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LAYOUT PLAN
SCALE - 1:500

PLOT AREA CALCULATIONS

Nos.	Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Net Plot Area For FSI (Sq. M.)	No of Plots	Total Net Area (Sq.M.)	Total Net Plot Area For FSI (SQ.M.)
	A	B	C	D	E=(C-D)	F=(E*Z)	G	H=E*G	I=F*G
1	1	11.10x15.00	166.50	7.71	158.79	238.820	1	158.79	238.820
2	2 TO 10	10.30x15.00	154.50		154.50	232.368	9	1390.50	2091.312
3	11	1/2(15.00+15.35)x9.80	148.71		148.71	223.659	1	148.71	223.659
4	12	15.35x2.20+ 8.10x15.35	158.10		158.10	237.782	1	158.10	237.782
5	13 TO 22	10.30x15.35	158.10		158.10	237.782	10	1581.00	2377.824
6	23	1/2(23.10+27.30)x15.35	386.82	11.77	375.05	564.075	1	375.05	564.075
7	24	1/2(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 32	10.00x15.00	150.00		150.00	225.600	6	900.00	1353.600
9	28,29,63	10.60x15.00	159.00	7.72	151.28	227.525	1	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 38	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	200.954	1	133.64	200.954
15	41 TO 43	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+9.00)x8.85 + 1/2x9.00x17.85	256.24		256.24	385.385	1	256.24	385.385
21	50	1/2(11.10+8.15)x15.00	144.37		144.37	217.132	1	144.37	217.132
22	51 TO 54 57 TO 62	6.00x15.00	90.00		90.00	135.360	10	900.00	1353.600
23	55,56	9.00x15.00	135.00		135.00	203.040	2	270.00	406.080
24	64	13.45x12.00	161.40	7.72	153.68	231.134	1	153.68	231.134
25	65 TO 69 72 TO 76	5.50x13.45	73.97		73.97	111.251	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	190.802	1	126.43	190.802
28	78	1/2(13.80+9.75)x20.85	243.15	7.72	235.43	354.086	1	235.43	354.086
29	79	1/2x9.75x49.15	239.60		239.60	360.358	1	239.60	360.358
30	80,121,122	9.20x15.00	138.00	7.72	130.28	195.941	3	390.84	587.823
31	81 TO 85 88 TO 92 95 TO 99 102 TO 106 109 TO 113 116 TO 120 123 TO 127 130 TO 134 137 TO 141	6.25x15.00	93.75		93.75	141.000	45	4218.75	6345.000
32	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 TAR	NO.OF PLOT	TOTAL AREA (IN SQ.M.)	USER
01	OPEN SPACE	1/2x19.79+23.89)x79.48 = 75.79x21.48 + 1/2x27.80+12.95)x21.48 + 1/2x12.95x26.48	3697.36 = 1623.79 + 333.81 + 122.06		1	3,679.82	AMENITY SPACE
02	AMENITY(1) SPACE	1/2x(23.48+34.84)x 71.86 =	3428.13		1	3,428.13 +1,268.96 -2,697.08	OPEN SPACE
03	AMENITY(2) SPACE	1/2x34.44x 103.88 =	1,268.96		1		

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 AREA OF KH. NO. - 17/1 & 17/2 (AS PER 7/12)	- 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

OWNER'S SIGN :

1) MR. PRASHANT MANOHARRAO BONGIRWAR

2) MR. RAHUL ARUNRAO UPGANLAWAR

ARCHITECT'S SIGN :

NOTE: -
* KHASRA BOUNDRY SHOWN THUS
* OPEN SPACE SHOWN THUS
* AMENITY SPACE SHOWN THUS
* PLOT AREA SHOWN THUS
* 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

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