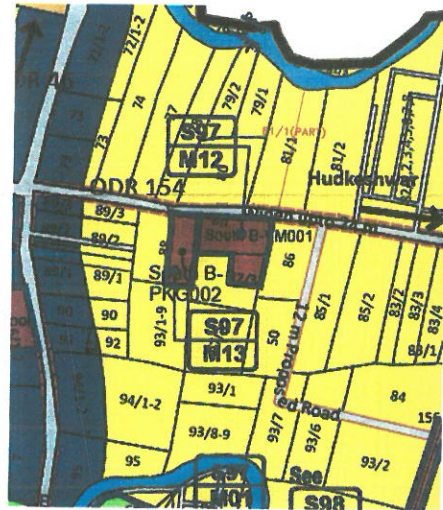


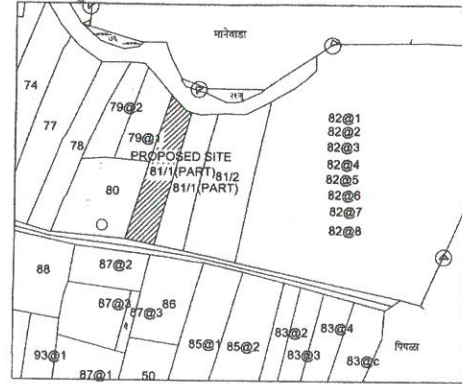
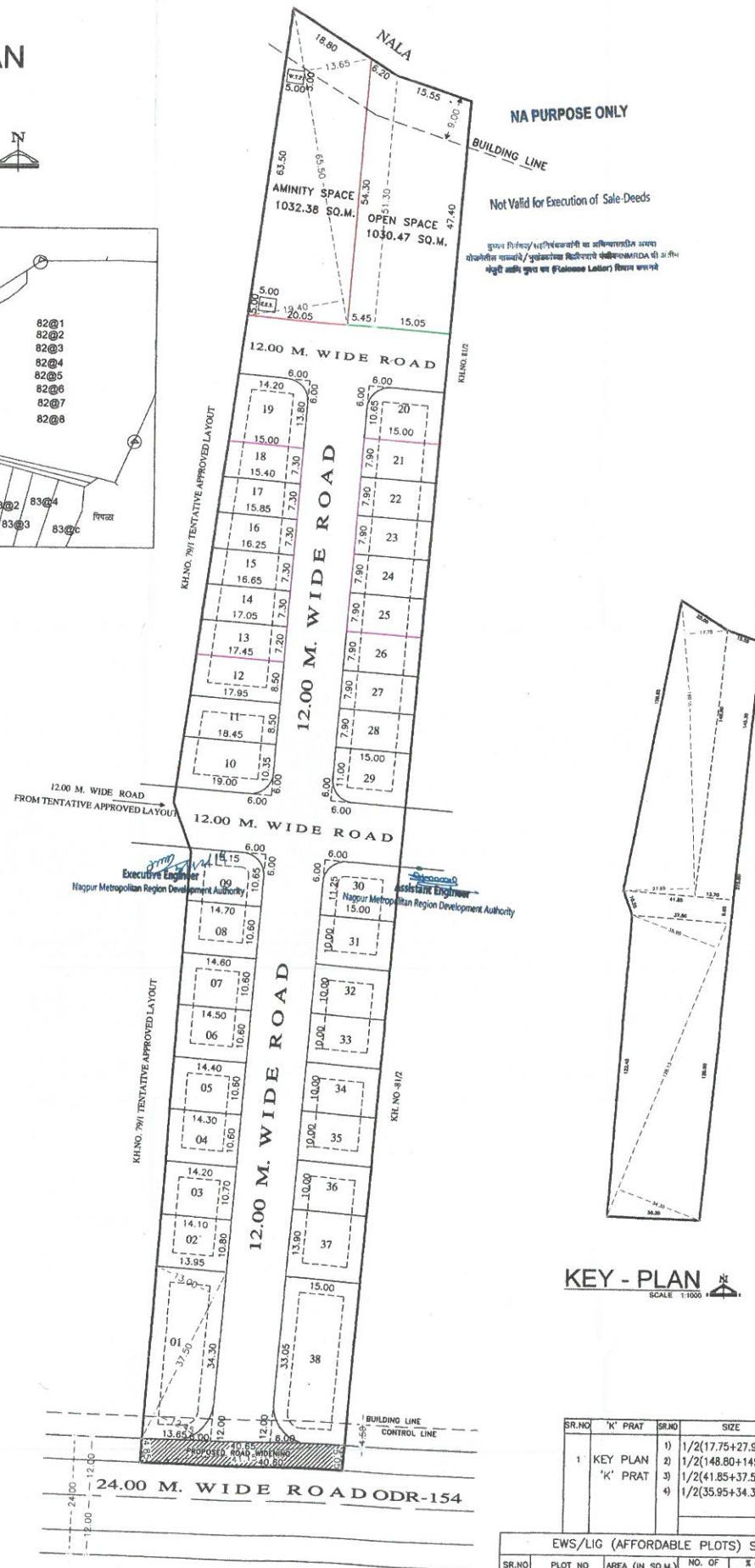
SR.NO	PLOT NO	PLOT SIZE	AREA	AMINITY	NET AREA	NO	TOTAL AREA	USER
01	AMINITY SPACE	1/2(13.65+19.40)X5.50	1082.38		1082.38	01	1032.38	
02	W.T.P. E.S.S.	5.00X5.00	25.00		50.00	01	50.00	
03	OPEN SPACE	1/2(54.30+51.30)X5.45 1/2(51.30+47.40)X15.05	287.76 742.71		1030.47	01	1030.47	
04	ROAD WINDING	1/2(4.85+5.05)X41.15	203.69		203.69	01	203.69	

D.P. SHEET



SITE PLAN

MOUZA-BESA
P.H.NO.38
TAH-NAGPUR
DIST-NAGPUR
SCALE 1:5000



LAY OUT PLAN



PROJECT

DEMARCATED RESIDENTIAL LAY OUT PLAN
ON KH NO- 81/1(PART), P.H. NO.-38,MOUZA-BESA,
TAH.- NAGPUR(GRAMIN), DIST.-NAGPUR
OWNER :- SHRI :- KHUSHAL MADHO JABALPURE.

AREA STATEMENT

- GROSS AREA OF LAND/ PLOT
(MINIMUM AREA OF A,B,C, TO BE CONSIDERED) = 10500.00
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT) = 1.05 H.R
B) AS PER MEASUREMENT SHEET = 1.05 H.R
C) AS PER SITE = 1.05 H.R
- DEDUCTION FOR
A) PROPOSED D.P./ D.P. ROAD WINDING AREA - 203.69 SQ.M
B) ANY D.P. RESERVATION AREA - NIL
C) NATURAL WATER COURSE AREA - NIL
- GROSS AREA OF PLOT (1-2) - 10296.31 SQ.M.
- RECREATIONAL OPEN SPACE
A) REQUIRED - 1029.63 SQ.M.(10%)
B) PROPOSED - 1030.47 SQ.M.(10.01%)
- AMINITY SPACE
A) REQUIRED - 1029.63 SQ.M.(10%)
B) PROPOSED - 1032.38 SQ.M.(10.03%)
- W.T.P. AND E.S.S. AREA - 50.00 SQ.M.(0.48)
- INTERNAL ROAD AREA - 2100.05 SQ.M.(20.39%)
- AREA UNDER LAYOUT PLOTS - 6083.41 SQ.M.(59.09%)
- NET AREA OF PLOTS FOR FSI CALCULATIONS- (3-5B)
10296.31-1032.38= 9263.93 SQ.M.
- PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS= (9/8)
9263.93/6083.41 = 1.52
- AREA FOR INCLUSIVE HOUSING
A) REQUIRED - 1216.88 (20.00%)
B) PROPOSED - 1301.99 (21.39%)

NOTE:-

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

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

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 TALLIES
WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME
RECORDS/ LAND RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

ARCHITECT SIGNATURE.

OWNER SIGN :-

ARCHITECT SIGN:-

Khushal Madho Jabalpure

Architect Signature

KHUSHAL MADHO JABALPURE.

OS. 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.)	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.
1	1/2(13.00+12.45)X37.50	477.19	15.43	461.76	1	461.76	701.87	24.00	1.10	772.06
2	1/2(13.95+14.10)X10.80	151.47		151.47	1	151.47	230.23	12.00	1.10	253.26
3	1/2(14.10+14.20)X10.70	151.41		151.41	1	151.41	230.14	12.00	1.10	253.15
4	1/2(14.20+14.30)X10.60	151.05		151.05	1	151.05	229.60	12.00	1.10	252.56
5	1/2(14.30+14.40)X10.60	152.11		152.11	1	152.11	231.21	12.00	1.10	254.33
6	1/2(14.40+14.50)X10.60	153.17		153.17	1	153.17	232.82	12.00	1.10	256.10
7	1/2(14.50+14.60)X10.60	154.23		154.23	1	154.23	234.43	12.00	1.10	257.87
8	1/2(14.60+14.70)X10.60	155.29		155.29	1	155.29	236.04	12.00	1.10	259.64
9	1/2(14.70+15.15)X10.65	158.95	7.71	151.24	1	151.24	229.89	12.00	1.10	252.88
10	1/2(19.00+18.45)X10.35	193.80	7.71	186.09	1	186.09	282.86	12.00	1.10	311.15
11	1/2(18.45+17.95)X8.50	154.70		154.70	1	154.70	235.14	12.00	1.10	258.66
12	1/2(17.95+17.45)X8.50	150.45		150.45	1	150.45	228.68	12.00	1.10	251.55
13	1/2(17.45+17.05)X7.20	124.20		124.20	1	124.20	188.78	12.00	1.10	207.66
14	1/2(17.05+16.55)X7.20	123.01		123.01	1	123.01	186.97	12.00	1.10	205.66
15	1/2(16.55+16.25)X7.30	120.09		120.09	1	120.09	182.53	12.00	1.10	200.78
16	1/2(16.25+15.85)X7.30	117.17		117.17	1	117.17	178.09	12.00	1.10	195.80
17	1/2(15.85+15.40)X7.30	114.06		114.06	1	114.06	173.38	12.00	1.10	190.71
18	1/2(15.40+15.00)X7.30	110.96		110.96	1	110.96	168.66	12.00	1.10	185.53
19	1/2(15.00+14.20)X13.80	201.48	7.71	193.77	1	193.77	294.53	12.00	1.10	323.98
20	10.65X15.00	159.75	7.71	152.04	1	152.04	231.10	12.00	1.10	254.21
21 TO 28	7.90X15.00	118.50		118.50	8	948.00	180.12	12.00	1.10	198.13
29	11.00X15.00	165.00	7.71	157.29	1	157.29	239.08	12.00	1.10	262.99
30	15.00X11.25	168.75	7.71	161.04	1	161.04	244.78	12.00	1.10	268.26
31 TO 36	15.00X10.00	150.00		150.00	6	900.00	228.00	12.00	1.10	250.80
37	15.00X13.90	208.50		208.50	1	208.50	316.92	12.00	1.10	348.61
38	15.00X33.05	495.75	15.43	480.32	1	480.32	730.09	24.00	1.10	803.10
TOTAL AREA OF 38 NOS OF PLOTS = 6083.41 SQ.M.										

SR.NO	PLOT NO	AREA (IN SQ.M.)	NO. OF PLOTS	% OF THE TOTAL PLOTS OF NET PLOTABLE AREA (6083.41) SQ.M.
1	13	124.20	1	124.20 SQ.M.
2	14	123.01	1	123.01 SQ.M.
3	15	120.09	1	120.09 SQ.M.
4	16	117.17	1	117.17 SQ.M.
5	17	114.06	1	114.06 SQ.M.
6	18	110.96	1	110.96 SQ.M.
7	21 TO 25	118.50	5	592.50 SQ.M.
TOTAL PLOT		11	1301.99	21.39 %

ASPECT DESIGN
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