

LAYOUT PLAN

SCALE - 1:500

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PLOT CALCULATIONS

Nos.	Plot No.	Size (M) B	C	Deduct Tangent Area (Sq.m.) D	Net Area (Sq.m.) E=(C-D)	Net Plot Area For FSI (Sq. M.) F=(E*%)	No of Plots G	Total Net Area (Sq. M.) H=F*G	Total Net Plot Area For FSI (SQ.M.) I=F*G
	A								
1	1	10x15.00	166.5	7.71	158.79	238.820	1	158.79	238.820
2	2 TO 10	10x15.00	154.50		154.50	232.368	9	1390.50	2091.112
3	11	1/2(...+15.35)x9.80	148.71		148.71	223.659	1	148.71	223.659
4	12	...5x2.20+ R.../x15.35	158.10		158.10	237.782	1	158.10	237.782
5	13 TO 22	...0x15.35	158.10		158.10	237.782	10	1581.00	2377.824
6	23	...10+27.30)x15.35	386.82	11.77	375.05	564.075	1	375.05	564.075
7	24	.../2(22.50+22.70)x0.80 + 1/2(22.70+23.55)x14.20	346.45	11.77	334.68	503.359	1	334.68	503.359
8	25 TO 27, 30 TO 3...	10.00x15.00	150.00		150.00	225.600	6	900.00	1353.600
9	28 ,29,6	10.60x15.00	159.00	7.72	151.28	227.525	3	453.84	682.575
10	33	1/2(23.55+24.40)x15.00	359.62	11.77	347.85	523.166	1	347.85	523.166
11	34	1/2(12.60+7.35)x15.00	149.62		149.62	225.028	1	149.62	225.028
12	35 TO 3...	6.10x15.00	91.50		91.50	137.616	4	366.00	550.464
13	39	9.15x15.00	137.25	7.72	129.53	194.813	1	129.53	194.813
14	40	9.15x15.45	141.36	7.72	133.64	200.994	1	133.64	200.994
15	41 TO ...3	6.10X15.45	94.24		94.24	141.736	3	282.72	425.208
16	44	1/2(13.45+8.00)x15.45	165.70		165.70	249.210	1	165.70	249.210
17	45	1/2(12.70+8.50)x12.00	127.20		127.20	191.309	1	127.20	191.309
18	46,47	4.15x12.00	49.80		49.80	74.899	2	99.60	149.798
19	48	11.25x12.00	135.00	7.72	127.28	191.429	1	127.28	191.429
20	49	1/2(28.05+26.70)x3.80+ 1/2(7.25+9.0...)x4.85 + 1/2x9.00x...	256.24		256.24	385.385	1	256.24	385.385
		1/2(11.10+8...)x...	144.37		144.37	132...	1	144.37	217.132
22	51 ... 2	6.00x15	90.00		90.00	...0	10	900.00	1353.600
23	52,5...	9.00x15.00	135.00		135.00	203...	2	270.00	406.080
24	64	13.45x12.00	161.40	7.72	153.68	231...	1	153.68	231.134
25	65 TO 69 72 TO 76	5.50x13.45	73.97		73.97	111.2...	10	739.70	1112.518
26	70,71	9.50x13.45	127.77		127.77	192.166	2	255.54	384.332
27	77	1/2(10.75+8.05)x13.45	126.43		126.43	190...	1	126.43	190.602
28	78	1/2(13.80+9.75)x70.65	243.15	7.72	235.43	354...	1	235.43	354.086
29	79	1/2x9.75x...	239.60		235.60	36...	1	239.60	360.358
30	80 ,121 ,122	9.20x15.00	138.00	7.72	130.28	19...	3	390.84	587.823
31	81 TO 85 88 TO 92 95 TO 99 ...02 TO 106 109 TO 113 116 TO 120 123 TO 127 130 TO 134 137 TO 141	6.25x15.00	93.75		93.75	1 ...000	45	4218.75	6345.000
...	86 ,87 ,93,94 107 ,108 ,114,115 ,128,129 ,135,136	8.50x15.00	127.50		127.50	191.760	12	1530.00	2301.120
33	100 ,101 ,142	10.95x15.00	164.25	7.72	156.53	235.421	3	469.59	706.263
34	143 ,156	10.95x15.45	169.17	7.72	161.45	242.821	2	322.90	485.642
35	144 TO 155	10.50x15.45	162.22		162.22	243.979	12	1946.64	2927.747
						TOTAL	156	19629.52	29523.249

SR. NO.	PLOT NO.	SIZE (IN MTRS)	AREA (IN SQ. M.)	LESS TAN	NO. OF PLOT	TOTAL AREA (IN SQ.M.)	USER
01	OPEN SPACE	1/2X(19.70+23.80)X78.40 = 75.70X21.45 = 1/2X(7.90+12.95)X21.45 = 1/2X12.95X20.40 =	1697.36 + 1623.78 + 223.61 + 132.08 = 3,676.82		1	3,676.82	AMENITY SPACE
02	AMENITY(1) SPACE	1/2X(33.46+34.90)X 71.06 =	2428.13		1	2,428.13	OPEN SPACE
03	AMENITY(2) SPACE	1/2X24.46X 103.80 =	1,268.98		1	+1,268.95 = 3,697.08	

AREA STATEMENT

A) LAND AREA OF KH. NO. - 17/1	- 12,100.00 SQ. M. (1.21 H)
B) LAND AREA OF KH. NO. - 17/2	- 24,400.00 SQ. M. (2.44 H)
C) TOTAL LAND ... OF KH. NO. - 17/1 & 17/2	- 36,500.00 SQ. M. (3.65 H)
C) AREA UNDER D.P./ R. P. ROAD	- 0.00 SQ. M.
D) GROSS AREA UNDER LAYOUT	- 36,500.00 SQ. M. (100%)
1) AREA UNDER OPEN SPACE	- 3,676.82 SQ. M. (10.07 %)
2) AREA UNDER AMENITY SPACE	- 3,697.08 SQ. M. (10.13%)
3) AREA UNDER APPROACH & VEHICULAR ROAD	- 9,496.58 SQ. M. (26.02%)
5) AREA UNDER RESIDENTIAL PLOTS	- 19,629.52 SQ. M. (53.78 %)...(A)
TOTAL	- 36,500.00 SQ. M. (100 %)

NA 1 - Net plot area for layout @ 90% of area excluding Amenity Space ,D. P. / R. P. Proposals, if any , & Area for road Widening as per clause 24.1 from Gross area under layout, as per clause13.4.1 of SDCPR

= 90 % [36,500.00 -(3,697.08)] = 29,522.628 SQ.M.

Multiplying Factor for distribution of above Net plot area (FSI) on pro-rata basis 'X' as per clause 13.4.1 (iii) of SDCPR = NA1 / A

X = 29,522.628 / 19,629.52 = 1.5040

NA 2 - Area under R.P. proposals and road widening as per clause 24.1

= 0.00 sq.m.

Multiplying Factor for distribution of additional FSI on pro-rata basis 'Y' as per clause 24.1 of SDCPR = NA2 / A Y = 0.00

NOTE: Additional FSI shown above is subject to compliance of provisions of clause no. 24.1 of SDCPR by the land owner

NOTE: -

- x KHASRA BOUNDRY SHOWN THUS
- x OPEN SPACE SHOWN THUS
- x AMENITY SPACE SHOWN THUS
- x PLOT AREA SHOWN THUS
- x MAIN APPROCH ROAD SHOWN THUS

PROJECT :

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO.- 17/1,17/2 , P.H. NO.- 62

MOUZA - PANJRI (MONDHA) TAH.-HINGANA,DIST - NAGPUR.

BELONGING TO : 1) MR. PRASHANT MANOHARRAO BONGIRWAR
2) MR. RAHUL ARUNRAO UPGANLAWAR

OWNER'S SIGN :	ARCHITECT'S SIGN :
1) MR. PRASHANT MANOHARRAO BONGIRWAR 2) MR. RAHUL ARUNRAO UPGANLAWAR	UMESH B. LANJE

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