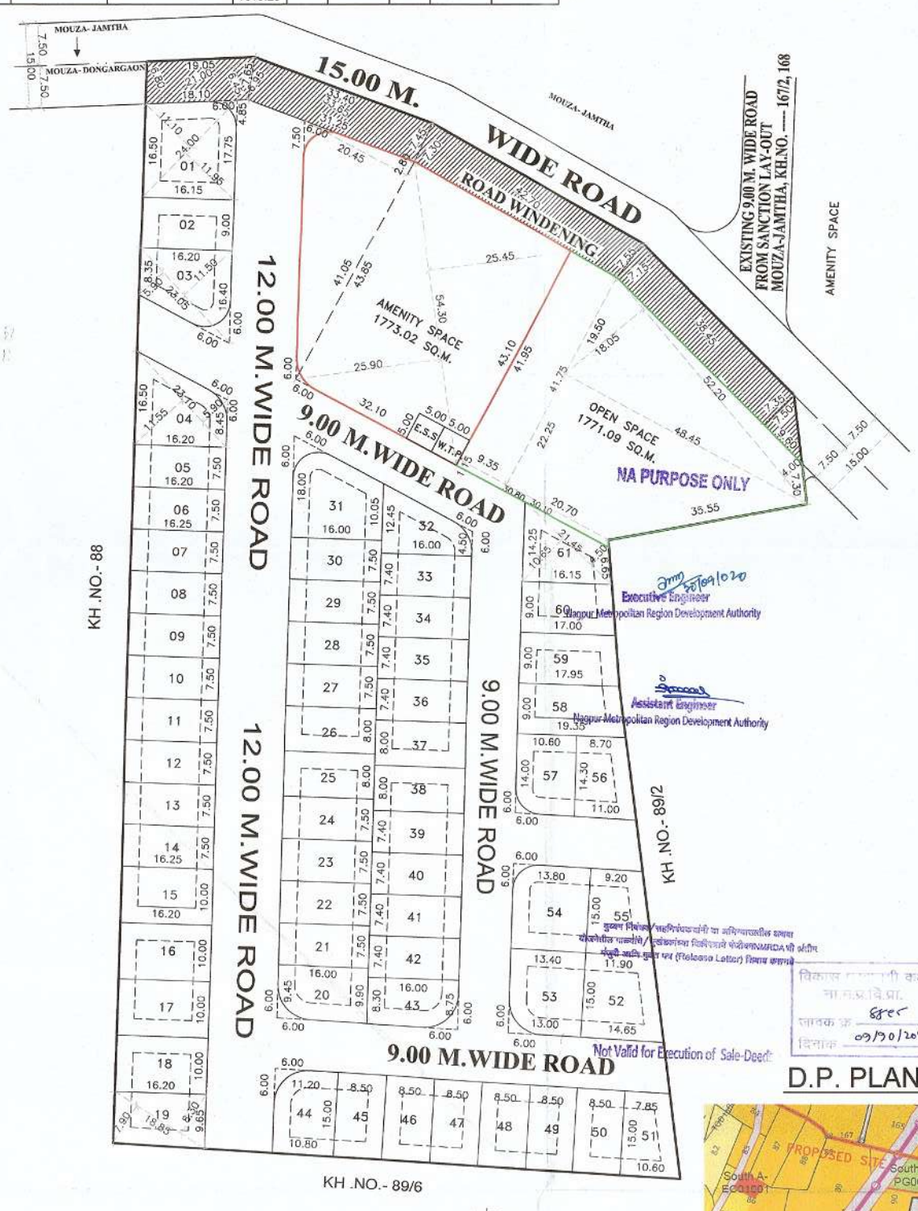
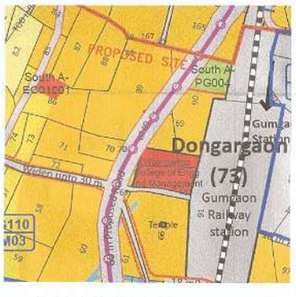
	PLOT NO	PLOT SIZE	AREA	TANGENT	NET AREA INSQM.	NO	TOTAL AREA	USER
01	OPEN SPACE	1/2(41.95+41.75)X9.35 1/2(30.80+30.10)X1.15 1/2(20.70+48.45)X22.25 1/2(18.05+4.00)X52.20	391.29 35.01 769.29 575.50		1771.09	01	1771.09	
			1771.09					
02	AMINITY SPACE	1/2(20.45X2.80) 1/2(20.46X41.05) 1/2(25.45+25.90)X54.30	28.63 419.73 1394.15	11.77 +7.72 19.49	1823.02 −50.00	01	1773.02	
			1842.51		1773.02			
03	W.T.P.	5.00X5.00	25.00		50.00	01	50.00	
	E.S.S.	5.00X5.00	25.00					
04	ROAD WINDENING	1/2(6.80+6.45)X21.00 1/2(6.95+7.45)X33.65 1/2(7.30+7.55)X42.70 1/2(7.15+7.35)X38.45 1/2(7.50X9.60)	139.12 242.28 317.04 278.76 36.00		1013.20	01	1013.20	
			1013.20					



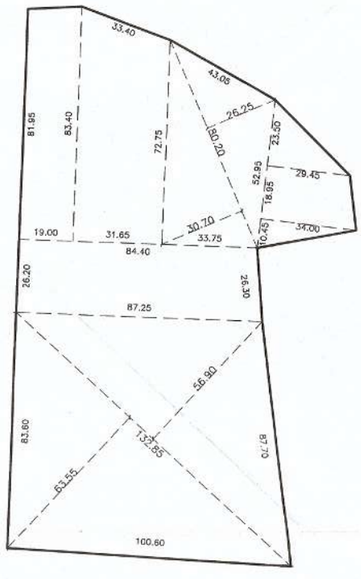
LAY OUT PLAN

SCALE 1:500

D.P. PLAN

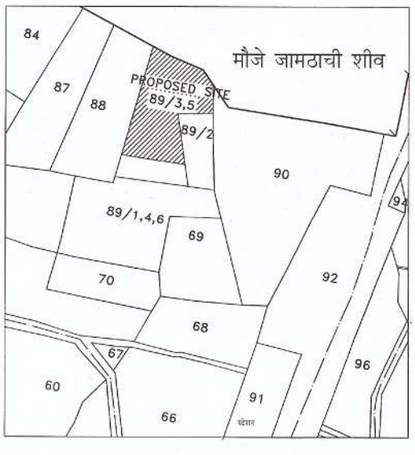


SITE PLAN



KEY - PLAN

SCALE 1:1000



MOUZA- DONGARGAON
P.H. NO. -73.
TAH.- NAGPUR (GRAMIN).
DIST- NAGPUR
SCALE 1:5000

SR.NO	'K' PRAT	SIZE	AREA
1	KEY PLAN AS 'K' PRAT	1/2(81.95+83.40)X19.00	1570.82
		1/2(83.40+72.75)X31.65	2471.07
		1/2(26.25+30.70)X80.20	2283.70
		1/2(23.50X29.45)	346.05
		1/2(29.45+34.00)X18.95	601.20
		1/2(34.00X10.45)	177.65
		1/2(84.40+87.25)X26.20	2248.60
		1/2(63.55+56.90)X132.85	8000.90
			17699.99
		SAY AS	17700.00

PROJECT

DEMARCATED RESIDENTIAL LAY OUT PLAN ON KH NO- 89/3,5 P.H. NO-73, MOUZA- DONGARGAON, TAH.- NAGPUR (GRM.), DIST.-NAGPUR

OWNER :- SHRI SHRIKRUSHNA C. HINGE,
SHRI PANDURANG C. HINGE,

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) = 1.82 H.R (1+0.82)

B) AS PER MEASURMENT SHEET = 1.77 H.R

C) AS PER SITE = 1.77 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) − 17700.00 SQ.M.
4. RECREATIONAL OPEN SPACE
   A) REQUIRED − 1770.00 SQ.M.(10%)
   B) PROPOSED − 1771.09 SQ.M.(10.00%)
5. AMENITY SPACE
   A) REQUIRED − 1770.00 SQ.M.(10%)
   B) PROPOSED − 1773.02 SQ.M.(10.02%)
6. AREA UNDER W.T.P & E.S.S. − 50.00 SQ.M. (0.28%)
7. AREA UNDER ROAD WINDENING − 1013.20 SQ.M. (5.72%)
8. INTERNAL ROAD AREA − 4531.88 SQ.M.(25.61%)
9. AREA UNDER LAYOUT PLOTS − 8560.81 SQ.M.(48.37%)
10. NET AREA OF PLOTS FOR FSI CALCULATIONS− (3−5B)
    17700.00−1773.02 = 15926.98 SQ.M.
11. PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS= (10/9)
    15926.98/8560.81 = 1.86
12. AREA FOR INCLUSIVE HOUSING
    A) REQUIRED − N.A.
    B) PROPOSED − N.A.

(AS PER CLOUSE NO. 38.9.2 OF DCPR −2018)

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 FACTOR)	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(11.10+11.95)X24.00	276.60	11.77	264.83	1	264.83	492.58	15.00	1.10	541.84
2	2	1/2(16.15+16.20)X9.00	145.58		145.58	1	145.58	270.77	12.00	1.10	297.85
3	3	1/2(5.90+11.50)X23.05	200.54	7.72	192.82	1	192.82	358.64	12.00	1.10	394.50
4	4	1/2(5.90+11.55)X23.10	201.55	7.72	193.83	1	193.83	360.52	12.00	1.10	396.57
5	5	7.50X16.20	121.50		121.50	1	121.50	225.99	12.00	1.10	248.59
6	6	1/2(16.20+16.25)X7.50	121.69		121.69	1	121.69	226.34	12.00	1.10	248.97
7	7 TO 14	7.50X16.25	121.88		121.88	8	975.00	226.69	12.00	1.10	249.36
8	15	1/2(16.25+16.20)X10.00	162.25		162.25	1	162.25	301.79	12.00	1.10	331.96
9	16 TO 18	10.00X16.20	162.00		162.00	3	486.00	301.32	12.00	1.10	331.45
10	19	1/2(7.10+7.50)X18.25	133.23		133.23	1	133.23	247.80	12.00	1.10	272.58
11	20	1/2(9.45+9.90)X16.00	154.80	7.72	147.08	1	147.08	273.57	12.00	1.10	300.93
12	21 TO 24	7.50X16.00	120.00		120.00	4	480.00	223.20	12.00	1.10	245.52
13	25 , 26	8.00X16.00	128.00		128.00	2	256.00	238.08	12.00	1.10	261.89
14	27 TO 30	7.50X16.00	120.00		120.00	4	480.00	223.20	12.00	1.10	245.52
15	31	1/2(10.05+18.00)X16.00	224.40	7.72	216.68	1	216.68	403.02	12.00	1.10	443.33
16	32	1/2(12.45+4.50)X16.00	135.60	7.72	127.88	1	127.88	237.86	9.00	1.10	261.64
17	33 TO 36	7.40X16.00	118.40		118.40	4	473.60	220.22	9.00	1.10	242.25
18	37 , 38	8.00X16.00	128.00		128.00	2	256.00	238.08	9.00	1.10	261.89
19	39 TO 42	7.40X16.00	118.40		118.40	4	473.60	220.22	9.00	1.10	242.25
20	43	1/2(8.30+8.75)X16.00	136.40	7.72	128.68	1	128.68	239.34	9.00	1.10	263.28
21	44	1/2(11.20+10.80)X15.00	165.00	7.72	157.28	1	157.28	292.54	12.00	1.10	321.79
22	45 TO 50	8.50X15.00	127.50		127.50	6	765.00	237.15	9.00	1.10	260.87
23	51	1/2(7.85+10.60)X15.00	138.38		138.38	1	138.38	257.38	9.00	1.10	283.12
24	52	1/2(11.90+14.65)X15.00	199.13		199.13	1	199.13	370.37	9.00	1.10	407.41
25	53	1/2(13.40+13.00)X15.00	198.00	7.72	190.28	1	190.28	353.92	9.00	1.10	389.31
26	54	1/2(13.40+13.80)X15.00	204.00	7.72	196.28	1	196.28	365.08	9.00	1.10	401.59
27	55	1/2(9.20+11.90)X15.00	158.25		158.25	1	158.25	294.35	9.00	1.10	323.78
28	56	1/2(8.70+11.00)X14.30	140.86		140.86	1	140.86	261.99	9.00	1.10	288.19
29	57	1/2(14.00+14.30)X10.60	149.99	7.72	142.27	1	142.27	264.62	9.00	1.10	291.08
30	58	1/2(19.35+17.95)X9.00	167.85		167.85	1	167.85	312.20	9.00	1.10	343.42
31	59	1/2(17.95+17.00)X9.00	157.28		157.28	1	157.28	292.53	9.00	1.10	321.78
32	60	1/2(17.00+16.15)X9.00	149.18		149.18	1	149.18	277.47	9.00	1.10	305.21
33	61	1/2(10.65+4.50)X21.45	162.48		162.48	1	162.48	302.22	9.00	1.10	332.44
							TOTAL AREA OF 61 NOs OF PLOTS =	8560.81	SQM.		

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

NOTE:−

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

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 SING :-

SHRI SHRIKRUSHNA C. HINGE,

P. C. Hinge

SHRI PANDURANG C. HINGE,

ARCHITECT SIGN:-

ASPECT DESIGN
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प्रा.क्र./प्रस्तुत/जिल्हाधिकारी/कावि-246/2021
दि. 09/03/2021