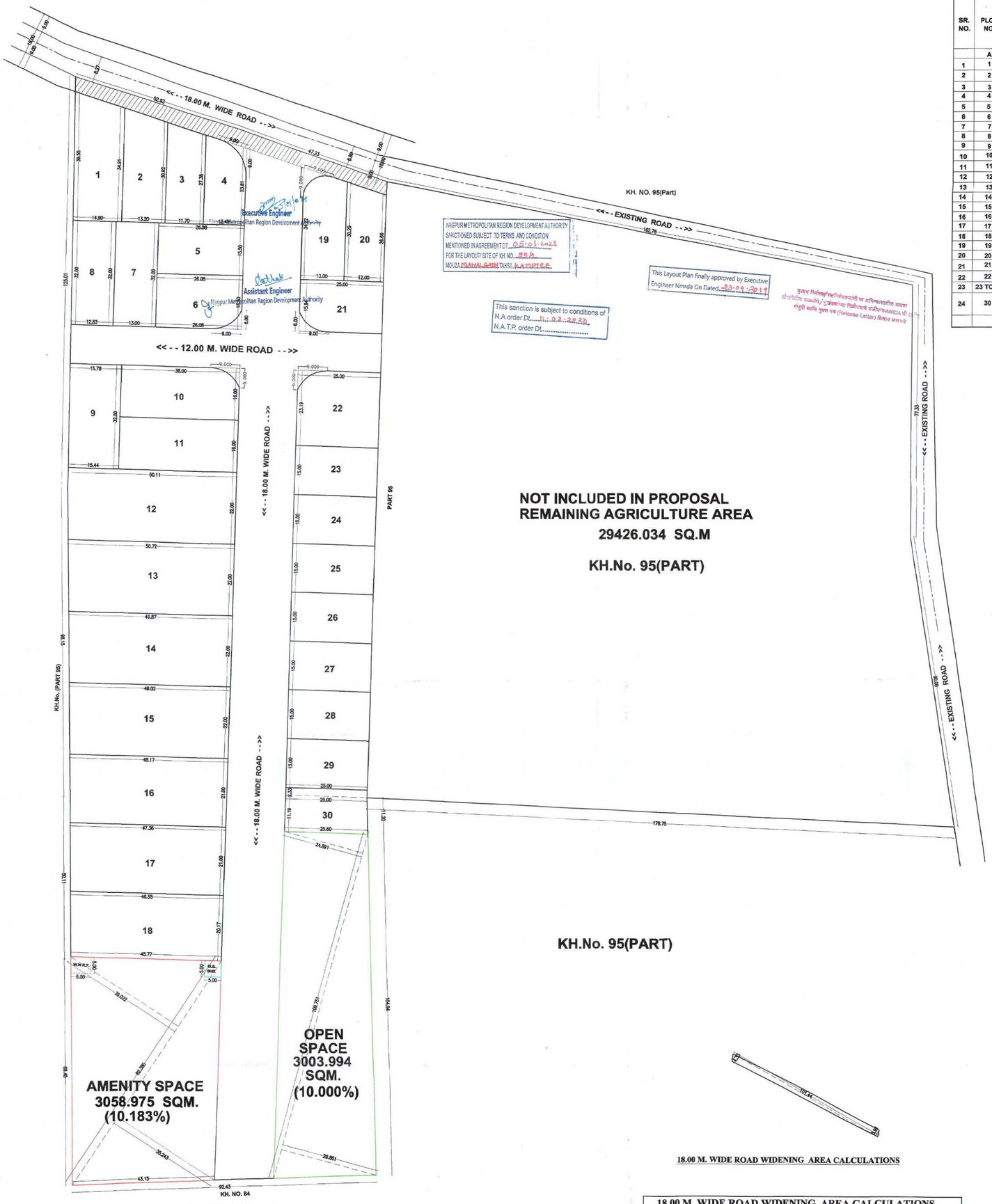
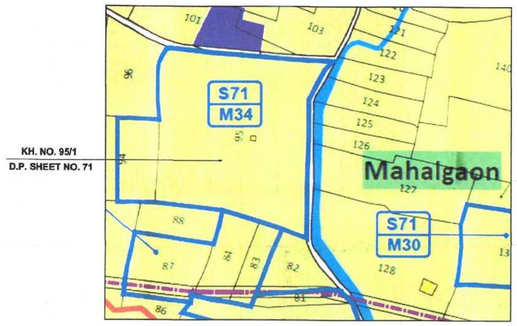
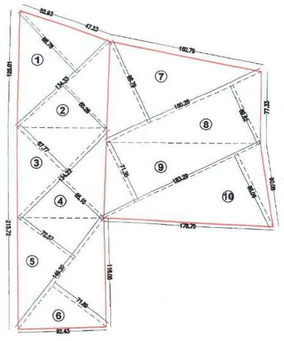


LAY-OUT PLAN
SCALE- 1 : 100



PART D.P. PLAN



SITE KEY PLAN
SCALE- 1 : 500

18.00 M. WIDE ROAD WIDENING AREA CALCULATIONS

18.00 M. WIDE ROAD WIDENING AREA CALCULATIONS		
i) ½ (4.33 + 3.91) x 101.44	=	417.932 SQ.M.
TOTAL	=	417.932 SQ.M.

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

SR. NO.	PLOT NO.	PLOT SIZE IN Mtr.	PLOT AREA (SQ.M.)	ROUNDING AREA OF ROAD (IF ANY) (SQ.M.)	REMAINING PLOT AREA (B-C) (SQ.M.)	No. OF PLOT	TOTAL NET AREA	BUILTUP AREA ON PRO-RATA BASIS I.E. (D X PRO-RATA FSI FACTOR)	FRONT ROAD WIDTH (MTR.)	BASIC FSI	PERMISSIBLE BUILTUP AREA ON BASIC FSI (E X G) (SQ.M.)
	A		B	C	D			E	F	G	H
1	1	½ (39.55 + 34.91) x 14.90	554.727		554.727	1	554.727	886.454	18.000	1.1	975.099
2	2	½ (34.91 + 30.92) x 13.20	434.478		434.478	1	434.478	694.296	18.000	1.1	763.725
3	3	½ (30.92 + 27.38) x 11.70	341.055		341.055	1	341.055	545.006	18.000	1.1	599.506
4	4	½ (27.38 + 23.61) x 12.45	317.412	17.380	300.032	1	300.032	479.451	18/18.000	1.1	527.396
5	5	15.50 x 26.08	404.240		404.240	1	404.240	645.976	18.000	1.1	710.573
6	6	16.50 x 26.08	430.320	11.770	418.550	1	418.550	668.843	12/18.000	1.1	735.727
7	7	13.00 x 32.00	416.000		416.000	1	416.000	664.768	12.000	1.1	731.245
8	8	12.83 x 32.00	410.560		410.560	1	410.560	656.075	12.000	1.1	721.682
9	9	½ (15.44 + 15.78) x 32.00	499.520		499.520	1	499.520	798.233	12.000	1.1	878.056
10	10	16.00 x 36.00	576.000	11.770	564.230	1	564.230	901.640	12/18.000	1.1	991.803
11	11	16.00 x 36.00	576.000		576.000	1	576.000	920.448	18.000	1.1	1012.493
12	12	½ (50.11 + 50.72) x 22.00	1109.130		1109.130	1	1109.130	1772.390	18.000	1.1	1949.629
13	13	½ (50.72 + 49.87) x 22.00	1106.490		1106.490	1	1106.490	1768.171	18.000	1.1	1944.988
14	14	½ (49.87 + 49.02) x 22.00	1087.790		1087.790	1	1087.790	1738.288	18.000	1.1	1912.117
15	15	½ (49.02 + 48.17) x 22.00	1069.090		1069.090	1	1069.090	1708.406	18.000	1.1	1879.246
16	16	½ (48.17 + 47.36) x 21.00	1003.065		1003.065	1	1003.065	1602.898	18.000	1.1	1763.188
17	17	½ (47.36 + 46.55) x 21.00	986.055		986.055	1	986.055	1575.716	18.000	1.1	1733.287
18	18	½ (46.55 + 45.77) x 20.17	931.047		931.047	1	931.047	1487.813	18.000	1.1	1636.594
19	19	½ (34.22 + 30.29) x 13.00	419.315	17.380	401.935	1	401.935	642.292	18/18.000	1.1	706.521
20	20	½ (30.29 + 26.66) x 12.00	341.700		341.700	1	341.700	546.037	18.000	1.1	600.640
21	21	15.94 x 25.00	398.500	11.770	386.730	1	386.730	617.995	12/18.000	1.1	679.794
22	22	23.19 x 25.00	579.750	11.770	567.980	1	567.980	907.632	12/18.000	1.1	998.395
23	23 TO 29	15.00 x 25.00	375.000		375.000	7	2625.000	599.250	18.000	1.1	659.175
24	30	(2.33 x 25.00) + ½ (25.00 + 25.60) x 11.19	341.357		341.357	1	341.357	545.488	18.000	1.1	600.037
		TOTAL		81.840		30	16876.761				

FINAL DEMARCATED PLAN OF PROPOSED INDUSTRIAL LAY-OUT ON KH. NO. 95/1, MOUZA - MAHALGAON, P.H.NO- 20, TAH. - KAMPTEE, DIST:-NAGPUR. BELONGING TO :-

SMT. LALITA MANOHAR DEHANKAR

AREA STATEMENT

1. AREA OF LAND			
(a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	=	59900.000	SQ.M.
(b) AS PER MEASUREMENT SHEET	=	59465.755	SQ.M.
(c) AS PER SITE	=	59465.755	SQ.M.
2. DEDUCTION FOR			
(a) PROPOSED D.P. RESERVATION AREA	=	0.000	SQ.M.
(b) ANY D.P. RESERVATION AREA	=	0.000	SQ.M.
(c) NATURAL WATER COURSE AREA	=	0.000	SQ.M.
(d) REMAINING AGRICULTURE AREA	=	29426.034	SQ.M.
	=	29426.034	SQ.M.
3. GROSS AREA OF PLOT (1-2) (100.000 %)	=	30039.721	SQ.M.
4. RECREATIONAL OPEN SPACE			
(a) REQUIRED - (10.000 %)	=	3003.972	SQ.M.
(b) PROPOSED - (10.000 %)	=	3003.994	SQ.M.
5. AMENITY SPACE			
(a) REQUIRED - (10.000 %)	=	3003.972	SQ.M.
(b) PROPOSED - (10.183 %)	=	3058.975	SQ.M.
6. SERVICE ROAD & HIGHWAY WIDENING (1.391 %)	=	417.932	SQ.M.
7. INTERNAL ROAD AREA (22.245 %)	=	6682.059	SQ.M.
8. AREA UNDER LAYOUT PLOTS (56.181 %)	=	16876.761	SQ.M.
9. NET AREA OF PLOTS FOR FSI CALCULATION = (3 - 5b) = 30039.721 - 3058.975	=	26980.746	SQ.M.
10. PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS = (9/8) = 26980.746/ 16876.761	=	1.598	
11. BASIC ZONAL FSI	=	1.1	
12. AREA FOR INCLUSIVE HOUSING			
(a) REQUIRED	=	0.000	SQ.M.
(b) PROPOSED	=	0.000	SQ.M.

AMENITY SPACE AREA CALCULATIONS

i) ½ (39.022+ 35.243) x 82.380	=	3058.975	SQ.M.
(10.183%)TOTAL	=	3058.975	SQ.M.

OPEN SPACE AREA CALCULATIONS

i) ½ (24.891 + 29.851) x 109.751 =		3003.994	SQ.M.
(10.000%)TOTAL	=	3003.994	SQ.M.

SITE AREA CALCULATIONS :

FIG.	AREA		TOTAL
1)	½ x 88.78 x 134.33	=	5962.908 SQ.M.
2)	½ x 65.26 x 134.33	=	4383.187 SQ.M.
3)	½ x 67.77 x 134.22	=	4548.044 SQ.M.
4)	½ x 65.10 x 134.22	=	4368.861 SQ.M.
5)	½ x 72.57 x 149.20	=	5413.722 SQ.M.
6)	½ x 71.89 x 149.20	=	5362.994 SQ.M.
7)	½ x 96.79 x 180.28	=	8724.650 SQ.M.
8)	½ x 69.62 x 180.28	=	6275.546 SQ.M.
9)	½ x 71.35 x 183.29	=	6538.870 SQ.M.
10)	½ x 86.06 x 183.29	=	7886.968 SQ.M.
	TOTAL	=	59465.755 SQ.M.

AREA UNDER LAYOUT(1+2+3+4+5+6) = 30039.716 SQ.M.
(5962.908 + 4383.187 + 4548.044 + 4368.861 + 5413.722 + 5362.994)

REMAINING AGRICULTURE AREA(7+8+9+10) = 29426.034 SQ.M.
(8724.650 + 6275.546 + 6538.870 + 7886.968)

: INDEX :

KHASRA BOUNDARY SHOWN THUS	:	
OPEN SPACE BOUNDARY SHOWN THUS	:	
AMENITY SPACE BOUNDARY SHOWN THUS	:	
SPACE FOR WASTE WATER TREATMENT SHOWN THUS	:	W.W.T.
ELECTRIC SUB-STATION SHOWN THUS	: :	ELE. SUB.

SCALE :- 1:500		N
DATE :- 18 -11 - 2020		W E
SHEET No. :- 1	DEALT BY :- AMRUTA	S
DWG No. :- 164	CHECKED BY :- SHIVAM	

OWNERS	ARCHITECT / ENGINEER
	" PRIYA RAVINDRASINGH "
SMT. LALITA MANOHAR DEHANKAR	Er. Ravindrasingh Janewar License Numbers N.M.R.D.A. :- 2742, N.I.T. :- 2742, TOWN PLANNING :- 1707, 7378433537, 07937792... Er. Ravindrasingh Janewar M.E., N.I.T. License No. 2742 M.C.P. License No. NMC / L - 648 Town Planning License No. 1707 E.C.I. Reg. No. PE / 00963 / 16 Mb. No. 08793779299, 07378433537 Office No. 0712-6451218 ravi.janewar@gmail.com E-15, Sainagar, Beside Central Bank, Omkar Nagar, Nagpur-440027

Note :- Waste Water Treatment & Recycling Plant should be Provided in Amenity Space as per DCPR Clause No. 24.4.
Waste Water Treatment & Recycling Plant - 6 x 5 = 30.00 SQM.
Electric Sub. Station - 5 x 5 = 25.00 SQM.