// SHREE //

SR NO	PLOT NO	PLOT SIZE	AREA	TANGENT	NET AREA IN SQM.	NO	TOTAL AREA	USER
01	OPEN SPACE	1/2(38.05+7.40)X68.30	1552.11		3230.38	01	3230.38	
		1/2(59.50+42.70)X14.55	743.50					
		1/2(42.70+30.15)X12.85	468.06					
		1/2(30.15+20.55)X9.85	249.69					
		1/2(20.55+4.35)X16.55	206.04					
		1/2(4.35X5.05)	10.98					
			3230.38					
02	AMENITY SPACE	1/2(31.20X38.65)	602.94		3280.15 - 50.00	01	3230.15	
		46.00X15.00	690.00					
		1/2(11.95+50.90)X50.25	1579.10					
		1/2(17.15+19.15)X11.75	213.26					
		1/2(19.15X20.35	194.85					
			3280.15		3230.15			
03	W.T.P.	5.00X5.00	25.00		50.00	01	50.00	
	E.S.S.	5.00X5.00	25.00					

APPROVING AUTHORITY.

या कार्यालयाचे पत्र क्रमांक अकृषिक / विभागीकरण / सी कार्या.कातोल / वि.म.सं.5815 /59 ई.दि/नगरपा/नगरपि/2022 / 2022 दिनांक 13/12/2022 अन्वये तयार अंती सुधार प्रयोजनार्थ विभागणासाठी (Recommended for Demarcation) मंजूरी देण्यात येत आहे.

सहायक संचालक नगररचना, कटोल

नियोजन प्राधिकरण तथा मुख्याधिकारी नगर परिषद, कटोल



LAY OUT PLAN

SCALE 1:500

AERA CALCULATION BY TRANGULATION METHOD



KEY - PLAN

SCALE 1:1000

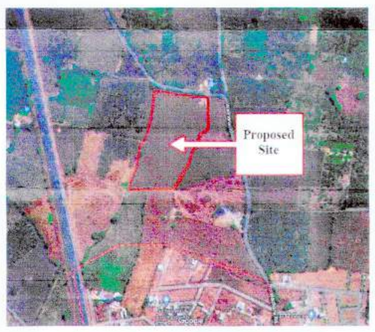
SR.NO	'K' PRAT	SIZE	AREA
1	KEY PLAN AS 'K' PRAT	1/2(35.00+50.80)X145.00	6220.50
		1/2(16.65+6.45)X8.95	103.37
		1/2(6.45X7.25)	23.38
		1/2(19.40+45.00)X145.00	4669.00
		1/2(14.90+29.00)X150.00	3292.50
		1/2(79.00+61.70)X57.00	4009.95
		1/2(61.70+46.50)X38.00	2055.80
		1/2(21.95+36.45)XX73.00	2131.60
		1/2(49.05+52.10)X31.35	1585.52
		1/2(52.10+52.90)X7.30	383.25
		1/2(52.90+56.75)X22.85	1252.75
		1/2(56.75+59.00)X13.55	784.20
		1/2(59.00+62.00)X17.75	1073.87
		1/2(62.00+67.50)X21.50	1392.12
		33.80X10.20	344.76
		1/2(5.20+4.35)X11.85	56.58
		1/2(39.80+46.60)X27.45	1185.84
		1/2(46.60+50.80)X18.95	922.86
		1/2(10.25+17.50)X58.50	811.68
			32299.53
		SAY AS	32300.00

SITE PLAN



MOUZA- KATOL.
P.H. NO. 44,
TAH. KATOL.
DIST- NAGPUR
SCALE 1:5000

GOOGLE MAP



D.P. ABSTRACT



DELETED FROM AGRICULTURAL ZONE AND INCLUDED IN RESIDENTIAL ZONE WIDE GOVT. NOTIFICATION NO. TPS-2422/516/CR-42/2022/UD-9. DATED 17/11/2022. U/S 37(2) OF MR & TP ACT 1966

LEGEND:-
SEMI DETACHED PLOT SHOWN IN

NOTE:-
LAND BOUNDARY SHOWN THUS
OPEN SPACE SHOWN THUS
AMINITY SPACE SHOWN THUS
POLTEBLE AREA SHOWN THUS
MAIN APPROCH ROAD SHOWN THUS
E.W.S./ L.I.G. AFFORDABLE PLOTS SHOWN THUS

NOTE:
1) AS PER PROVISION OF UDCPR REGULATION NO. 3.9 (III) DISTRIBUTION OF THE BASIC FSI OF NET ARE WILL BE SUBJECT TO MAXIMUM RECIVING POTENTIAL AS PER MODIFIED VALUES IN TABLE 6G VID NOT NO. (II) THAIR UNDER.
2) ACTUAL AREA FOR MSEB ELECTRIC TRASFORMER WILL BE AS PER ERQUIRED BY CONCERN DIPARTMENT.
3) DESIGN DETAILS OF SIZE /AREA CALCULATION, IMPLIMENTATION FOR GRY WATER TRETMENT PLANT ALONG WITH SEPRATE LAY-OUT PLAN SHOWING ALL DRAINIGE LINES CHAMBER, PLUMBING LINES SHALL BE SUBMITED FOR APPROVAL OF AUTHOURITY AS PREPRATION OF REGULATION NO. 13.4 UDCPR REGULATION.

PROJECT

PROPOSED RESIDENTIAL LAY OUT PLAN ON KH NO- 58/1,59,61, P.H. NO.-44, MOUZA- KATOL, TAH- KATOL, DIST-NAGPUR

OWNER :- M/S. LOTUS INFRASPACE DEVLOPERS.THROUGH PARTNER SHRI.- SUDHAKAR .V.KOHALE. & SHRI.- GOPAL .J. CHANDAK.

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) = 3.23 H.R	
	B) AS PER MEASURMENT SHEET = 3.23 H.R	
	C) AS PER SITE = 3.23 H.R	
2.	DEDUCTION FOR	
	A) PROPOSED D.P/ D.P. ROAD WINDING AREA/ SERVICE ROAD / HIGHWAY WIDENING	-NIL
	B) ANY D.P. RESERVATION AREA	-NIL
	TOTAL (A+B)	-NIL
3.	BALANCE AREA OF PLOT (1-2)	- 32300.00 SQ.M.
4.	AMENITY SPACE (IF APPLICABLE)	
	A) REQUIRED	- 3230.00 SQ.M.(10.00)
	B) ADJUSTMENT OF 2(B), IF ANY	- 3230.15 SQ.M.(10.00%)
	C) BALANCE PROPOSED	- 3230.15 SQ.M.(10.00%)
5.	NET PLOT AREA (3-4(C))	- 29069.85 SQ.M.(~~100.00%~~) (89.937)
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	A) REQUIRED	- 3230.00 SQ.M.(10.00%)
	B) PROPOSED	- 3230.38 SQ.M.(~~11.11%~~) (10.001)
7.	W.T.P. AND E.S.S. AREA	- 50.00 SQ.M.(~~0.17%~~) (0.154)
8.	INTERNAL ROAD AREA	- 6812.80 SQ.M.(~~23.44%~~) (21.09%)
9.	AREA UNDER LAYOUT PLOTS	- ~~18251.49~~ 18246.42 SQ.M.(~~62.78%~~) (56.50%)
9A.	TOT-LOT	- 725.18 SQ.M.(~~2.50%~~) (2.245)

10. PRO- RATA FACTOR FOR FSI CALCULATIN ON LAYOUT PLOTS=5/9) (RISTRICTED OU TO 1.70) 29069.85/18251.49 = 1.59

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.)	Total Built Area on Pro-Rata Basis(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	TOT-LOT	1/2(10.00+8.55)X28.20+ 1/2(8.55+6.55)X29.75+ 1/2(6.55+4.65)X24.20+ 1/2(4.55+2.05)X23.35+ 1/2(2.05+0.60)X19.95	725.18		-	-	-	-	-	-	-
2	1	1/2(15.50+4.90)X32.70+ 1/2(21.00+20.95)X1.85	372.34	7.74	364.60	1	364.60	579.72	12.00	1.10	637.69
3	2	1/2(20.95+20.70)X8.50	177.01		177.01	1	177.01	281.45	12.00	1.10	309.59
4	3	1/2(20.70+20.65)X1.95+ 1/2(20.65+20.55)X6.55	175.25		175.25	1	175.25	278.64	12.00	1.10	306.51
5	4	1/2(20.55+20.40)X8.50	174.04		174.04	1	174.04	276.72	12.00	1.10	304.39
6	5	1/2(20.40+20.25)X8.50	172.76		172.76	1	172.76	274.69	12.00	1.10	302.16
7	6	1/2(20.25+20.15)X6.40+ 20.15X2.10	171.60		171.60	1	171.60	272.84	12.00	1.10	300.12
8	7	1/2(20.15+20.10)X8.50	171.06		171.06	1	171.06	271.99	12.00	1.10	299.19
9	8	20.10X8.50	170.85		170.85	1	170.85	271.65	12.00	1.10	298.82
10	9	1/2(20.10+20.05)X7.55+ 1/2(20.05+20.10)X0.95	170.64		170.64	1	170.64	271.31	12.00	1.10	298.44
11	10	1/2(20.10+20.35)X8.50	171.91		171.91	1	171.91	273.34	12.00	1.10	300.67
12	11	1/2(20.35+20.60)X8.50	174.04		174.04	1	174.04	276.72	12.00	1.10	304.39
13	12	1/2(20.60+20.75)X4.80+ 1/2(20.75+20.85)X3.70	176.20		176.20	1	176.20	280.16	12.00	1.10	308.17
14	13	1/2(7.15+10.10)X23.85	205.71		205.71	1	205.71	327.07	12.00	1.10	359.78
15	14	1/2(7.55+10.10)X15.00	132.38		132.38	1	132.38	210.48	9.00	1.10	231.52
16	15 TO 18	8.00X15.00	120.00		120.00	4	480.00	190.80	9.00	1.10	209.88
17	19 , 20	8.50X15.00	127.50		127.50	2	255.00	202.73	9.00	1.10	223.00
18	21 TO 25	8.00X15.00	120.00		120.00	5	600.00	190.80	9.00	1.10	209.88
19	26	1/2(6.15+17.65)X15.00	178.50	6.05	172.45	1	172.45	274.20	12.00	1.10	301.62
20	27	1/2(17.70+6.25)X15.00	179.63	6.05	173.58	1	173.58	275.98	12.00	1.10	303.58
21	28 TO 37	7.50X15.00	112.50		112.50	10	1125.00	178.88	9.00	1.10	196.76
22	38	1/2(7.15+9.70)X15.00	126.38		126.38	1	126.38	200.94	9.00	1.10	221.03
23	39	1/2(5.00+16.60)X15.00	162.00		162.00	1	162.00	257.58	12.00	1.10	283.34
24	40	8.00X15.00	120.00		120.00	1	120.00	190.80	12.00	1.10	209.88
25	41	1/2(10.00+34.95)X14.85+ 1/2(0.50+0.65)X4.05	336.08		336.08	1	336.08	534.37	12.00	1.10	587.81
26	42	1/2(14.85+14.80)X9.00	133.43		133.43	1	133.43	212.15	12.00	1.10	233.36
27	43	9.00X14.80	133.20		133.20	1	133.20	211.79	12.00	1.10	232.97
28	44	1/2(14.80+14.75)X9.00	132.98		132.98	1	132.98	211.43	12.00	1.10	232.57
29	45	1/2(14.75+14.70)X9.00	132.53		132.53	1	132.53	210.71	12.00	1.10	231.79
30	46	9.00X14.70	132.30		132.30	1	132.30	210.36	12.00	1.10	231.39
31	47	1/2(14.70+14.65)X9.00	132.08		132.08	1	132.08	210.00	12.00	1.10	231.00
32	48	9.00X14.65	131.85		131.85	1	131.85	209.64	12.00	1.10	230.61
33	49	1/2(14.65+14.70)X9.00	132.08		132.08	1	132.08	210.00	12.00	1.10	231.00
34	50	9.00X14.70	132.30		132.30	1	132.30	210.36	12.00	1.10	231.39
35	51	1/2(14.70+14.75)X9.00	132.53		132.53	1	132.53	210.71	12.00	1.10	231.79
36	52	9.00X14.75	132.75		132.75	1	132.75	211.07	12.00	1.10	232.18
37	53	1/2(14.75+14.80)X9.00	132.98		132.98	1	132.98	211.43	12.00	1.10	232.57
38	54	9.00X14.80	133.20		133.20	1	133.20	211.79	12.00	1.10	232.97
39	55	1/2(10.50+21.10)X14.80	233.84	7.74	226.10	1	226.10	359.50	12.00	1.10	395.45
40	56	1/2(12.00+22.70)X15.00	260.25	6.05	254.20	1	254.20	404.18	12.00	1.10	444.60
41	57 TO 66	9.00X15.00	135.00		135.00	10	1350.00	214.65	9.00	1.10	236.12
42	67 , 68	8.00X15.00	120.00		120.00	2	240.00	190.80	9.00	1.10	209.88
43	69	1/2(30.00+18.80)X6.50+ 1/2(18.80+8.35)X8.50	273.99		273.99	1	273.99	435.64	9.00	1.10	479.20
44	70	1/2(26.25+7.85)X15.00	255.75		255.75	1	255.75	406.64	9.00	1.10	447.31
45	71 , 72	9.00X15.00	135.00		135.00	2	270.00	214.65	9.00	1.10	236.12
46	73 , 74	8.00X15.00	120.00		120.00	2	240.00	190.80	9.00	1.10	209.88
47	75 TO 81	9.00X15.00	135.00		135.00	7	945.00	214.65	9.00	1.10	236.12
48	82	1/2(9.20+19.85)X15.00	217.88	6.05	211.83	1	211.83	336.80	12.00	1.10	370.48
49	83	1/2(10.85+21.50)X15.00	224.25	6.05	218.20	1	218.20	346.94	12.00	1.10	381.63
50	84 TO 91	9.00X15.00	135.00		135.00	8	1080.00	214.65	9.00	1.10	236.12
51	92 , 93	8.00X15.00	120.00		120.00	2	240.00	190.80	9.00	1.10	209.88
52	94	1/2(25.85+8.05)X15.00	254.25		254.25	1	254.25	404.26	9.00	1.10	444.68
53	95	1/2(4.85+11.95)X24.30	204.12	~~6.05~~ 7.74	~~198.07~~ 196.33	1	~~198.07~~ 196.33	~~314.93~~ 312.15	12.00	1.10	~~346.42~~ 343
54	96	1/2(15.45+15.85)X7.50	117.38		117.38	1	117.38	186.63	12.00	1.10	205.29
55	97	1/2(15.85+16.25)X7.50	120.38		120.38	1	120.38	191.40	12.00	1.10	210.54
56	98	1/2(16.25+16.65)X7.50	123.38		123.38	1	123.38	196.17	12.00	1.10	215.78
57	99	1/2(16.65+16.95)X7.50	126.00		126.00	1	126.00	200.34	12.00	1.10	220.37
58	100	1/2(16.95+16.70)X7.50	126.19		126.19	1	126.19	200.64	12.00	1.10	220.70
59	101	1/2(16.70+16.45)X7.50	124.31		124.31	1	124.31	197.66	12.00	1.10	217.42
60	102	1/2(16.45+16.20)X7.50	122.44		122.44	1	122.44	194.68	12.00	1.10	214.14
61	103	1/2(16.20+15.90)X7.50	120.38		120.38	1	120.38	191.40	12.00	1.10	210.54
62	104	1/2(15.90+15.65)X7.50	118.31		118.31	1	118.31	188.12	12.00	1.10	206.93
63	105	1/2(15.65+15.40)X7.50	116.44		116.44	1	116.44	185.14	12.00	1.10	203.65
64	106	1/2(4.60+9.65)X19.75	140.72		140.72	1	140.72	223.74	12.00	1.10	246.12
65	107	1/2(8.05+14.65)X15.00	170.25	~~6.05~~ 7.74	~~164.20~~ 162.51	1	~~164.20~~ 162.51	~~261.08~~ 258.39	12.00	1.10	~~287.19~~ 284
66	108 TO 115	7.50X15.00	112.50		112.50	8	900.00	178.88	9.00	1.10	196.76
67	116	1/2(6.00+11.65)X15.00	132.38		132.38	1	132.38	210.48	9.00	1.10	231.52
68	117	1/2(5.60+10.50)X21.80	175.49		175.49	1	175.49	279.03	9.00	1.10	306.93
69	118	1/2(16.90+16.85)X7.00+ 1/2(16.85+16.80)X1.00	134.95		134.95	1	134.95	214.57	9.00	1.10	236.03
70	119	1/2(16.80+16.60)X8.00	133.60		133.60	1	133.60	212.42	9.00	1.10	233.67
71	120	1/2(16.60+16.35)X8.00	131.80		131.80	1	131.80	209.56	9.00	1.10	230.52
72	121	1/2(16.35+16.30)X2.40+ 1/2(16.30+15.95)X5.60	129.48		129.48	1	129.48	205.87	9.00	1.10	226.46
73	122	1/2(15.95+15.50)X8.00	125.80		125.80	1	125.80	200.02	9.00	1.10	220.02
74	123	1/2(15.50+15.05)X8.00	122.20		122.20	1	122.20	194.30	9.00	1.10	213.73
75	124	1/2(15.05+14.65)X6.70+ 1/2(14.65+11.00)X1.30	116.17		116.17	1	116.17	184.71	9.00	1.10	203.18
76	125	1/2(11.00+9.55)X0.50+ 1/2(9.55+10.60)X7.50	80.70		80.70	1	80.70	128.31	9.00	1.10	141.14
77	126	1/2(8.20+4.50)X16.65	105.73	~~6.05~~ 7.74	~~99.68~~ 97.99	1	~~99.68~~ 97.99	~~158.49~~ 155.80	12.00	1.10	~~174.34~~ 171
78	127	1/2(10.00+10.30)X15.00	152.25		152.25	1	152.25	242.08	12.00	1.10	266.29
79	128	1/2(15.95+14.50)X10.30	156.82		156.82	1	156.82	249.34	12.00	1.10	274.27

TOTAL AREA OF 128 NOs OF PLOTS = ~~18251.49~~ 18246.42 SQ.M.

OWNER'S DECLARATION :-

I/ WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER'S NAME AND SIGNATURE

CERTIFICATE OF AREA :-

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 01/12/2022. THE DIMENTION OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ LAND RECORD DEPARTMENT CERTIFICATE
THE ABOVE PLANS ARE PROPOSED BY ME AS PER UDCPR.

ASPECT DESIGN
B. P. GOHAR
Consulting Architect & Engineer
N.M.R.D.A. LS.No.341, 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

SIGNATURE
(NAME OF LICENSED ENGINEER. B.P. GOHAR)

OWNER SING :-	ARCHITECT SIGN:-
LOTUS INFRASPACE DEVELOPERS Plot No. 227, Radhakrishna Samruddhi Near Hanuman Mandir, Opp. Basketball Ground, Shankarnagar, Nagpur-440010 M/S. LOTUS INFRASPACE DEVELOPERS.THROUGH PARTNER SHRI.- SUDHAKAR V. KOHALE. SHRI.- GOPAL J. CHANDAK.	ASPECT DESIGN B. P. GOHAR Consulting Architect & Engineer N.M.R.D.A. LS.No.341, 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