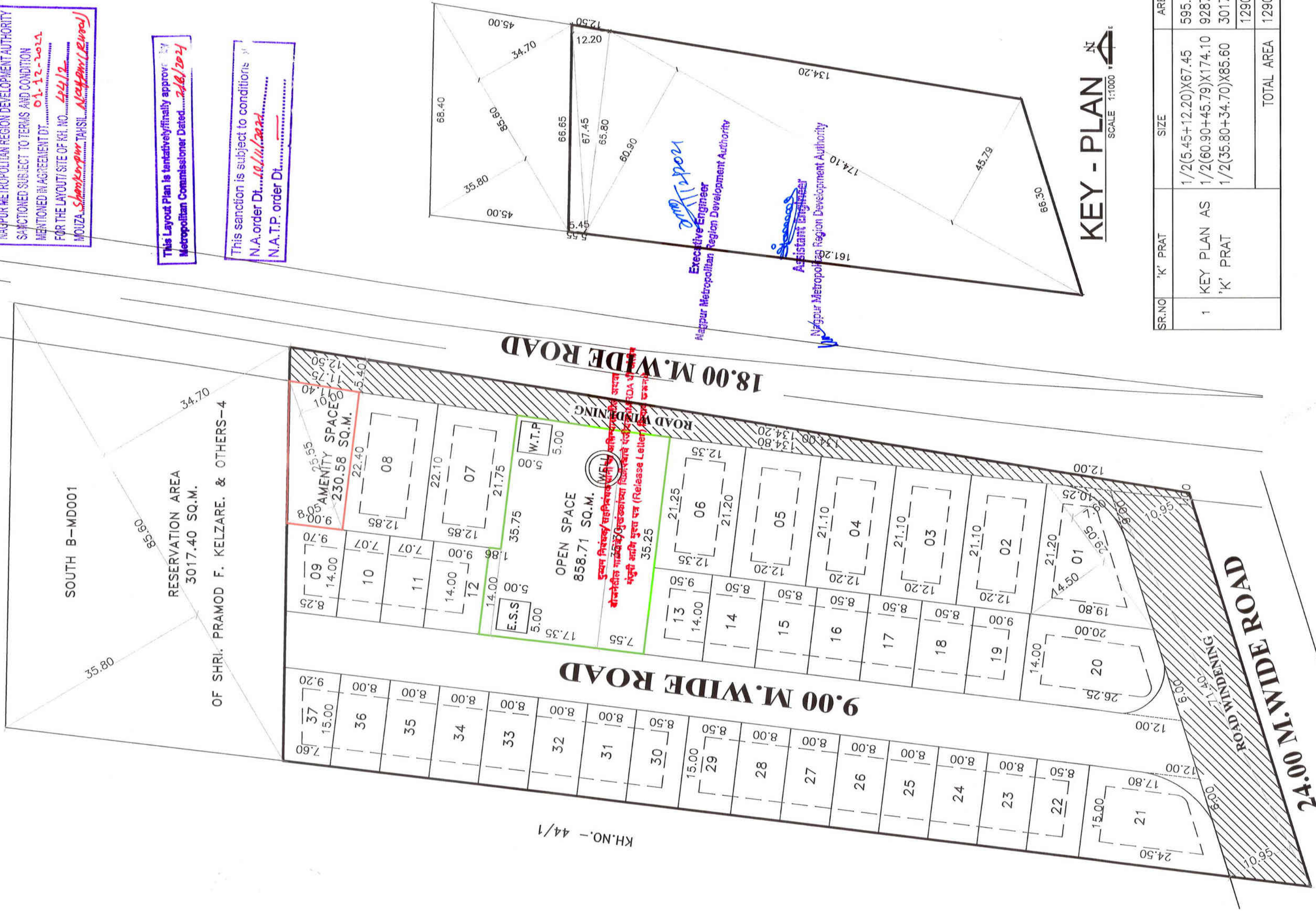


SR.NO	PLOT NO	PLOT SIZE	AREA	W.T.P & E.S.S.	NET AREA IN SQ.M.	NO	TOTAL AREA	USER
01	OPEN SPACE	1/2(35.75+35.30)X17.35 1/2(35.30+35.25)X7.55 1.86X14.00	616.35 266.32 28.04	50.00	858.71	01	858.71	
02	AMENITY SPACE	1/2(8.08+10.00)X25.55	230.58		230.58	01	230.58	
03	W.T.P. E.S.S.	5.00 X 5.00 5.00 X 5.00	25.00 25.00		50.00	01	50.00	
04	AREA UNDER ROAD WINDENING	10.88X71.40 1/2(1.00X134.00 1/2(1.75+12.50)X5.40 TANGENT	783.83 428.80 8547 +24.19		1300.29	01	1300.29	
05	RESERVATION AREA	1/2(35.80+34.70)X85.60	1300.28		3017.40	01	3017.40	

KH.NO.- 43

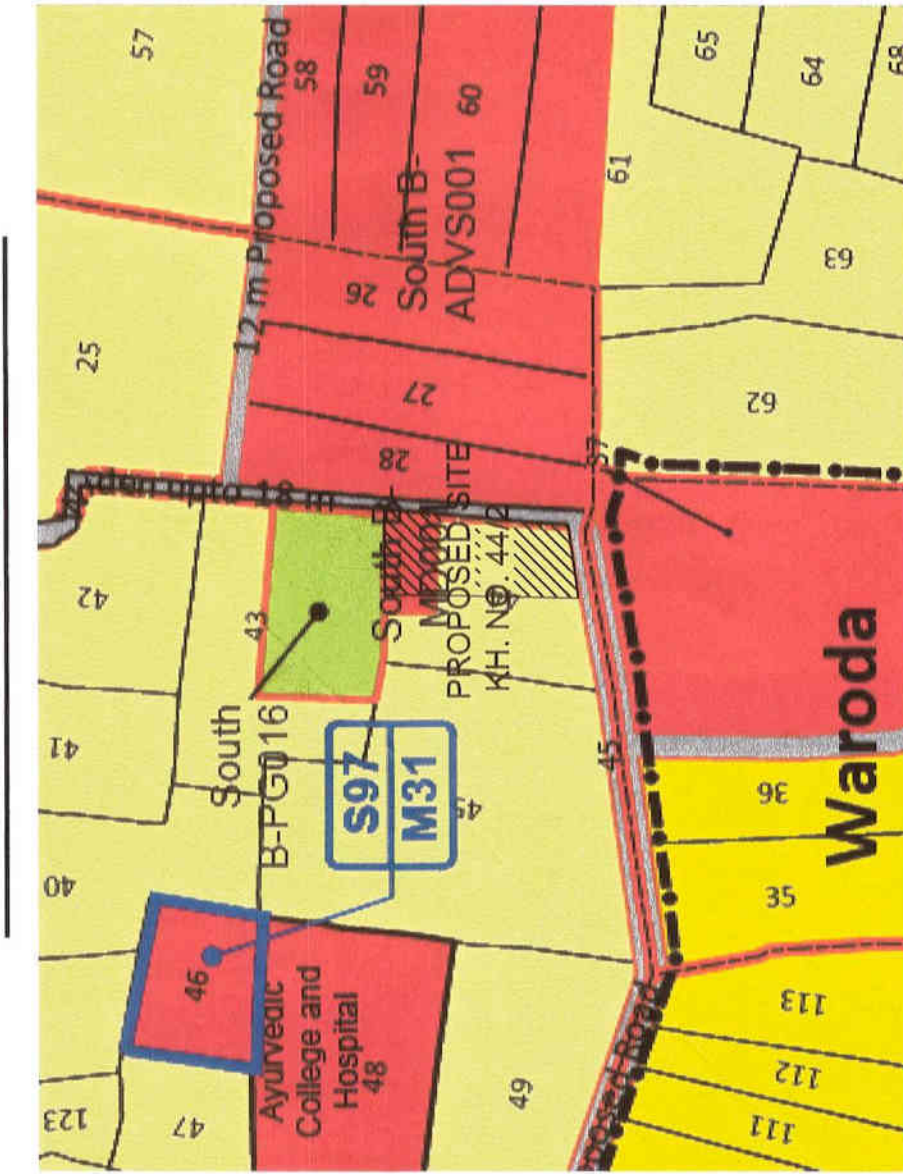


LAY OUT PLAN

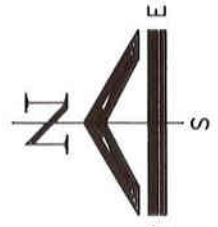
SCALE 1:500

D.P. SHEET

SITE PLAN



MOUZA- SHANKARPUR.
P.H. NO. 42
TAH.- NAGPUR (GRAMIN).
DIST- NAGPUR
SCALE 1:5000



PROJECT

FINAL DEMARCATED RESIDENTIAL LAY OUT PLAN
ON KH NO- 44/2, P.H. NO.-42, MOUZA-SHANKARPUR,
TAH.- NAGPUR (GRM.), DIST.-NAGPUR

OWNER :- WAINGANGA ASSOCIATE THROU PARTNER.
SHRI.- SHRIHARI JIJALAL CHAUDHARI.
SHRI.- PRASHANT HARIBHAU KANOJE.

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) = 1.31 H.R (13100.00 SQ.M.) B) AS PER MEASURMENT SHEET = 1.29 H.R (12900.00 SQ.M.) C) AS PER SITE = 1.29 H.R (12900.00 SQ.M.)	2. DEDUCTION FOR A) PROPOSED D.P/ ROAD WINDENING AREA – 1300.29 SQ.M. B) RESERVATION AREA – 3017.40 SQ.M. C) NATURAL WATER COURSE AREA – NIL
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3. GROSS AREA OF PLOT (1-2) A) REQUIRED – 858.231 SQ.M.(10%) B) PROPOSED – 858.71 SQ.M.(10.00%) C) AMENITY SPACE A) REQUIRED a) UP TO 4000 SQ.M. = NIL b) 4000 TO 10000 SQ.M. = 5/100X4582.31=229.12 SQ.M.(2.67%) B) PROPOSED – 230.58 SQ.M.(2.69%) 6. AREA UNDER W.T.P. & E.S.S. – 50.00 SQ.M.(0.60%) 7. INTERNAL ROAD AREA – 1427.74 SQ.M.(16.65%) 8. AREA UNDER LAYOUT PLOTS – 6015.28 SQ.M.(70.10%) 9. NET AREA OF PLOTS FOR FSI CALCULATIONS- (3-5B) 8582.31-230.58 = 8351.73 SQ.M. 10. PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS= (9/8) 8351.73/6015.28= 1.38	4. RECREATIONAL OPEN SPACE A) REQUIRED B) PROPOSED 5. AMENITY SPACE A) REQUIRED a) UP TO 4000 SQ.M. = NIL b) 4000 TO 10000 SQ.M. = 5/100X4582.31=229.12 SQ.M.(2.67%) B) PROPOSED – 230.58 SQ.M.(2.69%) 6. AREA UNDER W.T.P. & E.S.S. – 50.00 SQ.M.(0.60%) 7. INTERNAL ROAD AREA – 1427.74 SQ.M.(16.65%) 8. AREA UNDER LAYOUT PLOTS – 6015.28 SQ.M.(70.10%) 9. NET AREA OF PLOTS FOR FSI CALCULATIONS- (3-5B) 8582.31-230.58 = 8351.73 SQ.M. 10. PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS= (9/8) 8351.73/6015.28= 1.38
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STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

NOS	PLOT NO.	PLOT SIZE (M)	TANGENT ROUNDING AREA OF ROAD (SQ.M.)	REMAINING PLOT AREA (SQ.M.)	NO OF PLOTS	TOTAL AREA (SQ.M.)	BUILT UP AREA ON PRO-RATA (D*PRO-RATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE FSI (E*G) SQ.M.
A										
1	1	1/2(14.50+7.60)X29.05	321.00	296.81	1	296.81	409.60	18.00	1.10	450.56
2	2	1/2(21.20+21.10)X12.20	258.03	258.03	1	258.03	356.08	18.00	1.10	391.69
3	3, 4	12.20X21.10	257.42	258.03	2	514.84	355.24	18.00	1.10	390.76
4	5	1/2(21.10+21.20)X12.20	258.03	258.03	1	258.03	356.08	18.00	1.10	391.69
5	6	1/2(21.20+21.25)X12.35	262.13	262.13	1	262.13	361.74	18.00	1.10	397.91
6	7	1/2(21.75+22.10)X12.85	281.74	281.74	1	281.74	388.80	18.00	1.10	427.68
7	8	1/2(22.10+22.40)X12.85	285.91	285.91	1	285.91	394.56	18.00	1.10	434.02
8	9	1/2(18.25+9.70)X14.00	125.65	125.65	1	125.65	173.40	9.00	1.10	190.74
9	10, 11	7.07X14.00	98.98	98.98	2	197.96	136.59	9.00	1.10	150.25
10	12	9.00X14.00	126.00	126.00	1	126.00	173.88	9.00	1.10	191.27
11	13	9.50X14.00	133.00	133.00	1	133.00	183.54	9.00	1.10	201.89
12	14 TO 18	8.50X14.00	119.00	119.00	5	595.00	164.22	9.00	1.10	180.64
13	19	9.00X14.00	126.00	126.00	1	126.00	173.88	9.00	1.10	191.27
14	20	1/2(26.25+20.00)X14.00	323.75	323.75	1	323.75	422.40	24.00	1.10	464.64
15	21	1/2(17.80+24.50)X15.00	317.25	317.25	1	317.25	413.43	24.00	1.10	454.78
16	22	8.50X15.00	127.50	127.50	1	127.50	175.95	9.00	1.10	193.55
17	23 TO 28	8.00X15.00	120.00	120.00	6	720.00	165.60	9.00	1.10	182.16
18	29, 30	8.50X15.00	127.50	127.50	2	255.00	175.95	9.00	1.10	193.55
19	31 TO 36	8.00X15.00	120.00	120.00	6	720.00	165.60	9.00	1.10	182.16
20	37	1/2(17.50+9.20)X15.00	126.00	126.00	1	126.00	173.88	9.00	1.10	191.27

TOTAL AREA OF 37 NOS OF PLOTS = 6015.28 SQ.M.

NOTE:-

LAND BOUNDARY SHOWN THUS
OPEN SPACE SHOWN THUS
AMINITY SPACE SHOWN THUS
PLOTABLE AREA SHOWN THUS
MAIN APPROCH ROAD SHOWN THUS

OWNER SING :-

ARCHITECT SIGN:-

WAINGANGA ASSOCIATE THROU PARTNER.

SHRI.- SHRIHARI JIJALAL CHAUDHARI.

SHRI.- PRASHANT HARIBHAU KANOJE.

ASPECT DESIGN
B. P. GOVIL
Consulting Architect & Engineer
N.I.T. LS.No. 886 N.M.C. LS. No. 380
A.D.T.P. LS. No.-1561/2017
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