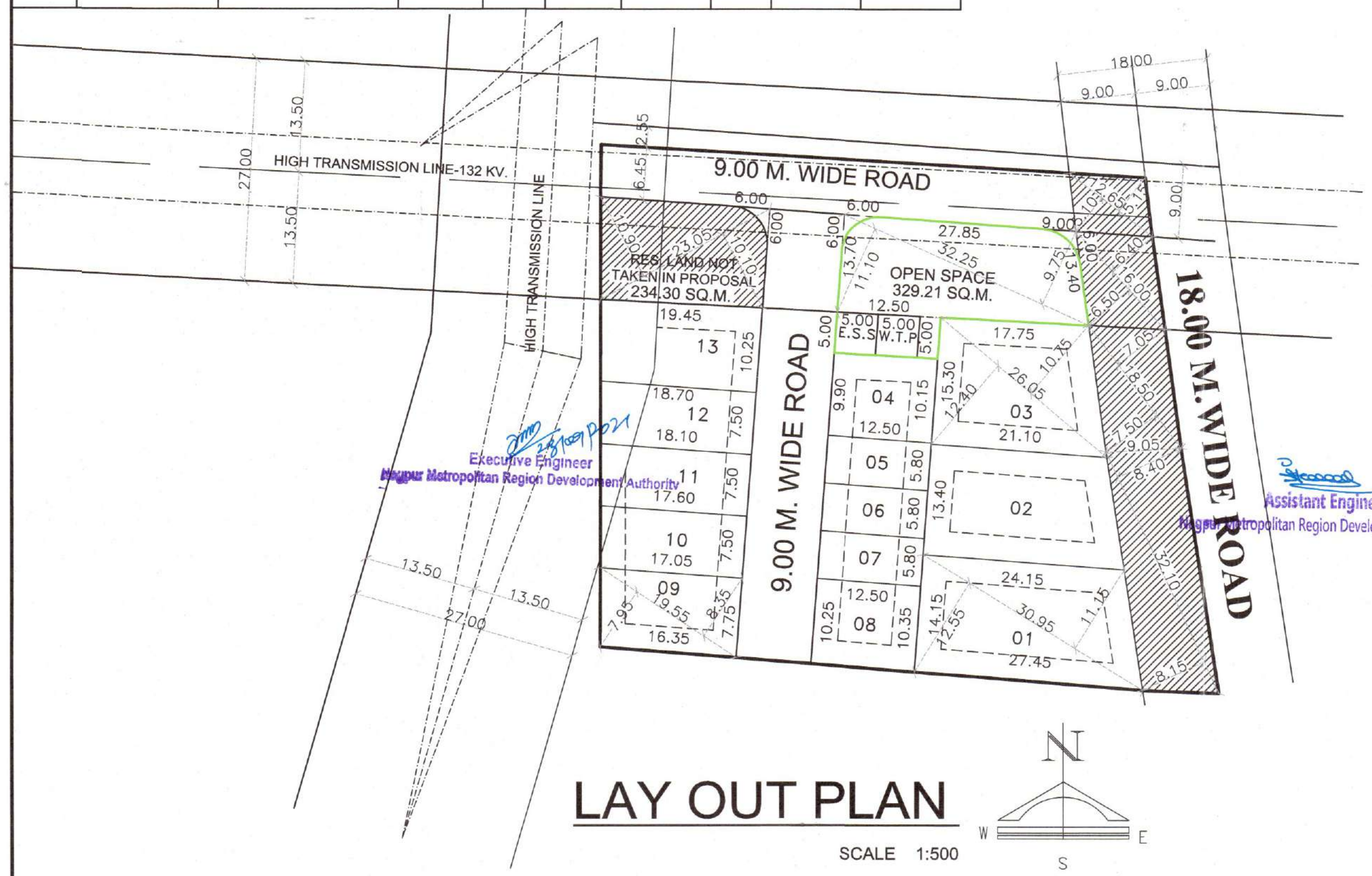
SR.NO	PLOT NO	PLOT SIZE	AREA	TANGENT AREA	INSQM.	NET AREA INSQM.	NO	TOTAL AREA	USER
01	OPEN SPACE	1/2(11.10+9.75)X32.25 12.50X5.00	336.20 62.50 398.70	7.72+ 11.77 19.49	379.21 −50.00 329.21	329.21	01	329.21	
02	W.T.P. E.S.S.	5.00 X 5.00 5.00 X 5.00	25.00 25.00 50.00			50.00	01	50.00	
03	ROAD WINDENING	1/2(8.15+8.40)X32.10 1/2(7.50+7.05)X18.50 1/2(6.50+6.40)X16.00 1/2(5.10+5.15)X12.65	265.62 134.58 103.20 64.83 568.23		568.23	568.23	01	568.23	
03	AGRICTURAL LAND	1/2(10.90+10.10)X23.05	242.02	7.72	234.30	234.30	01	234.30	

Demarcation Purpose Only

Not Valid for Execution of Sale-Deeds

दुय्यम निबंधक/सहनिबंधकयांनी या अभिन्यासातील अथवा योजनेतील गाळ्याचे/भुखंडकांच्या विक्रीपत्राचे पंजीयनNMRDA ची अंतीम कंफुरी आणि मुक्त पत्र (Release Letter) शिवाय करूनये

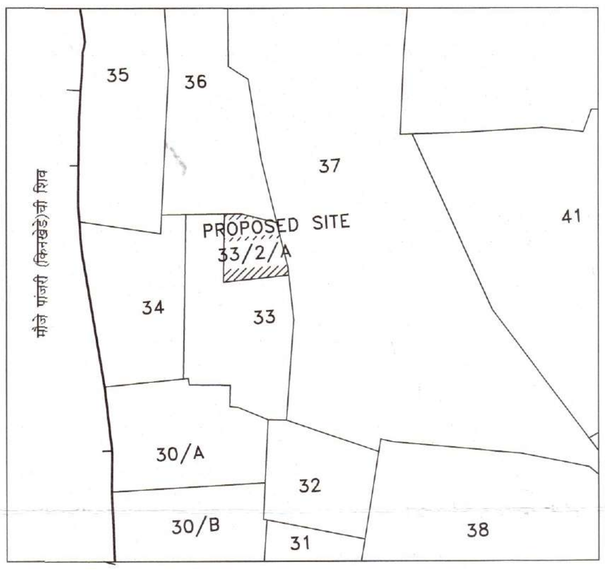


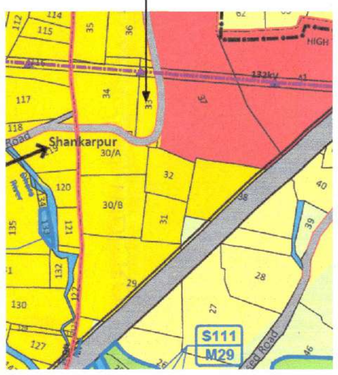
LAY OUT PLAN

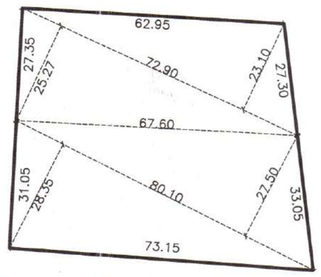
SCALE 1:500

N W E S

D.P. SHEET







KEY - PLAN

SCALE 1:1000

SR.NO	'K' PRAT	SIZE	AREA
1	KEY PLAN AS 'K' PRAT	1/2(28.35+27.50)x80.10	2236.79
		1/2(25.27+23.10)X72.90	1763.08
		TOTAL	3999.87
		SAY AS	4000.00

N W E S

MOUZA- WARODA.
P.H. NO. 41
TAH.- NAGPUR (GRAMIN).
DIST- NAGPUR
SCALE 1:5000

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

NOTE:—

WEST WATER TREATEMENT & RECYCLING PLANT, ELECTRIC SUBSTATION SHOULD BE PROVIDED IN AMINITY SPACE AS PER CLOUSE NO. 3.60 & 13.4.1 OF UDCPR.—2020

PROJECT

PROPOSED RESIDENTIAL LAY OUT PLAN ON KH NO- 33/2/A, P.H. NO.-41, MOUZA- WARODA, TAH.- NAGPUR (GRM.), DIST.-NAGPUR

OWNER :- MY ASSETS INFRA, PROPRIETOR
SHREE.- MOTILAL .J. CHAUDHARI.

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) = 0.40 H.R
B) AS PER MEASURMENT SHEET = 0.40 H.R
C) AS PER SITE = 0.40 H.R

2. DEDUCTION FOR
A) PROPOSED D.P/ D.P. ROAD WINDING AREA – 568.23 SQ.M.
B) RES. LAND NOT TAKEN IN PROPOSAL – 234.30 SQ.M.
C) NATURAL WATER COURSE AREA – NIL
TOTAL (A+B) –802.53 SQ.M.

3. GROSS AREA OF PLOT (1–2) – 3197.47 SQ.M.
4. RECREATIONAL OPEN SPACE
A) REQUIRED – 319.747 SQ.M.(10%)
B) PROPOSED – 329.21 SQ.M.(10.29%)
5. AMENITY SPACE
A) REQUIRED – NIL
B) PROPOSED – NIL
6. AREA UNDER W.T.P. & E.S.S. – 50.00 SQ.M.(1.56%)
7. INTERNAL ROAD AREA – 618.57 SQ.M.(19.35%)
8. AREA UNDER LAYOUT PLOTS – 2199.69 SQ.M.(68.80%)
9. NET AREA OF PLOTS FOR FSI CALCULATIONS– (3–5B)
3197.47–00.00 = 3197.47 SQ.M.
10. PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS= (9/8)
3197.47/2199.69 = 1.45
11. 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 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(11.15+12.55)X30.95	366.76		366.76	1	366.76	531.80	18.00	1.10	584.98
2	2	1/2(24.15+21.10)X13.40	303.18		303.18	1	303.18	439.60	18.00	1.10	483.56
3	3	1/2(10.75+12.40)X26.05	301.53		301.53	1	301.53	437.22	18.00	1.10	480.94
4	4	1/2(9.90+10.15)X12.50	125.31		125.31	1	125.31	181.70	9.00	1.10	199.87
5	5 TO 7	5.80X12.50	72.50		72.50	3	217.50	105.13	9.00	1.10	115.64
6	8	1/2(10.25+10.35)X12.50	128.75		128.75	1	128.75	186.69	9.00	1.10	205.36
7	9	1/2(8.35+7.95)X19.55	159.33		159.33	1	159.33	231.03	9.00	1.10	254.14
8	10	1/2(17.05+17.60)X7.50	129.94		129.94	1	129.94	188.41	9.00	1.10	207.25
9	11	1/2(17.60+18.10)X7.50	133.88		133.88	1	133.88	194.12	9.00	1.10	213.53
10	12	1/2(18.10+18.70)X7.50	138.00		138.00	1	138.00	200.10	9.00	1.10	220.11
11	13	1/2(18.70+19.45)X10.25	195.52		195.52	1	195.52	283.50	9.00	1.10	311.85

TOTAL AREA OF 13 NOs OF PLOTS = 2199.69 SQM.

OWNER SING :-

MY ASSETS INFRA, PROPRIETOR

SHREE.- MOTILAL J. CHAUDHARI.

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.-1561/2017
308, Imperial Plaza, Anand Talkies Sq.,
Sitabuldi, Nagpur-12 (M) 9665543417