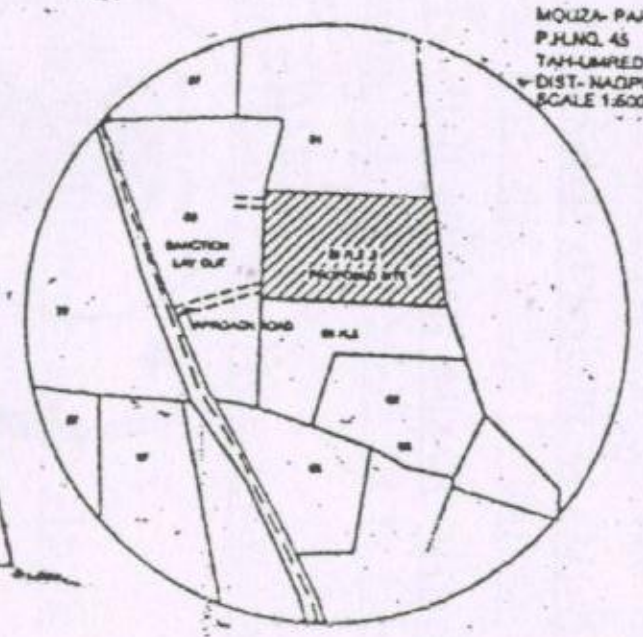
   Total Deductions(a+b+c) = 12404,83 sqmt.
5. Area Under Plots (3−4) = 13695.17 sqmt.
6. Net Area of Plots For = 90% * [1−(2+4c)]

   FSI Calculation = 90%*[26100.0−(2612.62+0.00)] = 21136.64 sqmt.
7. Permissible FSI Factor = 6/5

   For Layout Plots = 21136.64/13695.17

   Permissible FSI Factor = 1.543

LOCATION PLAN



MOUZA- PARSODI
P.H.NO. 45
TAH-UMRED
DIST- NAGPUR
SCALE 1:6000

DEMARCATED RESIDENTIAL LAY OUT PLAN

ON KH. NO.59 /1,2,3,P.H.NO.45, MOUZA-PARSODI

TAH- UMRED, DIST-NAGPUR

OWNER :-

SHIVKASHI DEVELOPER & BUILDERS

SCHEDULE OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

PLOT NO	PLOT SIZE (M)	AREA OF EACH PLOTS (SQM.)	NO OF PLOTS	ROUNDING AREA OF ROAD (SQM.)	NET AREA OF EACH PLOT (B−C) SQM.	TOTAL AREA	BUILT UP AREA ON PRORATA BASE OF EACH (DTACTOR OF FSI) SQM.	FRONT ROAD WIDTH M	PERMISSIBLE NORMAL FSI	PERMISSIBLE BUILT UP AREA ON NORMAL FSI EACH PLOT (1×G) SQM.
A		B	C	C	F		E	F	G	H
01	(3.40+13.80)/2X23.10	218.45	1	—	218.45	219.45	336.61	12.00	1.00	336.61
02	(13.80+15.00)/2X4.00, 10.00 X 15.00	207.20	1	6.05	201.15	201.15	310.37	12.00	1.00	310.37
03TO07, 10TO17	10.00 X 15.00	150.00	13	—	150.00	1950.00	231.45	12.00	1.00	231.45
08	10.80 X 15.00	162.00	1	6.05	155.95	155.95	240.63	12.00	1.00	240.63
09	10.50 X15.00	157.50	1	6.05	151.45	151.45	233.66	12.00	1.00	233.66
18	(8.80+11.40)/2X15.00	151.50	1	—	151.50	151.50	233.76	12.00	1.00	233.76
19,34	12.90 X 16.00	206.40	2	6.05	200.35	400.70	309.14	9.00	1.00	309.14
20TO23, 28TO33	9.40 X 16.00	150.40	12	—	150.40	1804.80	232.06	9.00	1.00	232.06
24,27	12.90 X 16.00	206.40	2	4.30	202.05	404.10	311.76	9.00	1.00	311.76
35,36, 55,74	10.00 X 16.00	160.00	4	6.05	153.85	615.80	237.54	9.00	1.00	237.54
36TO43, 46TO53, 56TO63, 66TO73	7.90 X 16.00	126.40	32	—	126.40	4044.80	195.03	9.00	1.00	195.03
44,45, 64,65	9.00 X 16.00	144.00	4	4.35	139.65	558.60	215.47	9.00	1.00	215.47
75	(11.30+8.00)/2X23.40	226.15	1	6.05	222.10	222.10	342.70	9.00	1.00	342.70
76	(18.20+15.40)/2X12.00	183.60	1	—	183.60	183.60	283.29	9.00	1.00	283.29
77	(15.20+15.10)/2X7.00	104.05	1	—	106.05	106.05	163.63	9.00	1.00	163.63
78	(15.00+15.10)/2X7.00	105.35	1	—	105.35	105.35	162.55	9.00	1.00	162.55
79	(15.20+14.80)/2X7.00	104.85	1	—	104.85	104.85	161.47	9.00	1.00	161.47
80	(14.80+14.90)/2X7.00	103.95	1	—	103.95	103.95	160.39	9.00	1.00	160.39
81	(14.80+14.60)/2X12.00	176.40	1	—	176.40	176.40	272.18	9.00	1.00	272.18
82	(6.30+11.00)/2X22.00	190.[illegible]	1	4.35	185.95	185.95	286.92	9.00	1.00	286.92
83	(3.30+11.80)/2X24.00	183.01	1	—	183.01	183.01	282.38	9.00	1.00	282.38
84	(15.00+13.80)/2X3.50+ 6.50 X 15.00	133.50	1	4.35	129.15	129.15	199.27	9.00	1.00	199.27
85	9.00 X 15.00	135.00	1	—	135.00	135.00	208.30	9.00	1.00	208.30
86TO89	6.50 X 15.00	97.50	4	—	97.50	390.00	150.44	9.00	1.00	150.44
90	9.50 X 15.00	142.50	1	—	142.50	142.50	219.87	9.00	1.00	219.87
92	(15.10+15.30)/2X9.00	136.35	1	—	136.35	136.35	210.38	9.00	1.00	210.38
93	15.20 X 6.50	98.80	1	—	98.80	98.80	152.44	9.00	1.00	152.44
94	(15.20+15.30)/2X6.50	99.12	1	—	99.12	99.12	152.94	9.00	1.00	152.94
95	15.30 X6.50	99.45	1	—	99.45	99.45	153.45	9.00	1.00	153.45
96	(15.40+15.30)/2X6.50	99.77	1	—	99.77	99.77	153.94	9.00	1.00	153.94
97	15.40 X 6.50	100.10	1	—	100.10	100.10	154.45	9.00	1.00	154.45
98	(15.40+15.50)/2X6.50	100.42	1	—	100.42	100.42	154.94	9.00	1.00	154.94
91	15.50 X 9.00	139.50	1	4.35	135.15	135.15	208.53	9.00	1.00	208.53
TOTAL			98	89.45		13695.17				

TOTAL AREA = TOTAL 98 PLOTS = 13695.17 SQM.

OWNER SIGN:-

ARCHITECT SIGN:-

G. N. BORKAR
Civil Engineer