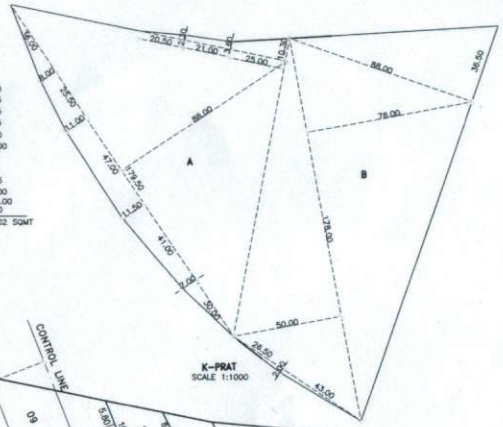
DEMARCATED RESIDENTIAL LAY OUT PLAN ON KH.NO. 140./1/A, P.H.NO. 01, MOUZA - CHHATRAPUR, TAH -SAONER, DIST- NAGPUR.–

OWNER :- SHRI. RAJ RAJU BHOYAR

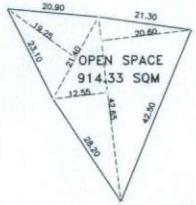
STAMPS OF APPROVAL OF PLANS :-

K-PRAT AREA CALCULATION

1/2X36.00X8.00	= 144.00
(8.00+11.00)/2X25.50	= 242.25
(11.00+11.50)/2X47.00	= 528.75
(11.50+7.00)/2X41.00	= 379.25
1/2X7.00 X 30.00	= 105.00
1/2X179.50 X 88.00	= 7898.00
1/2X20.50 X 2.30	= 23.57
(2.30+3.60)/2X21.00	= 61.95
(3.60+10.30)/2X25.00	= 173.75
1/2X88.00X36.50	= 1606.00
(76.00+50.00)/2X178.00	= 11214.00
1/2X69.50X2.00	= 69.50
TOTAL	=22446.02 SQMT



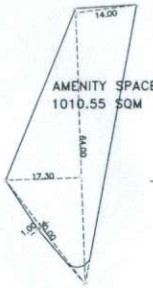
K–PRAT
SCALE 1:1000



OPEN SPACE AREA DIAGRAM
SCALE 1:500

OPEN SPACE AREA CALCULATION

1/2X19.25X21.40	= 205.975
(12.55+20.60)/2X42.65	= 706.923
TOTAL	= 912.898 SQMT



AMENITY SPACE AREA DIAGRAM
SCALE 1:500

1/2X1.00X30.00	= 15.00
(17.30+14.00)/2X64.00	= 1001.60
DEDUCTION TANGENT	= (–)6.05
TOTAL	= 1010.55 SQMT

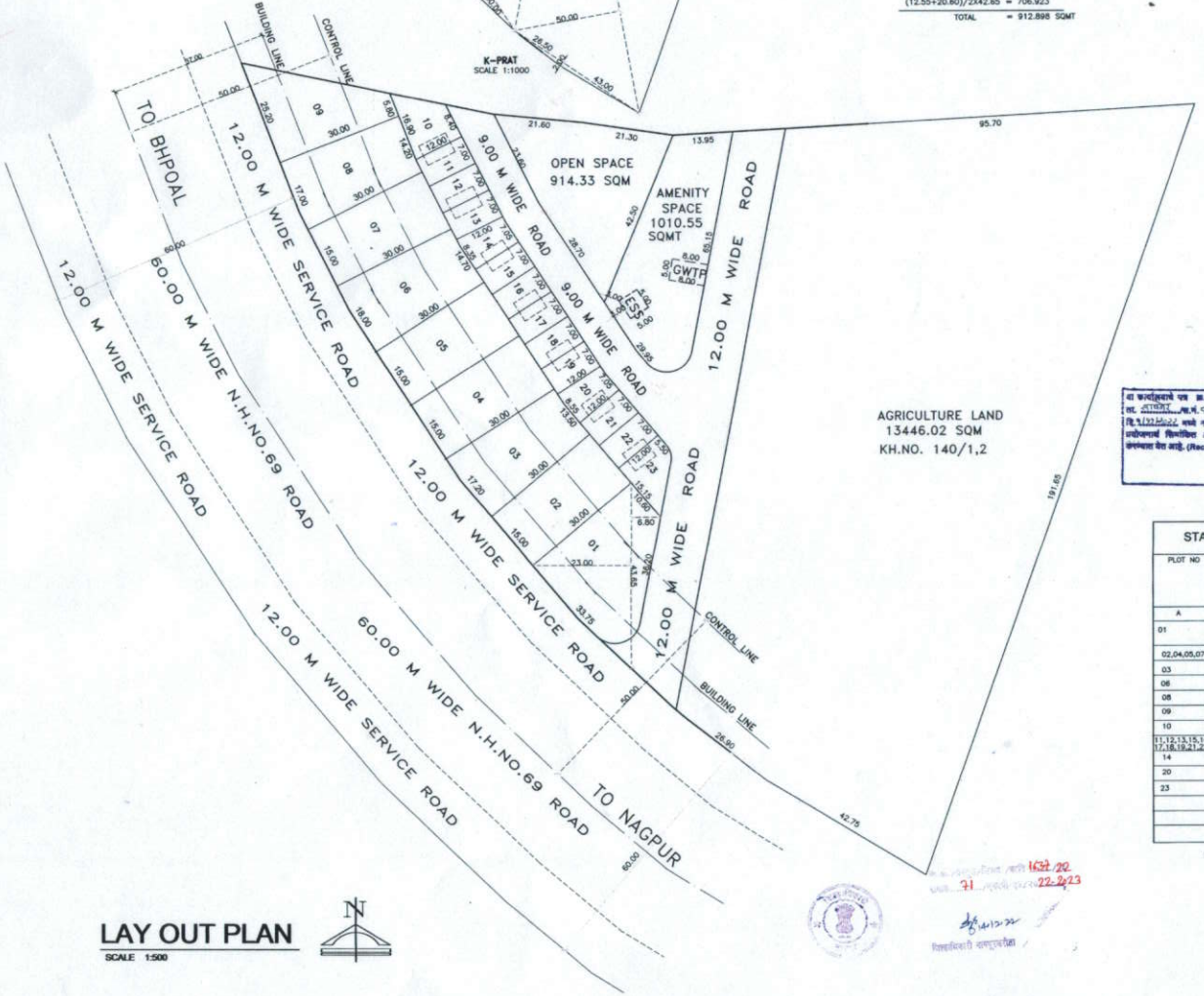
ESS 8.00X8.00 = 64.00



N

MOUZA -CHATRAPUR
P.H.NO.- 01
TAH - SAONER
DIST- NAGPUR
SCALE 1:5000

LOCATION PLAN



LAY OUT PLAN
SCALE 1:500

N

AREA STATEMENT

1.	AREA OF LAND (MINIMUM AREA OF A,B,C,TO BE CONSIDERED)	
	A) AS PER OWNERSHIP FOCUMENT(7/12,CTS EXTRACT)	= 22800.00 SQMT
	B) AS PER MEASURMENT SHEET	= 22446.02 SQMT
	C) AS PER SITE	= 22446.02 SQMT
	MINIMUM TO BE CONSIDERED	= 22446.02 SQMT
2.	DEDUCTION S FOR	
	A. ROAD WIDENING AREA FOR EXISTING ROAD FOR HIGHWAY WIDENING	
	SERVICE ROAD	= NIL
	B) ANY D.P. RESERVATION AREA	= NIL
	C) AGRICULTURE LAND	= 13446.02 SQMT
	TOTAL (A+B+C)	= 13446.02 SQMT
3.	BALANCE AREA OF PLOTS (1-2)	= 9000.00 SQMT
4.	AMENITY SPACE (IF APPLICABLE)	
	A) REQUIRED =900.00 QMT	
	C) BALANCE PROPOSED	= 1010.55 SQMT
	i) ESS 8.00X8.00=64.00	
	ii) G. W.T.P 5.00X10.00	
5.	NET PLOT AREA (3-4)C)	= 7989.45 SQMT
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	A) REQUIRED = 899.883 SQMT (10.00%)	
	B) PROPOSED	= 912.89 SQMT
7.	INTERNAL ROAD AREA	= 1163.27 SQMT
8.	SERVICE ROAD AND HIGHWAY WIDENING	=
9.	PLOTABLE AREA	= 5913.29 SQMT
10.	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS(5/9)	= 1.351 (RESTRICTED UPTO MAXIMUM 1.40)

NOTE :-
i) AS PER PROVISION OF UDCPR REGULATION NO.3.9(ii) DISTRIBUTION OF THE BASIC FSI OF NET AREA WILL BE SUBJECT TO MAXIMUM RECEIVING POTENTIAL AS PER MODIFIED VALUES IN TABLE 6G VIDE NOTE NO.(iii) THEREUNDER
ii) ACTUAL SITE AND AREA FOR ELECTRIC SUB-STATION WILL BE AS PER REQUIRED BY CONCERN DEPARTMENT.
iii) DESIGN DETAILS OF SIZE AREA CALCULATIONS IMPLIMENTATION FOR GREY WATER TREATMENT PLANT ALONG WITH SEPERATE LAYOUT PLAN SHOWING ALL DRAINAGE LINES CHAMBERS PLUMBING LINES SHALL BE SUBMITTED FOR APPROVAL OF AUTHORITY AS PER PROVISION OF REGULATION NO.13.4 OF U.D.C.P.R.

STATEMENTOFDISTRIBUTION OF F.S.I. ON EACH PLOT

PLOT NO	PLOT SIZE (M)	PLOT AREA SQMT	CORNER WARNING AREA OF ROAD (IF ANY) SQM.	REMAINING PLOT AREA (B–C) SQM.	PRORATA FSI FACTOR	NO.OF PLOT	TOTAL AREA IN SQM	BUILT UP AREA ON PRO–RATA BASIS i.E.(D#E)	FRONT ROAD WIDTH (M)	BASIC F.S.I.	PERMISSIBLE BUILT–UP AREA ON BASIC FSI. (F)#(I)SQM.
A		B	C	D	E			F	G	H	I
01	(6.80+23.00)/2X43.65	650.38	7.74	642.64	1.351	1	642.64	897.92	60.00	1.10	987.72
02,04,05,07	15.00 X 30.00	450.00	---	450.00	1.351	4	1800.00	607.95	60.00	1.10	668.74
03	(17.20+13.50)/2X30.00	460.50	---	460.50	1.351	1	460.50	622.13	60.00	1.10	684.34
06	(18.00+14.70)/2X30.00	490.50	---	490.50	1.351	1	490.50	662.66	60.00	1.10	728.93
08	(14.20+17.00)/2X30.00	468.00	---	468.00	1.351	1	468.00	632.26	60.00	1.10	695.49
09	(25.20+5.80)/2X30.00	756.00	---	756.00	1.351	1	756.00	1021.35	60.00	1.10	1123.49
10	(8.40+16.80)/2X12.00	151.80	---	151.80	1.351	1	151.80	205.08	9.00	1.10	225.58
11,12,13,15,16,17,18,19,21,22	7.00 X 12.00	84.00	---	84.00	1.351	10	840.00	113.48	9.00	1.10	124.83
14	(7.05+8.35)/2X12.00	92.40	---	92.40	1.351	1	92.40	124.83	9.00	1.10	137.31
20	(7.05+8.55)/2X12.00	93.60	---	93.60	1.351	1	93.60	126.45	9.00	1.10	139.09
23	(5.50+15.15)/2X12.00	123.90	6.05	117.85	1.351	1	117.85	159.21	9.00	1.10	175.13
	TOTAL		13.79			23	5913.29				

TOTAL AREA =TOTAL 23 PLOTS =5913.29 SQM.

LEGEND-
i) SEMI-DETACHED PATTERN OF DEVELOPMENT SHOWN AS

OWNER'S DECLARATION

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

OWNER(S) NAME AND SINGNATURE

SHRI.RAJ RAJU BHOYAR

CERTIFIFACTE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 15/9/2021 AND THE DIMENSIONS OF SITE 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 RECORDS DEPARTMENT/CITY SURVEY RECORDS.

SINGNATURE
(NAME OF ARCHITECT/LICENSED ENGINEER/SUPERVISOR)

CERTIFIFACTE

THE ABOVE MENTIONED PLANS AREA PREPARED BY ME AS PER UDCPR.

SIGNATURE OF THE ARCHITECT/LICENSED ENGINEER/SUPERVISOR
NAME :- DEVKIJI NARAYAN BORKAR
LICENSE NO.:-
CONTACT No. :- 8149805883
DATED :- 15/09/2021

(*) NAME OF THE ACT OF THE PLANNING AUTHORITY IF ANY BE MENTIONED M. R. & T. P. ACT 1966

OWNER (S) NAME AND SIGNATURE

SHRI.RAJ RAJU BHOYAR

(NAME OF ARCHITECT/LICENSED ENGINEER/SUPERVISOR)

D.N.BORKAR
Civil Engineer
Govt. Regn. No. A/27/1994/Nag.

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY (Name & Registration /Licence no of Architect)
		1:500 1:5000	DEWA	