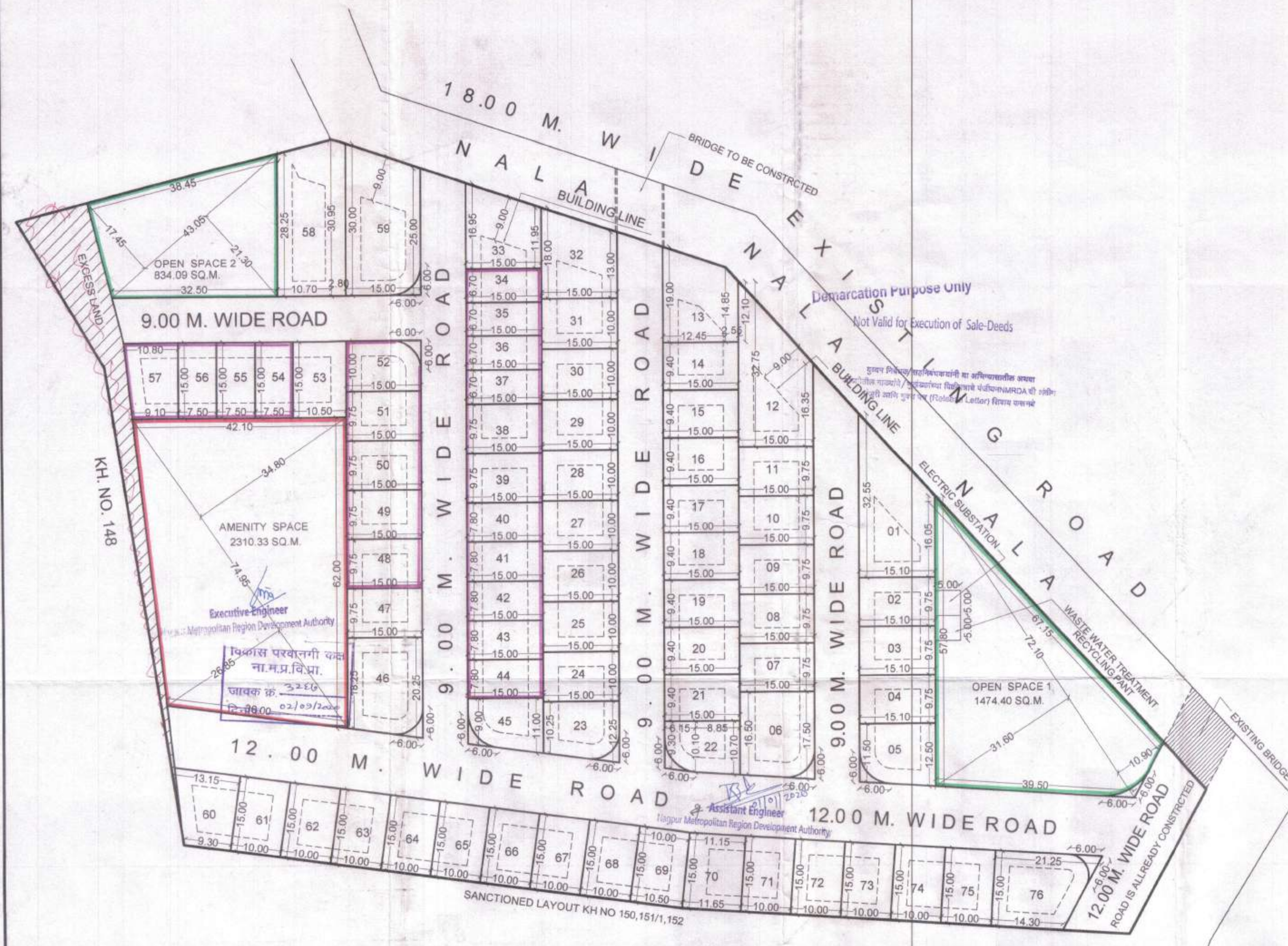




LAYOUT PLAN scale 1:500

AREA CALCULATION FOR AMENITY SPACE

$$1/2(26.85+34.80) \times 74.95 = 2310.33 \text{ SQ.M.}$$

AREA CALCULATION FOR OPEN SPACE 1

$$1/2(31.60+10.90) \times 72.10 - 7.72 \text{ (TGT)} - 50.00 \text{ (WWTP \& ES)} = 1474.40 \text{ SQ.M.}$$

AREA CALCULATION FOR OPEN SPACE 2

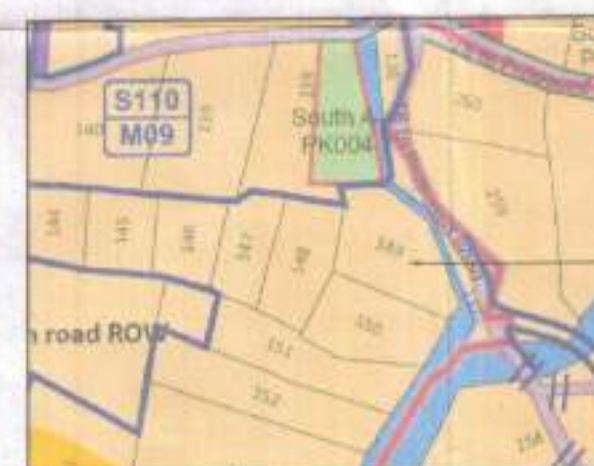
$$1/2(17.45+21.30) \times 43.05 = 834.09 \text{ SQ.M.}$$

TOTAL OPEN SPACE

$$1474.40 + 834.09 = 2308.49 \text{ SQ.M.}$$

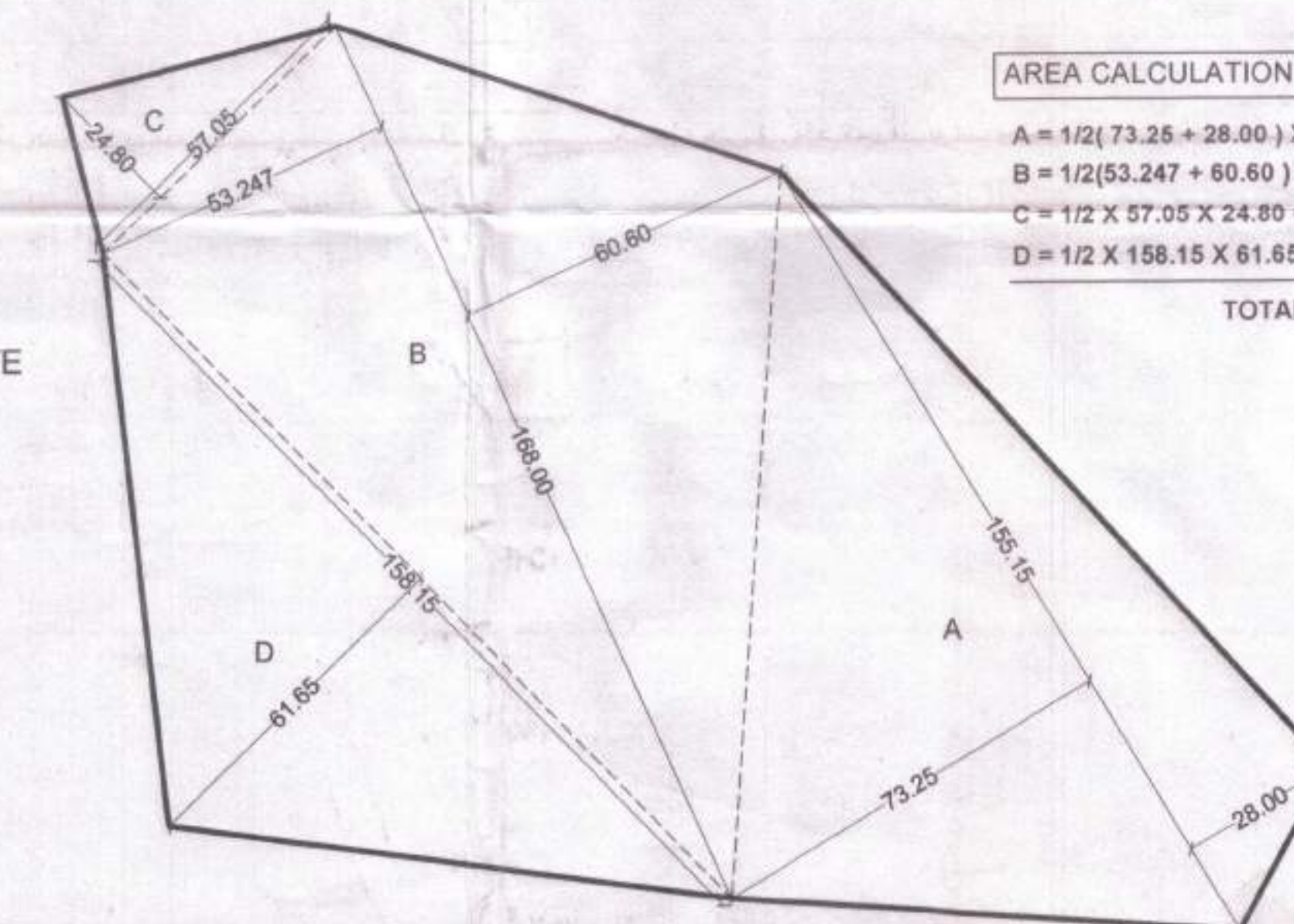


LOCATION PLAN scale NTS



PROPOSED SITE SHOWING ON DP PLAN
SHEET NO 110

PROPOSED SITE



AREA CALCULATION FOR LAND

$$A = 1/2(73.25 + 28.00) \times 155.15 = 7854.46$$

$$B = 1/2(53.247 + 60.60) \times 168.00 = 9563.15$$

$$C = 1/2 \times 57.05 \times 24.80 = 707.42$$

$$D = 1/2 \times 158.15 \times 61.65 = 4874.97$$

$$\text{TOTAL} = 23000.00 \text{ SQ.M.}$$

AREA STATEMENT FOR PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

Plot no.	Size (M)	Plot Area (Sq.m.)	Rounding Area of Road (Sq.m.)	Remaining Plot Area (Sq.m.)	Built up Area on Pro-rata basis (Sq.m.)	No. of Plots	Total plot Area (Sq.m.)	Front Road width (m.)	Basic FSI	Permissible built up area on Basic FSI (Sq.m.)	Total Built up area on Pro-rata basis (Sq.m.)
A	B	C	D	E = (C-D)	F = E*1.67	G	H = E*G	I	J	K = F*J	L = F*G
01	1/2(32.55+16.05)*15.10	366.93		366.93	612.77	1	366.93	9.00	1.10	674.05	612.77
02,03,04	9.75 X 15.10	147.23		147.23	245.87	3	441.68	9.00	1.10	270.45	737.60
05	1/2(11.50+12.50)*15.10	181.20	7.72	173.48	289.71	1	173.48	9.00	1.10	318.68	289.71
06	1/2(16.50+17.50)*15.00	255.00	7.72	247.28	412.96	1	247.28	9.00	1.10	454.25	412.96
07 TO 11	9.75 X 15.00	146.25		146.25	244.24	5	731.25	9.00	1.10	268.66	1221.19
12	1/2(32.75+16.35)*15.00	368.25		368.25	614.98	1	368.25	9.00	1.10	676.48	614.98
13	1/2(19.00+14.85)*12.45 + 1/2(14.85+12.10)*2.55	245.08		245.08	409.28	1	245.08	9.00	1.10	450.21	409.28
14 TO 21	9.40 X 15.00	141.00		141.00	235.47	8	1128.00	9.00	1.10	259.02	1883.76
22	1/2(9.30+10.10)*6.15 + 1/2(10.10+10.70)*8.85	151.70	7.72	143.98	240.44	1	143.98	9.00	1.10	264.48	240.44
23	1/2(10.25+12.25)*15.00	168.75	7.72	161.03	268.92	1	161.03	9.00	1.10	295.81	268.92
24 TO 31	10.00 X 15.00	150.00		150.00	250.50	8	1200.00	9.00	1.10	275.55	2004.00
32	1/2(18.00+13.00)*15.00	232.50		232.50	388.28	1	232.50	9.00	1.10	427.10	388.28
33	1/2(16.95+11.95)*15.00	216.75		216.75	361.97	1	216.75	9.00	1.10	398.17	361.97
34 TO 37	6.70 X 15.00	100.50		100.50	167.84	4	402.00	9.00	1.10	184.62	671.34
38,39	9.75 X 15.00	146.25		146.25	244.24	2	292.50	9.00	1.10	268.66	488.48
40 TO 44	7.80 X 15.00	117.00		117.00	195.39	5	585.00	9.00	1.10	214.93	976.95
45	1/2(9.00+11.00)*15.00	150.00	7.72	142.28	237.61	1	142.28	9.00	1.10	261.37	237.61
46	1/2(18.25+20.25)*15.00	288.75	7.72	281.03	469.32	1	281.03	9.00	1.10	516.25	469.32
47 TO 51	9.75 X 15.00	146.25		146.25	244.24	5	731.25	9.00	1.10	268.66	1221.19
52	10.00 X 15.00	150.00	7.72	142.28	237.61	1	142.28	9.00	1.10	261.37	237.61
53	10.50 X 15.00	157.50		157.50	263.03	1	157.50	9.00	1.10	289.33	263.03
54,55,56	7.50 X 15.00	112.50		112.50	187.88	3	337.50	9.00	1.10	206.66	563.63
57	1/2(10.80+9.10)*15.00	149.25		149.25	249.25	1	149.25	9.00	1.10	274.17	249.25
58	1/2(28.25+30.95)*10.70 + 1/2(30.95+30.00)*2.80	402.05		402.05	671.42	1	402.05	9.00	1.10	738.57	671.42
59	1/2(30.00+25.00)*15.00	412.50	7.72	404.78	675.98	1	404.78	9.00	1.10	743.58	675.98
60	1/2(13.15+9.30)*15.00	168.38		168.38	281.19	1	168.38	12.00	1.10	309.30	281.19
61 TO 68	10.00 X 15.00	150.00		150.00	250.50	8	1200.00	12.00	1.10	275.55	2004.00
69	1/2(10.00+10.50)*15.00	153.75		153.75	256.76	1	153.75	12.00	1.10	282.44	256.76
70	1/2(11.15+11.65)*15.00	171.00		171.00	285.57	1	171.00	12.00	1.10	314.13	285.57
71 TO 75	10.00 X 15.00	150.00		150.00	250.50	5	750.00	12.00	1.10	275.55	1252.50
76	1/2(21.25+14.30)*15.00	266.63	7.72	258.91	432.37	1	258.91	12.00	1.10	475.61	432.37
TOTAL							12385.65				20684.03

AREA STATEMENT FOR AFFORDABLE PLOTS

Plot no.	Area (Sq.m.)	No. of Plots	% of Affordable Plots of Net Plottable Area 12385.65 Sq.m.
34 TO 37	402.00	4	
38,39	292.50	2	
40 TO 44	585.00	5	
48,49,50,51	585.00	4	
52	142.28	1	
54,55,56	337.50	3	
57	149.25	1	
TOTAL	2493.53	20	20.13 %

NOTE :-

KHASRA BOUNDARY SHOWN THUS
OPEN SPACE SHOWN THUS
AMENITY SPACE SHOWN THUS
PLOTTABLE AREA SHOWN THUS
MAIN APPROACH ROAD SHOWN THUS
AFFORDABLE PLOTS SHOWN THUS



PROFORMA - I

PROPOSED RESIDENTIAL LAYOUT ON KH. NO. 149,
P. H. NO.62, OF VILLAGE MOUZA - KOTHEWADA,
TAH. - HINGNA, DIST. - NAGPUR.

Drawing
Sheet
No.

BELONGS TO : M/S AR & S LAND DEVELOPERS THROUGH
SHRI. PRAFULLA MAHADEVRAO WANKHEDE
SHRI. BHOJRAJ WASUDEVRAO KORAMKAR
SHRI. HIFJURAHMAN ABDUL REHMAN SHEKH

X/Y

Stamps of Approval of Plans:

A AREA STATEMENTS

1	Area of land (Minimum area of a, b, c to be considered)		
a)	As per ownership document (7/12, CTS extract)	23000.00 SQ.M.	
b)	as per measurement sheet	23000.00 SQ.M.	
c)	as per site	23000.00 SQ.M.	
2	Deductions for		
a)	Proposed D.P. / D. P. Road widening Area	0.00 SQ.M.	
b)	Any D. P. Reservation area	0.00 SQ.M.	
c)	Natural water course area	0.00 SQ.M.	
	(Total a + b + c)	0.00 SQ.M.	
3	Gross Area of Plot (1 - 2)	23000.00 SQ.M.	100.00 %
4	Recreational Open space		
a)	Required -	2300.00 SQ.M.	
b)	Proposed -	2308.49 SQ.M.	10.04 %
5	Amenity Space		
a)	Required -	2300.00 SQ.M.	
b)	Proposed -	2310.33 SQ.M.	10.04 %
6	Service road and Highway widening	0.00 SQ.M.	
7	Internal Road area	5945.53 SQ.M.	25.85 %
8	Area under layout plots	12385.65 SQ.M.	53.85 %
9	Net area of plots for FSI Calculations = (3 - 5b)	20689.67 SQ.M.	
10	Permissible FSI factor for layout plots = (9/8)	1.67	
11	Area for inclusive housing		
a)	Required -	2477.13 SQ.M.	20.00 %
b)	Proposed -	2493.53 SQ.M.	20.13 %
12	Area under Electric Substation and WWT	50.00 SQ.M.	0.22 %

OWNER'S SIGN.

L.S. / ARCHITECT'S SIGN.

SHRI. PRAFULLA MAHADEVRAO WANKHEDE

SHRI. BHOJRAJ WASUDEVRAO KORAMKAR

SHRI. HIFJURAHMAN ABDUL REHMAN SHEKH

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