

PROPOSED RESIDENTIAL LAY OUT PLAN
ON KH. NO.- 52/1, P.H. NO.- 46, MOUZA-
WANADONGARI, TAH.- HINGNA, DIST.-NAGPUR.
OWNER :- 1) SHRI. ARVIND CHINTAMAN SHENDE.
2) SHRI. GAJANAN UPASRAO PISAL.
3) SHRI. BAL VINAYAKRAO PISAL.
4) SHRI. SANDEEP GOPICHAND BADWAIK.

AREA STATEMENT

- Gross Area Of Land/Plot - 8900.00 sq.m.
- Deductions For
 - Road Acquisition Area - NIL
 - Proposed Road - NIL
 - Reservation - NIL
 - Agricultural Zone - NILTotal Deductions (a+b+c+d) -NIL
- Remaining Gross Area - 8900.00 SQ.M.
Of Plot (1-2) Under Layout
- Deductions For
 - Recreational Open Space - 905.55 sq.m.
As Per Regulation No. 13.3
 - Internal Roads - 3110.89 sq.m.
 - Amenity Space If Any (16) - NILTotal Deductions (a+b+c) - 4016.44 sq.m.
- Area Under Plots (3-4) - 4883.56 sq.m.
- Net Area Of Plots For = $90\% * [1-(2+4c)]$
FSI Calculations = $90\% * [8900.00 - (NIL)]$
= 8010.00 sq.m.
- Permissible FSI Factor = 6/5
For Layout Plots = $8010.00/4883.56$
= 1.64

SCHEDULE OF PLOTS AND
DISTRIBUTION OF FSI ON EACH PLOT

NOS.	PLOT NOS.	PLOT SIZE	AREA OF EACH PLOTS SQ.M.	ROUNDIN G AREA OF ROAD SQ.M.	NET AREA OF EACH PLOT (C-D) SQ.M.	NO OF PLOTS	TOTAL NET AREA SQ.M.	BUILT UP AREA ON PRORATA BASIS OF EACH PLOT (D* FACTOR OF FSI) SQ.M.	FRONT ROAD WIDTH M.	PERMISSI BLE NORMAL FSI	PERMISIB LE BUILT UP AREA ON NORMAL FSI OF EACH PLOT (H*J) SQ.M.
	A	B	C	D	E	F	G	H	I	J	K
1	1	1/2(10.05+12.05)X7.05+ 1/2(12.05+12.10)X7.95	173.90	6.05	167.85	1	167.85	275.27	12.00	1.0	275.27
2	2	15.00X12.00	180.00		180.00	1	180.00	295.20	9.00	1.0	295.20
3	3	15.00X18.50	277.50		277.50	1	277.50	455.10	9.00	1.0	455.10
4	4	1/2(14.30+14.15)X13.50	192.04	6.05	185.99	1	185.99	305.02	12.00	1.0	305.02
5	5	1/2(13.05+12.15)X13.50	170.10		170.10	1	170.10	278.96	12.00	1.0	278.96
6	6	1/2(13.05+13.95)X13.50	182.25		182.25	1	182.25	298.89	9.00	1.0	298.89
7	7	1/2(14.25+14.30)X13.50	192.71		192.71	1	192.71	316.05	9.00	1.0	316.05
8	8	1/2(8.80+15.00)X11.90	141.61	4.35	137.26	1	137.26	225.11	9.00	1.0	225.11
9	9	1/2(18.65+15.00)X7.00	117.78		117.78	1	117.78	193.15	9.00	1.0	193.15
10	10	1/2(18.65+24.80)X10.00	217.25		217.25	1	217.25	356.29	9.00	1.0	356.29
11	11	1/2(4.85+9.95)X19.95	147.63	4.35	143.28	1	143.28	234.98	9.00	1.0	234.98
12	12	1/2(13.80+14.35)X7.90	111.19		111.19	1	111.19	182.36	9.00	1.0	182.36
13	13	1/2(14.35+14.95)X7.90	115.74		115.74	1	115.74	189.81	9.00	1.0	189.81
14	14	1/2(14.95+15.50)X7.90	120.28		120.28	1	120.28	197.26	9.00	1.0	197.26
15	15	1/2(15.50+16.10)X7.90	124.82		124.82	1	124.82	204.70	9.00	1.0	204.70
16	16	1/2(8.95+8.00)X19.35	163.99	4.35	159.64	1	159.64	261.81	9.00	1.0	261.81
17	17	1/2(12.25+10.80)X15.00	172.88	4.35	168.53	1	168.53	276.38	9.00	1.0	276.38
18	18 TO 22	7.90X15.00	118.5		118.50	5	592.50	194.34	9.00	1.0	194.34
19	23	1/2(6.50+14.25)X15.00	155.63	4.35	151.28	1	151.28	248.09	9.00	1.0	248.09
20	24	15.00X18.50	277.50		277.50	1	277.50	455.10	9.00	1.0	455.10
21	25	15.00X8.70	130.50		130.50	1	130.50	214.02	9.00	1.0	214.02
22	26 TO 32	15.00X7.90	118.50		118.50	7	829.50	194.34	9.00	1.0	194.34
23	33	1/2(9.40+7.95)X15.00	130.13		130.13	1	130.13	213.41	9.00	1.0	213.41

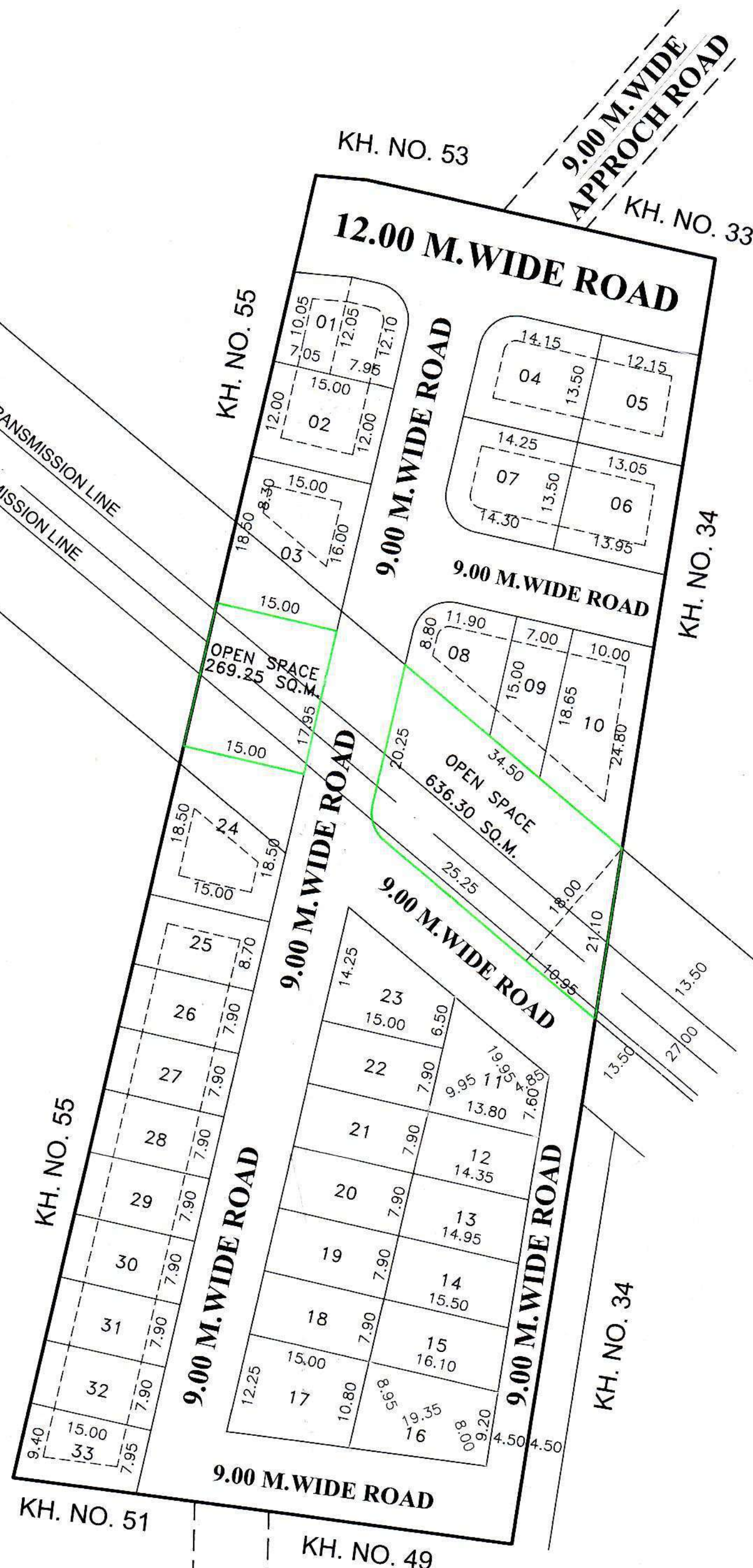
TOTAL AREA OF 33 NOS OF PLOTS = 4883.56 SQM.

OWNER SIGN:-

- SHRI. ARVIND CHINTAMAN SHENDE.
- SHRI. GAJANAN UPASRAO PISAL.
- SHRI. BAL VINAYAKRAO PISAL.
- SHRI. SANDEEP GOPICHAND BADWAIK.

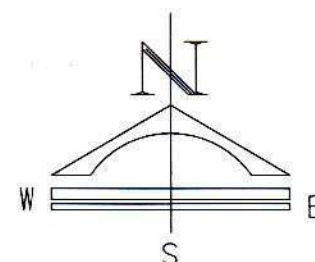
ARCHITECT SIGN:-

ASPECT DESIGN
B. P. GOHAR
Consulting Architect & Engineer
N.I.T. LS.No. 886, N.M.C. LS. No. 390
A.D.T.P. LS. No.-15612017
308, Imperial Plaza, Anand Talkies Sq.,
Sitabuli, Nagpur-12 (M) 965543417

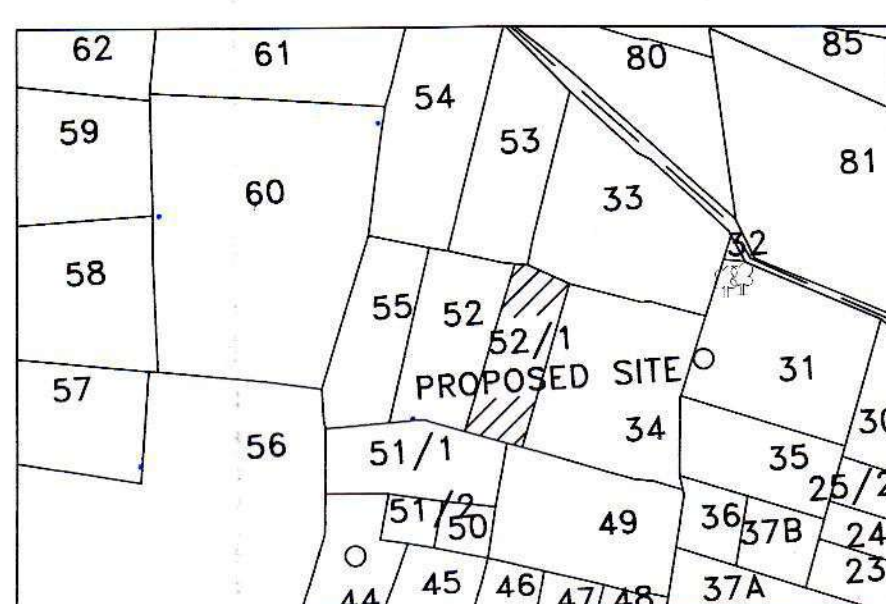


LAY OUT PLAN

SCALE 1:500



SITE PLAN:-



MOUZA- WANADONGARI.
P.H.NO.- 46
TAH.- HINGNA.
DIST- NAGPUR
SCALE 1:5000

