

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. 198/2, MOUZA - JAMTHA, P.H NO. 42, TAH - NAGPUR (RURAL) - DISTT. NAGPUR.

M/S MAHALAXMI BULDCON THROUGH PARTNERS
1) SHRI ANISH BHAWARILAJI CHHAIED
2) SHRI RAHUL JAGDISH BONDRE
3) SHRI ATUL PREMCHAND TAJPURIYA

UNIT

1. Area of land
(Minimum area of a, b, c to be considered)

a) As Per Ownership Document (7/12, CIS Extract) 16200.000 SQ.M.

b) As Per Measurement Sheet 15783.910 SQ.M.

c) As Per Site 15783.910 SQ.M.

2. Deductions For

(a) Proposed D.P. / D.P. Road Widening Area 370.420 SQ.M.

(b) Any D.P. Reservation Area 0.000 SQ.M.

(c) Natural Water Course Area 0.000 SQ.M.

(Total a+b) 370.420 SQ.M.

3. Gross Area Of Plot (1-2) 15413.490 SQ.M.

4. Recreational Open Space

(a) Required - 1541.349 SQ.M.

(b) Proposed - 1541.382 SQ.M.

5. Amenity Space

(a) Required - 1541.349 SQ.M.

(b) Proposed - 1541.854 SQ.M.

(c) Area under E.S.S and W.T.P (00.33%) 50.000 SQ.M.

6. Service Road And Highway Widening 0.000 SQ.M.

7. Internal Road Area 2794.903 SQ.M.

8. Area Under Layout Plots 9485.351 SQ.M.

9. Net Area Of Plots For FSI Calculations = 13871.636 SQ.M.

10. Permissible FSI Factor For Layout Plots = 1.462 SQ.M.

11. Area For Inclusive Housing

(a) Required 20% OF PLOT AREA NA SQ.M.

(b) Proposed - IN TOD ZONE NA SQ.M.

LEGEND :-

AREA UNDER KASABA BOUNDARY SHOWN IN

AREA UNDER AMENITY SPACE SHOWN IN

AREA UNDER OPEN SPACE SHOWN IN

OWNER :

M/S MAHALAXMI BULDCON THROUGH PARTNERS

1) SHRI ANISH BHAWARILAJI CHHAIED

2) SHRI RAHUL JAGDISH BONDRE

3) SHRI ATUL PREMCHAND TAJPURIYA

ARCHITECT/LICENCED ENGINEER :

Geometric & Graphical
P.L. Cont. & 3D Map Draw Page
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DATE 07/12/2020

MOBILE NO. 982432949

DRAWN BY G.KAWAS

PLOT NO.	AREA IN SQ.M.	NET PLOT AREA FOR FSI (SQ.M.)	NO. OF PLOTS	NET PLOT AREA FOR FSI (SQ.M.)	NET PLOT AREA FOR FSI (SQ.M.)
1	252.308	252.308	1	252.308	252.308
2	251.724	251.724	1	251.724	251.724
3	252.641	252.641	1	252.641	252.641
4	256.976	256.976	1	256.976	256.976
5	258.761	258.761	1	258.761	258.761
6	259.399	259.399	1	259.399	259.399
7	275.265	275.265	1	275.265	275.265
8	184.280	184.280	1	184.280	184.280
9	175.440	175.440	1	175.440	175.440
10	245.031	245.031	1	245.031	245.031
11	188.160	188.160	1	188.160	188.160
12	175.090	175.090	1	175.090	175.090
13	480.000	480.000	4	480.000	480.000
14	136.000	136.000	1	136.000	136.000
15	198.832	198.832	3	198.832	198.832
16	432.000	432.000	2	432.000	432.000
17	304.560	304.560	2	304.560	304.560
18	445.267	445.267	3	445.267	445.267
19	631.584	631.584	3	631.584	631.584
20	198.832	198.832	1	198.832	198.832
21	175.440	175.440	4	175.440	175.440
22	232.633	232.633	1	232.633	232.633
23	159.120	159.120	1	159.120	159.120
24	160.218	160.218	1	160.218	160.218
25	234.239	234.239	1	234.239	234.239
26	147.815	147.815	1	147.815	147.815
27	216.106	216.106	1	216.106	216.106
28	209.381	209.381	1	209.381	209.381
29	122.738	122.738	1	122.738	122.738
30	174.344	174.344	1	174.344	174.344
31	119.250	119.250	1	119.250	119.250
32	115.763	115.763	1	115.763	115.763
33	119.640	119.640	1	119.640	119.640
34	174.914	174.914	1	174.914	174.914
35	115.680	115.680	1	115.680	115.680
36	169.124	169.124	1	169.124	169.124
37	110.463	110.463	1	110.463	110.463
38	161.956	161.956	1	161.956	161.956
39	175.849	175.849	1	175.849	175.849
40	562.511	562.511	1	562.511	562.511
41	384.754	384.754	1	384.754	384.754
42	447.299	447.299	1	447.299	447.299
43	305.950	305.950	1	305.950	305.950
44	256.358	256.358	1	256.358	256.358
45	371.816	371.816	4	371.816	371.816
46	254.320	254.320	1	254.320	254.320
47	268.626	268.626	1	268.626	268.626
48	1591.854	1591.854	1	1591.854	1591.854
49	50.000	50.000	1	50.000	50.000
50	1541.854	1541.854	1	1541.854	1541.854
51	1591.854	1591.854	1	1591.854	1591.854
52	1541.382	1541.382	1	1541.382	1541.382
53	1541.382	1541.382	1	1541.382	1541.382
54	1541.382	1541.382	1	1541.382	1541.382
55	1541.382	1541.382	1	1541.382	1541.382
56	1541.382	1541.382	1	1541.382	1541.382

AREA UNDER AMENITY SPACE

1 1/2 X 18.234 + 29.851 24.0425 X 66.210 = 1591.854

LESS AREA FOR ESS & W.T.P. 50.000

NET AMENITY SPACE AREA 1541.854

AREA UNDER OPEN SPACE

A 1/2 X 32.036 + 15.900 23.968 X 64.310 = 1541.382

AREA UNDER KHASARA

A 1/2 X 24.53 + 29.41 26.97 X 106.49 = 2872.035

B 1/2 X 19.16 + 19.29 19.225 X 103.66 = 1992.864

C 1/2 X 18.96 + 24.45 21.705 X 103.62 = 2249.072

D 1/2 X 63.14 + 50.24 56.69 X 118.77 = 6733.071

E 1/2 X 7.38 + 1.99 0.43 X 1.99 = 0.428

F 1/2 X 12.98 + 7.38 10.18 X 13.96 = 65.403

G 1/2 X 26.25 + 12.98 19.615 X 12.53 = 127.555

H 1/2 X 25.67 + 17.05 21.36 X 32.27 = 632.976

I 1/2 X 18.23 + 10.50 14.365 X 51.99 = 1110.506

TOTAL 15783.910

AREA UNDER ROAD WIDENING

A 1/2 X 36.28 + 34.96 35.62 X 3.72 = 132.506

B 1/2 X 3.70 + 3.65 3.675 X 35.09 = 128.956

C 1/2 X 3.55 + 3.13 3.34 X 14.20 = 47.428

D 1/2 X 3.17 + 3.46 3.315 X 15.31 = 50.753

E 1/2 X 3.54 + 3.21 3.375 X 0.22 = 0.743

F 1/2 X 1.53 + 0.53 1.03 X 1.83 = 1.885

G 1/2 X 1.70 + 8.85 1.70 X 1.70 = 7.523

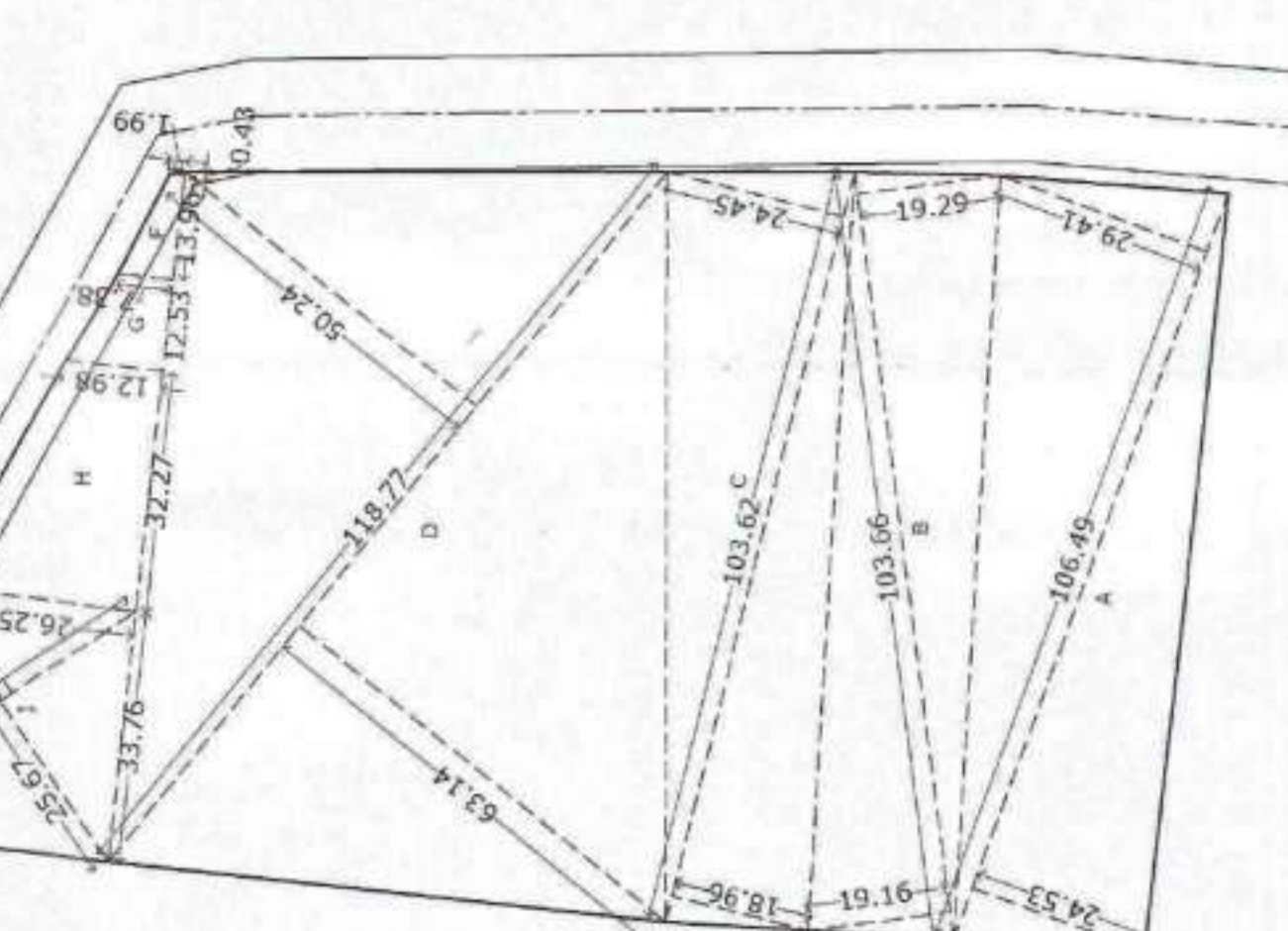
H 1/2 X 0.93 + 1.35 1.35 X 0.93 = 0.628

TOTAL 370.420



LAYOUT PLAN

SCALE - 1:500



KEY PLAN FOR LAND AREA CALCULATION

SCALE - 1:1000

KEY PLAN / LOCATION PLAN

SEET NO. 110 SCALE - N.T.S.

KEY PLAN FOR ROAD WIDENING AREA

SCALE - 1:500