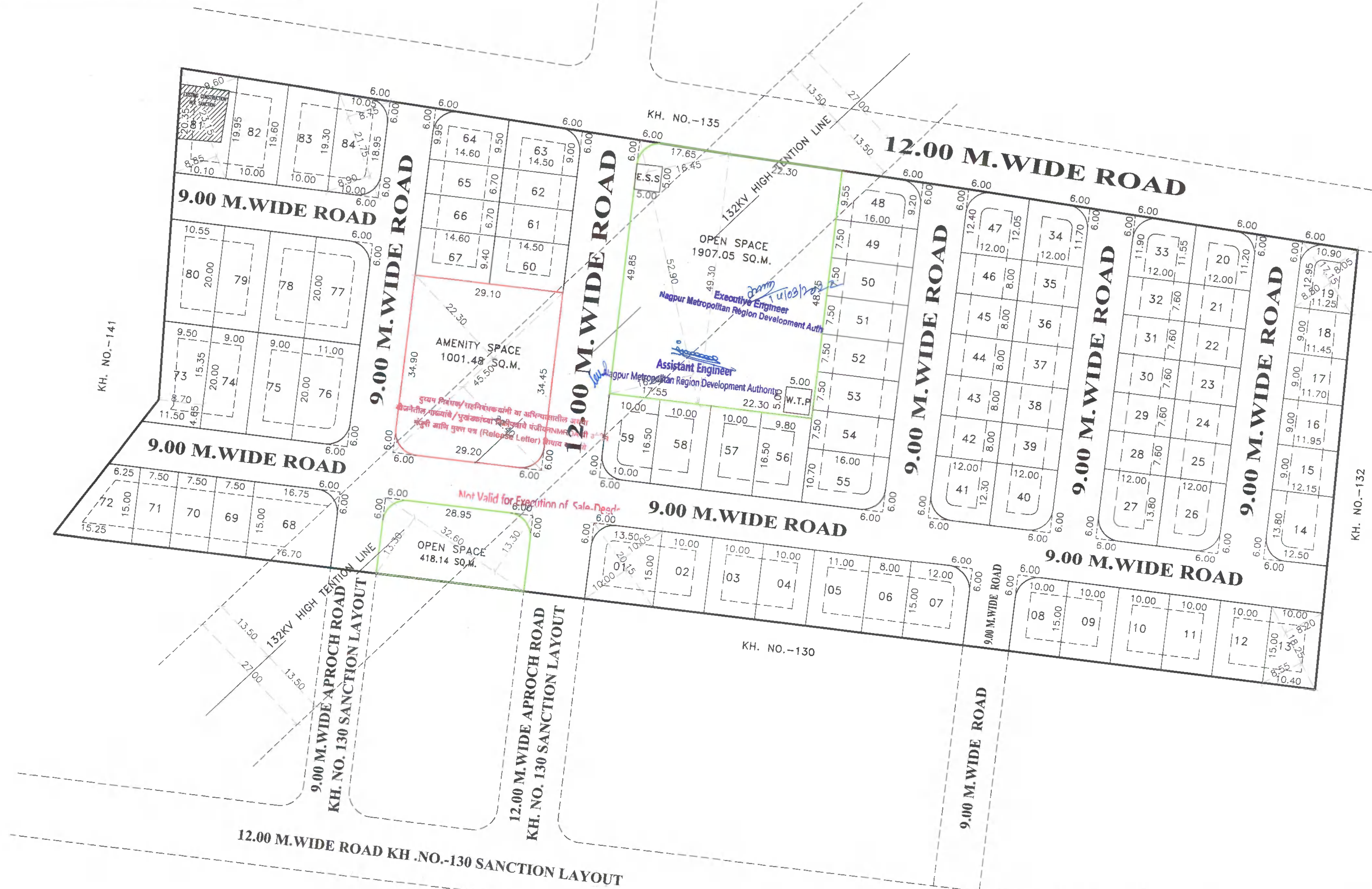


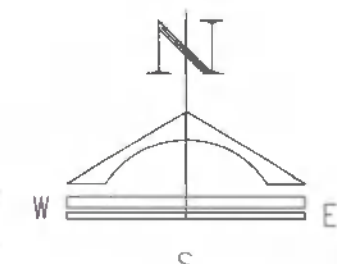
SR.NO	PLOT NO	PLOT SIZE	AREA	TANGENT	NET AREA IN SQ.M.	NO	TOTAL AREA	USER
01	OPEN SPACE	1/2(16.45+16.50)X52.90	871.52	7.72	1957.05	01	1907.05	418.14
		1/2(49.30+48.75)X22.30	1093.25		1907.05			
		13.30X32.60	433.58		1907.05			
02	AMENITY SPACE	1/2(22.30+22.40)X45.50	1016.92	15.44	1001.48	01	1001.48	
03	W.T.P. E.S.S.	5.00 X 5.00	25.00		50.00	01	50.00	
		5.00 X 5.00	25.00					

Demarcation Purpose Only



LAY OUT PLAN

SCALE 1:500

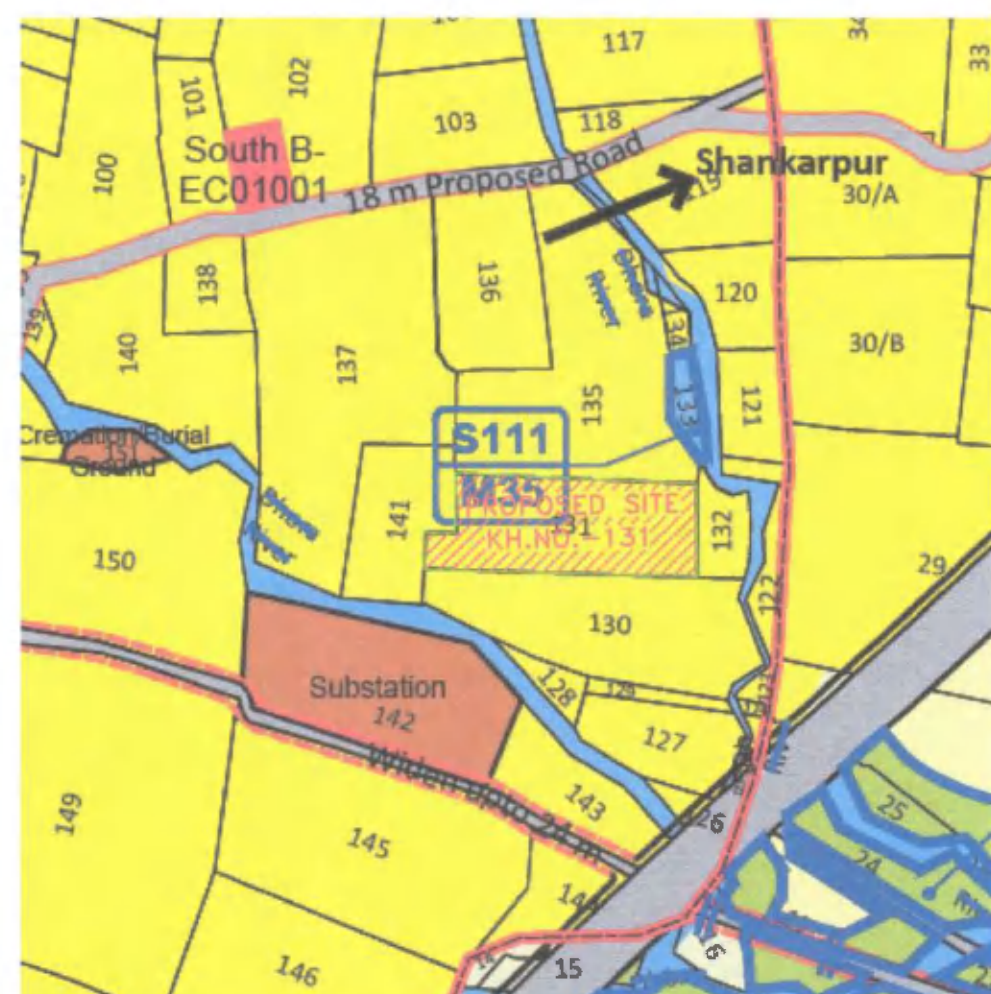


SITE PLAN



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

D.P. SHEET NO.-111



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 TREATMENT & RECYCLING PLANT,
ELECTRIC SUBSTATION SHOULD BE PROVIDED IN
AMINITY SPACE AS PER CLOUSE NO. 3.6 & 13.4.1 OF UDCPR.-2020

PROJECT

PROPOSED RESIDENTIAL LAY OUT PLAN
ON KH NO- 131, P.H. NO.-42, MOUZA-PANJRI FARM,
TAH.- NAGPUR GRAMIN, DIST.-NAGPUR
OWNER :- MY ASSETS INFRAVENTURE
SHREE.- MOTILAL J. CHAUDHARI.
SMT.- RUBY M. 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)	2.00 H.R (20000.00 SQ.M.)
B)	AS PER MEASUREMENT SHEET	2.00 H.R (20000.00 SQ.M.)
C)	AS PER SITE	2.00 H.R (20000.00 SQ.M.)
2	DEDUCTION FOR	
A)	PROPOSED D.P./ D.P. ROAD WINDING AREA/ SERVICE ROAD / HIGHWAY WIDENING	NIL
B)	REMAINING AGRICULTURE LAND AREA	NIL
	TOTAL (A+B)	NIL
3	BALANCE AREA OF PLOT (1-2)	20000.00 SQ.M.
4	AMENITY SPACE (IF APPLICABLE)	
A)	REQUIRED	1000.00 SQ.M. (5.00%)
B)	ADJUSTMENT OF 2(B), IF ANY	1001.48 SQ.M. (5.00%)
C)	BALANCE PROPOSED	1001.48 SQ.M. (5.00%)
5	NET PLOT AREA (3-4(C))	19000.00 SQ.M.(100.00%)
6	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
A)	REQUIRED	1900.00 SQ.M.(10%)
B)	PROPOSED	2325.19 SQ.M.(12.23%)
7	E.S.S. & W.T.P.	50.00 SQ.M.(0.26%)
8	INTERNAL ROAD AREA	5368.50 SQ.M.(28.26%)
9	AREA UNDER LAYOUT PLOTS	11256.31 SQ.M.(59.25%)
10	PRO- RATA FACTOR FOR FSI CALCULATIN ON LAYOUT PLOTS=5/9) 19000.00/11256.31	1.68
11	AREA FOR INCLUSIVE HOUSING	
A)	REQUIRED	
B)	PROPOSED	

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(10.00+10.05)X20.15	202.00	7.72	194.28	1	194.28	326.40	12.00	1.10	359.04
2	2 TO 4	10.00X15.00	150.00		150.00	3	450.00	252.00	9.00	1.10	277.20
3	5	11.00X15.00	165.00		165.00	1	165.00	277.20	9.00	1.10	304.92
4	6	8.00X15.00	120.00		120.00	1	120.00	201.60	9.00	1.10	221.76
5	7	12.00X15.00	180.00	7.72	172.28	1	172.28	289.43	9.00	1.10	318.37
6	8	10.00X15.00	150.00	7.72	142.28	1	142.28	239.03	9.00	1.10	262.93
7	9 TO 12	10.00X15.00	150.00		150.00	4	600.00	252.00	9.00	1.10	277.20
8	13	1/2(8.20+8.55)X18.25	152.84		152.84	1	152.84	256.78	9.00	1.10	282.46
9	14	1/2(12.50+12.15)X13.80	170.09	7.72	162.37	1	162.37	272.77	9.00	1.10	300.05
10	15	1/2(12.15+11.95)X9.00	108.45		108.45	1	108.45	182.20	9.00	1.10	200.42
11	16	1/2(11.95+11.70)X9.00	106.43		106.43	1	106.43	178.79	9.00	1.10	196.67
12	17	1/2(11.70+11.45)X9.00	104.18		104.18	1	104.18	175.01	9.00	1.10	192.52
13	18	1/2(11.45+11.25)X9.00	102.15		102.15	1	102.15	171.61	9.00	1.10	188.77
14	19	1/2(8.05+8.50)X17.15	141.92	7.72	134.20	1	134.20	225.45	12.00	1.10	247.99
15	20	1/2(11.20+11.55)X12.00	136.50	7.72	128.78	1	128.78	216.35	12.00	1.10	237.99
16	21 TO 25	7.60X12.00	91.20		91.20	5	456.00	153.22	9.00	1.10	168.54
17	26, 27	13.80X12.00	165.60	7.72	157.88	2	315.76	265.24	12.00	1.10	291.76
18	28 TO 32	7.60X12.00	91.20		91.20	5	456.00	153.22	9.00	1.10	168.54
19	33	1/2(11.55+11.90)X12.00	140.70	7.72	132.98	1	132.98	223.41	12.00	1.10	245.75
20	34	1/2(11.70+12.05)X12.00	142.50	7.72	134.78	1	134.78	226.43	12.00	1.10	249.07
21	35 TO 39	8.00X12.00	96.00		96.00	5	480.00	161.28	9.00	1.10	177.41
22	40, 41	12.30X12.00	147.60	7.72	139.88	2	279.76	235.00	12.00	1.10	258.50
23	42 TO 46	8.00X12.00	96.00		96.00	5	480.00	161.28	9.00	1.10	177.41
24	47	1/2(12.05+12.40)X12.00	146.70	7.72	138.98	1	138.98	233.49	12.00	1.10	256.84
25	48	1/2(9.20+9.55)X16.00	150.00	7.72	142.28	1	142.28	239.03	12.00	1.10	262.93
26	49 TO 54	7.50X16.00	120.00		120.00	6	720.00	201.60	9.00	1.10	221.76
27	55	10.70X16.00	171.20	7.72	163.48	1	163.48	274.65	12.00	1.10	302.11
28	56	9.80X16.50	161.70		161.70	1	161.70	271.66	9.00	1.10	298.82
29	57, 58	10.00X16.50	165.00		165.00	2	330.00	277.20	9.00	1.10	304.92
30	59	10.00X16.50	165.00	7.72	157.28	1	157.28	264.23	12.00	1.10	290.65
31	60	9.40X14.50	136.30		136.30	1	136.30	228.98	12.00	1.10	251.88
32	61, 62	6.70X14.50	97.15		97.15	2	194.30	163.21	12.00	1.10	179.53
33	63	1/2(9.00+9.50)X14.50	134.13	7.72	126.41	1	126.41	212.36	12.00	1.10	233.60
34	64	1/2(9.50+9.95)X14.60	141.99	7.72	134.27	1	134.27	225.57	12.00	1.10	248.12
35	65, 66	6.70X14.60	97.82		97.82	2	195.64	164.34	9.00	1.10	180.77
36	67	9.40X14.60	137.24		137.24	1	137.24	230.56	9.00	1.10	253.62
37	68	1/2(16.70+16.75)X15.00	250.88	7.72	243.16	1	243.16	408.50	9.00	1.10	449.35
38	69 TO 71	7.50X15.00	112.50		112.50	3	337.50	189.00	9.00	1.10	207.90
39	72	1/2(6.25+15.25)X15.00	161.25		161.25	1	161.25	270.90	9.00	1.10	297.99
40	73	1/2(11.50+8.70)X14.65+ 1/2(8.70+9.50)X15.35	186.65		186.65	1	186.65	313.57	9.00	1.10	344.93
41	74, 75	9.00X18.00	162.00		162.00	2	324.00	272.16	9.00	1.10	299.38
42	76, 77	11.00X18.00	198.00	7.72	190.28	2	380.56	319.67	9.00	1.10	351.64
43	78, 79	9.00X18.00	162.00		162.00	2	324.00	272.16	9.00	1.10	299.38
44	80	1/2(9.50+10.55)X20.00	200.50		200.50	1	200.50	336.84	9.00	1.10	370.52
45	81	1/2(8.85+9.60)X23.15	213.56		213.56	1	213.56	358.78	9.00	1.10	394.66
46	82	1/2(19.95+19.60)X10.00	197.75		197.75	1	197.75	332.22	9.00	1.10	365.44
47	83	1/2(19.60+19.30)X10.00	194.50		194.50	1	194.50	326.76	9.00	1.10	359.44
48	84	1/2(8.75+8.90)X21.75	191.94	15.44	176.50	1	176.50	296.53	9.00	1.10	326.18

OWNER SING :-

MY ASSETS INFRAVENTURE

SHREE.- MOTILAL J. CHAUDHARI.

SMT.- RUBY M. CHAUDHARI.

ARCHITECT SIGN:-

ASPECT DESIGN
B. P. GOHAR
Consulting Architect & Engineer
N.M.R.D.A. (S.No.341), N.I.T. (S.No.286)
N.M.C. (S.No.390), A.D.T.P. (S.No.191/2017)
308, Imperial Plaza, Anand Taluk, Sd.
Siltabidli, Nagpur-42, (M) 9855543417

SR.NO	'K' PRAT	SIZE	AREA
1	KEY PLAN AS 'K' PRAT	1/2(123.05+106.10)X28.20	3231.01
		1/2(53.40+51.90)X126.65	6668.12
		1/2(19.70+22.15)X90.55	1894.75
		1/2(17.95+20.30)X89.40	1709.77
		1/2(18.25+17.95)X88.90	1609.09
		1/2(43.09+50.00)X105.00	4887.22
		SAY AS	20,000.00