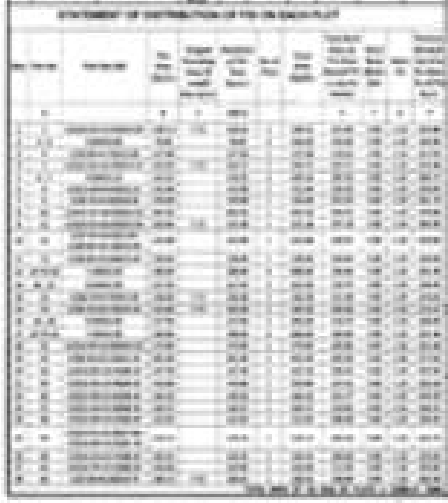
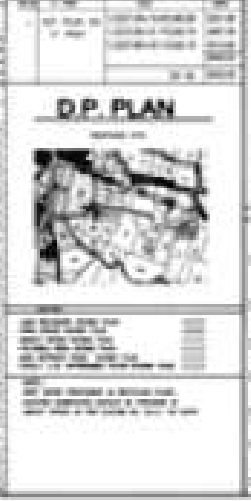




PROJECT

PROPOSED RESIDENTIAL LAY OUT PLAN

ON KH NO- 188, P.H. NO.- 48,MOUZA MONDHA,

TAH- HINGNA, DIST-NAGPUR

OWNER - SHRI.

SHRI.

SHRI.

SHRI.

SHRI.

SHRI.

SHRI.

AREA STATEMENT

1. GROSS AREA OF LAND/ PLOT

(minimum area of a.b.l. to be considered)

a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT) = .00 H.R

B) AS PER MEASUREMENT SHEET = 0.00 H.R

C) AS PER SITE = 0.00 H.R

2. DEDUCTION FOR

A) PROPOSED D.P./ D.P. ROAD WIDENING AREA = NIL

B) ANY D.P. RESERVATION AREA = NIL

C) NATURAL WATER COURSE AREA = NIL

TOTAL (a+b) = NIL

3. GROSS AREA OF PLOT (1-2) = 8000.00 SQ.M.

4. RECREATIONAL OPEN SPACE

A) REQUIRED = 800.00 (10.00%)

B) PROPOSED = 816.88 (10.23%)

5. AMENITY SPACE

A) REQUIRED = NIL

B) PROPOSED = NIL

6. AREA UNDER D.P.S & R.T.P. = 80.00 SQ.M. (0.99%)

7. INTERNAL ROAD AREA = 2740.83 SQ.M. (34.26%)

8. AREA UNDER LAYOUT PLOTS = 5368.21 SQ.M. (59.77%)

9. NET AREA OF PLOTS FOR FSI CALCULATIONS= (3-10B)

8000.00 - (00.00 +8000.00 SQ.M.

10. POTENTIABLE FSI FACTOR FOR LAYOUT PLOTS= (9/10)

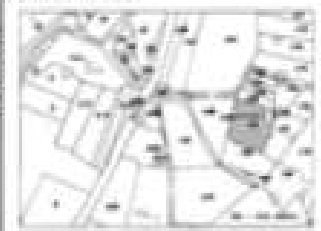
8000.00/5368.21=1.75

11. AREA FOR INCLUSIVE HOUSING

A) REQUIRED = NIL

B) PROPOSED = NIL

SITE PLAN



OWNER SIGN :-

SHRI. RAMESH KESHAV KAKDE

SHRI. BAPURAO GABBHIR KAKDE

SHRI. BHAURAO GABBHIR KAKDE

SHRI. TUKARAM KESHAV KAKDE

SHRI. RAJU NAMDEV KAKDE

SHRI. VENU NAMDEV KAKDE

SHRI. SHESHRAO NAMDEV KAKDE

ARCHITECT SIGN :-

SITE PLAN

LAY OUT PLAN

D.P. PLAN

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

PROJECT

PROPOSED RESIDENTIAL LAY OUT PLAN
ON KH NO- 189, P.H. NO.- 49,MOUZA-MONDHA,
TAH- HINGNA, DIST-NAGPUR
OWNER :- SHRI.- RAMESH KESHAV KAKDE.
SHRI.- BAPURAO GAMBHIR KAKDE.
SHRI.- BHAURAO GAMBHIR KAKDE.
SHRI.- TUKARAM KESHAV KAKDE.
SHRI.- RAJU NAMDEV KAKDE.
SHRI.- VENU NAMDEV KAKDE.
SHRI.- SHESHRAO NAMDEV KAKDE.

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) = 0.33 H.R
B) AS PER MEASUREMENT SHEET = 0.33 H.R
C) AS PER SITE = 0.33 H.R

2. DEDUCTION FOR
A) PROPOSED D.P./ D.P. ROAD WINDING AREA = 57.24 SQ.M.
B) ANY D.P. RESERVATION AREA = NIL
C) NATURAL WATER COURSE AREA = NIL
TOTAL (A+B) = 57.24 SQ.M.

3. GROSS AREA OF PLOT (1-2) = 3142.76 SQ.M.
4. RECREATIONAL OPEN SPACE
a) REQUIRED = 314.276 SQ.M. (10.00%)
B) PROPOSED = 521.25 SQ.M (16.23%)
5. AMENITY SPACE
a) REQUIRED = NIL
B) PROPOSED = NIL
6. SERVICE ROAD AND HIGHWAY WIDING= NIL
7. INTERNAL ROAD AREA = 765.19 SQ.M. (24.35%)
8. AREA UNDER LAYOUT PLOTS = 2056.32 SQ.M. (65.43%)
9. NET AREA OF PLOTS FOR FSI CALCULATIONS= (3-38)
3142.76 – 86.00 =3142.76 SQ.M.
10. PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS= (8/9)
3142.76/2056.32=1.52
11. AREA FOR INCLUSIVE HOUSING
a) REQUIRED = NIL
B) PROPOSED = NIL

OWNER SIGN :-

SHRI.- RAMESH KESHAV KAKDE.
SHRI.- BAPURAO GAMBHIR KAKDE.
SHRI.- BHAURAO GAMBHIR KAKDE.
SHRI.- TUKARAM KESHAV KAKDE.
SHRI.- RAJU NAMDEV KAKDE.
SHRI.- VENU NAMDEV KAKDE.
SHRI.- SHESHRAO NAMDEV KAKDE.

ARCHITECT SIGN :-

	PLOT NO.	PLOT SIZE	AREA	REMARK	PLOT AREA SQ.MT.	@	TOTAL AREA SQ.MT.	USER
01			40.63		40.63	01	40.63	

LAY OUT PLAN

NOTE:-

1) THE SERVICE OF ELECTRIC SUBSTATION AND WASTE WATER TREATMENT PLANT AS PER DCPR CLOUSE NO. 24.5 & 36 RESPECTING SHALL BE INSTALLED IN THE ADJESTING LAYOUT OF RH.NO. 189 BELONGING TO SAME OWNERS FOR THE COMBING DEVLOPMENT OF RH.NO. 186,189,190.

2) AS PER DCPR CLAUSE NO - 24.3.1 THE 80% OF BASIC FSI IS PERMITTED FOR THE LAYOUT HAVING ARE LESS THAN 0.20 HECT.

KEY PLAN

SITE PLAN

MOUZA MONDHA
P.H. NO. 49
TAH. HINGNA
DIST. NAGPUR
SCALE 1:5000

D.P. PLAN

1	'B' PART		1159.37
		TOT. AS	1159.37

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

Name	Plot No.	Plot Size (M)	Plot Area (Sq.m.)	Designated Reserving Area (To make Rectangular Area sq.m.)	Remaining Plot Area (Sq.m.)	No. of Floors	Total Area (Sq.m.)	Total Built Area as Per Rules Permitted (FSI as mentioned in Rules)	Front Road Width (M)	Floors Tax	Permissible Built Up Area (As Basic FSI (2.70) Sq.m.
	A		B	C	D=B-C	E	F=D*E	G	H	I	J
1	1		201.57	9.63	211.20	1	211.20	111.00	12.00	1.10	569.04
2	2		230.80		230.80	1	230.80	123.40	12.00	1.10	623.16
3	3		125.05		125.05	1	125.05	145.05	12.00	1.10	337.57
4	4		99.82		99.82	1	99.82	145.05	12.00	1.10	269.51
5	5		200.13		200.13	1	200.13	108.10	12.00	1.10	540.35
6	6		201.44		201.44	1	201.44	123.43	12.00	1.10	543.14
7	7		202.56		202.56	1	202.56	132.70	12.00	1.10	546.67
8	8		203.69		203.69	1	203.69	131.90	12.00	1.10	549.85
9	9		204.81		204.81	1	204.81	132.12	12.00	1.10	170.53
10	10		127.07		127.07	1	127.07	188.07	12.00	1.10	343.09
							TOTAL AREA OF ON RES OF PLOTS = 1719.50 SQM.				

NOTE:-

LAND BOUNDARY SHOWN THUS

OPEN SPACE SHOWN THUS

SANCT SPACE SHOWN THUS

PROPOSED ROAD SHOWN THUS

RAIL APPROACH ROAD SHOWN THUS

E.H.T. / L.T. APPROVABLE PLOTS SHOWN THUS

NOTE:-

NEW WATER TREATMENT & RECYCLING PLANT, ELECTRIC SUBSTATION SHALL BE PROVIDED IN ADJOIN SHED AS PER CLOUSE NO. 24.5.1 OF DCPR.

PROJECT

PROPOSED RESIDENTIAL LAY OUT PLAN

ON KH NO- 190, P.H. NO.- 49,MOUZA-MONDHA,

TAH- HINGNA, DIST-NAGPUR

OWNER :- SHRI.- RAMESH KESHAV KAKDE.
SHRI.- TUKARAM K. KAKDE.

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) = 0.18 H.R
B) AS PER MEASURMENT SHEET = 0.17 H.R
C) AS PER SITE = 0.17 H.R

2. DEDUCTION FOR
A) PROPOSED D.P./ D.P. ROAD WINDING AREA = 40.63 SQ.M.
B) ANY D.P. RESERVATION AREA – NIL
C) NATURAL WATER COURSE AREA – NIL
TOTAL (A+B) = 40.63 SQ.M.

3. GROSS AREA OF PLOT (1-2) – 1659.37 SQ.M.
4. RECREATIONAL OPEN SPACE
A) REQUIRED – NIL
B) PROPOSED – NIL
5. AMENITY SPACE
A) REQUIRED – NIL
B) PROPOSED – NIL
6. SERVICE ROAD AND HIGHWAY WINDING– NIL
7. INTERNAL ROAD AREA – 539.45 SQ.M. (32.51%)
8. AREA UNDER LAYOUT PLOTS – 1119.92 SQ.M. (67.49%)
9. NET AREA OF PLOTS FOR FSI CALCULATIONS= (3-5B)
1659.37 – 00.00 =1659.37 SQ.M.
10. PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS= (9/8)
1659.37/1119.92=1.48
11. AREA FOR INCLUSIVE HOUSING
A) REQUIRED – NIL
B) PROPOSED – NIL

OWNER SIGN :-	ARCHITECT SIGN:-
SHRI.- TUKARAM K. KAKDE.	ASPECT DESIGN
SHRI.- RAMESH KESHAV KAKDE.	