SR.NO	PLOT NO	PLOT SIZE	AREA	TANGENT	NET AREA IN SQM.	NO	TOTAL AREA	USER
01	OPEN SPACE	1/2(66.15+66.30)X22.60 10.70X60.85 1/2(4.85+3.60)X12.05	1496.68 651.09 50.91		2198.68	01	2198.68	
			2198.68					
02	AMENITY SPACE	5.30X34.80 1/2(34.80X55.55)	184.44 966.57		1151.01 −50.00	01	1101.01	
			1151.01		1101.01			
03	ROAD WINDENING	1/2(6.55+6.30)X67.05	430.79		430.79	01	430.79	
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	
			50.00					

SR.NO	'K' PRAT
1	KEY PLAN AS 'K' PRAT

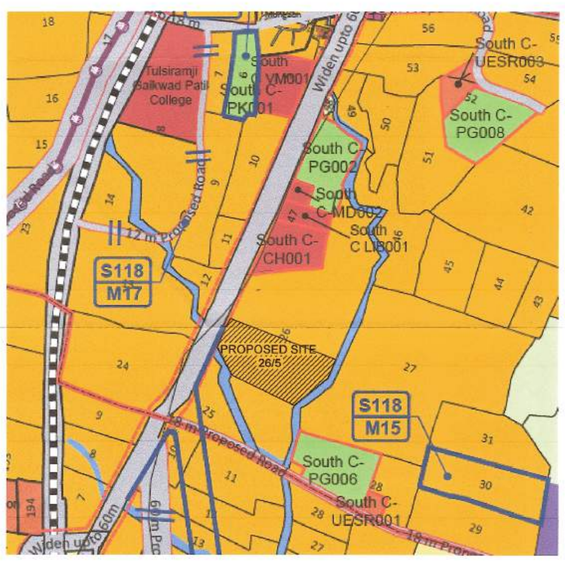
	SIZE	AREA
1.	1/2(40.30+27.70)X102.76	3493.84
2.	92.30X36.00	3322.80
3.	1/2(92.30+92.90)X79.90	7398.74
4.	1/2(92.90+93.30)X54.80	5101.88
5.	1/2(93.30+93.75)X7.00	654.67
5.	1/2(61.45X38.50)	1182.91
5.	1/2(38.50+38.60)X32.30	1245.16
	TOTAL	22400.00

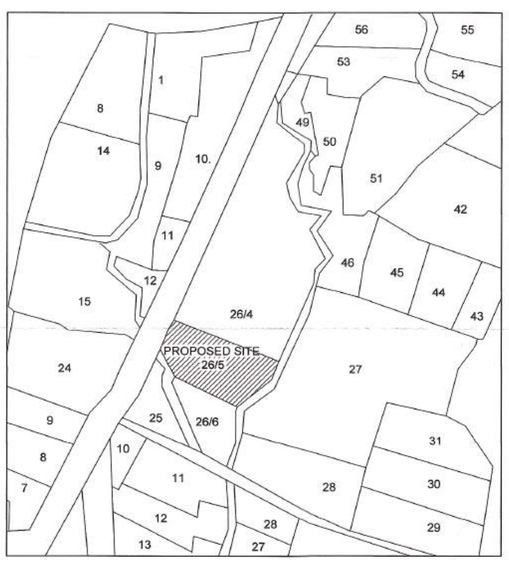


KEY - PLAN
SCALE 1:1000

LAY OUT PLAN
SCALE 1:500

D.P. SHEET NO. 118





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

PROPOSED RESIDENTIAL LAY OUT PLAN ON KH NO-26/5, P.H. NO.-74, MOUZA- MOHGAON, TAH.- NAGPUR(GRAMIN), DIST.-NAGPUR

OWNER :- AJMATE GARIB NAWAZ DEVELOPERS & BUILDERS PVT. LTD. DIRECTOR. MOHHAMAD SHABBIR V. MOHHAMAD SHAFI.
HAJI MOHHAMAD SHARIF V. MOHHAMAD SHAFI. THROUGH POA.
GULSONS ESTATE. PROP. SANTOSH NARAYAN BOPCHE.

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) = 2.24 H.R
   - B) AS PER MEASURMENT SHEET = 2.24 H.R (22400.00 SQ.M.)
   - C) AS PER SITE = 2.24 H.R (22400.00 SQ.M.)
2. DEDUCTION FOR
   - A) PROPOSED D.P/ D.P. ROAD WINDING AREA/ SERVICE ROAD / HIGHWAY WIDENING − 430.79 SQ.M.
   - B) ANY D.P. RESERVATION AREA −NIL
   - TOTAL (A+B) − 430.79 SQ.M.

3. BALANCE AREA OF PLOT (1−2)	− 21969.21 SQ.M.
4. AMENITY SPACE (IF APPLICABLE)	
A) REQUIRED	− 1098.46 SQ.M.(5.00%)
B) ADJUSTMENT OF 2(B), IF ANY	− 1101.01 SQ.M.(5.01%)
C) BALANCE PROPOSED	− 1101.01 SQ.M.(5.01%)
5. NET PLOT AREA (3−4(C))	− 21969.21 SQ.M.(100.00%)
6. RECREATIONAL OPEN SPACE (IF APPLICABLE)	
A) REQUIRED	− 2196.921 SQ.M.(10%)
B) PROPOSED	− 2198.68 SQ.M.(10.01%)
7. E.S.S. & W.T.P.	− 50.00 SQ.M.(0.23%)
8. INTERNAL ROAD AREA	− 5835.72 SQ.M.(26.56%)
9. AREA UNDER LAYOUT PLOTS	− 12783.80 SQ.M.(58.19%)
10. PRO− RATA FACTOR FOR FSI CALCULATIN ON LAYOUT PLOTS=5/9) 21969.21/12783.80 = 1.71	
13. 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(31.45+31.55)X15.00	472.50	21.50	451.00	1	451.00	771.21	60.00	1.10	848.33
2	2	11.00X15.00	165.00		165.00	1	165.00	282.15	12.00	1.10	310.37
3	3 , 4	9.00X15.00	135.00		135.00	2	270.00	230.85	12.00	1.10	253.94
4	5 , 6	7.50X15.00	112.50		112.50	2	225.00	192.38	12.00	1.10	211.61
5	7	9.40X15.00	141.00	7.72	133.28	1	133.28	227.91	12.00	1.10	250.70
6	8	9.50X15.00	142.50	7.72	134.78	1	134.78	230.47	12.00	1.10	253.52
7	9 TO 14	8.50X15.00	127.50		127.50	6	765.00	218.03	12.00	1.10	239.83
8	15	9.50X15.00	142.50	7.72	134.78	1	134.78	230.47	12.00	1.10	253.52
9	16	9.55X15.00	143.25	7.72	135.53	1	135.53	231.76	12.00	1.10	254.93
10	17 TO 23	8.00X15.00	120.00		120.00	7	840.00	205.20	12.00	1.10	225.72
11	24	1/2(16.00+16.05)X15.00	240.38		240.38	1	240.38	411.04	12.00	1.10	452.15
12	25	11.70X13.35	156.20	7.72	148.48	1	148.48	253.89	12.00	1.10	279.28
13	26 TO 31	7.50X13.35	100.13		100.13	6	600.75	171.21	9.00	1.10	188.34
14	32	1/2(9.45+9.35)X13.35	125.49		125.49	1	125.49	214.59	9.00	1.10	236.05
15	33	1/2(10.55+10.50)X9.85+ 1/2(10.50+10.45)X5.15	157.62		157.62	1	157.62	269.53	9.00	1.10	296.48
16	34 TO 38	8.30X15.00	124.50		124.50	5	622.50	212.90	9.00	1.10	234.18
17	39 , 40	13.90X15.00	208.50	7.72	200.78	2	401.56	343.33	12.00	1.10	377.67
18	41 TO 45	8.30X15.00	124.50		124.50	5	622.50	212.90	9.00	1.10	234.18
19	46	1/2(10.45+10.35)X15.00	156.00		156.00	1	156.00	266.76	9.00	1.10	293.44
20	47	1/2(8.30+8.15)X15.50	127.49		127.49	1	127.49	218.00	9.00	1.10	239.80
21	48 TO 53	7.90X15.50	122.45		122.45	6	734.70	209.39	9.00	1.10	230.33
22	54 , 55	10.00X15.50	155.00	7.72	147.28	2	294.56	251.85	12.00	1.10	277.03
23	56 TO 61	7.90X15.50	122.45		122.45	6	734.70	209.39	9.00	1.10	230.33
24	62	1/2(8.15+8.05)X15.50	125.55		125.55	1	125.55	214.69	9.00	1.10	236.16
25	63	1/2(8.20+8.15)X15.50	126.71		126.71	1	126.71	216.68	9.00	1.10	238.35
26	64 TO 69	7.80X15.50	120.90		120.90	6	725.40	206.74	9.00	1.10	227.41
27	70 , 71	10.35X15.50	160.43	7.72	152.71	2	305.41	261.13	12.00	1.10	287.24
28	72 TO 77	7.80X15.50	120.90		120.90	6	725.40	206.74	9.00	1.10	227.41
29	78	8.15X15.50	126.33		126.33	1	126.33	216.02	9.00	1.10	237.62
30	79	22.30X6.75+ 1/2(22.30+16.85)X8.25	312.02		312.02	1	312.02	533.55	9.00	1.10	586.91
31	80	8.50X15.00	127.50		127.50	1	127.50	218.03	9.00	1.10	239.83
32	81 TO 83	8.00X15.00	120.00		120.00	3	360.00	205.20	9.00	1.10	225.72
33	84	10.50X15.00	157.50	7.72	149.78	1	149.78	256.12	12.00	1.10	281.74
34	85	1/2(30.00+30.10)X18.50	555.93	21.50	534.43	1	534.43	913.87	60.00	1.10	1005.25
35	86	1/2(30.10+30.20)X21.25+ 1/2(30.20X20.10)	944.20		944.20	1	944.20	1614.58	60.00	1.10	1776.04

TOTAL AREA OF 86 NOs OF PLOTS = 12783.80 SQ.M.

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

OWNER SING :-	ARCHITECT SIGN:-
FOR GULSONS ESTATE PROPRIETOR POA. GULSONS ESTATE. PROP. SANTOSH NARAYAN BOPCHE.	ASPECT DESIGN B. P. GOHAR Consulting Architect & Engineer N.M.R.D.A. LS.No.341, N.I.T. LS.No.888, N.M.C. LS.No.390, A.D.T.P. LS.No.1581/2017 308, Imperial Plaza, Anand Talkies Sq., Sitabuldi, Nagpur-12. (M) 9665543417