

LAY OUT PLAN

SCALE 1:500

N

AREA 12.00M. D.P. ROAD CALCULATION
(220.00+230.50)/2X12.00=2703.00SQM

AREA STATEMENT

1. Gross Area Of Land/ Plot = 39800.00 SQMT. (AS PER 7/12 ABSTRACT)
   KH.NO. 610 =0.38HECTOR
   KH.NO. 518/4 =3.60 HECTOR
   AS PER MESURMENT PLAN = 38220.00 SQMT.
2. Deduction For
   a) ROAD ACQUISITION AREA = Nil
   b) Proposed Road = NIL
   c) Reservation = NIL
   D) AGRICULTURE LAND(KH.NO.518/4) =19600.00 SQMT. (AS PER 7/12 ABSTRACT)
   AGRICULTURE LAND(KH.NO.518/4) =18020.00 SQMT. (AS PER MESURMENT PLAN)
   Total Deductions(a+b+c) = 18020.00 SQMT
3. Remaining Gross Area Of Plot (1–2) Under Layout = 20200.00 sqmt
4. Deduction For
   a) Recreation Open Space = 2026.05 sqmt
   As Per Regulation No.13.3 ~~4616.22~~
   b) Iinternal Roads = ~~1906.99~~ sqmt
   ~~12.00M.proposed d.p.road = 2703.00~~ sqmt
   c) Amenity Space If Any = 1010.88 sqmt
   Total Deductions(a+b+c) = ~~7646.92~~ sqmt. 7693.15
5. Area Under Plots (3–4) = ~~12546.80~~sqmt. 12546.85
6. Net Area of Plots For = 90% * [1–(2+4c)]
   FSI Calculation =90%*[20200.00–(0.00+1010.88)]
   =17270.20 sqmt.
7. Permissible FSI Factor = 6/5
   For Layout Plots = 17270.20/~~12546.80~~ 12546.85
   Permissible FSI Factor = 1.376

PROPOSED RESIDENTIAL LAY OUT PLAN ON KH NO 518/4 PART& 610 PART,P.H.NO-46, MOUZA-UMRED,TAH- UMRED , DIST-NAGPUR

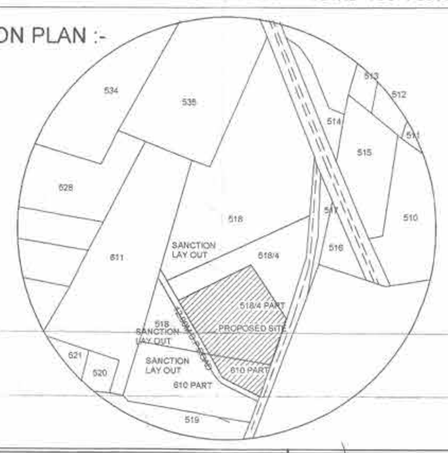
OWNER :- AJAY KRUSHANAJI LADHAWE

SCHEDULE OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

PLOT NO	PLOT SIZE (M)	AREA OF EACH PLOTS (SQM.)	NO OF PLOTS	ROUNDING AREA OF ROAD (SQM.)	NET AREA OF EACH PLOT (B–E) SQM.	TOTAL AREA	BUILT UP AREA ON PRORATA BASE OF EACH (D*FACTOR OF FSI) SQM.	FRONT ROAD WIDTH M	PERMISIBLE NORMAL F.S.I.	PERMISIBLE BUILT UP AREA ON NORMAL FSI EACH PLOT (E*G) SQM
A		B	D	E	F		E	F	G	H
01	(20.50+22.50/2X15.00	322.50	1	21.53	300.97	300.97	414.13	24.00	1.20	496.95
02,07,08,20,21 70,71	8.50 X 15.00	127.50	7	---	127.50	892.50	175.44	12.00	1.00	175.44
03T006, 15T019,66T069 72T075,	6.50 x 15.00	97.50	17	---	97.50	1657.50	134.16	12.00	1.00	134.16
09,10,22T025	6.00 X 15.00	90.00	6	---	90.00	540.00	123.84	12.00	1.00	123.84
11,12	9.40+4.10)/2X15.00	101.25	2	3.87	97.38	194.76	133.99	12.00	1.00	133.99
13	10.50 X 15.00	157.50	1	7.74	149.76	149.76	206.06	12.00	1.00	206.06
14	10.00 X 15.00	150.00	1	7.74	142.26	142.26	195.74	12.00	1.00	195.74
26	(10.20+9.60)/2X15.00	148.50	1	---	148.50	148.50	204.33	12.00	1.00	204.33
27	(9.00+9.60)/2X15.00	139.50	1	---	139.50	139.50	191.95	9.00	1.00	191.95
28T031, 90T093 96T099, 102T0105	6.00 X 15.00	90.00	16	---	90.00	1440.00	123.84	9.00	1.00	123.84
32,33,82,83,	8.50 X 15.00	127.50	4	---	127.50	510.00	175.44	9.00	1.00	175.44
34T038, 78T081,84T087	6.50 X15.00	97.50	13	---	97.50	1267.50	134.16	9.00	1.00	134.16
39	10.00 X15.00	150.00	1	6.05	143.95	143.95	198.07	9.00	1.00	198.07
40	(9.30+14.60)/2X15.00	179.25	1	6.05	173.20	173.20	327.92	9.00	1.00	327.92
41	(6.00+11.30)/2X20.90	180.78	1	---	180.78	180.78	253.07	9.00	1.00	253.07
42	(15.70+16.40)/2X9.00	144.45	1	---	144.45	144.45	198.76	9.00	1.00	198.76
43	(16.40+17.00)/2X9.00	150.30	1	---	150.30	150.30	206.81	9.00	1.00	206.81
44	(17.00+17.70)/2X9.00	156.15	1	---	156.15	156.15	214.86	9.00	1.00	214.86
45	(17.70+18.40)/2X9.00	162.45	1	---	162.45	162.45	223.53	9.00	1.00	223.53
46	(18.40+19.10)/2X9.00	168.75	1	---	168.75	168.75	232.20	9.00	1.00	232.20
47	(19.10+19.80)/2X9.00	175.05	1	---	175.05	175.05	240.86	9.00	1.00	240.86
48	(12.60+14.50)/2X25.70	348.23	1	17.41	330.82	330.82	455.20	24.00	1.20	546.24
49	(22.90+23.70)/2X14.00	326.20	1	17.41	308.79	308.79	424.89	24.00	1.20	509.86
50	~~9.00 X 14.00~~	~~126.00~~	~~1~~	---	~~126.00~~	~~126.00~~	~~173.37~~	~~9.00~~	~~1.20~~ 1.20	~~173.37~~
51T055	6.00 X 14.00	84.00	5	---	84.00	420.00	115.58	9.00	~~1.20~~ 1.20	115.58
56	1/2X5.70X15.40+ (6.30+12.10)/2X14.00	172.69	1	6.05	166.64	166.64	229.29	9.00	1.00	229.29
57	(20.40+5.40)/2X14.75	190.27	1	---	190.27	190.27	261.81	12.00	1.00	261.81
58T063	7.00 X 14.75	103.25	6	---	103.25	619.50	142.07	12.00	1.00	142.07
64	10.00 X 14.75	147.50	1	---	147.50	147.50	202.96	12.00	1.00	202.96
65	(9.30+9.90)/2X15.00	144.00	1	6.05	137.95	137.95	189.81	12.00	1.00	189.81
76	9.00 X 15.00	135.00	1	---	135.00	135.00	185.76	12.00	1.00	185.76
77	9.00 X 15.00	135.00	1		135.00	135.00	185.76	9.00	1.00	185.76
88	(10.50+9.90)/2X15.00	153.00	1	4.35	148.65	148.65	204.54	9.00	1.00	204.54
89	(9.30+9.90)/2X15.00	144.00	1	4.35	139.65	139.65	192.15	9.00	1.00	192.15
94,95	9.00 X15.00	135.00	2	4.35	130.65	261.30	179.77	9.00	1.00	179.77
100	(10.50+9.90)/2X15.00	153.00	1	4.35	148.65	148.65	204.54	9.00	1.00	204.54
101	(10.30+10.90)/2X15.00	159.00	1	4.35	154.65	154.65	212.79	9.00	1.00	212.79
106	9.50 X 15.00	142.50	1	4.35	138.15	138.15	190.09	9.00	1.00	190.09
TOTAL			106	134.22		12546.85 ~~12546.80~~				

TOTAL AREA =TOTAL 106 PLOTS = ~~12546.80~~ 12546.85 SQM.

LOCATION PLAN :-



OWNER SIGN:-

ARCHITECT SIGN:-

D.N.BORKAR
Civil Engineer
N.T.L.S.No-
N.M.C.L.S.No-
ADTP/NB/