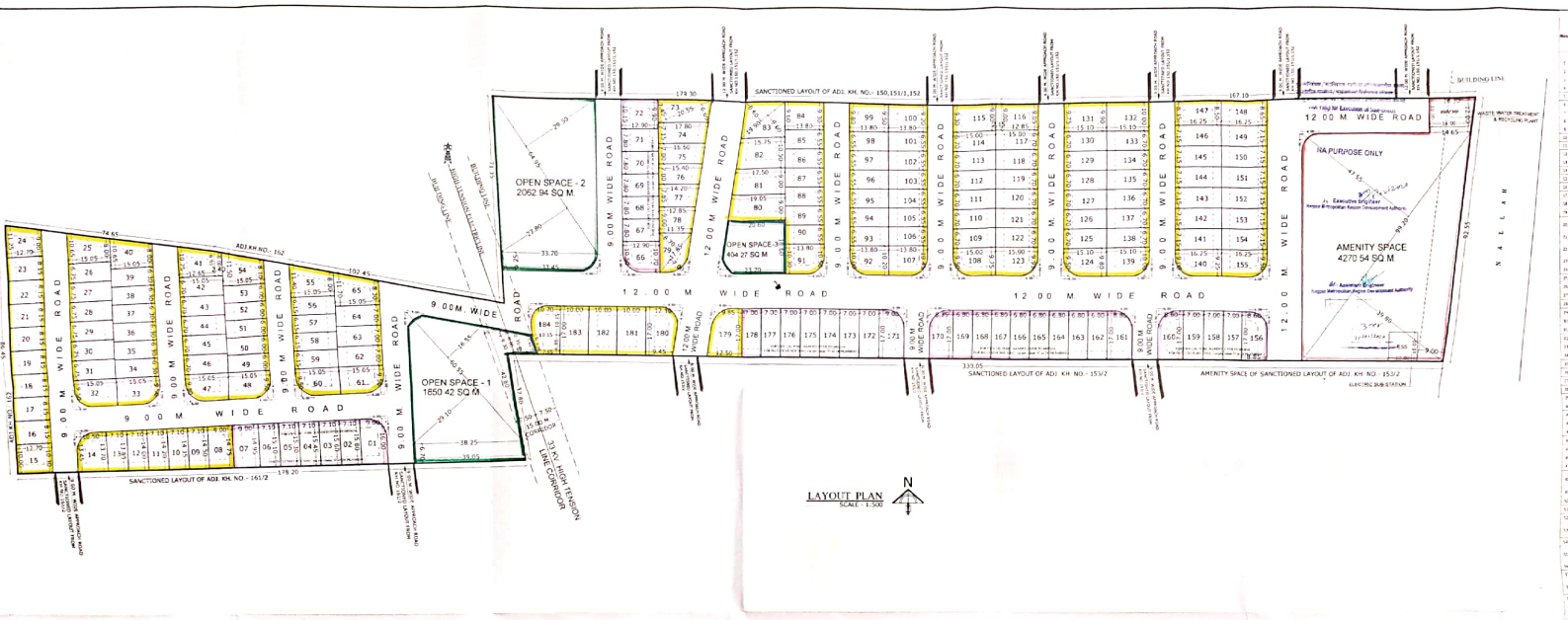
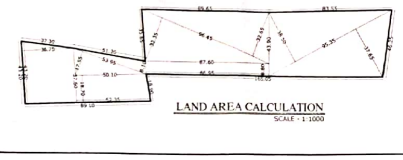


LAYOUT PLAN
SCALE - 1:500



LAND AREA CALCULATION
SCALE - 1:1000

LAND AREA CALCULATION	
1/2(86.45 + 75.20) X 73.50	5940.63
1/2(104.70 + 100.25) X 37.40	3832.56
1/2(35.10 + 16.25) X 107.95	2771.61
1/2(173.85 + 175.20) X 17.55	3062.91
1/2(65.30 + 64.70) X 192.90	12538.50
1/2(76.95 + 75.30) X 190.60	14513.23
TOTAL	42659.44

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE - 1	1/2(39.05 + 38.25) X 6.70 + 1/2(29.10 + 19.15) X 40.55 + 1/2(42.90 + 9.30) X 5.20 + 1/2(9.30 + 6.85) X 2.30 + 1/2(8.85 + 8.35) X 2.40 + 1/2(8.35 + 7.40) X 5.10	1858.14	2.72	1850.42	4317.84
OPEN SPACE - 2	1/2(13.45 + 33.70) X 6.25 + 1/2(29.50 + 27.80) X 64.95	2070.66	2.72	2062.94	
OPEN SPACE - 3	1/2(20.90 + 23.70) X 18.60	411.99	2.72	404.27	
AMENITY SPACE	1/2(31.30 + 24.60) X 32.00 + 1/2(47.55 + 35.80) X 99.20	4518.26	2.72 + (30.00+140.00)	4270.54	4270.54
ELECTRIC SUB STATION	10.00 X 10.00	100.00		100.00	240.00
WASTE WATER TREATMENT & RECYCLING PLANT	10.00 X 14.00	140.00		140.00	



PROPOSED SITE
OF KH.NO.-153/1 & 161/1

D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 113
SCALE - NTS

NOTE: -

- AREA UNDER LAYOUT SHOWN THUS
- AREA UNDER OPEN SPACE SHOWN THUS
- AREA UNDER AMENITY SPACE SHOWN THUS
- RESIDENTIAL PLOTS SHOWN THUS
- APPROACH ROAD SHOWN THUS
- PLOTS TO BE HANDED OVER TO MHADA FOR INCLUSIVE / AFFORDABLE PLOTS (as per clause 37 of DCPR,NMRDA) SHOWN THUS

Scanned with CamScanner

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	Built up area on Prorata 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 Prorata basis (Sq. M.)
	A	B	C	D	E=(C-D)	F=(E*1.8184)	G	H=E*G	I	J	K=E*J	L=F*G
1	1	1/2(16.00 + 15.80) X 9.00	143.10	7.72	135.38	246.1750	1	135.38	9.00	1.10	270.2925	246.1750
2	2	1/2(15.60 + 15.80) X 7.10	111.47		111.47	202.6970	1	111.47	9.00	1.10	222.9668	202.6970
3	3	1/2(15.60 + 15.45) X 7.10	110.22		110.22	200.4240	1	110.22	9.00	1.10	220.4665	200.4240
4	4	1/2(15.45 + 15.30) X 7.10	109.16		109.16	198.4965	1	109.16	9.00	1.10	218.3462	198.4965
5	5	1/2(15.30 + 15.10) X 7.10	107.92		107.92	196.2417	1	107.92	9.00	1.10	215.8659	196.2417
6	6	1/2(15.10 + 14.95) X 7.10	106.69		106.69	194.0051	1	106.69	9.00	1.10	213.4056	194.0051
7	7	1/2(14.95 + 14.75) X 9.00	133.65		133.65	243.0292	1	133.65	9.00	1.10	267.3321	243.0292
8	8	1/2(14.75 + 14.50) X 9.00	131.62		131.62	239.3378	1	131.62	9.00	1.10	263.2716	239.3378
9	9	1/2(14.50 + 14.35) X 7.10	102.41		102.41	186.2223	1	102.41	9.00	1.10	204.8446	186.2223
10	10	1/2(14.35 + 14.20) X 7.10	101.35		101.35	184.2948	1	101.35	9.00	1.10	202.7243	184.2948
11	11	1/2(14.20 + 14.00) X 7.10	100.11		100.11	182.0400	1	100.11	9.00	1.10	200.2440	182.0400
12	12	1/2(14.00 + 13.85) X 7.10	98.86		98.86	179.7670	1	98.86	9.00	1.10	197.7437	179.7670
13	13	1/2(13.85 + 13.70) X 7.10	97.80		97.80	177.8395	1	97.80	9.00	1.10	195.6235	177.8395
14	14	1/2(13.70 + 13.45) X 10.50	142.53	7.72	134.81	245.1385	1	134.81	9.00	1.10	269.6524	245.1385
15	15	1/2(10.30 + 10.00) X 12.70	128.90		128.90	234.3918	1	128.90	9.00	1.10	257.8109	234.3918
16	16 TO 23	8.15 X 12.70	103.51		103.51	188.2135	8	828.04	9.00	1.10	207.0348	1505.7079
17	24	1/2(9.00 + 11.25) X 12.70	128.58		128.58	233.8099	1	128.58	9.00	1.10	257.1909	233.8099
18	25, 40	1/2(10.65 + 8.00) X 15.05	140.34		140.34	255.1943	2	280.68	9.00	1.10	280.7137	510.3885
19	26 TO 31	6.75 X 15.05	101.59		101.59	184.7267	6	609.53	9.00	1.10	201.1994	1108.3603
20	32, 33, 47, 48, 60, 61	9.50 X 15.05	142.98	7.72	135.26	245.9477	6	811.53	9.00	1.10	270.5425	1475.6862
21	34 TO 39	6.30 X 15.05	94.82		94.82	172.4116	6	568.89	9.00	1.10	189.6528	1034.4696
22	41	1/2(10.75 + 8.55) X 12.65 + 1/2(8.00 + 8.55) X 2.40	141.93		141.93	258.0855	1	141.93	9.00	1.10	283.8941	258.0855
23	42 TO 46	6.70 X 15.05	100.84		100.84	183.3584	5	504.18	9.00	1.10	201.6947	916.7918
24	49 TO 53	6.00 X 15.05	90.30		90.30	164.2015	5	451.50	9.00	1.10	180.6217	821.0076
25	54	1/2(11.50 + 8.10) X 15.05	147.49		147.49	268.1958	1	147.49	9.00	1.10	295.0154	268.1958
26	55	1/2(11.40 + 8.00) X 15.05	145.98		145.98	265.4500	1	145.98	9.00	1.10	291.9990	265.4500
27	56 TO 59	6.15 X 15.05	92.56		92.56	168.3066	4	370.23	9.00	1.10	185.1372	673.2262
28	62 TO 64	7.00 X 15.05	105.35		105.35	191.5684	3	316.05	9.00	1.10	210.7253	574.7053
29	65	1/2(8.30 + 11.70) X 15.05	150.50		150.50	273.6692	1	150.50	9.00	1.10	301.0361	273.6692
30	66	1/2(10.70 + 10.50) X 12.90	136.74	7.72	129.02	234.6100	1	129.02	12.00	1.10	258.0710	234.6100
31	67 TO 71	7.80 X 12.90	100.62		100.62	182.9674	5	503.10	9.00	1.10	201.2641	914.8370
32	72	1/2(10.15 + 9.90) X 12.90	129.32		129.32	235.1600	1	129.32	9.00	1.10	258.6760	235.1600
33	73	1/2(7.45 + 6.60) X 20.55	141.36		141.36	257.0490	1	141.36	12.00	1.10	282.7539	257.0490
34	74	1/2(17.80 + 16.60) X 7.15	122.98		122.98	223.6268	1	122.98	12.00	1.10	245.9895	223.6268
35	75	1/2(16.60 + 15.40) X 7.00	112.00		112.00	203.6608	1	112.00	12.00	1.10	224.0269	203.6608
36	76	1/2(15.40 + 14.20) X 7.00	103.60		103.60	188.3862	1	103.60	12.00	1.10	207.2249	188.3862
37	77	1/2(14.20 + 12.85) X 7.85	106.17		106.17	193.0618	1	106.17	12.00	1.10	212.3680	193.0618
38	78	1/2(12.85 + 11.35) X 9.00	108.90		108.90	198.0238	1	108.90	12.00	1.10	217.8261	198.0238
39	79	1/2(8.70 + 7.00) X 17.65	138.55	7.72	130.83	237.9058	1	130.83	12.00	1.10	261.6964	237.9058
40	80	1/2(20.60 + 19.05) X 9.00	178.42		178.42	324.4389	1	178.42	12.00	1.10	356.8828	324.4389
41	81	1/2(19.05 + 17.50) X 9.00	164.47		164.47	299.0722	1	164.47	12.00	1.10	328.9795	299.0722
42	82	1/2(17.50 + 15.75) X 10.50	174.56		174.56	317.4199	1	174.56	12.00	1.10	349.1619	317.4199
43	83	1/2(9.60 + 8.60) X 19.90	181.09		181.09	329.2941	1	181.09	12.00	1.10	362.2235	329.2941
44	84	1/2(9.30 + 9.60) X 13.80	130.41		130.41	237.1375	1	130.41	9.00	1.10	260.8513	237.1375
45	85 TO 90	6.55 X 13.80	90.39		90.39	164.3652	6	542.34	9.00	1.10	180.8017	986.1911
46	91	1/2(10.50 + 10.30) X 13.80	143.52	7.72	135.80	246.9387	1	135.80	12.00	1.10	271.6326	246.9387
47	92	1/2(10.00 + 10.20) X 13.80	139.38	7.72	131.66	239.4105	1	131.66	12.00	1.10	263.3516	239.4105
48	93 TO 98 101 TO 106	6.55 X 13.80	90.39		90.39	164.3652	12	1084.68	9.00	1.10	180.8017	1972.3821
49	99	1/2(9.80+9.50) X 13.80	133.17		133.17	242.1563	1	133.17	9.00	1.10	266.3720	242.1563
50	100	1/2(9.50 + 9.20) X 13.80	129.03		129.03	234.6282	1	129.03	9.00	1.10	258.0910	234.6282
51	107	1/2(10.45 + 10.20) X 13.80	142.48	7.72	134.76	245.0476	1	134.76	12.00	1.10	269.5523	245.0476
52	108	1/2(9.50 + 9.75) X 15.00	144.37	7.72	136.65	248.4844	1	136.65	12.00	1.10	273.3328	248.4844
53	109 TO 114 117 TO 122	6.70 X 15.00	100.50		100.50	182.7492	12	1206.00	9.00	1.10	201.0241	2192.9904
54	115	1/2(9.80 + 9.00) X 15.00	137.25		137.25	249.5754	1	137.25	9.00	1.10	274.5329	249.5754
55	116	1/2(9.05 + 9.00) X 12.85 + 9.00 X 2.15	135.32		135.32	246.0659	1	135.32	9.00	1.10	270.6725	246.0659
56	123	1/2(9.95 + 9.75) X 15.00	147.75	7.72	140.03	254.6306	1	140.03	12.00	1.10	280.0936	254.6306
57	124	1/2(9.80 + 9.50) X 15.10	145.71	7.72	137.99	250.9210	1	137.99	12.00	1.10	276.0131	250.9210
58	125 TO 130 133 TO 138	6.70 X 15.10	~~101.17~~ 101.17		~~101.17~~ 101.17	~~184.0497~~ 182.8648	12	~~1214.04~~ 1214.04	9.00	1.10	181.2217	1976.9605
59	131	1/2(9.75 + 9.90) X 15.10	148.35		148.35	269.7596	1	148.35	9.00	1.10	296.7356	269.7596
60	132	1/2(9.90 + 10.00) X 15.10	150.24		150.24	273.1964	1	150.24	9.00	1.10	300.5161	273.1964
61	139	1/2(10.00 + 9.80) X 15.10	149.49	7.72	141.77	257.7946	1	141.77	12.00	1.10	283.5740	257.7946
62	140	1/2(9.00 X 9.25) X 16.25	148.28	7.72	140.56	255.5966	1	140.56	12.00	1.10	281.1562	255.5966
63	141 TO 146	7.15 X 16.25	116.19		116.19	211.2754	6	697.13	9.00	1.10	232.4029	1267.6521
64	147	1/2(8.35 + 8.50) X 16.25	136.91		136.91	248.9503	1	136.91	9.00	1.10	273.8454	248.9503
65	148	1/2(8.50 + 8.65) X 16.25	139.34		139.34	253.3827	1	139.34	12.00	1.10	278.7209	253.3827
66	149 TO 154	7.15 X 16.25	116.19		116.19	211.2754	6	697.13	12.00	1.10	232.4029	1267.6521
67	155	1/2(9.25 + 9.50) X 16.25	152.34	7.72	144.62	262.9838	1	144.62	12.00	1.10	289.2822	262.9838
68	156	1/2(8.60 + 8.85) X 17.00	148.33	7.72	140.61	255.6761	1	140.61	12.00	1.10	281.2437	255.6761
69	157 TO 159	7.00 X 17.00	119.00		119.00	216.3896	3	357.00	12.00	1.10	238.0286	649.1688
70	160	8.60 X 17.00	146.20	7.72	138.48	251.8120	1	138.48	12.00	1.10	276.9932	251.8120
71	161, 170	8.85 X 17.00	150.45	7.72	142.73	259.5402	2	285.46	12.00	1.10	285.4943	519.0805
72	162 TO 169	6.80 X 17.00	115.60		115.60	210.2070	8	924.80	12.00	1.10	231.2277	1681.6563
73	171	9.00 X 17.00	153.00	7.72	145.28	264.1772	1	145.28	12.00	1.10	290.5949	264.1772
74	172 TO 178	7.00 X 17.00	119.00		119.00	216.3896	7	833.00	12.00	1.10	238.0286	1514.7272
75	179	1/2(9.85 + 12.50) X 17.00	189.98	7.72	182.26	331.4125	1	182.26	12.00	1.10	364.5537	331.4125
76	180	1/2(12.10 + 9.45) X 17.00	183.18	7.72	175.46	319.0474	1	175.46	12.00	1.10	350.9521	319.0474
77	181 TO 183	10.00 X 17.00	170.00		170.00	309.1280	3	510.00	12.00	1.10	340.0408	927.3840
78	184	1/2(10.70 + 10.15) X 10.15 + 1/2(7.65 + 10.15) X 6.85 + 1/2(7.30 + 7.40) X 6.35	169.35		169.35	307.9483	1	169.35	12.00	1.10	338.7431	307.9483
		TOTAL					184	~~21111.30~~ 21238.14				~~38387.2834~~ 38387.933

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH.NO. - 153/1 & 161/1,P.H NO.-72, MOUZA - KOTEWADA, TAH. - HINGNA , DIST. - NAGPUR.

BELONGING TO :- SHRI. GOPALA FAKIRA ASHTANKAR.

PROFORMA - I

AREA STATEMENT

1	AREA OF LAND OF KH.NO. 153/1, & 161/1 (Minimum area of a,b,c, to be considered)	42659.44	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT) (3.16 + 1.25)H	44100.00	SQ.M.	(4.41 H)
	b) AS PER MEASURMENT SHEET	42659.44	SQ.M.	
	c) AS PER SITE	42659.44	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	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 WAETR COURSE AREA	0.00	SQ.M.	
	TOTAL (a+b+c)	0.00	SQ.M.	
3	GROSS AREA OF PLOT (1 - 2)	42659.44	SQ.M.	100%
4	RECREATIONAL OPEN SPACE			
	a) REQUIRED	4265.94	SQ.M.	
	b) PROPOSED	4317.64	SQ.M.	10.12%
5	AMENITY SPACE			
	a) REQUIRED	4265.94	SQ.M.	
	b) PROPOSED	4270.54	SQ.M.	10.01%
6	AREA OF ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (140.00 + 100.00 SQ.M.)	240.00	SQ.M.	0.56%
7	INTERNAL ROAD AREA	~~12593.13~~ ~~12739.93~~ 12593.13	SQ.M.	29.82%
8	AREA UNDER LAYOUT PLOTS	~~21233.19~~ ~~21111.30~~ 21238.14	SQ.M.	49.49%
9	NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (3-5b)	38388.90	SQ.M.	
10	PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (9 / 8) (as per clause no. 24.9 (i) of DCPR, NAGPUR)	~~1.8184~~ 1.807.5	SQ.M.	
11	AREA FOR INCLUSIVE HOUSING	4247.52		
	a) REQUIRED	~~4222.26~~	SQ.M.	
	b) PROPOSED	4281.56	SQ.M.	20.28%

PLOT No.	Area (Sq.m.)	NO. OF PLOTS	% OF EWS / LIG PLOTS NET PLOTABLE AREA 21111.30 SQ.M.
1 TO 7	814.49	7	
66 TO 72	761.44	7	
156 TO 160	636.09	5	20.28%
161 TO 170	1210.26	10	
171 TO 178	859.28	7	
TOTAL	4281.56	36	

CERTIFICATE OF AREA:

Certified that tha plot under reference was surveyed by me on 14/08/2019 and the dimensions of sides etc. of plots stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership / T.P. Scheme records / Land records Department / City Survey records.

UMESH M. LAMGE

ARCHITECTS & INTERIOR DESIGNERS

ARCHITECT'S SIGN.

OWNER'S SIGN :

Ashtankar

SHRI. GOPALA FAKIRA ASHTANKAR.

ARCHITECT'S SIGN :

UMESH M. LAMGE

B. ARCH.

ARCHITECT & INTERIOR DESIGNER

FIFTH FLOOR, DAYA CHAMBERS,

AJNI SQ., WARDHA ROAD, NAGPUR

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