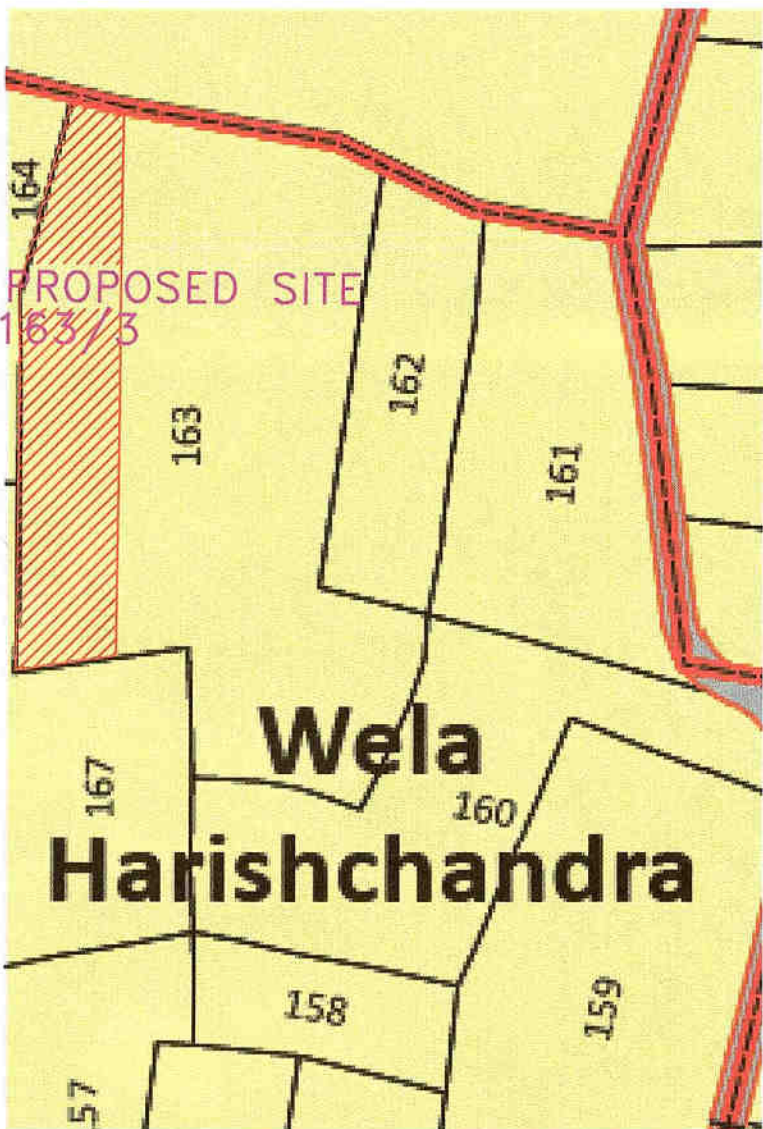
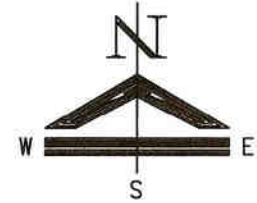
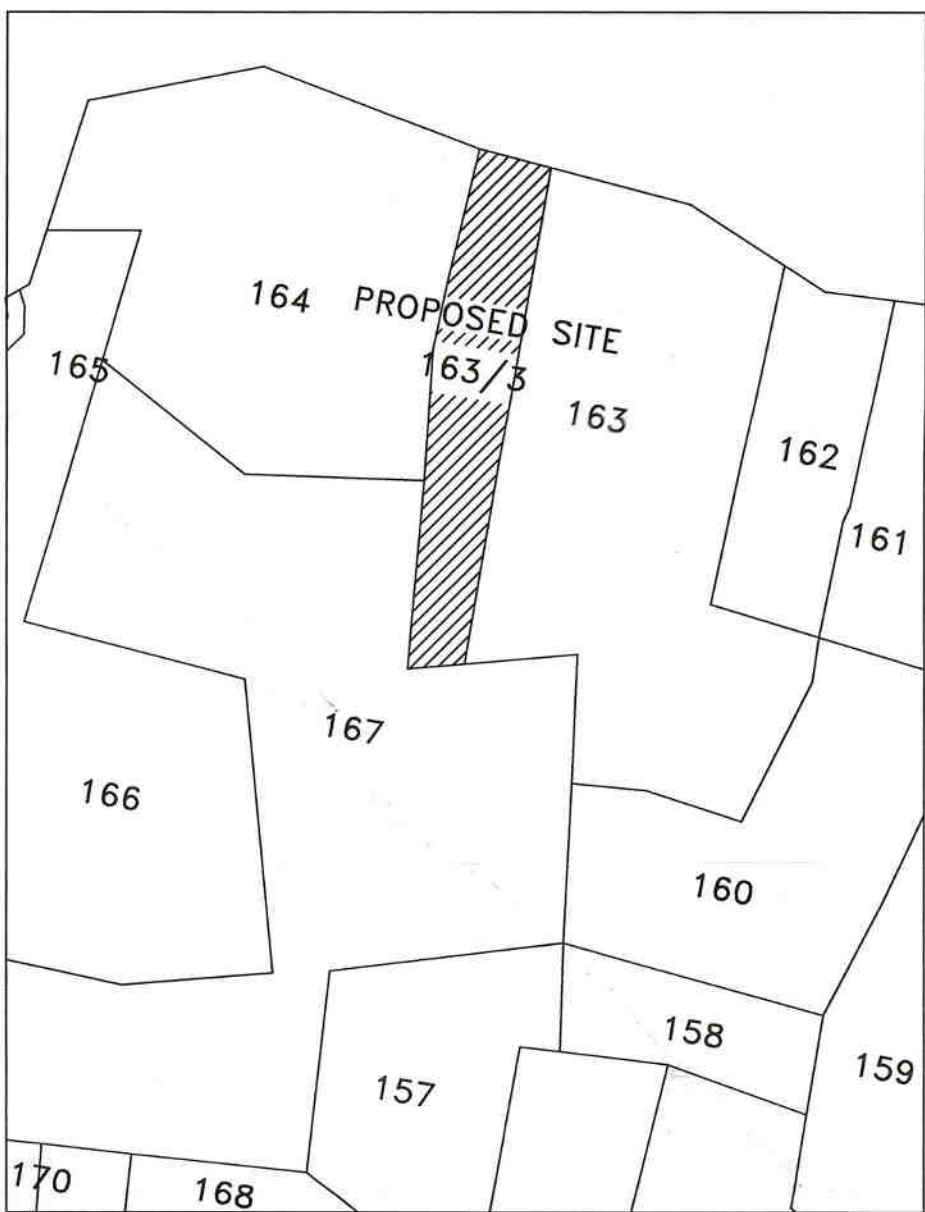


SR.NO	PLOT NO	PLOT SIZE	AREA	TANGENT	NET AREA INSQM.	NO	TOTAL AREA	USER
01	OPEN SPACE	1/2(19.25+19.35)X1.00 1/2(19.30+19.35)X47.30 1/2(19.30+18.55)X14.70	19.30 914.07 278.19 1211.56		1211.56	01	1211.56	
02	AMINITY SPACE	1/2(16.35+15.50)X16.15 1/2(15.50+15.10)X20.85	257.19 319.00 576.19		576.19	01	526.19	
03	W.T.P. E.S.S.	5.00X5.00 5.00X5.00	25.00 25.00		(-)-50.00	01		
04	ROAD WINDING	1/2(7.25+7.15)X41.05	295.56		295.56	01	295.56	

D.P. SHEET



SITE PLAN



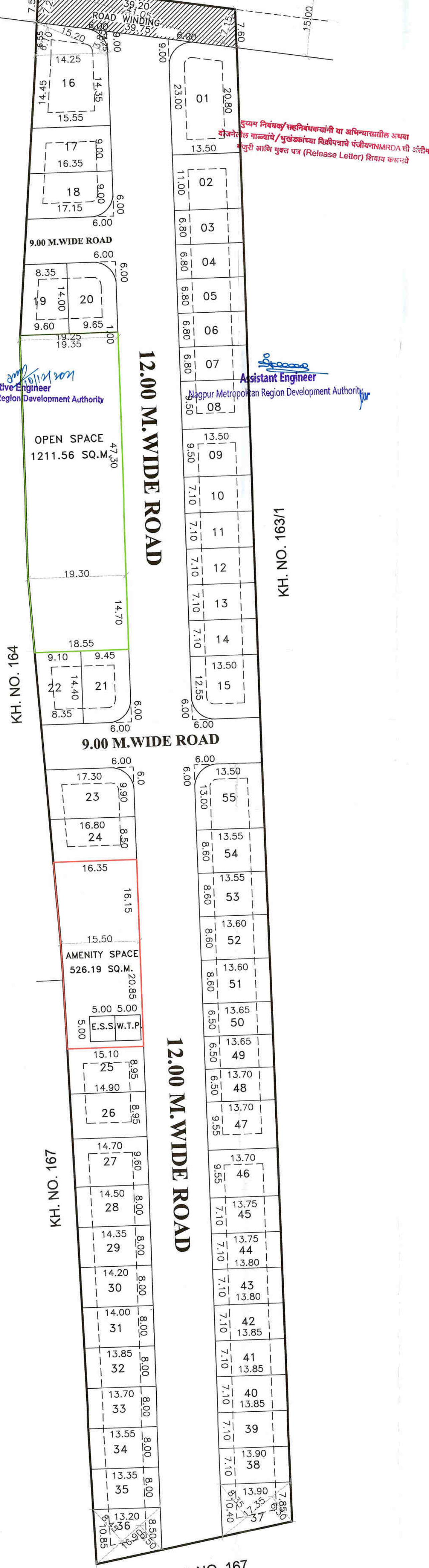
MOUZA- WELAHARI.
P.H. NO. 38
TAH.- NAGPUR (GRAMIN).
DIST- NAGPUR
SCALE 1:5000

KEY - PLAN

SCALE 1:1000

SR.NO	"K" PRAT	SIZE	AREA
1	KEY PLAN AS "K" PRAT	1/2(25.50+33.55)X65.10 1/2(40.25+42.80)X76.05 1/2(40.10+37.05)X120.65 1/2(8.60+9.75)X39.80 1/2(31.75+28.51)X66.40	1922.07 3157.97 4654.07 365.16 2000.63 12099.90 SAY AS 12100.00

15.00 M.WIDE ROAD



LAY OUT PLAN

SCALE 1:500

NOTE:-

WEST WATER TREATMENT & RECYCLING PLANT,
ELECTRIC SUBSTATION SHOULD BE PROVIDED IN
AMINITY SPACE AS PER CLOUSE NO. 3.60 & 13.4.1 OF UDCLR.-2020

PROJECT

FINAL DEMARCATED RESIDENTIAL LAY OUT PLAN

ON KH NO- 163/3, P.H. NO.-38 ,MOUZA-WELAHARI,

TAH.- NAGPUR (GRM.), DIST.-NAGPUR

OWNER :- ME. ALLIANCE INFRASTRUCTURE.

SHRI. MOTILAL JIYALAL CHAUDHARI.

SHRI.-MOTILAL HOLIRAM PATLE.

AREA STATEMENT

- GROSS AREA OF LAND/ PLOT
(MINIMUM AREA OF A,B,C, TO BE CONSIDERED)
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT) = 1.21 H.R
B) AS PER MEASUREMENT SHEET = 1.21 H.R
C) AS PER SITE = 1.21 H.R
- 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
- BALANCE AREA OF PLOT (1-2) - 12100.00 SQ.M.
- RECREATIONAL OPEN SPACE
A) REQUIRED - 1210.00 SQ.M.(10%)
B) PROPOSED - 1211.56 SQ.M.(10.01%)
- AMINITY SPACE
A) REQUIRED - 510.00 SQ.M.(4.21%)
0-0.40= H.R.
0.40 TO 1.00 H.R.=5%= 300 SQ.M.
1.00 TO 1.21 H.R.=10%= 210 SQ.M.
B) PROPOSED - 526.19 SQ.M.(4.35%)
- AREA UNDER LAYOUT PLOTS - 6663.00 SQ.M.(55.07%)
- INTERNAL ROAD AREA - 3649.25 SQ.M.(30.16%)
- AREA UNDER W.T.P & E.S.S - 50.00 SQ.M.(0.41%)
- NET PLOT AREA OF
12100.00-526.19 = 11573.81 SQ.M.(3-4C)
- PRO- RATA PLOT FOR FSI CALCULATION ON LAYOUT PLOTS(6/9)
11573.81/6663.00 = 1.73
- AREA FOR INCLUSIVE HOUSING
A) REQUIRED - NIL
B) PROPOSED - NIL

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

NOS	PLOT NO.	PLOT SIZE (M)	PLOT AREA (SQ.M.)	TANGENT ROUNDDING AREA OF ROAD (IF ANY SQ.M.)	REMAIN ING 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	PERMISSI BLE BUILT UP AREA ON BASIC FSI (E*G) SQ.M.
A			B	C	D=(B-C)			E	F	G	H
1	1	1/2(20.80+23.00)X13.50	295.65	9.61	286.04	1	286.04	494.85	15.00	1.00	494.85
2	2	11.00X13.50	148.50		148.50	1	148.50	256.91	12.00	1.00	256.91
3	3 TO 7	6.80X13.50	91.80		91.80	5	459.00	158.81	12.00	1.00	158.81
4	8, 9	9.50X13.50	128.25		128.25	2	256.50	221.87	12.00	1.00	221.87
5	10 TO 14	7.10X13.50	95.85		95.85	5	479.25	165.82	12.00	1.00	165.82
6	15	12.55X13.50	169.43	7.72	161.71	1	161.71	279.75	12.00	1.00	279.75
7	16	1/2(3.85+6.10)X15.20+ 1/2(14.25+15.55)X14.35	289.44	9.61	279.83	1	279.83	484.10	15.00	1.00	484.10
8	17	1/2(15.55+16.35)X9.00	143.55		143.55	1	143.55	248.34	12.00	1.00	248.34
9	18	1/2(16.35+17.15)X9.00	150.75	7.72	143.03	1	143.03	247.44	9.00	1.00	247.44
10	19	1/2(8.35+9.60)X14.00	125.65		125.65	1	125.65	217.37	9.00	1.00	217.37
11	20	9.65X14.00	135.10	7.72	127.38	1	127.38	220.37	12.00	1.00	220.37
12	21	9.45X14.00	136.08	7.72	128.36	1	128.36	222.06	12.00	1.00	222.06
13	22	1/2(8.35+9.10)X14.40	125.64		125.64	1	125.64	217.36	12.00	1.00	217.36
14	23	1/2(17.30+16.80)X9.90	168.80	7.72	161.08	1	161.08	278.66	12.00	1.00	278.66
15	24	1/2(16.80+16.35)X8.50	140.89		140.89	1	140.89	243.74	12.00	1.00	243.74
16	25	1/2(15.10+14.90)X8.95	134.25		134.25	1	134.25	232.25	12.00	1.00	232.25
17	26	1/2(14.90+14.70)X8.95	132.46		132.46	1	132.46	229.16	12.00	1.00	229.16
18	27	1/2(14.70+14.50)X9.60	140.16		140.16	1	140.16	242.48	12.00	1.00	242.48
19	28	1/2(14.50+14.35)X8.00	115.40		115.40	1	115.40	199.64	12.00	1.00	199.64
20	29	1/2(14.35+14.20)X8.00	114.20		114.20	1	114.20	197.57	12.00	1.00	197.57
21	30	1/2(14.20+14.00)X8.00	112.80		112.80	1	112.80	195.14	12.00	1.00	195.14
22	31	1/2(14.00+13.85)X8.00	111.40		111.40	1	111.40	192.72	12.00	1.00	192.72
23	32	1/2(13.85+13.70)X8.00	110.20		110.20	1	110.20	190.65	12.00	1.00	190.65
24	33	1/2(13.70+13.55)X8.00	109.00		109.00	1	109.00	188.57	12.00	1.00	188.57
25	34	1/2(13.55+13.35)X8.00	107.60		107.60	1	107.60	186.15	12.00	1.00	186.15
26	35	1/2(13.35+13.20)X8.00	106.20		106.20	1	106.20	183.73	12.00	1.00	183.73
27	36	1/2(8.45+6.50)X16.90	126.33		126.33	1	126.33	218.55	12.00	1.00	218.55
28	37	1/2(8.35+6.30)X17.35	127.09		127.09	1	127.09	219.86	12.00	1.00	219.86
29	38	7.10X13.90	98.69		98.69	1	98.69	170.73	12.00	1.00	170.73
30	39	1/2(13.90+13.85)X7.10	98.51		98.51	1	98.51	170.43	12.00	1.00	170.43
31	40, 41	7.10X13.85	98.34		98.34	2	196.67	170.12	12.00	1.00	170.12
32	42	1/2(13.85+13.80)X7.10	98.16		98.16	1	98.16	169.81	12.00	1.00	169.81
33	43	7.10X13.80	97.98		97.98	1	97.98	169.51	12.00	1.00	169.51
34	44	1/2(13.80+13.75)X7.10	97.80		97.80	1	97.80	169.20	12.00	1.00	169.20
35	45	13.75X7.10	97.63		97.63	1	97.63	168.89	12.00	1.00	168.89
36	46	1/2(13.75+13.70)X9.55	131.07		131.07	1	131.07	226.76	12.00	1.00	226.76
37	47	9.55X13.70	130.84		130.84	1	130.84	226.34	12.00	1.00	226.34
38	48	6.50X13.70	89.05		89.05	1	89.05	154.06	12.00	1.00	154.06
39	49	1/2(13.70+13.65)X6.50	88.89		88.89	1	88.89	153.78	12.00	1.00	153.78
40	50	6.50X13.65	88.73		88.73	1	88.73	153.49	12.00	1.00	153.49
41	51	1/2(13.65+13.60)X8.60	117.18		117.18	1	117.18	202.71	12.00	1.00	202.71
42	52	8.60X13.60	116.96		116.96	1	116.96	202.34	12.00	1.00	202.34
43	53	1/2(13.6+13.55)X8.60	116.75		116.75	1	116.75	201.97	12.00	1.00	201.97
44	54	8.60X13.55	116.53		116.53	1	116.53	201.60	12.00	1.00	201.60
45	55	1/2(13.55+13.50)X13.00	175.83	7.72	168.11	1	168.11	290.82	12.00	1.00	290.82

TOTAL AREA OF 55 NOS OF PLOTS = 6663.00 SQM.

NOTE:-

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

OWNER SING :-

ARCHITECT SIGN:-

ME. ALLIANCE INFRASTRUCTURE.

SHRI. MOTILAL JIYALAL CHAUDHARI.

SHRI.-MOTILAL HOLIRAM PATLE.

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Consulting Architect & Engineer
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A.D.T.P. LS. No.-1561/2017
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