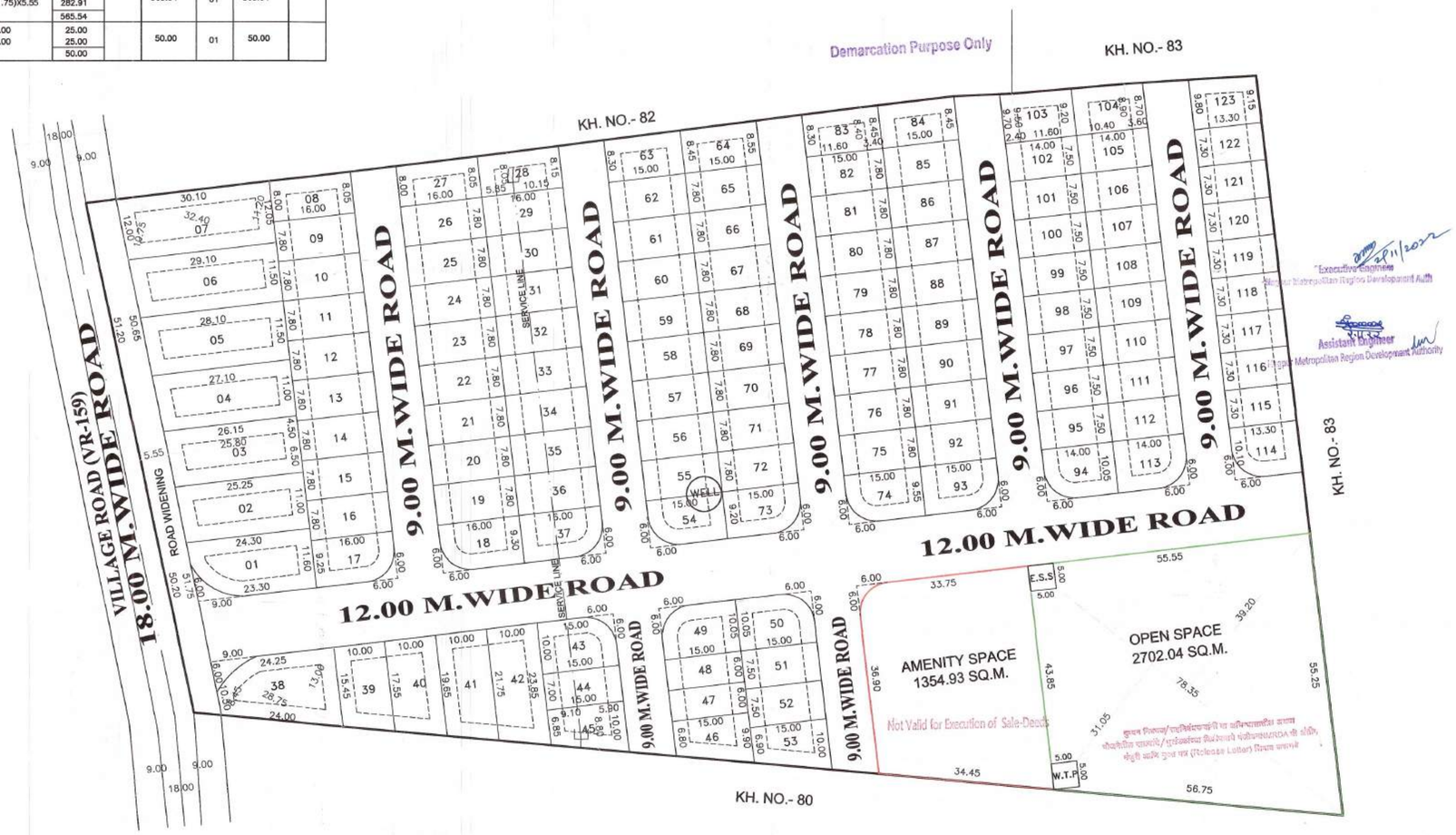
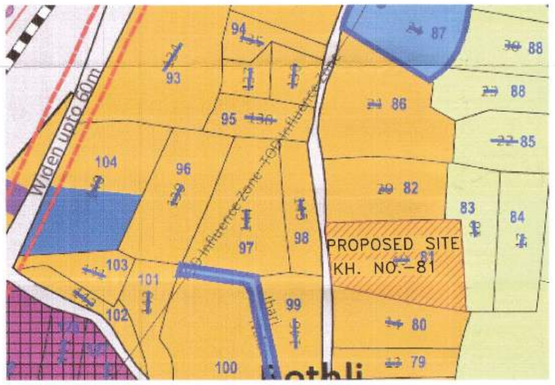
SR.NO	PLOT NO	PLOT SIZE	AREA	TANGENT	NET AREA INSOM.	NO	TOTAL AREA	USER
01	OPEN SPACE	1/2(31.05+39.20)X78.35	2752.04		2752.04 -50.00 2702.04	01	2702.04	
02	AMENITY SPACE	1/2(36.90+43.85)X33.75	1362.65	7.72	1354.93	01	1354.93	
03	ROAD WINDENING	1/2(51.20+50.65)X5.55 1/2(50.20+51.75)X5.55	282.63 282.91 565.54		565.54	01	565.54	
04	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	



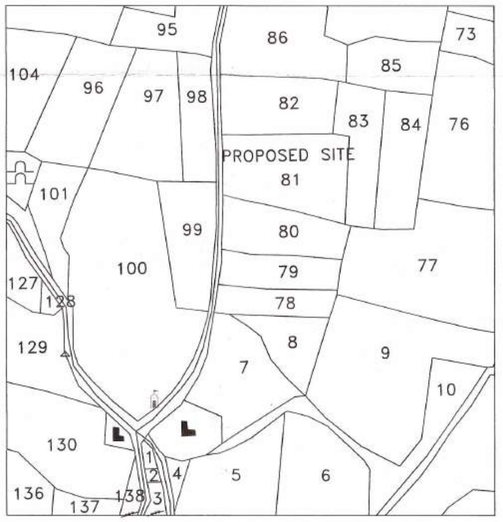
LAY OUT PLAN

SCALE 1:500

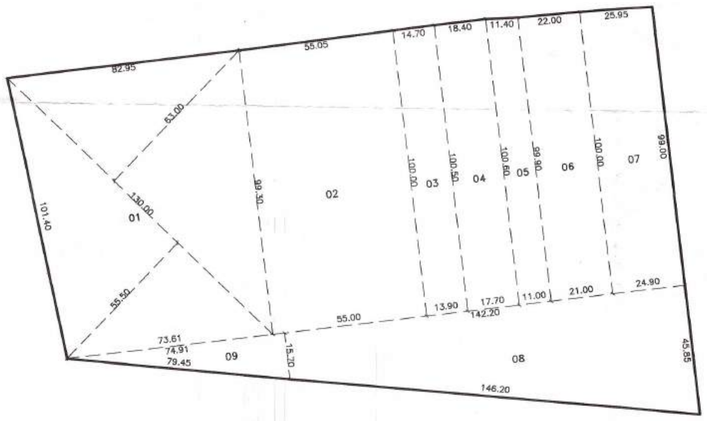
D.P. SHEET NO. 118



SITE PLAN



MOUZA- BOTHALI.
P.H. NO. 74.
TAH.- NAGPUR(GRAMIN)
DIST- NAGPUR
SCALE 1:5000



KEY - PLAN

SCALE 1:1000

SR.NO	'K' PRAT		SIZE	AREA
1	KEY PLAN AS 'K' PRAT	1.	1/2(55.50+63.00)X130.00	7702.50
		2.	1/2(99.30+100.00)X55.00	5480.75
		3.	1/2(100.00+100.50)X13.90	1393.47
		4.	1/2(100.50+100.60)X17.70	1779.73
		5.	1/2(100.60+99.90)X11.00	1102.75
		6.	1/2(99.90+100.00)X21.00	2098.95
		7.	1/2(100.00+99.00)X24.90	2477.55
		8.	1/2(45.85+15.70)X142.20	4376.20
		9.	1/2(74.91X15.70)	588.04
				26999.94
			SAY AS	27000.00

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. 3.6 & 13.4.1 OF UDCPR.-2020

PROJECT

PROPOSED RESIDENTIAL LAY OUT PLAN ON
KH NO- 81, P.H. NO.- 74, MOUZA- BOTHALI,
TAH.- NAGPUR(GRAMIN), DIST.-NAGPUR
OWNER :- SHRI ANIL GAJANANRAO TATIWAR.

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) = 2.70 H.R
   B) AS PER MEASURMENT SHEET = 2.70 H.R
   C) AS PER SITE = 2.70 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)	- 27000.00 SQ.M.
4. AMENITY SPACE (IF APPLICABLE)	
A) REQUIRED	- 1350.00 SQ.M.(5.00%)
B) ADJUSTMENT OF 2(B), IF ANY	- 1354.93 SQ.M.(5.02%)
C) BALANCE PROPOSED	- 1354.93 SQ.M.(5.02%)
5. NET PLOT AREA (3-4(C))	- 25645.07 SQ.M.(100.00%)
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
A) REQUIRED	- 2700.00 SQ.M.(10%)
B) PROPOSED	- 2702.04 SQ.M.(10.53%)
7. E.S.S. & W.T.P.	- 50.00 SQ.M.(0.20%)
8. INTERNAL ROAD AREA	- 5996.15 SQ.M.(23.38%)
9. AREA UNDER LAYOUT PLOTS	- 16331.34 SQ.M.(63.68%)
10. AREA UNDER ROAD WIDENING	- 565.54 SQ.M.(2.21%)
11. PRO- RATA FACTOR FOR FSI CALCULATIN ON LAYOUT PLOTS=5/9) 25645.07/16331.34 = 1.57	
12. AREA FOR INCLUSIVE HOUSING	
A) REQUIRED	N.A.
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.)	AREA IN SQ. FIT	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(23.30+24.30)X11.60	276.08	11.77	264.31	2845.03	1	264.31	414.97	18.00	1.10	456.46
2	2	1/2(24.30+25.25)X11.00	272.53		272.53	2933.46	1	272.53	427.86	18.00	1.10	470.65
3	3	1/2(25.25+25.80)X6.50+ 1/2(25.80+26.15)X4.50	282.80		282.80	3044.06	1	282.80	444.00	18.00	1.10	488.40
4	4	1/2(26.15+27.10)X11.00	292.88		292.88	3152.51	1	292.88	459.81	18.00	1.10	505.80
5	5	1/2(27.10+28.10)X11.50	317.40		317.40	3416.49	1	317.40	498.32	18.00	1.10	548.15
6	6	1/2(28.10+29.10)X11.50	328.90		328.90	3540.28	1	328.90	516.37	18.00	1.10	568.01
7	7	1/2(10.75+11.20)X32.40	355.59		355.59	3827.57	1	355.59	558.28	18.00	1.10	614.10
8	8	1/2(8.00+8.05)X16.00	128.40		128.40	1382.10	1	128.40	201.59	9.00	1.10	221.75
9	9 TO 16	7.80X16.00	124.80		124.80	1343.35	8	998.40	195.94	9.00	1.10	215.53
10	17	9.25X16.00	148.00	7.72	140.28	1509.97	1	140.28	220.24	12.00	1.10	242.26
11	18	9.30X16.00	148.80	7.72	141.08	1518.59	1	141.08	221.50	12.00	1.10	243.65
12	19 TO 26	7.80X16.00	124.80		124.80	1343.35	8	998.40	195.94	9.00	1.10	215.53
13	27	1/2(8.00+8.05)X16.00	128.40		128.40	1382.10	1	128.40	201.59	9.00	1.10	221.75
14	28	8.05X5.85+ 1/2(8.05+8.15)X10.15	129.31		129.31	1391.87	1	129.31	203.01	9.00	1.10	223.31
15	29 TO 36	7.80X16.00	124.80		124.80	1343.35	8	998.40	195.94	9.00	1.10	215.53
16	37	9.30X16.00	148.80	7.72	141.08	1518.59	1	141.08	221.50	12.00	1.10	243.65
17	38	1/2(8.45+13.00)X28.75	308.34	11.77	296.57	3192.32	1	296.57	465.62	18.00	1.10	512.18
18	39	1/2(15.45+17.55)X10.00	165.00		165.00	1776.06	1	165.00	259.05	12.00	1.10	284.96
19	40	1/2(17.55+19.65)X10.00	186.00		186.00	2002.10	1	186.00	292.02	12.00	1.10	321.22
20	41	1/2(19.65+21.75)X10.00	207.00		207.00	2228.15	1	207.00	324.99	12.00	1.10	357.49
21	42	1/2(21.75+23.85)X10.00	228.00		228.00	2454.19	1	228.00	357.96	12.00	1.10	393.76
22	43	10.00X15.00	150.00	7.72	142.28	1531.50	1	142.28	223.38	12.00	1.10	245.72
23	44	7.00X15.00	105.00		105.00	1130.22	1	105.00	164.85	9.00	1.10	181.34
24	45	1/2(6.85+8.80)X9.10+ 1/2(8.80+10.00)X5.90	126.67		126.67	1363.45	1	126.67	198.87	9.00	1.10	218.75
25	46	1/2(6.80+9.90)X15.00	125.25		125.25	1348.19	1	125.25	196.64	9.00	1.10	216.31
26	47 , 48	6.00X15.00	90.00		90.00	968.76	2	180.00	141.30	9.00	1.10	155.43
27	49 , 50	10.05X15.00	150.75	7.72	143.03	1539.57	2	286.06	224.56	12.00	1.10	247.01
28	51 , 52	7.50X15.00	112.50		112.50	1210.95	2	225.00	176.63	9.00	1.10	194.29
29	53	1/2(6.90+10.00)X15.00	126.75		126.75	1364.34	1	126.75	199.00	9.00	1.10	218.90
30	54	9.20X15.00	138.00	7.72	130.28	1402.33	1	130.28	204.54	12.00	1.10	224.99
31	55 TO 62	7.80X15.00	117.00		117.00	1259.39	8	936.00	183.69	9.00	1.10	202.06
32	63	1/2(8.30+8.45)X15.00	125.63		125.63	1352.23	1	125.63	197.23	9.00	1.10	216.95
33	64	1/2(8.45+8.55)X15.00	127.50		127.50	1372.41	1	127.50	200.18	9.00	1.10	220.19
34	65 TO 72	7.80X15.00	117.00		117.00	1259.39	8	936.00	183.69	9.00	1.10	202.06
35	73	9.20X15.00	138.00	7.72	130.28	1402.33	1	130.28	204.54	12.00	1.10	224.99
36	74	9.55X15.00	143.25	7.72	135.53	1458.84	1	135.53	212.78	12.00	1.10	234.06
37	75 TO 82	7.80X15.00	117.00		117.00	1259.39	8	936.00	183.69	9.00	1.10	202.06
38	83	1/2(8.30+8.40)X11.60+ 1/2(8.40+8.45)X3.40	125.51		125.51	1350.94	1	125.51	197.04	9.00	1.10	216.75
39	84	8.45X15.00	126.75		126.75	1364.34	1	126.75	199.00	9.00	1.10	218.90
40	85 TO 92	7.80X15.00	117.00		117.00	1259.39	8	936.00	183.69	9.00	1.10	202.06
41	93	9.55X15.00	143.25	7.72	135.53	1458.84	1	135.53	212.78	12.00	1.10	234.06
42	94	10.05X14.00	140.70	7.72	132.98	1431.40	1	132.98	208.78	12.00	1.10	229.66
43	95 TO 102	7.50X14.00	105.00		105.00	1130.22	8	840.00	164.85	9.00	1.10	181.34
44	103	1/2(9.70+9.50)X2.40+ 1/2(9.50+9.20)X11.60	131.50		131.50	1415.47	1	131.50	206.46	9.00	1.10	227.10
45	104	1/2(9.20+8.90)X10.40+ 1/2(8.90+8.70)X3.60	125.80		125.80	1354.11	1	125.80	197.51	9.00	1.10	217.26
46	105 TO 112	7.50X14.00	105.00		105.00	1130.22	8	840.00	164.85	9.00	1.10	181.34
47	113	10.05X14.00	140.70	7.72	132.98	1431.40	1	132.98	208.78	12.00	1.10	229.66
48	114	10.10X13.30	134.33	7.72	126.61	1362.83	1	126.61	198.78	12.00	1.10	218.66
49	115 TO 122	7.30X13.30	97.09		97.09	1045.08	8	776.72	152.43	9.00	1.10	167.67
50	123	1/2(9.80+9.15)X13.30	126.02		126.02	1356.45	1	126.02	197.85	9.00	1.10	217.63
								TOTAL AREA OF 123 NOs OF PLOTS =				16331.34 SQM.

OWNER SING :-

SHRI.- ANIL GAJANANRAO TATIWAR.

ARCHITECT SIGN:-

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
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