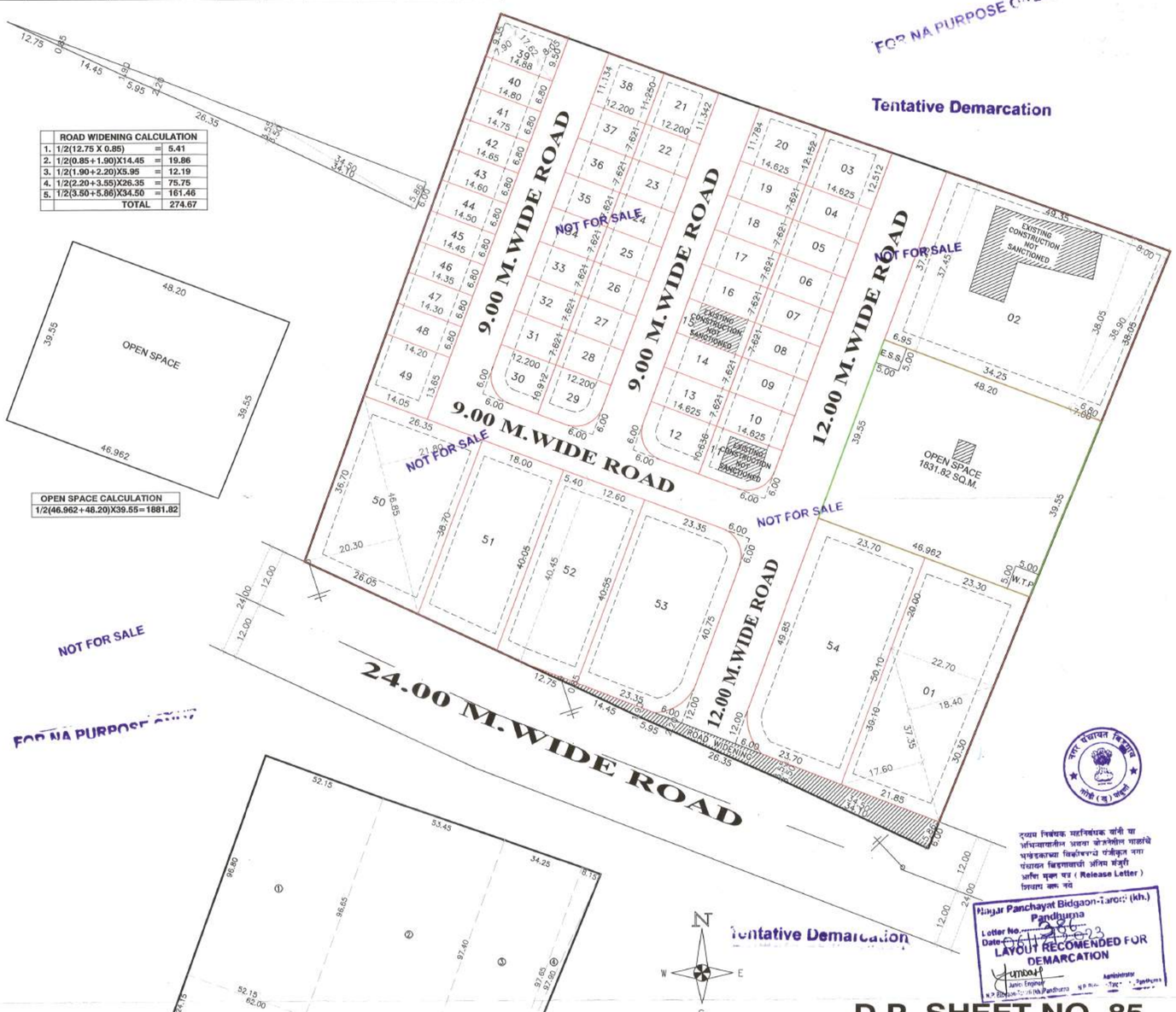
SR.NO	PLOT NO	PLOT SIZE	AREA	TANGENT	NET AREA INSQM.	NO	TOTAL AREA	USER
01	OPEN SPACE	1/2(46.962+48.20)X39.55	1881.82		1831.82	01	1831.82	
02	ROAD WIDENING	1/2(12.75 X 0.85) 1/2(0.85+1.90)X14.45 1/2(1.90+2.20)X5.95 1/2(2.20+3.55)X26.35 1/2(3.50+5.86)X34.50	5.41 19.86 12.19 75.75 161.46 274.67		274.67	01	274.67	
03	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	

	ROAD WIDENING CALCULATION		
1.	1/2(12.75 X 0.85)	=	5.41
2.	1/2(0.85+1.90)X14.45	=	19.86
3.	1/2(1.90+2.20)X5.95	=	12.19
4.	1/2(2.20+3.55)X26.35	=	75.75
5.	1/2(3.50+5.86)X34.50	=	161.46
	TOTAL		274.67

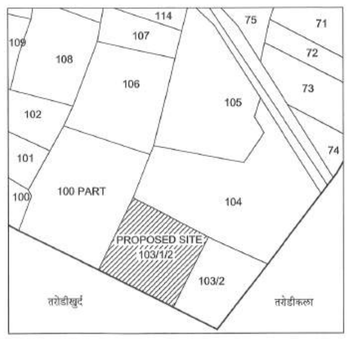
OPEN SPACE CALCULATION
1/2(46.962+48.20)X39.55=1881.82



KEY - PLAN
SCALE 1:1000

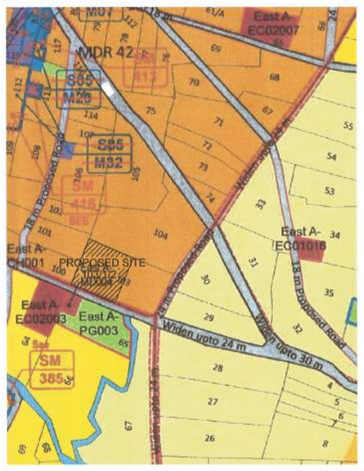
SR.NO	'K' PRAT		SIZE	AREA
1	KEY PLAN AS 'K' PRAT	1.	1/2(96.80+96.65)X52.15	5044.20
		2.	1/2(96.65+97.40)X53.45	5185.98
		3.	1/2(97.40+97.65)X34.25	3340.23
		4.	1/2(8.15+4.10)X97.90	599.63
		5.	1/2(25.80+22.65)X49.692	1203.78
		6.	1/2(33.10+30.80)X32.25	1030.38
		7.	1/2(30.80+29.50)X14.35	432.65
		8.	1/2(29.50+24.15)X62.00	1663.15
			TOTAL	18500.00

LAY OUT PLAN
SCALE 1:500



MOUZA- BIDGAON.
P.H. NO.- 33.
TAH.- KAMTHEE.
DIST- NAGPUR
SCALE 1:5000

SITE PLAN



D.P. SHEET NO. 85

PROJECT

PROPOSED RESIDENTIAL LAY OUT PLAN ON KH NO-103/1/2, P.H. NO.-33, MOUZA- BIDGAON, TAH.- KAMTHEE, DIST.-NAGPUR

OWNER :- SHRI.- ROSHAN RAMKISHAN YADAV.

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)	=1.85 H.R
	B) AS PER MEASURMENT SHEET	=1.85 H.R
	C) AS PER SITE	=1.85 H.R
2.	DEDUCTION FOR	
	A) PROPOSED D.P/ D.P. ROAD WINDING AREA/ SERVICE ROAD / HIGHWAY WIDENING	=274.67 SQ.M.
	B) ANY D.P. RESERVATION AREA	NIL
	TOTAL (A+B)	=274.67 SQ.M.
3.	BALANCE AREA OF PLOT (1-2)	=18225.33 SQ.M. (100%)
4.	AMENITY SPACE (IF APPLICABLE)	
	A) REQUIRED	NIL
	B) ADJUSTMENT OF 2(B), IF ANY	NIL
	C) BALANCE PROPOSED	NIL
5.	NET PLOT AREA (3-4(C))	=18225.33 SQ.M.(100.00%)
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	A) REQUIRED	=1822.533 SQ.M.(10.00%)
	B) PROPOSED	=1831.82 SQ.M.(10.05%)
7.	E.S.S. & W.T.P.	=50.00 SQ.M.(0.27%)
8.	INTERNAL ROAD AREA	=3590.39 SQ.M.(19.70%)
9.	AREA UNDER LAYOUT PLOTS	=12753.12 SQ.M.(69.98%)
10.	PRO- RATA FACTOR FOR F.S.I CALCULATION ON LAYOUT PLOTS=5/9)-18225.33/12753.12 = 1.429	

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(17.60+18.40)X37.35+ 1/2(22.70+23.30)X20.00	1132.30		1132.30	1	1132.30	1618.06	24.00	1.10	1779.86
2	2	1/2(37.25+37.45)X6.95+ 1/2(37.45+38.05)X34.25+ 1/2(6.80+8.00)X38.90	1840.38		1840.38	1	1840.38	2629.90	12.00	1.10	2892.89
3	3	1/2(12.512+12.152)X14.625	180.36		180.36	1	180.36	257.73	12.00	1.10	283.50
4	4 TO 10	7.621X14.625	111.45		111.45	7	780.15	159.26	12.00	1.10	175.19
5	11	10.636X14.625	155.55	7.72	147.83	1	147.83	211.25	12.00	1.10	232.38
6	12	10.636X14.625	155.55	7.72	147.83	1	147.83	211.25	9.00	1.10	232.38
7	13 TO 19	7.621X14.625	111.45		111.45	7	780.15	159.26	9.00	1.10	175.19
8	20	1/2(12.152+11.784)X14.625	175.03		175.03	1	175.03	250.12	9.00	1.10	275.13
9	21	1/2(11.342+11.25)X12.20	137.81		137.81	1	137.81	196.93	9.00	1.10	216.63
10	22 TO 28	7.621X12.20	92.97		92.97	7	650.79	132.85	9.00	1.10	146.14
11	29 & 30	10.912X12.20	133.13	7.72	125.41	2	250.81	179.21	9.00	1.10	197.13
12	31 TO 37	7.621X12.20	92.97		92.97	7	650.79	132.85	9.00	1.10	146.14
13	38	1/2(11.25+11.134)X12.20	136.54		136.54	1	136.54	195.12	9.00	1.10	214.63
14	39	1/2(7.90+8.05)X17.62	140.52		140.52	1	140.52	200.80	9.00	1.10	220.88
15	40	1/2(14.88+14.80)X6.80	100.91		100.91	1	100.91	144.20	9.00	1.10	158.62
16	41	1/2(14.80+14.75)X6.80	100.47		100.47	1	100.47	143.57	9.00	1.10	157.93
17	42	1/2(14.75+14.65)X6.80	99.96		99.96	1	99.96	142.84	9.00	1.10	157.13
18	43	1/2(14.65+14.60)X6.80	99.45		99.45	1	99.45	142.11	9.00	1.10	156.33
19	44	1/2(14.60+14.50)X6.80	98.94		98.94	1	98.94	141.39	9.00	1.10	155.52
20	45	1/2(14.50+14.45)X6.80	98.43		98.43	1	98.43	140.66	9.00	1.10	154.72
21	46	1/2(14.45+14.35)X6.80	97.92		97.92	1	97.92	139.93	9.00	1.10	153.92
22	47	1/2(14.35+14.30)X6.80	97.41		97.41	1	97.41	139.20	9.00	1.10	153.12
23	48	1/2(14.30+14.20)X6.80	96.90		96.90	1	96.90	138.47	9.00	1.10	152.32
24	49	1/2(14.20+14.05)X13.65	192.81		192.81	1	192.81	275.52	9.00	1.10	303.07
25	50	1/2(21.80+20.30)X46.85	986.19		986.19	1	986.19	1409.27	24.00	1.10	1550.20
26	51	1/2(38.70+40.05)X18.00	708.75		708.75	1	708.75	1012.80	24.00	1.10	1114.08
27	52	1/2(40.05+40.45)X5.40+ 1/2(40.45+40.55)X12.60	727.65		727.65	1	727.65	1039.81	24.00	1.10	1143.79
28	53	1/2(40.55+40.75)X23.35	949.18	22.63	926.55	1	926.55	1324.04	24.00	1.10	1456.44
29	54	1/2(49.85+50.10)X23.70	1184.41	14.92	1169.49	1	1169.49	1671.20	24.00	1.10	1838.32
							TOTAL AREA OF 54 NOs OF PLOTS = 12753.12 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:-
DesignFiltro Private Limited Director SHRI.- ROSHAN RAMKISHAN YADAV.	PARAG P. URADE PLANNERS DESIGNERS & ENGINEERS LS No. STATE/R/2023/APL/05491

Nagar Panchayat Bidgaon-Tarodi (kh.) Pandhurna
Letter No.- 286
Date- 07/12/2023
LAYOUT RECOMENDED FOR DEMARCATION
Junior Engineer
Administrator

दृश्य निर्बंधक सहनिबंधक यांनी या अभिन्यासातील अथवा खेरजमीन गाळांचे भाडेकराऊा विक्रीपत्रास नोंदणीकृत नगर पंचायत बिडगावची अंतिम मंजुरी आणि मुक्त पत्र (Release Letter) लिखाण बाब नवे

FOR NA PURPOSE ONLY