

LAYOUT PLAN

SCALE 1:500

DEMARCATED RESIDENTIAL LAYOUT PLAN OF KH. NO.144 &145/2 P.H. NO. 74, MOUZA - BORKHEDE, TAHSIL ZILHA - NAGPUR (GRAMIN) DIST.- NAGPUR

BELONGING TO

MRS. ASHA R. AGRAWAL (1) Smt. Asha Agrawal (2) Smt. Nirmala Agrawal (3) Smt. Radhika Agrawal & (4) Shri Rajkumar Agrawal.

AREA STATEMENT		
AREA OF LAND AS PER 7/12	41000.000 sqmt.	
MINIMUM AREA OF LAND AS PER E-PRAT	40406.191 sqmt.	
AREA UNDER DP/RP PROPOSAL	393.449 sqmt.	
GROSS AREA UNDER LAYOUT	40014.742 sqmt.	100.00%
AREA UNDER OPEN SPACE	4034.380 sqmt.	10.08%
AREA UNDER AMENITY SPACE	4051.598 sqmt.	10.13%
AREA UNDER APPOACH AND VEHICULAR ROAD	11083.458 sqmt.	27.70%
AREA UNDER SERVICE ROAD/ROAD WIDENING	0.000 sqmt.	0.00%
AREA UNDER RESIDENTIAL PLOT AREA (A)	19617.311 sqmt.	49.03%
AREA UNDER CONVEN SHOPPING (A)	1227.995 sqmt.	3.07%
TOTAL LAND UNDER LAYOUT	40014.742 sqmt.	100.00%

NA1 = NET PLOT AREA FOR LAYOUT @ 60% 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 DCPR

= 60% (40014.742 - (4051.598 + 0.000 + 0)
= 60% (40014.742 - 4051.598)
= 22564.809 SQMT.

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA (TS) ON PRO-RATA BASIS 'E' AS PER CLAUSE 13.4.1 (B) OF DCPR = NA1/A

= (22564.809 / 20845.304)
= 1.082 (E)

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

= 0 + 393.449 + 0 + 0
= 393.449

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE ADDITIONAL FSI ON PRO-RATA BASIS 'F' AS PER CLAUSE 24.1 OF DCPR = NA2/A

= (393.449 / 20845.304)
= 0.019 (F)

NOTE : Additional FSI shown above is subject to compliance of provision of clause no 24.3 of dcpr by the land owner.

SCHEDULE OF RESIDENTIAL PLOTS

PLOT NO.	SIZE OF PLOT	AREA OF EACH PLOT (SQMT.)	DEDUCT TANGENT AREA (SQMT.)	NET AREA (SQMT.)	NET PLOT AREA FOR FSI(SQMT.)	NO. OF PLOTS	TOTAL NET AREA (SQMT.)	TOTAL NET PLOT AREA FOR FSI (SQMT.)	ADDITIONAL FSI	TOTAL ADDITIONAL FSI
A	B	C	D	E=(C-D)	F=E*S	G	H=E*G	I=F*G	J=F*I	K=F*I
1	0.00 x 30.480 = 914.400 x 15.000	960.0	0.00	960.0	384.0	1	960.0	384.0	0.019	7.3
2&3	30.000 x 18.00 = 540.000	540.0	0.00	540.00	216.00	2	1080.0	432.0	0.019	8.2
4&7	20.000 x 18.00 = 360.000	360.0	0.00	360.00	144.00	2	720.0	288.0	0.019	5.5
5	0.00 x 33.858 = 34.936 x 15.000	439.36	0.00	439.36	175.74	1	439.36	175.74	0.019	3.3
6	0.00 x 11.47 = 12.079 x 15.000	179.08	0.00	179.08	71.63	1	179.08	71.63	0.019	1.3
8,9,10,11	10.000 x 18.00 = 180.000	180.0	0.00	180.00	72.00	4	720.0	288.0	0.019	5.5
12,13,14	10.000 x 18.00	180.0	0.00	180.00	72.00	3	540.0	216.0	0.019	4.1
15	0.00 x 14.936 = 10.000 x 15.000	186.69	0.00	186.69	74.68	1	186.69	74.68	0.019	1.4
16	0.00 x 14.859 = 10.127 x 15.000	186.84	0.00	186.84	74.74	1	186.84	74.74	0.019	1.4
17,18,19,20	7.120 x 13.50	97.873	0.00	97.88	39.15	4	391.52	156.61	0.019	2.9
21	9.000 x 13.50	121.500	0.00	121.50	48.60	1	121.50	48.60	0.019	0.9
22	18.000 x 13.50	243.000	17.35	225.65	90.26	1	225.65	90.26	0.019	1.7
23	18.000 x 13.50	243.000	17.35	225.65	90.26	1	225.65	90.26	0.019	1.7
24	18.000 x 13.50	243.000	17.35	225.65	90.26	1	225.65	90.26	0.019	1.7
25	9.000 x 13.50	121.500	0.00	121.50	48.60	1	121.50	48.60	0.019	0.9
26,27,28,29,30	7.120 x 13.50	97.873	0.00	97.88	39.15	5	489.38	195.77	0.019	3.7
31	0.00 x 11.118 = 11.000 x 15.000	152.87	0.00	152.87	61.15	1	152.87	61.15	0.019	1.1
48	0.00 x 9.754 = 10.127 x 15.000	136.79	0.00	136.79	54.72	1	136.79	54.72	0.019	1.0
32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47	7.120 x 13.50	97.873	0.00	97.88	39.15	16	1566.08	626.43	0.019	11.9
49	9.000 x 13.50	121.500	0.00	121.50	48.60	1	121.50	48.60	0.019	0.9
50	18.000 x 13.50	243.000	17.35	225.65	90.26	1	225.65	90.26	0.019	1.7
51	18.000 x 13.50	243.000	17.35	225.65	90.26	1	225.65	90.26	0.019	1.7
52	18.000 x 13.50	243.000	17.35	225.65	90.26	1	225.65	90.26	0.019	1.7
53	9.000 x 13.50	121.500	0.00	121.50	48.60	1	121.50	48.60	0.019	0.9
54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80	7.120 x 13.50	97.873	0.00	97.88	39.15	27	2642.76	1057.11	0.019	20.1
81	0.00 x 11.118 = 11.000 x 15.000	152.87	0.00	152.87	61.15	1	152.87	61.15	0.019	1.1
82	0.00 x 9.754 = 10.127 x 15.000	136.79	0.00	136.79	54.72	1	136.79	54.72	0.019	1.0
83,84,85,86,87,88,89,90,91,92,93,94,95,96,97,98,99,100,101,102,103,104,105,106,107,108,109,110,111,112,113,114,115,116,117,118,119,120,121,122,123,124,125,126,127,128,129,130,131,132,133,134,135,136,137,138,139,140,141,142,143,144,145,146,147,148,149,150	7.120 x 13.50	97.873	0.00	97.88	39.15	68	6655.64	2662.26	0.019	50.6
TOTAL						146	19617.311	8046.482	307.593	373.729

	SIZE					AREA IN SQMT.	LESS TAN		TOTAL AREA (IN SQMT.)	USER
OPEN SPACE	1	A	0.5 x (11.883 + 33.131) x 87.743	=	1974.832	1974.832	30.85	1943.982	4034.383	open space
	2	B	0.5 x (42.026 + 28.677) x 59.621	=	2107.751	2107.751	17.35	2090.401		
		A	0.5 x (15.476 + 26.772) x 47.376	=	977.062					
AMINETY SPACE	1	B	0.5 x (34.564 + 29.202) x 87.201	=	2796.542	4082.448	30.85	4051.598	4051.598	aminety space
		C	0.5 x (35.856 + 32.777) x 6.941	=	306.824					

SCHEDULE OF CONVENIENT SHOP

PLOT NO.	SIZE OF PLOT	AREA OF EACH PLOT (SQMT.)	DEDUCT TANGENT AREA (SQMT.)	NET AREA (SQMT.)	X	NET PLOT AREA FOR FSI(SQMT.)	NO. OF PLOTS	TOTAL NET AREA (SQMT.)	TOTAL NET PLOT AREA FOR FSI (SQMT.)	Y	ADDITIONAL FSI	TOTAL ADDITIONAL FSI
A	B	C	D	E=(C-D)		F=E*S	G	H=E*G	I=F*G		J=F*I	K=F*I
4	18.00 x 18.00	324.000	17.35	306.65	1.533	474.146	1	306.650	474.146	0.0190	8.76701	8.76701
5	21.50 x 18.00	360.470	17.35	344.12	1.533	685.791	1	344.120	685.791	0.0190	10.73338	10.73338
15	18.00 x 18.00	378.000	17.35	360.65	1.533	553.418	1	360.650	553.418	0.0190	7.40443	7.40443
16	21.215 x 18.00	319.732	17.35	302.38	1.533	464.302	1	302.380	464.302	0.0190	8.84173	8.84173
TOTAL							4	1327.190				

	SIZE					AREA IN SQMT.	LESS TAN		TOTAL AREA (IN SQMT.)	USER
AREA UNDER 24 M WIDE R.P. ROAD	1	A	0.5 x (7.588 + 3.088) x 66.626	=	355.983	355.983	0	355.983	355.983	AREA UNDER R.P. ROAD
AREA UNDER 24 M WIDE R.P. ROAD	2	A	0.5 x (2.269 x 32.382)	=	36.737	37.466	0	37.466	37.466	AREA UNDER R.P. ROAD
		B	0.5 x (2.352 x 0.620)	=	0.729					
TOTAL AREA									393.449	



LOCATION PLAN

SCALE 1:500

ARCHITECT	OWNER SIGNATURE
AR. RAJESH KAKDE	MRS. ASHA R. AGRAWAL & OTHERS
SCALE 1:500	NORTH
DATE 06-02-19	
DRAWN SANJIVANI	
REV.NO. REV06	

R&L kakde associates
ar. rajesh kakde
architect & interior designer

PROJ.NO. 02LY14 SHEET NO. 01