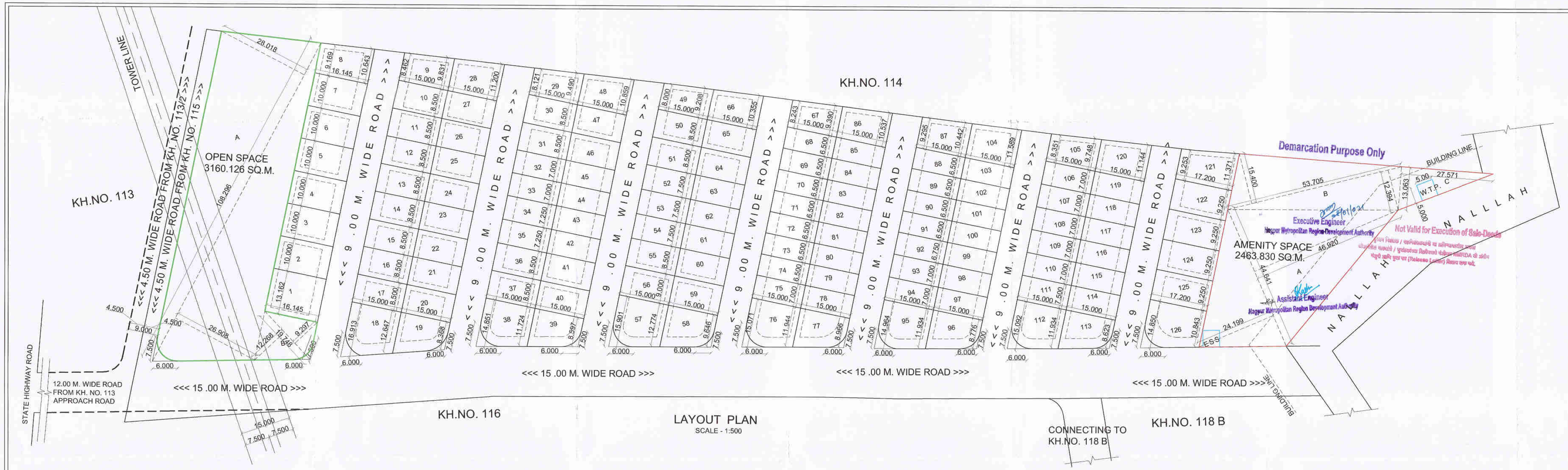
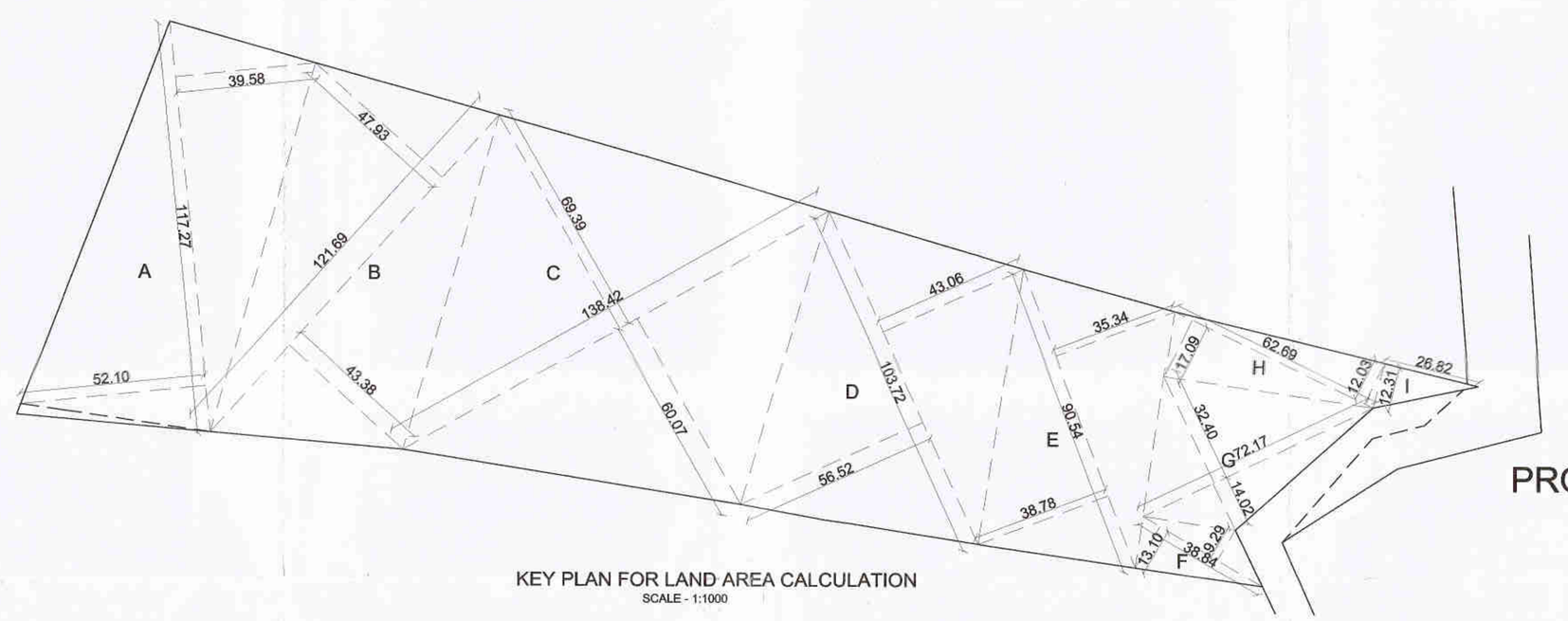
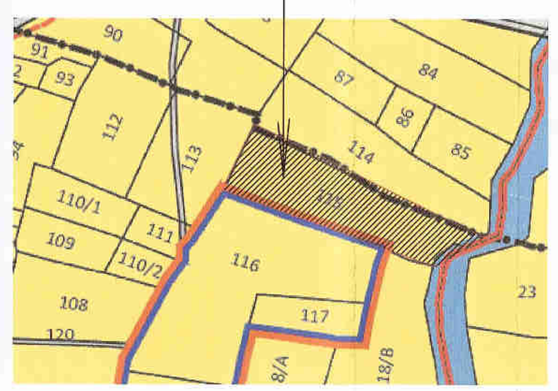


PLOT. NO	PLOT SIZE							PLOT AREA SQ.M.	TAN	NET AREA IN SQ.M.		NA/A X '	NET PLOT AREA FOR FSI (SQ.M)	NO.OF PLOTS	NET AREA IN SQ.M.	NET PLOT AREA FOR FSI (SQ.M)
A			B					C	D	E		F	G	H	E	J
1	X		+		13.162	X	16.145	= 212.500	0	212.500	X	1.814	385.476	1	212.500	385.476
2TO7	X		+		10.000	X	16.145	= 161.450	0	161.450	X	1.814	292.870	6	968.700	1757.222
8	1/2 X	9.169	+	10.643	9.906	X	16.145	= 159.932	0	159.932	X	1.814	290.117	1	159.932	290.117
9	1/2 X	8.462	+	9.831	9.147	X	15.000	= 137.198	0	137.198	X	1.814	248.876	1	137.198	248.876
10 TO 17	X		+		8.500	X	15.000	= 127.500	0	127.500	X	1.814	231.285	8	1020.000	1850.280
18	1/2 X	16.913	+	12.647	14.780	X	15.000	= 221.700	9.61	212.090	X	1.814	384.731	1	212.090	384.731
19	1/2 X	12.647	+	8.368	10.508	X	15.000	= 157.613	9.61	148.003	X	1.814	268.477	1	148.003	268.477
20 TO 27	X		+		8.500	X	15.000	= 127.500	0	127.500	X	1.814	231.285	8	1020.000	1850.280
28	1/2 X	9.831	+	11.200	10.516	X	15.000	= 157.733	0	157.733	X	1.814	286.127	1	157.733	286.127
29	1/2 X	8.121	+	9.490	8.806	X	15.000	= 132.083	0	132.083	X	1.814	239.598	1	132.083	239.598
30 & 31	X		+		8.500	X	15.000	= 127.500	0	127.500	X	1.814	231.285	2	255.000	462.570
32 & 33	X		+		7.000	X	15.000	= 105.000	0	105.000	X	1.814	190.470	2	210.000	380.940
34 & 35	X		+		7.250	X	15.000	= 108.750	0	108.750	X	1.814	197.273	2	217.500	394.545
36 & 37	X		+		8.500	X	15.000	= 127.500	0	127.500	X	1.814	231.285	2	255.000	462.570
38	1/2 X	14.851	+	11.724	13.288	X	15.000	= 199.313	9.61	189.703	X	1.814	344.120	1	189.703	344.120
39	1/2 X	11.724	+	8.597	10.161	X	15.000	= 152.408	9.61	142.798	X	1.814	259.035	1	142.798	259.035
40 & 41	X		+		8.500	X	15.000	= 127.500	0	127.500	X	1.814	231.285	2	255.000	462.570
42 & 43	X		+		7.250	X	15.000	= 108.750	0	108.750	X	1.814	197.273	2	217.500	394.545
44 & 45	X		+		7.000	X	15.000	= 105.000	0	105.000	X	1.814	190.470	2	210.000	380.940
46 & 47	X		+		8.500	X	15.000	= 127.500	0	127.500	X	1.814	231.285	2	255.000	462.570
48	1/2 X	9.490	+	10.859	10.175	X	15.000	= 152.618	0	152.618	X	1.814	276.848	1	152.618	276.848
49	1/2 X	8.000	+	9.208	8.604	X	15.000	= 129.060	0	129.060	X	1.814	234.115	1	129.060	234.115
50 & 51	X		+		8.500	X	15.000	= 127.500	0	127.500	X	1.814	231.285	2	255.000	462.570
52 TO 54	X		+		7.500	X	15.000	= 112.500	0	112.500	X	1.814	204.075	3	337.500	612.225
55	X		+		8.500	X	15.000	= 127.500	0	127.500	X	1.814	231.285	1	127.500	231.285
56	X		+		9.000	X	15.000	= 135.000	0	135.000	X	1.814	244.890	1	135.000	244.890
57	1/2 X	15.901	+	12.774	14.338	X	15.000	= 215.063	9.61	205.453	X	1.814	372.691	1	205.453	372.691
58	1/2 X	12.774	+	9.464	11.119	X	15.000	= 166.785	9.61	157.175	X	1.814	285.115	1	157.175	285.115
59	X		+		9.000	X	15.000	= 135.000	0	135.000	X	1.814	244.890	1	135.000	244.890
60	X		+		8.500	X	15.000	= 127.500	0	127.500	X	1.814	231.285	1	127.500	231.285
61 TO 63	X		+		7.500	X	15.000	= 112.500	0	112.500	X	1.814	204.075	3	337.500	612.225
64 & 65	X		+		8.500	X	15.000	= 127.500	0	127.500	X	1.814	231.285	2	255.000	462.570
66	1/2 X	9.208	+	10.355	9.782	X	15.000	= 146.723	0	146.723	X	1.814	266.155	1	146.723	266.155
67	1/2 X	8.243	+	9.390	8.817	X	15.000	= 132.248	0	132.248	X	1.814	239.897	1	132.248	239.897
68 TO 74	X		+		6.500	X	15.000	= 97.500	0	97.500	X	1.814	176.865	7	682.500	1238.055
75	X		+		7.000	X	15.000	= 105.000	0	105.000	X	1.814	190.470	1	105.000	190.470
76	1/2 X	15.071	+	11.944	13.508	X	15.000	= 202.613	9.61	193.003	X	1.814	350.107	1	193.003	350.107
77	1/2 X	11.944	+	8.966	10.455	X	15.000	= 156.825	9.61	147.215	X	1.814	267.048	1	147.215	267.048
78	X		+		7.000	X	15.000	= 105.000	0	105.000	X	1.814	190.470	1	105.000	190.470
79 TO 85	X		+		6.500	X	15.000	= 97.500	0	97.500	X	1.814	176.865	7	682.500	1238.055
86	1/2 X	9.390	+	10.537	9.964	X	15.000	= 149.453	0	149.453	X	1.814	271.107	1	149.453	271.107
87	1/2 X	9.295	+	10.442	9.868	X	15.000	= 148.028	0	148.028	X	1.814	268.522	1	148.028	268.522
88 TO 91	X		+		6.500	X	15.000	= 97.500	0	97.500	X	1.814	176.865	4	390.000	707.460
92	X		+		6.750	X	15.000	= 101.250	0	101.250	X	1.814	183.668	1	101.250	183.668
93 & 94	X		+		7.000	X	15.000	= 105.000	0	105.000	X	1.814	190.470	2	210.000	380.940
95	1/2 X	14.964	+	11.934	13.449	X	15.000	= 201.735	9.61	192.125	X	1.814	348.515	1	192.125	348.515
96	1/2 X	11.934	+	8.776	10.355	X	15.000	= 155.325	9.61	145.715	X	1.814	264.327	1	145.715	264.327
97 & 98	X		+		7.000	X	15.000	= 105.000	0	105.000	X	1.814	190.470	2	210.000	380.940
99	X		+		6.750	X	15.000	= 101.250	0	101.250	X	1.814	183.668	1	101.250	183.668
100 TO 103	X		+		6.500	X	15.000	= 97.500	0	97.500	X	1.814	176.865	4	390.000	707.460
104	1/2 X	10.442	+	11.589	11.016	X	15.000	= 165.233	0	165.233	X	1.814	299.732	1	165.233	299.732
105	1/2 X	8.351	+	9.748	9.050	X	15.000	= 135.743	0	135.743	X	1.814	246.237	1	135.743	246.237
106 & 110	X		+		7.000	X	15.000	= 105.000	0	105.000	X	1.814	190.470	5	525.000	952.350
111	X		+		7.500	X	15.000	= 112.500	0	112.500	X	1.814	204.075	1	112.500	204.075
112	1/2 X	15.092	+	11.934	13.513	X	15.000	= 202.695	9.61	193.085	X	1.814	350.256	1	193.085	350.256
113	1/2 X	11.934	+	8.623	10.279	X	15.000	= 154.178	9.61	144.568	X	1.814	262.245	1	144.568	262.245
114	X		+		7.500	X	15.000	= 112.500	0	112.500	X	1.814	204.075	1	112.500	204.075
115 TO 119	X		+		7.000	X	15.000	= 105.000	0	105.000	X	1.814	190.470	5	525.000	952.350
120	1/2 X	9.748	+	11.144	10.446	X	15.000	= 156.690	0	156.690	X	1.814	284.236	1	156.690	284.236
121	1/2 X	9.253	+	11.371	10.312	X	17.200	= 177.366	0	177.366	X	1.814	321.743	1	177.366	321.743
122 TO 125	X		+		9.250	X	17.200	= 159.100	0	159.100	X	1.814	288.607	4	636.400	1154.430
126	1/2 X	14.850	+	10.843	12.847	X	17.200	= 220.960	9.61	211.350	X	1.814	383.389	1	211.350	383.389
													TOTAL	126	16057.484	



AREA UNDER OPEN SPACE												
A	1/2 X	28.018	+	26.908	27.463	X	108.296	=	2974.133	7.72	2966.413
B	1/2 X	12.268	+	9.297	10.7825	X	19.748	=	212.933	0	212.933
											3179.346
LESS TANGENT AREA											19.220
NET AREA OF OPEN SPACE											3160.126
AREA UNDER AMENITY SPACE											
A	1/2 X	46.920	+	24.199	35.5595	X	44.641	=	1587.412	0	1587.412
B	1/2 X	15.400	+	12.394	13.897	X	53.705	=	746.338	0	746.338
C	1/2 X		+		13.063	X	27.571	=	180.080	0	180.080
									TOTAL		2513.830
AREA FOR ESS & W.T.P.											
	X		+		5.00	X	5.00	=	25.000	0	25.000
	X		+		5.00	X	5.00	=	25.000	0	25.000
											50.000
									TOTAL		2463.830

KHASRA AREA CALCULATION											
A	1/2 X	39.580	+	52.100	45.84	X	117.270	=	5375.657	0	5375.657
B	1/2 X	47.930	+	43.380	45.655	X	121.690	=	5555.757	0	5555.757
C	1/2 X	69.390	+	60.070	64.73	X	138.420	=	8959.927	0	8959.927
D	1/2 X	43.060	+	56.520	49.79	X	103.720	=	5164.219	0	5164.219
E	1/2 X	35.340	+	38.780	37.06	X	90.540	=	3355.412	0	3355.412
F	1/2 X	13.100	+	9.290	11.195	X	38.840	=	434.814	0	434.814
G	1/2 X	32.400	+	14.020	23.21	X	72.170	=	1675.066	0	1675.066
H	1/2 X	17.090	+	12.030	14.56	X	62.690	=	912.766	0	912.766
I	1/2 X		+		12.31	X	26.820	=	165.077	0	165.077
									TOTAL		31598.695



PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. 115, P.H.NO.7/2 MOUZA-KOTHEWADA .TAH.- HINGNA - DISTT. NAGPUR.

BELONGING TO,

SHRI AKRAM MOHHAMAD SHEIKH

A	AREA STATEMENTS		UNIT
	1. Area of land (Minimum area of a, b, c to be considered)		
	a) As Per Ownership Document (7/12, CTS Extract)	31600.000	SQ.M.
	b) As Per Measurement Sheet	131598.695	SQ.M.
	c) As Per Site	31598.695	SQ.M.
	2. Deductions For		
	(a) Proposed D.P./ D.P. Road Widening Area/Service Road/Highway Widening	0.000	SQ.M.
	(b) Any D.P. Reservation Area	0.000	SQ.M.
	(Total a+b)	0.000	SQ.M.
	3. Balance Area Of Plot (1-2) (100.00%)	31598.695	SQ.M.
	4. Amenity Space (if applicable)		
	(a) Required - 1 TO 3.15 HA (10%) = 2159.870 + 300 = 2459.870 SQ.MT.	2459.870	SQ.M.
	(b) Adjustment of 2 (b),if any	0.000	SQ.M.
	(c) Balance Proposed - (7.80%)	2463.830	SQ.M.
	(d) Area for ESS & STP - (0.16%)	50.00	SQ.M.
	5. Net Plot Area (3-4(c))	29134.865	
	6. Recreational Open Space (if applicable)		
	(a) Required - 10%	3159.870	SQ.M.
	(b) Proposed - (10.00%)	3160.126	SQ.M.
	7. Internal Road Area (31.22%)	9867.255	SQ.M.
	8. Service Road And Highway Widening	0.000	SQ.M.
	9. Plotable Area (50.82%)	16057.484	SQ.M.
	10.Pro-rata factor For FSI Calculations On Layout Plots = (5/9)	1.814	SQ.M.
	11. Area For Inclusive Housing - NOT REQUIRED		
	(a) Required -	NA	SQ.M.
	(b) Proposed -	NA	SQ.M.

LEGEND : -

AREA UNDER KASARA BOUNDRY SHOWN IN
AREA UNDER AMENITY SPACE SHOWN IN
AREA UNDER OPEN SPACE SHOWN IN
AREA UNDER ESS & WTP SHOWN IN
AREA UNDER MAHADA SHOWN IN

OWNER :

SHRI AKRAM MOHHAMAD SHEIKH

ARCHITECT/LICENSED ENGINEER :

PAWAN R. GUPTA
PLANNER & DESIGNER
B.E. Civil
CP Plot No.A-23,24 Manan Seva Nagar,
Bardapur, Jam Road,
Nagpur-M.S. India-440034
M.M.C.C. Reg. No.
Mob. No.9923432949

EMAIL ID - pawan_r_gupta@yahoo.co.in MOBILE NO.9923432949

DRG. NO.	SCALE	DATE	DRAWN BY
SUB-01	1 : 500	02/01/ 2021	R. BORKAR