

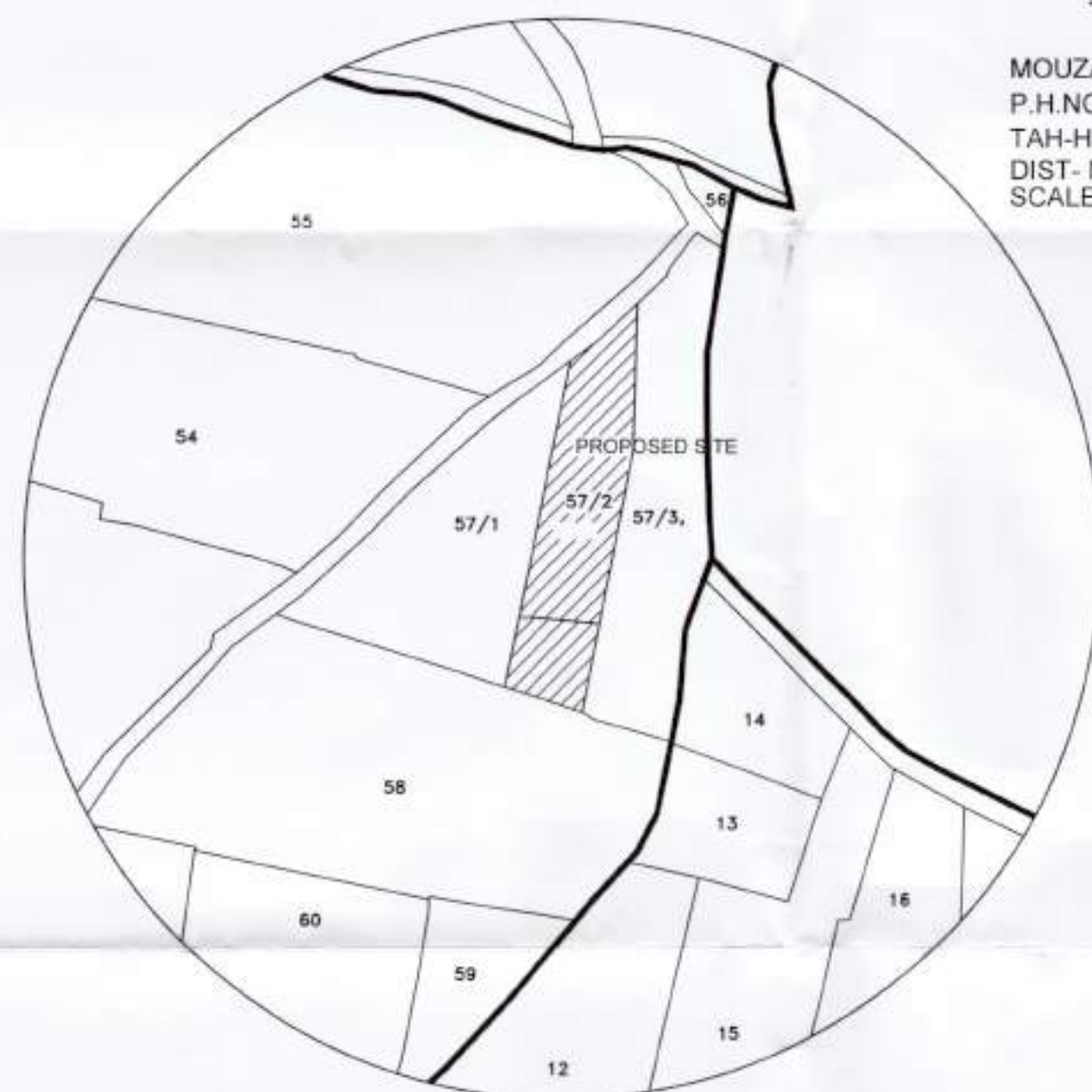


D.P. PLAN SHOWING PROPOSED SITE
SHEET NO 96 R4 ZONE



K PRAT
SCALE 1:1000

LOCATION PLAN :-



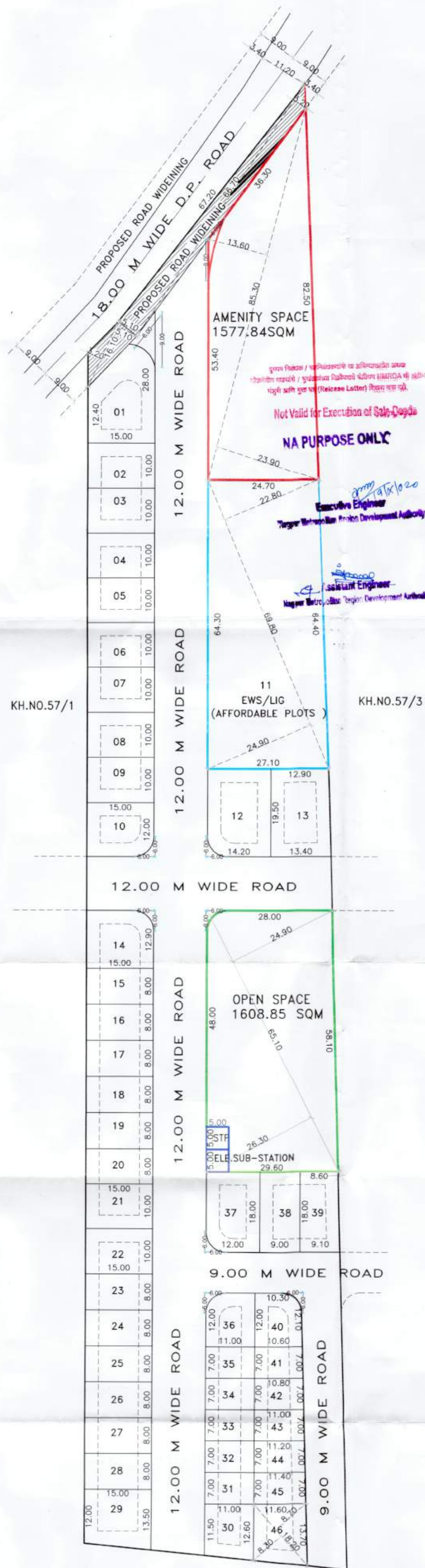
MOUZA-TAKALI
P.H.NO.45
TAH-HINGNA
DIST.-NAGPUR
SCALE 1:5000

LEGEND :-

- AREA UNDER SHOWN IN THICK BLACK LINE
- AMENITY SPACE SHOWN IN RED LINE
- OPEN SPACE SHOWN IN GREEN LINE
- EWS/LIG (MAHDA) SHOWN IN CYAN LINE
- STP & MEB SHOWN IN BLUE LINE

LAND AREA CALCULATION

A	1/2X43.90X51.83	1137.66
	(43.90+50.70)/2X51.83	303.19
	(49.90+56.10)/2X277.00	14681.00
	TOTAL	16121.85
B	18.00M. ROAD WIDENING AREA	
	(3.20+5.10)/2X66.70	276.80
	(5.10+3.20)/2X16.10	66.81
	TOTAL	343.61
C	OPEN SPACE CALCULATION	
	(26.30+24.90)/2X65.10	1666.56
	DEDUCT TANGENT	(-)/7.71
	DEDUCT STP&MEB	(-)/50.00
	NET AREA	1608.85
D	AMENITY SPACE CALCULATION	
	(13.60+23.90)/2X85.30	1599.37
	DEDUCT TANGENT	(-)/21.53
	NET AREA	1577.84
E	MSEB 5.00 X 5.00	25.00
F	STP 5.00X5.00	25.00
G	(MAHDA) EWS/LIG (AFFORDABLE PLOTS)	
	PLOT NO.11	1664.73 = 21.35%
	20% OF 7795.79=	1559.15



LAY OUT PLAN
SCALE 1:500

FINAL DEMARCATED RESIDENTIAL LAY OUT PLAN
ON KH NO. 57/2, P.H.NO. 45, MOUZA-TAKALI,
TAH- HINGNA, DIST-NAGPUR

OWNER :- SMT. VIJAYA GHANSHYAM HATWAR (NEW OWNER)

Stamps of Approval of Plans:-

AREA STATEMENT

1.	AREA OF LAND		
	Minimum area a,b,c, to be considered		
	a) as per ownership document (7/12,CTS extract	=	20200.00 SQMT
	b) as per measurement sheet	=	16121.85 SQMT
	c) as per site	=	16121.85 SQMT
2.	Deduction For		
	a) Proposed D.P.Road Widening area	=	343.61 SQMT
	b) Any D.P.Reservation area	=	NIL
	(a) Natural water course area	=	NIL
3.	Gross Area of land (1-2)	=	15778.24 SQMT 100.00%
4.	Recreational Open Space		
	a) Required	=	1577.82 SQMT
	b) Proposed	=	1608.85 SQMT 10.20%
5.	Amenity space		
	a) Required	=	1577.82 SQMT
	b) Proposed	=	1577.84 SQMT 10.00%
	b) MSEB & STP = 50.00 SQMT	=	50.00 SQMT 0.32%
6.	Service Road & Highway Widening	=	NIL
7.	Internal road area	=	4745.76 SQMT 30.08 %
8.	area under lay out plots	=	7795.79 SQMT 49.41%
9.	net area of plots for FSI Calculation = (3-5b)	=	14200.40 SQMT
10.	Permissible FSI Factor for lay out plots =(9/8)	=	1.821

STATEMENT OF DISTRIBUTION OF F.S.I. ON EACH PLOT

PLOT NO	PLOT SIZE (M)	PLOT AREA SQMT	TANGENT	NET AREA EACH PLOT SQMT	BUILT UP AREA ON PRO-RATA BASIS I.E. (NET AREA X FSI FACTOR)	FRONT ROAD WIDTH (M)	NO.OF PLOT	TOTAL AREA IN SQM	NET PLOT AREA FOR F.S.I. SQMT	BASIC F.S.I.	PERMISSIBLE BUILT-UP AREA ON BASIC F.S.I. (EXG)SQMT
A		B	C	D	E	F	H			G	
01	(12.40+28.00)/2X15.00	303.00	21.53	281.47	512.55	18.00	1	281.47	512.55	1.10	563.81
027009,21.22	10.00 X 15.00	150.00	--	150.00	273.15	12.00	10	1500.00	2731.50	1.10	300.46
10	12.00 X 15.00	180.00	7.71	172.29	313.74	12.00	1	172.29	313.74	1.10	345.11
11	(22.80+24.90)/2X69.80	1664.73	--	1664.73	3031.47	12.00	1	1664.73	3031.47	1.10	3334.62
12	14.20X 19.50	276.90	7.71	269.19	490.19	12.00	1	269.19	490.29	1.10	539.21
13	(13.40+12.90)/2X19.50	256.42	--	256.42	466.94	12.00	1	256.42	466.94	1.10	513.63
14	12.90 X 15.00	193.50	7.71	185.79	338.32	12.00	1	185.79	338.32	1.10	372.15
151020,231028	8.00 X 15.00	120.00	--	120.00	218.52	12.00	12	1440.00	2622.24	1.10	240.37
29	(12.00+13.50)/2X15.0	191.25	--	191.25	348.26	12.00	1	191.25	348.26	1.10	383.09
30	(11.50+12.60)/2X11.0	132.55	--	132.55	241.37	12.00	1	132.55	241.37	1.10	265.51
311035	7.00 X 11.00	77.00	--	77.00	140.21	12.00	5	385.00	701.08	1.10	154.23
36	12.00X11.00	132.00	7.71	124.29	226.33	12.00	1	124.29	226.33	1.10	248.96
37	12.00 X 18.00	216.00	7.71	208.29	379.29	9.00	1	208.29	379.29	1.10	417.22
38	9.00 X 18.00	162.00	--	162.00	295.00	9.00	1	162.00	295.00	1.10	324.50
39	(9.10+8.60)/2X18.00	159.30	--	159.30	290.08	9.00	1	159.30	290.08	1.10	319.09
40	(12.00+12.10)/2X10.6	127.73	7.71	120.02	218.55	9.00	1	120.02	218.55	1.10	240.41
41	(10.60+10.80)/2X7.00	74.90	--	74.90	136.39	9.00	1	74.90	136.39	1.10	150.03
42	(10.80+11.00)/2X7.00	76.30	--	76.30	138.94	9.00	1	76.30	138.94	1.10	152.83
43	(11.00+11.20)/2X7.00	77.70	--	77.70	141.49	9.00	1	77.70	141.49	1.10	155.64
44	(11.20+11.40)/2X7.00	79.10	--	79.10	144.04	9.00	1	79.10	144.04	1.10	158.44
45	(11.40+11.60)/2X7.00	80.50	--	80.50	146.59	9.00	1	80.50	146.59	1.10	161.24
46	(8.70+8.30)/2X18.20	154.70	--	154.70	281.70	9.00	1	154.70	281.70	1.10	309.87
	TOTAL						46	7795.79	14196.17		

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership /T.P.Scheme Record / Land Records Department /City Survey records

Er. Dhawal S. Harshie
NIT Lic. No.- 3000
Mob. No. 9158855005

(Name of Architect/Licensed Engineer/Supervisor)

Owner (s) name and signature

SMT. VIJAYA GHANSHYAM HATWAR

Architect/Licensed Engineer/Supervisor Name and signature

Er. Dhawal S. Harshie
NIT Lic. No.- 3000
Mob. No. 9158855005

Job no	Drawing No	Scale	Drawn by	Checked by	Registration /Licence no of Arch/Lic.Eng/Supervisor
23/07/2020		1:500	DHAWAL		

WAVE CAD DESIGN
flat no.G-6,Cheerab Apt.Chunnabhatti Road,
Near Ajni Sq.Nagpur-440003