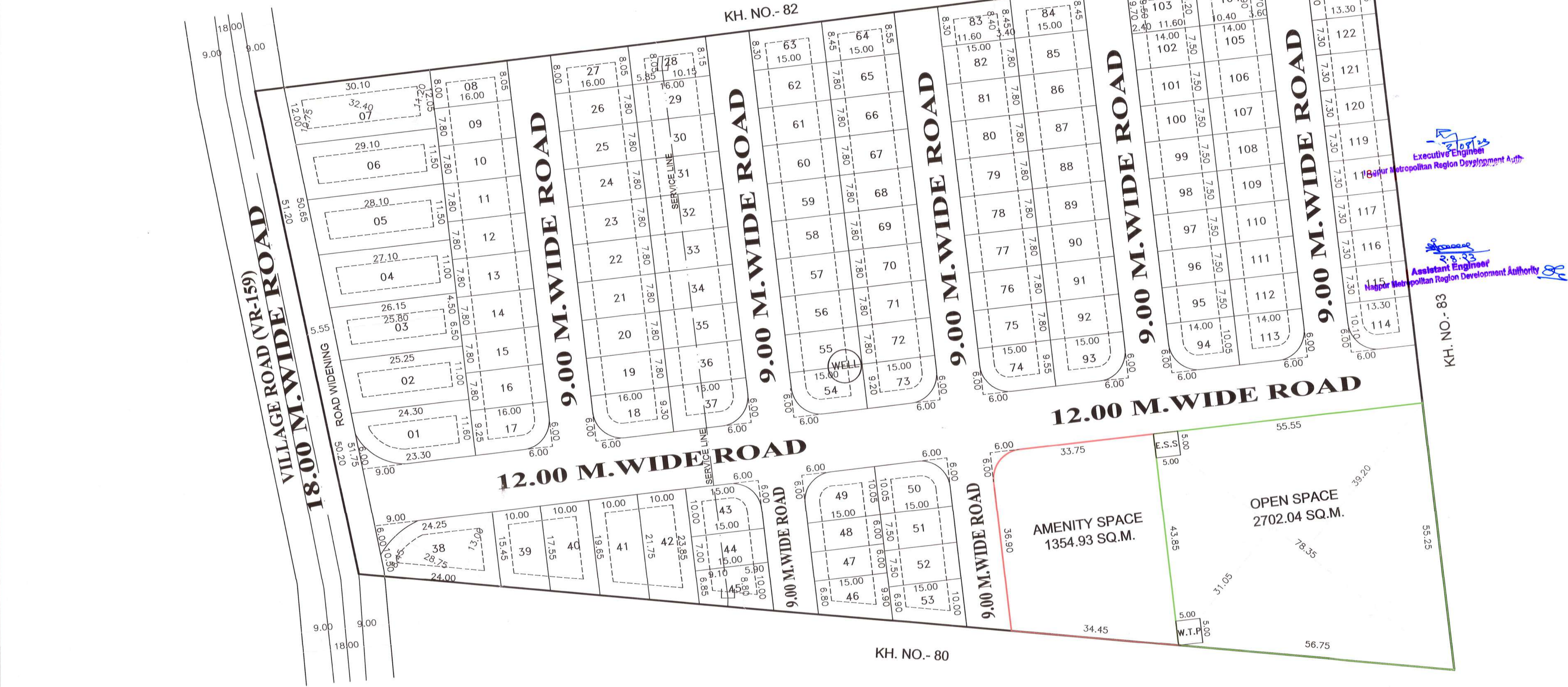


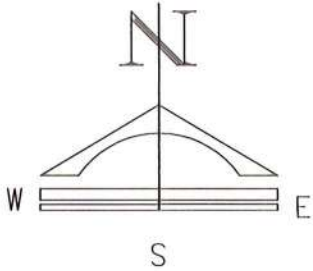
SR.NO	PLOT NO	PLOT SIZE	AREA	TANGENT	NET AREA IN SQ.M.	NO	TOTAL AREA	USER
01	OPEN SPACE	1/2(31.05+39.20)X78.35	2752.04		2752.04	01	2702.04	
02	AMENITY SPACE	1/2(36.90+43.85)X33.75	1362.65	7.72	1354.93	01	1354.93	
03	ROAD WINDENING	1/2(51.20+50.65)X5.55 1/2(50.20+51.75)X5.55	282.63 282.91		565.54	01	565.54	
04	W.T.P. E.S.S.	5.00 X 5.00 5.00 X 5.00	25.00 25.00		50.00	01	50.00	



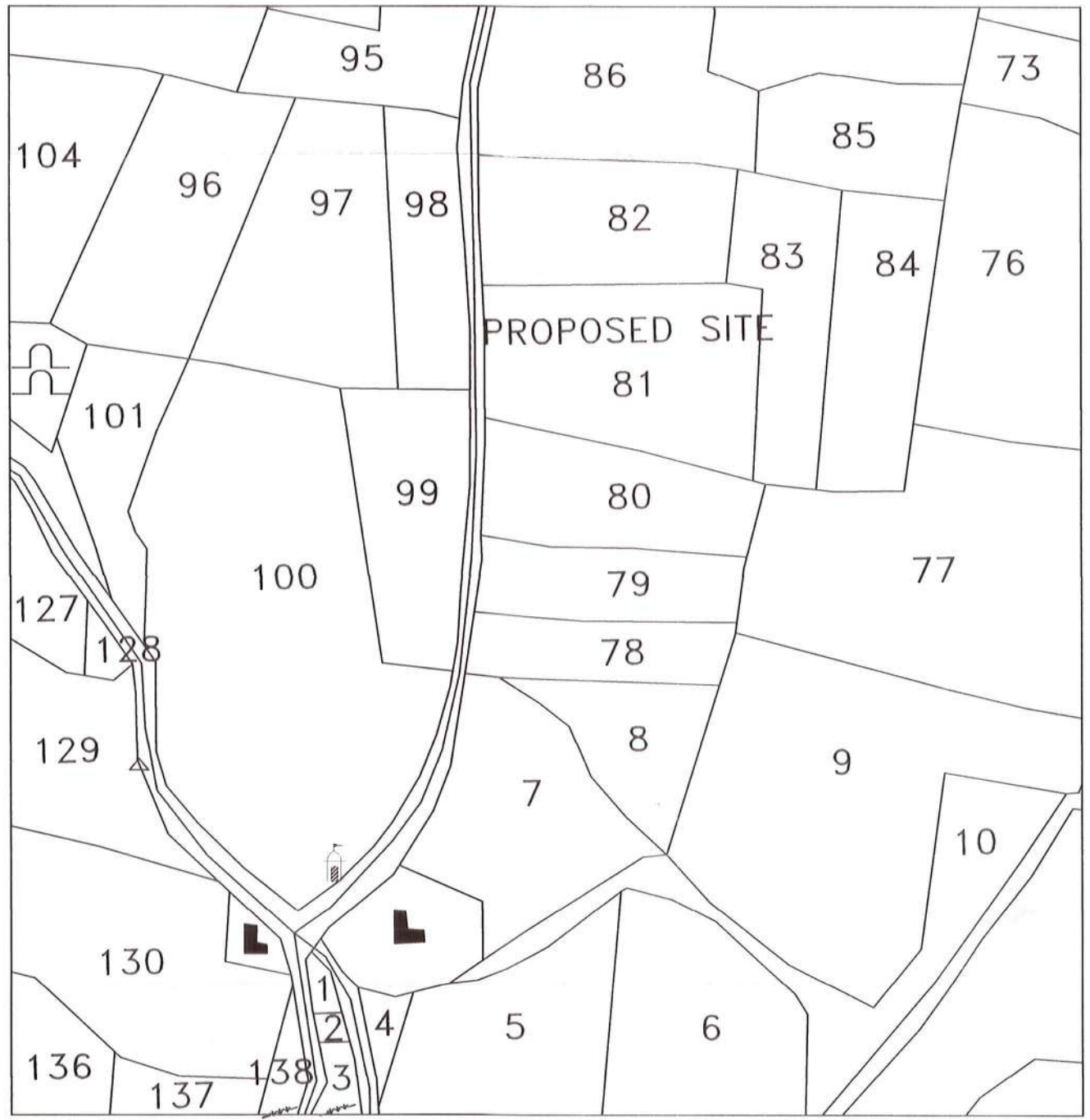
D.P. SHEET NO. 118

LAY OUT PLAN

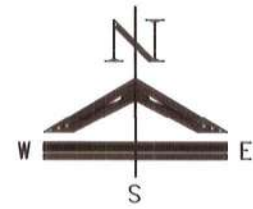
SCALE 1:500



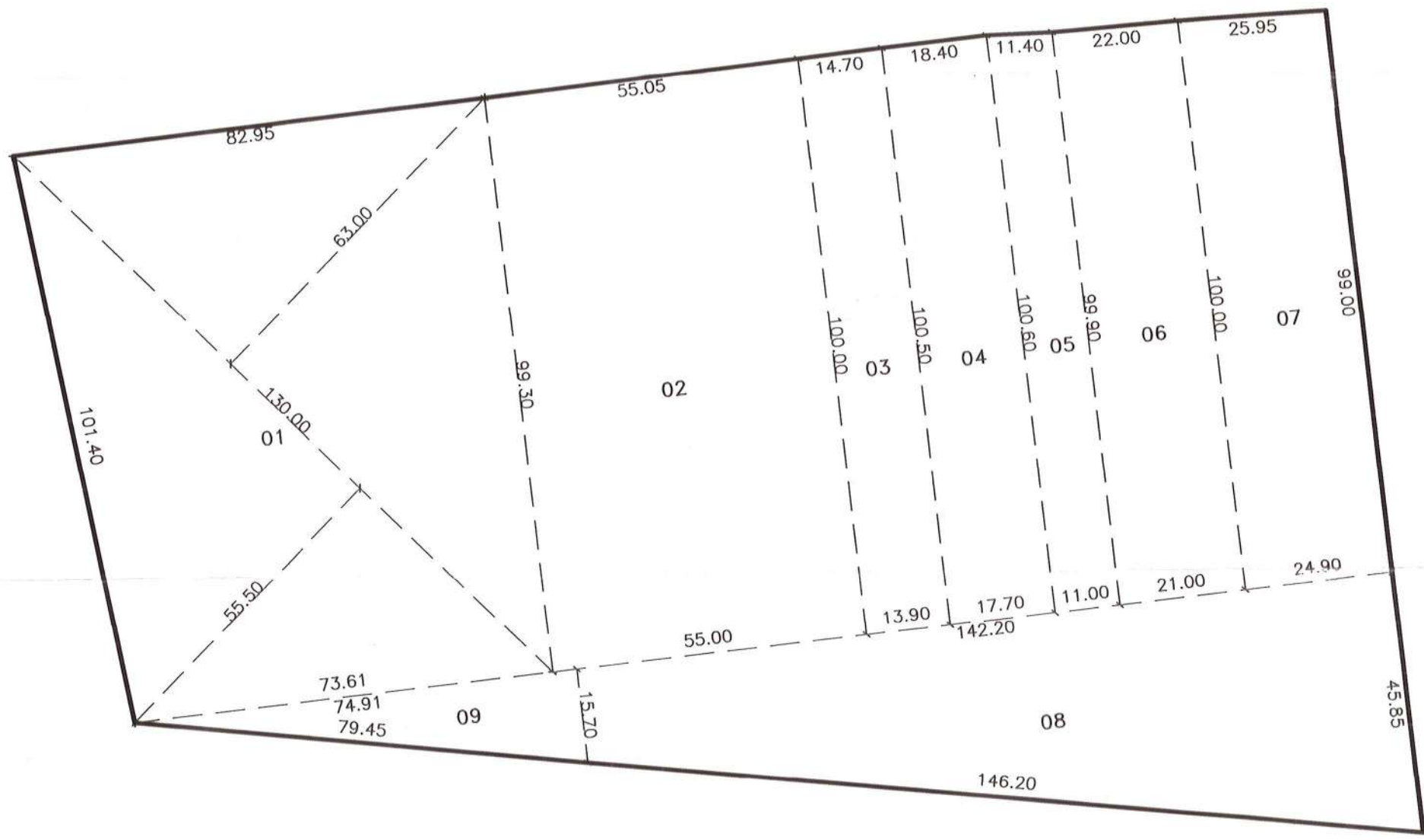
SITE PLAN



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



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
		SAY AS	26999.94
			27000.00



KEY - PLAN

SCALE 1:1000



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

FINAL DEMARCATED 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 MEASUREMENT 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 B) ANY D.P. RESERVATION AREA	—NIL —NIL
TOTAL (A+B)	—NIL
3. BALANCE AREA OF PLOT (1—2)	— 27000.00 SQ.M.
4. AMENITY SPACE (IF APPLICABLE) A) REQUIRED B) ADJUSTMENT OF 2(B), IF ANY C) BALANCE PROPOSED	— 1350.00 SQ.M.(5.00%) — 1354.93 SQ.M.(5.02%) — 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 B) PROPOSED	— 2700.00 SQ.M.(10%) — 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 CALCULATING ON LAYOUT PLOTS=5/9 25645.07/16331.34 = 1.57	
12. AREA FOR INCLUSIVE HOUSING A) REQUIRED B) PROPOSED	N.A.

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	BUILT UP AREA (SQ.M.)
	A		B		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	312.22
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	97.00		97.00	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 SQ.M.

OWNER SING :-

ARCHITECT SIGN:-

Signature of Owner

Signature of Architect

ASPECT DESIGN
B. P. GOHAR
Consulting Architect & Engineer
NMRDA (S.No.341, N.I.T. S.No.686,
N.M.C. S.No.380, A.D.T.P. S.No.19612017
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