DEMARCATED LAY OUT PLAN ON KH. No.87, PH. No. 78, MOUZA - TAKALGHAT, TAH. - HINGNA, DIST. NAGPUR.
BELONGS TO: A.S.BHOWAR & SMT. BHOWAR

SCALE 1:500

PROPOSED RESIDENTIAL LAYOUT ON GAT No.87, PH. No. 78, MAUJA-TAKALGHAT,TAH. HINGANA, DIST. NAGPUR

DRAWING SHEET No. 1/1.

STAMPS OF APPROVAL OF PLANS:

	AREA STATEMENT	(sq.m)	
1	AREA OF LAND		
	A) AS PER OWNERSHIP DOCUMENT	26900.00	
	B) AS PER MEASUREMENT SHEET	26900.00	
	C) AS PER SITE	26897.500	
2	DEDUCTION FOR		
	A) PROPOSED DP/ DP ROAD WIDENING AREA	0.000	
	B) ANY DP RESURVATION AREA	0.000	
	C) NATURAL WATER COURSE AREA	0.000	
	TOTAL (A+B)	0.000	
3	GROSS AREA OF PLOT (1-2)	26897.500	100%
4	RECREATIONAL OPEN SPACE		
	A) REQUIRED	2689.76	10%
	B) PROPOSED	2691.470	10%
5	AMENITY SPACE		
	A) REQUIRED	2689.76	10%
	B) PROPOSED	2729.933	10.15%
6	SERVICE ROAD AND HIGHWAY WIDENING	0.000	
	AREA OF WWTP + ELECTRICAL SUBSTATION	50.000	0.19%
7	INTERNAL ROAD AREA	5418.020	20.15%
8	AREA UNDER LAYOUT PLOTS	16098.100	59.82%
9	NET AREA OF PLOTS FOR FSI CALCULATIONS=(3-5B)	26167.629	
10	PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS=(3/B)	1.03	
11	AREA FOR INCLUSIVE HOUSING		
	A) REQUIRED	5233.620	20.00%
	B) PROPOSED	5276.93	20.47%

PROPOSED SITE

DP PLAN

SCALE NTS

AREA CALCULATION KEY PLAN

SCALE 1:1000

LOCATION PLAN

SCALE NTS

FOR SENSITIVE FINAL APPROVAL ONLY

LAY OUT PLAN

SCALE 1:500

PLOT No.	SIZE	PLOT AREA SQ.M	DEDUCTING AREA OF ROAD (0.7 ABST) (sq.m)	REMAIN ING PLOT AREA (B-C)	R/U AREA ON FIND RATE BASIS (Ex pro-rata TID factor)	FRONT ROAD WIDTH	BASIC FSI	PERMISSIBL E B/U AREA ON BASIC FSI (D*0.03*1.03)	Nos. OF PLOTS	TOTAL AREA (sq.m)
A		B	C	D	E	F	G	H	I	J
1	6.0 X 11.60 X (28.58 + 34.68) / 2	268.44	13.08	387.60	664.32	18.30	1.1	510.64	1	807.44
2 to 35	1 X 30.00 X 15.00	450.00		150.00	258.00	13.48	1.1	340.31	24	3600.00
36	6.7 X 13.60 X (34.00 + 15.59) / 2	156.40		200.40	311.78	9.00	1.1	361.21	1	370.10
37	1 X 13.60 X 30.00	408.00	7.72	130.28	224.20	9.00	1.1	259.62	1	315.00
38 to 55	1 X 13.60 X 8.00	108.80		108.80	187.23	9.00	1.1	209.89	6	758.40
56	6.5 X 13.60 X (9.13 + 9.58) / 2	144.85		144.85	249.24	9.00	1.1	280.20	1	344.60
57	6.0 X 13.25 X (10.23 + 10.28) / 2	156.04		156.04	268.48	9.00	1.1	301.91	1	354.08
58 TO 81	1 X 13.03 X 7.60	124.28		124.28	213.81	9.00	1.1	240.39	6	896.10
82 to 83	6.5 X 13.60 X 13.00	387.75	7.72	380.03	653.66	9.00	1.1	734.84	1	855.06
84 to 89	1 X 13.25 X 7.50	114.90		114.90	197.73	9.00	1.1	222.30	6	866.25
90	6.0 X 13.25 X (10.28 + 10.33) / 2	150.45		150.45	258.84	9.00	1.1	290.51	1	338.62
91	6.0 X 15.75 X (8.74 + 8.00) / 2	181.84		181.84	312.81	9.00	1.1	351.67	1	181.838
92 TO 57	1 X 13.25 X 8.00	105.00		126.00	390.24	9.00	1.1	299.29	6	750.00
58 TO 93	1 X 13.25 X 10.00	132.50	7.72	132.22	340.44	9.00	1.1	264.46	2	315.40
94 TO 99	1 X 13.75 X 8.00	104.00		104.00	178.88	9.00	1.1	201.30	6	756.00
100	6.5 X 13.75 X 8.00 + 7.09) / 2	116.83		116.83	179.64	9.00	1.1	187.38	1	118.00
67	6.5 X 13.75 X 8.84 + 7.09) / 2	122.22		122.17	301.08	9.00	1.1	221.23	1	118.17
68 to 79	1 X 13.75 X 7.70	121.39		121.39	203.13	9.00	1.1	201.64	6	727.00
80 to 75	1 X 13.75 X 10.08	158.70	7.72	151.04	259.07	9.00	1.1	290.80	2	302.00
76 TO 81	1 X 13.75 X 7.70	121.39		121.39	305.15	9.00	1.1	201.44	6	727.00
82	6.5 X 13.75 X 8.00 + 7.97) / 2	117.89		117.89	178.01	9.00	1.1	195.81	1	117.00
83	6.5 X 15.75 X 7.52 + 8.65) / 2	131.91		131.91	199.18	9.00	1.1	219.20	1	131.00
84 TO 88	1 X 13.25 X 7.50	114.90		114.90	172.61	9.00	1.1	190.87	6	690.00
89 TO 91	1 X 13.25 X 10.17	160.46	7.72	160.46	359.33	9.00	1.1	266.24	3	480.00
92 to 97	1 X 13.75 X 7.50	114.90		114.90	173.65	9.00	1.1	190.87	6	690.00
98	6.5 X 13.75 X 7.52 + 7.09) / 2	117.50		117.50	177.42	9.00	1.1	195.20	1	117.00
99	6.5 X 13.75 X 26.44 + 9.69) / 2	238.09		238.09	358.68	9.00	1.1	362.31	1	238.00
100 to 106	1 X 13.75 X 7.80	133.65		133.65	186.58	9.00	1.1	206.29	7	818.25
107 TO 111	1 X 13.75 X 11.00	170.25	7.72	165.53	249.55	9.00	1.1	276.05	2	551.00
112	6.5 X 13.75 X 7.80	122.85		122.85	185.16	9.00	1.1	204.81	1	614.15
113	6.5 X 13.75 X 8.84 + 8.08) / 2	129.49		129.49	218.00	9.00	1.1	241.09	1	129.48
114	6.5 X 23.85 X 6.83 + 7.45) / 2	125.89		125.89	189.04	9.00	1.1	209.09	1	125.98
115	6.5 X 7.60 X 16.86 + 16.08) / 2	118.23		118.23	178.28	9.00	1.1	196.34	1	118.10
116	6.5 X 7.60 X 16.08 + 16.52) / 2	119.60		119.60	180.47	9.00	1.1	199.49	1	118.60
117	6.5 X 7.60 X 16.52 + 16.77) / 2	121.50		121.50	183.33	9.00	1.1	201.65	1	121.50
118	6.5 X 7.60 X 16.77 + 16.08) / 2	120.81		120.81	182.29	9.00	1.1	200.71	1	120.20
119	6.5 X 13.60 X 16.08 + 17.27) / 2	221.01	7.72	214.07	324.60	9.00	1.1	357.67	1	214.07
	TOTAL								128	26901.51

INCLUSIVE HOUSING										
85	6.5 X 15.75 X 7.50 + 8.00) / 2	131.91		131.91	0.00	9.00	1.1	0.00	1	131.91
86 TO 89	3 X 15.75 X 7.50	354.38		114.90	0.00	9.00	1.1	0.00	3	338.69
90 to 97	1 X 13.75 X 7.80	114.90		114.90	173.65	9.00	1.1	190.87	6	690.00
98	6.5 X 15.75 X 7.50 + 7.68) / 2	117.50		117.50	177.42	9.00	1.1	195.20	1	117.00
100 to 104	1 X 15.75 X 7.80	122.85		122.85	185.58	9.00	1.1	204.00	5	614.25
107 TO 111	2 X 15.75 X 7.80	122.85		122.85	185.58	9.00	1.1	204.00	5	614.25
112	6.5 X 15.75 X 8.84 + 9.68) / 2	145.45		145.45	219.80	9.00	1.1	241.89	1	146.45
113	6.5 X 15.75 X 8.84 + 7.45) / 2	125.89		125.89	190.08	9.00	1.1	209.09	1	125.98
114	6.5 X 7.60 X 16.86 + 16.08) / 2	118.23		118.23	178.28	9.00	1.1	196.34	1	118.10
115	6.5 X 7.60 X 16.08 + 16.52) / 2	119.60		119.60	180.47	9.00	1.1	199.49	1	118.60
116	6.5 X 7.60 X 16.52 + 16.77) / 2	121.50		121.50	183.33	9.00	1.1	201.65	1	121.50
117	6.5 X 7.60 X 16.77 + 16.08) / 2	120.81		120.81	182.29	9.00	1.1	200.71	1	120.20
118	6.5 X 7.60 X 16.77 + 16.08) / 2	120.81		120.81	182.29	9.00	1.1	200.71	1	120.20
119	6.5 X 13.60 X 16.08 + 17.27) / 2	221.01	7.72	214.07	324.60	9.00	1.1	357.67	1	214.07
	TOTAL								37	5276.93

AREA CALCULATION OF LAND

Sr.No.	SIZE			AREA
A	6.5 X	307.53 X (	66.45 + 60.17) / 2 =	25943.62
DEDUCT B	6.5 X	10.38 X	9.00 =	46.0845
TOTAL				= 25897.50

AMENITY AREA

TOTAL AMENITY SPACE = 2729.931 sq.m

OPEN SPACE

TOTAL OPEN SPACE = 2691.47 SQ.M

OWENER'S SIGN

ARCHITECT'S SIGN

Vaibhav Vaidya
Regd. ar. CA/2007/40525
N.I.T. I.C. No.: 2228/C.O.A.
N.M.C. I.C. No.: NMC/R-432