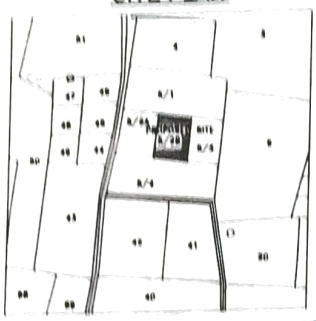
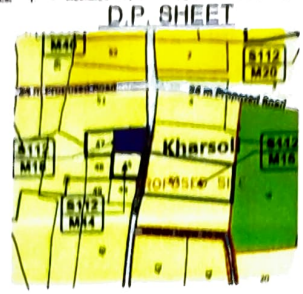
## SITE PLAN




| SR NO | PLOT NO | PLOT SIZE | AREA | REMARK | NET AREA AFTER ROADS | NO | TOTAL AREA | REMARK |
|---|---|---|---|---|---|---|---|---|
| 01 | OPEN SPACE | 1/2(59.27+62.26)X133.30 | 811.28 | | 811.28 / 01 / 811.28 | 01 | 811.28 | |
| 02 | W.T.P. / E.S.S. | 5.00X6.00 / 5.00X5.00 | 29.00 / 25.00 | | | 01 / 01 | 50.00 | |

## D.P. SHEET




KH. NO. 5/3/2 ADJOINING SANCTIONED LAY-OUT

## LAY OUT PLAN

SCALE 1:800

## KEY - PLAN

SCALE 1:1000

| SR NO | 'K' PRAT | SIZE | AREA |
|---|---|---|---|
| 1 | KEY PLAN AS 'K' PRAT | 1/2(59.27+62.26)X133.30 | 8099.97 |
| | | | 8099.97 |
| | | SAY AS | 8100.00 |

## 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(14.80+13.45)X17.30 | 235.71 | 7.72 | 227.99 | 1 | 227.99 | 378.47 | 12.00 | 1.00 | 378.47 |
| 2 | 2 | 12.00X17.30 | 207.60 | 7.72 | 199.88 | 1 | 199.88 | 331.80 | 12.00 | 1.00 | 331.80 |
| 3 | 3 | 1/2(10.70+11.15)X15.00 | 163.88 | 7.72 | 156.16 | 1 | 156.16 | 259.22 | 9.00 | 1.00 | 259.22 |
| 4 | 4 TO 13 | 8.35X15.00 | 125.25 | | 125.25 | 10 | 1252.50 | 207.92 | 9.00 | 1.00 | 207.92 |
| 5 | 14 | 1/2(8.55+9.40)X15.00 | 133.88 | | 133.88 | 1 | 133.88 | 222.23 | 9.00 | 1.00 | 222.23 |
| 6 | 15 | 1/2(9.70+9.40)X14.00 | 126.70 | | 126.70 | 1 | 126.70 | 210.32 | 9.00 | 1.00 | 210.32 |
| 7 | 16 TO 23 | 14.00X6.25 | 87.50 | | 87.50 | 8 | 700.00 | 145.25 | 9.00 | 1.00 | 145.25 |
| 8 | 24, 25 | 10.00X14.00 | 140.00 | 7.72 | 132.28 | 2 | 264.56 | 219.58 | 9.00 | 1.00 | 219.58 |
| 9 | 26 TO 33 | 14.00X6.25 | 87.50 | | 87.50 | 8 | 700.00 | 145.25 | 9.00 | 1.00 | 145.25 |
| 10 | 34 | 1/2(9.60+10.15)X14.00 | 136.85 | | 136.85 | 1 | 136.85 | 227.17 | 9.00 | 1.00 | 227.17 |
| 11 | 35 | 1/2(7.50+8.15)X16.90 | 127.54 | | 127.54 | 1 | 127.54 | 211.69 | 9.00 | 1.00 | 211.69 |
| 12 | 36 | 1/2(13.10+12.90)X6.50 | 81.90 | | 81.90 | 1 | 81.90 | 135.95 | 9.00 | 1.00 | 135.95 |
| 13 | 37 | 1/2(13.10+13.25)X6.50 | 83.00 | | 83.00 | 1 | 83.00 | 137.78 | 9.00 | 1.00 | 137.78 |
| 14 | 38 | 1/2(13.25+13.45)X6.50 | 84.11 | | 84.11 | 1 | 84.11 | 139.61 | 9.00 | 1.00 | 139.61 |
| 15 | 39 | 1/2(13.60+13.45)X6.50 | 85.21 | | 85.21 | 1 | 85.21 | 141.44 | 9.00 | 1.00 | 141.44 |
| 16 | 40 | 1/2(13.60+13.75)X6.50 | 86.15 | | 86.15 | 1 | 86.15 | 143.01 | 9.00 | 1.00 | 143.01 |
| 17 | 41 | 1/2(13.95+13.75)X6.50 | 87.26 | | 87.26 | 1 | 87.26 | 144.84 | 9.00 | 1.00 | 144.84 |
| 18 | 42 | 1/2(13.95+14.10)X6.50 | 88.16 | | 88.16 | 1 | 88.16 | 146.37 | 9.00 | 1.00 | 146.37 |
| 19 | 43 | 1/2(14.25+14.10)X6.50 | 89.30 | | 89.30 | 1 | 89.30 | 148.24 | 9.00 | 1.00 | 148.24 |
| 20 | 44 | 1/2(14.55+14.25)X10.50 | 151.20 | 7.72 | 143.48 | 1 | 143.48 | 238.18 | 9.00 | 1.00 | 238.18 |

TOTAL AREA OF 44 NOs OF PLOTS = 4854.83 SQM.

## PROJECT

FINAL DEMARCATED LAY OUT PLAN ON KH NO- 5-2B, P.H. NO.-40(A) ,MOUZA-KHARSOLI, TAH.- NAGPUR (GRM.), DIST.-NAGPUR

OWNER :- SHRI.-MORESWAR DEVRAO KADU.

## 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) = 0.81 H.R
B) AS PER MEASURMENT SHEET = 0.81 H.R
C) AS PER SITE = 0.81 H.R

2. DEDUCTION FOR
A) PROPOSED D.P/ D.P. ROAD WIDENING 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) - 8100.00 SQ.M.
4. RECREATIONAL OPEN SPACE
A) REQUIRED - 810.00 SQ.M.(10%)
B) PROPOSED - 811.28 SQ.M.(10.01%)
5. AMENITY SPACE
A) REQUIRED - NIL
B) PROPOSED - NIL
6. AREA FOR W.T.P AND E.S.S - 50.00 SQ.M.(0.62%)
7. INTERNAL ROAD AREA - 2383.89 SQ.M.(29.43%)
8. AREA UNDER LAYOUT PLOTS - 4854.83 SQ.M.(59.93%)
9. NET AREA OF PLOTS FOR FSI CALCULATIONS- (3-5B)
8100.00-NIL = 8100.00 SQ.M.
10. PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS= (9/8)
8100.00/4854.83 = 1.66
11. AREA FOR INCLUSIVE HOUSING
A) REQUIRED - NIL
B) PROPOSED - NIL

## 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.

ARCHITECT SIGNATURE.

| OWNER SING :- | ARCHITECT SIGN:- |
|---|---|
| SHRI.-MORESWAR DEVRAO KADU. | ASPECT DESIGN B. P. GOHAR Consulting Architect & Engineer N.I.T. L.S. No. 698, N.M.C. L.S. No. 350 A.D.T.P. L.S. No. 1581/2012 308, Imperial Plaza, Jaripatka Telibandi Sq. Sitabuldi, Nagpur M. (M) 9890843417 |

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