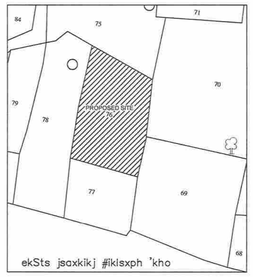
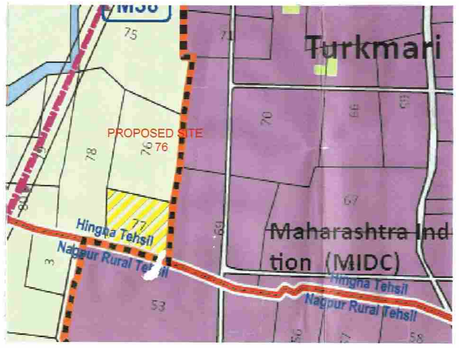
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SR.NO	PLOT NO	PLOT SIZE	AREA	TANGENT	NET AREA INSQM.	NO	TOTAL AREA
01	OPEN SPACE	1/2(60.40+51.80)X36.10	2025.21		2025.21	01	2025.21
02	AMINITY SPACE	1/2(27.20+33.85)X68.40	2087.91	9.61	2078.30 −50.00 2028.30	01	2028.30
03	ROAD WIDENING	1/2(44.00+43.70)x1.85 1/2(2.05+1.85)X12.80 1/2(2.05+1.70)X22.90 1/2(64.05+63.85)x1.70 1/2(1.45+2.40)X20.70	81.12 24.96 42.93 108.71 39.84 297.56		297.56	01	297.56
04	W.T.P.	5.00X5.00	25.00		50.00	01	50.00
05	E.S.S.	5.00X5.00	25.00				

SITE PLAN



D.P SHEET

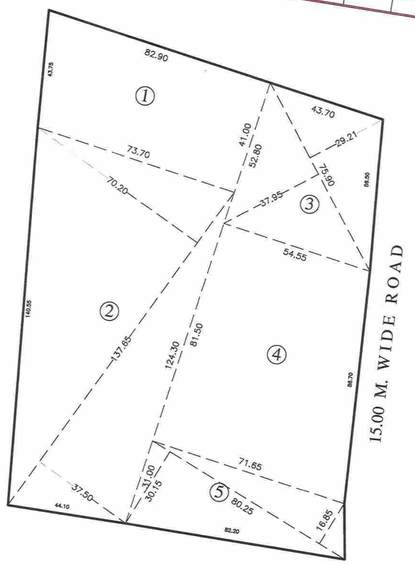


MOUZA- TURAKMARE.
P.H.NO.- 69
TAH.-HINGNA.
DIST- NAGPUR
SCALE 1:5000



LAY OUT PLAN

SCALE 1:500



KEY - PLAN
SCALE 1:1000

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

NOS.	PLOT NO.	PLOT SIZE (M)	PLOT AREA (SQ.M.)	TANGENT ROUNDING AREA OF ROAD (IF ANY SQ.M.)	REMAINING PLOT AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)	BUILT UP AREA ON PRO-RATA BASIC (D*PRO-RATA FSI	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT UP AREA ON BASIC FSI (E*G) SQ.M.
	A		B	C	D(B-C)			E	F	G	H
1	1	1/2(22.50+22.30)X14.10	315.84	9.61	306.23	1	306.23	437.91	15.00	1.10	481.70
2	2	1/2(22.30+22.10)X11.75	260.85		260.85	1	260.85	373.02	15.00	1.10	410.32
3	3	1/2(21.85+22.10)X11.75	258.21		258.21	1	258.21	369.23	15.00	1.10	406.16
4	4	1/2(21.85+21.60)X11.75	255.27		255.27	1	255.27	365.03	15.00	1.10	401.54
5	5	1/2(21.30+21.60)X11.75	252.04		252.04	1	252.04	360.41	15.00	1.10	396.45
6	6	1/2(21.30+21.05)X11.75	248.81		248.81	1	248.81	355.79	15.00	1.10	391.37
7	7	1/2(10.65+11.85)X24.40	274.50	9.61	264.89	1	264.89	378.79	15.00	1.10	416.67
8	8	1/2(10.25+11.25)X12.50	134.38	7.72	126.66	1	126.66	181.12	9.00	1.10	199.23
9	9 TO 16	7.75X12.50	96.88		96.88	8	775.00	138.53	9.00	1.10	152.38
10	17	12.00X12.50	150.00	7.72	142.28	1	142.28	203.46	12.00	1.10	223.81
11	18	11.30X12.50	141.25	7.72	133.53	1	133.53	190.95	12.00	1.10	210.04
12	19 TO 26	7.50X12.50	93.75		93.75	8	750.00	134.06	9.00	1.10	147.47
13	27	1/2(11.30+12.30)X12.50	147.50	7.72	139.78	1	139.78	199.89	9.00	1.10	219.87
14	28	1/2(11.30+10.35)X12.50	135.31	7.72	127.59	1	127.59	182.46	9.00	1.10	200.70
15	29 TO 36	7.50X12.50	93.75		93.75	8	750.00	134.06	9.00	1.10	147.47
16	37	11.30X12.50	141.25	7.72	133.53	1	133.53	190.95	12.00	1.10	210.04
17	38	11.20X12.50	140.00	7.72	132.28	1	132.28	189.16	12.00	1.10	208.08
18	39 TO 46	7.20X12.50	90.00		90.00	8	720.00	128.70	9.00	1.10	141.57
19	47	1/2(12.15+11.20)X12.50	145.94	7.72	138.22	1	138.22	197.65	9.00	1.10	217.42
20	48	1/2(11.20+10.25)X12.50	134.06	7.72	126.34	1	126.34	180.67	9.00	1.10	198.74
21	49 TO 56	7.20X12.50	90.00		90.00	8	720.00	128.70	9.00	1.10	141.57
22	57	11.20X12.50	140.00	7.72	132.28	1	132.28	189.16	12.00	1.10	208.08
23	58	1/2(44.35+44.45)X27.10+1/2(23.55+31.40)X61.95	2905.32		2905.32	1	2905.32	4154.60	12.00	1.10	4570.06
24	59	1/2(12.90+12.85)X13.60	175.10	7.72	167.38	1	167.38	239.35	12.00	1.10	263.29
25	60	8.40X12.85	107.94		107.94	1	107.94	154.35	9.00	1.10	169.79
26	61	1/2(12.85+12.80)X8.40	107.73		107.73	1	107.73	154.05	9.00	1.10	169.46
27	62	1/2(12.80+12.75)X8.40	107.31		107.31	1	107.31	153.45	9.00	1.10	168.80
28	63	8.40X12.75	107.10		107.10	1	107.10	153.15	9.00	1.10	168.47
29	64	1/2(12.75+12.70)X8.40	106.89		106.89	1	106.89	152.85	9.00	1.10	168.14
30	65	1/2(12.70+12.65)X8.40	106.47		106.47	1	106.47	152.25	9.00	1.10	167.48
31	66	1/2(13.40+14.35)X12.65	175.52	7.72	167.80	1	167.80	239.95	9.00	1.10	263.95
32	67	1/2(7.90+9.15)X15.00	127.88		127.88	1	127.88	182.86	9.00	1.10	201.15
33	68 TO 78	8.50X15.00	127.50		127.50	11	1402.50	182.33	9.00	1.10	200.56
34	79	1/2(24.90+20.95)X15.00	343.88	9.61	334.27	1	334.27	478.00	15.00	1.10	525.80
							TOTAL AREA OF 79 NOs OF PLOTS = 12642.35 SQM.				

SR.NO	'K' PRAT	SIZE	AREA
1	KEY PLAN AS 'K' PRAT	1) 1/2(82.90+73.70)X41.00	3210.30
		2) 1/2(70.20+37.50)X137.65	7412.45
		3) 1/2(29.21+37.95)X75.90	2548.72
		4) 1/2(54.55+71.65)X81.50	5142.65
		5) 1/2(30.15+16.85)X80.25	1885.88
		TOTAL	20200.00

EWS/LIG (AFFORDABLE PLOTS) STATEMENT

SR.NO	PLOT NO	AREA (IN SQ.M.)	NO. OF PLOT	% OF EWS/LIG PLOTS OF NET PLOTABLE AREA 12642.35 SQ.M.
01	27	139.78	1	139.78 SQ.M.
02	28	127.59	1	127.59 SQ.M.
03	47	138.22	1	138.22 SQ.M.
04	48	126.34	1	126.34 SQ.M.
05	60	107.94	1	107.94 SQ.M.
06	61	107.73	1	107.73 SQ.M.
07	62	107.31	1	107.31 SQ.M.
08	63	107.10	1	107.10 SQ.M.
09	64	106.89	1	106.89 SQ.M.
10	65	106.47	1	106.47 SQ.M.
11	68 TO 78	127.50	11	1402.50 SQ.M.
		TOTAL PLOT	21	2577.87 SQ.M.
				20.39%

NOTE:–
WEST WATER TREATEMENT & RECYCLING PLANT, ELECTRIC SUBSTATION SHOULD BE PROVIDED IN AMINITY SPACE AS PER CLOUSE NO. 24.4.1 OF DCPR.

DEMARCATED RESIDENTIAL LAY-OUT PLAN ON KH. NO. 76, P. H. NO. 69, MOUZA- TURAKMARI, TAH.- HINGNA, DIST.-NAGPUR.

BELONGING TO .- SHRI SWAPNIL CHANDRAMANI GAIKWAD.

AREA STATEMENT

1. GROSS AREA OF LAND/ PLOT
   (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)
   A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT) = 2.02H.R
   B) AS PER MEASURMENT SHEET = 2.02 H.R.
   C) AS PER SITE = 2.02 H.R

2. DEDUCTION FOR
   A) PROPOSED D.P/ D.P. ROAD WINDING AREA -NIL
   B) ANY D.P. RESERVATION AREA - NIL
   C) NATURAL WATER COURSE AREA - NIL
   TOTAL (A+B) - NIL

3. GROSS AREA OF PLOT (1-2) - 20200.00 SQ.M.
4. RECREATIONAL OPEN SPACE
   A) REQUIRED - 2020.00 SQ.M.(10%)
   B) PROPOSED - 2025.21 SQ.M.(10.02%)
5. AMENITY SPACE
   A) REQUIRED - 2020.00 SQ.M.(10%)
   B) PROPOSED - 2028.30 SQ.M.(10.04%)
6. AREA UNDER ROAD WINDING - 297.58 SQ.M.(1.48%)
7. AREA UNDER W.T.P. & E.S.S. - 50.00 SQ.M.(0.25%)
8. INTERNAL ROAD AREA - 3156.56 SQ.M.(15.63%)
9. AREA UNDER LAYOUT PLOTS - 12642.35 SQ.M.(62.58%)
10. NET AREA OF PLOTS FOR FSI CALCULATIONS- (3-5B)
    20200.00-2028.30 = 18171.70 SQ.M.
11. PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS= (10/9)
    18171.70/12642.35 = 1.43
12. AREA FOR INCLUSIVE HOUSING
    A) REQUIRED - 2528.47 SQ.M. (20%)
    B) PROPOSED - 2577.87 SQ.M. (20.39%)

NOTE:-

LAND BOUNDARY SHOWN THUS	
OPEN SPACE SHOWN THUS	
AMINITY SPACE SHOWN THUS	
PLOTABLE AREA SHOWN THUS	
MAIN APPROCH ROAD SHOWN THUS	
E.W.S./ L.I.G. AFFORDABLE PLOTS SHOWN THUS	

CERTIFICATE OF AREA:-

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ON -------- AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE MEASURED ON SITE AND AREA SO WORKED OUT TALIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P. SCHEME RECORDS/ LAND RECORDS DEPARTMENT/ CITY SURVEY RECORDS.

ASPECT DESIGN
B. P. GOHAR
Consulting Architect & Engineer
N.I.T., L. S. No. 886, NMC, L. S. No. 390,
Imperial Plaza, Anand Talkies Sq., Sitabuldi,
Nagpur-12 (M) 9665543417
ARCHITECT SIGNATURE.

OWNER'S SIGN

SHRI SWAPNIL CHANDRAMANI GAIKWAD.

ARCHITECT

ASPECT DESIGN
B. P. GOHAR
Consulting Architect & Engineer
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