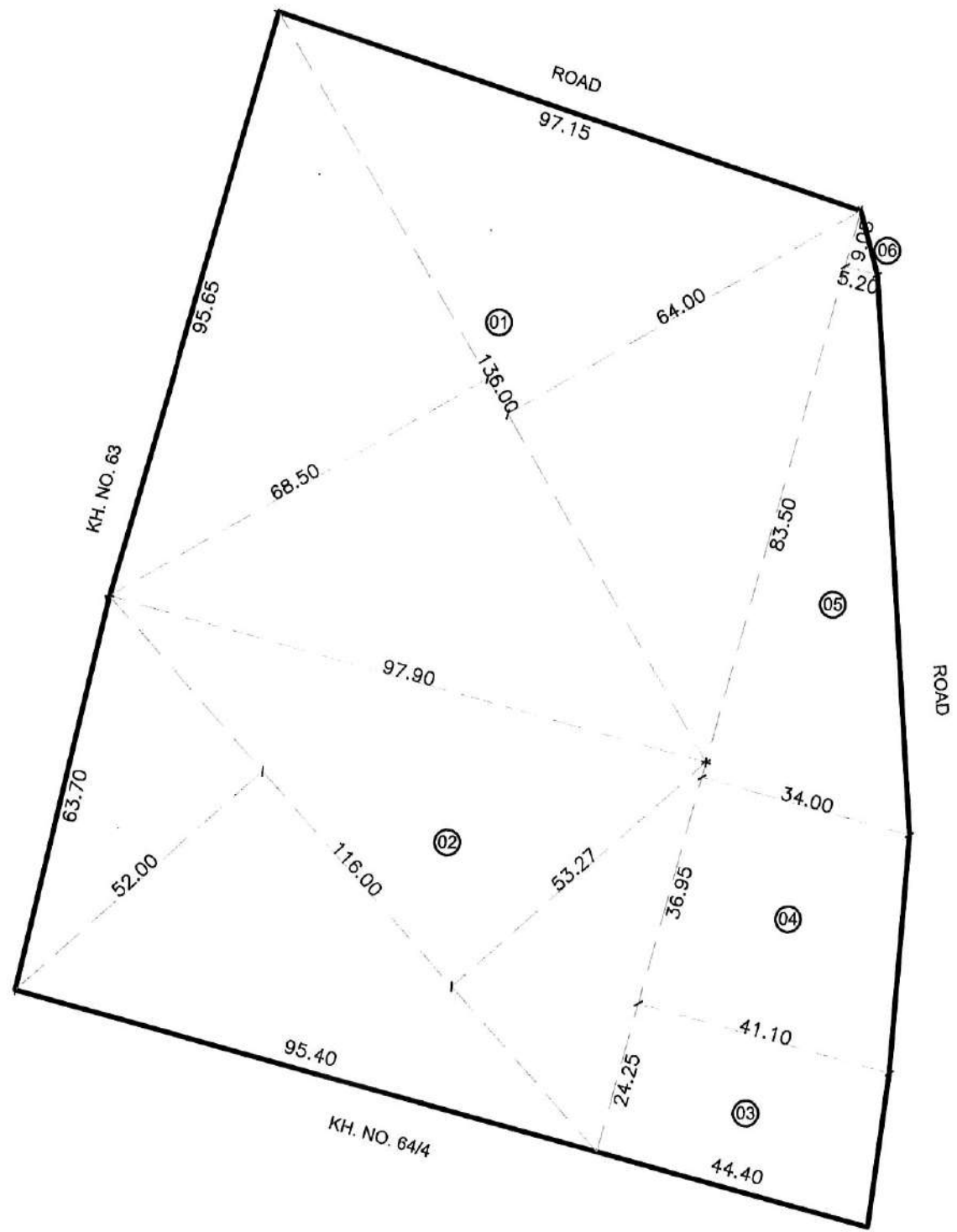


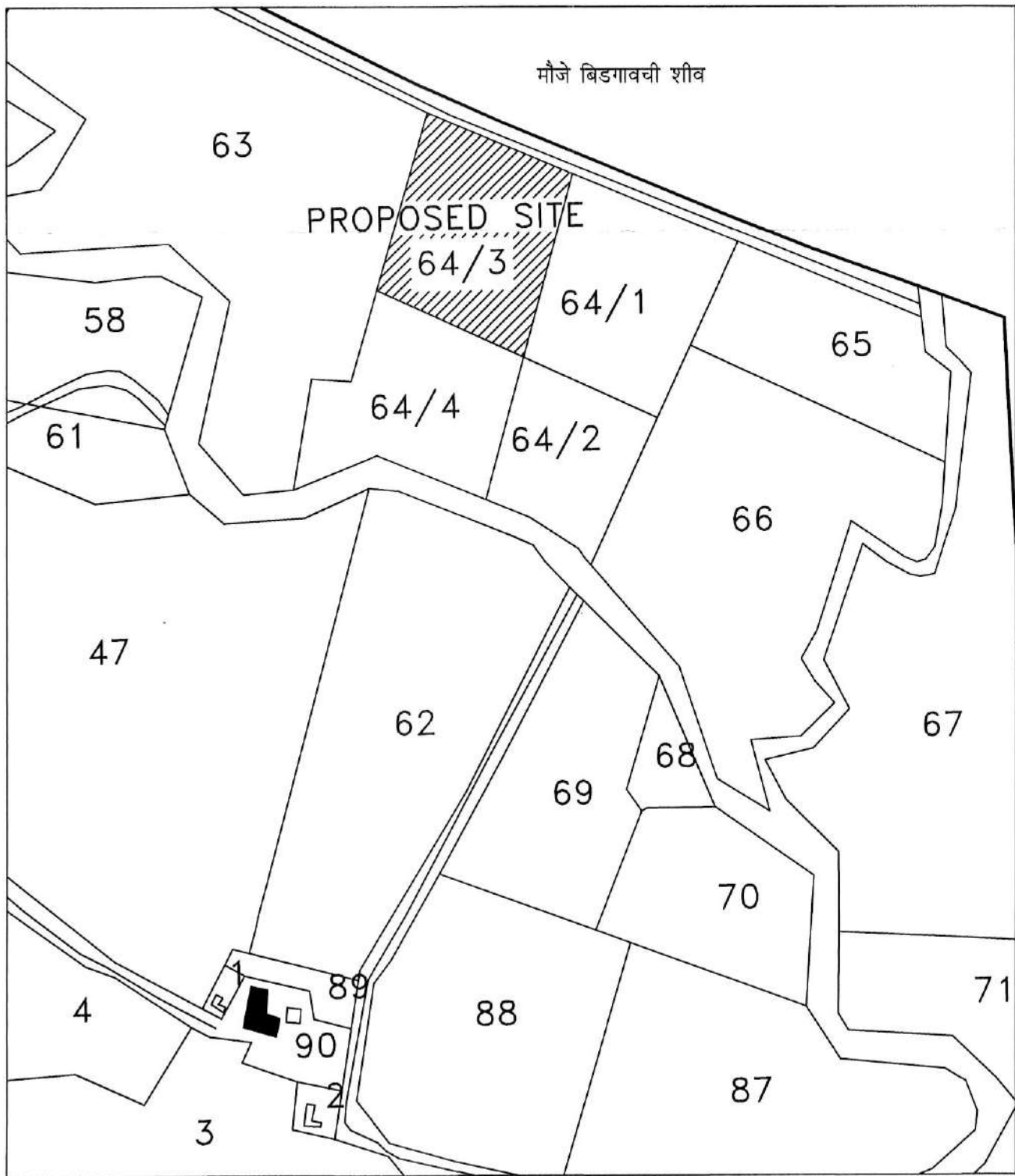
SR.NO	PLOT NO	PLOT SIZE	AREA	TANGENT	NET AREA IN SQ.M.	NO	TOTAL AREA	USER
01	OPEN SPACE	1/2(21.50+23.25)X47.65 1/2(21.45+20.55)X43.15	1066.16 908.15 1972.31		1972.31 -50.00 1922.31	01	1922.31	
02	W.T.P. E.S.S.	5.00 X 5.00 5.00 X 5.00	25.00 25.00 50.00		50.00	01	50.00	



KEY - PLAN
SCALE 1:1000

SR.NO	"K" PRAT	SIZE	AREA
1	KEY PLAN AS "K" PRAT	1. 1/2(68.50+64.00)X136.00 2. 1/2(52.00+53.27)X116.00 3. 1/2(44.40+41.10)X24.25 4. 1/2(41.10+34.00)X36.95 5. 1/2(34.00+5.20)X83.50 6. 1/2(5.20X9.05)	9010.00 6105.66 1036.68 1387.47 1636.60 23.53
		SAY AS	19199.94
			19200.00

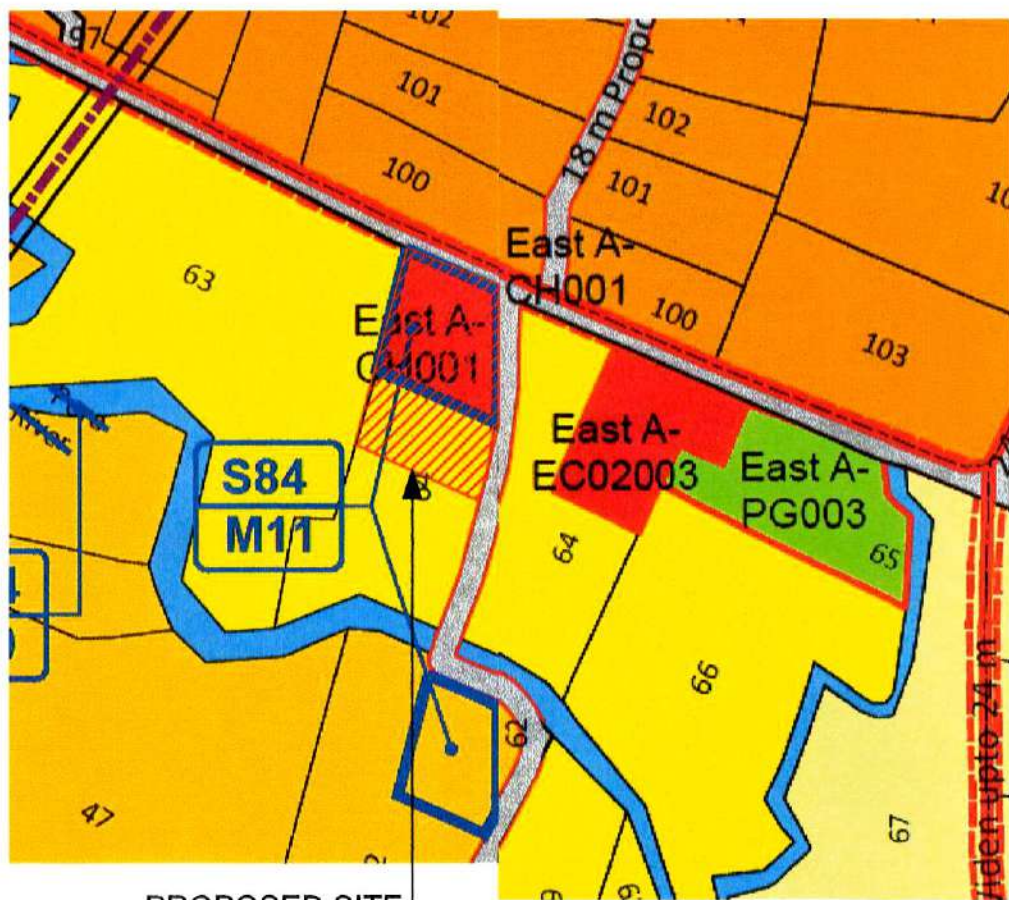
SITE PLAN



MOUZA-TARODI.
P.H. NO. 33.
TAH.- KAMPTEE.
DIST.- NAGPUR
SCALE 1:5000



LAY OUT PLAN D.P. SHEET NO. 84, 85



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

REVISE RESIDENTIAL LAY OUT PLAN ON
KH NO-64/3, P.H. NO.-33, MOUZA- TARODI (KHU.),
TAH.- KAMPTEE, DIST.-NAGPUR
OWNER :- SHRI. PRASHANT NARAYAN SHIWANKAR.

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) = 1.92 H.R B) AS PER MEASURMENT SHEET = 1.92 H.R C) AS PER SITE = 1.92 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)	- 19200.00 SQ.M.
4. AMENITY SPACE (IF APPLICABLE) A) REQUIRED B) ADJUSTMENT OF 2(B), IF ANY C) BALANCE PROPOSED	- N.A. - N.A. - N.A.
5. NET PLOT AREA (3-4(C))	- 19200.00 SQ.M.(100.00%)
6. RECREATIONAL OPEN SPACE (IF APPLICABLE) A) REQUIRED B) PROPOSED	- 1920.00 SQ.M.(10%) - 1922.31 SQ.M.(10.01%)
7. E.S.S. & W.T.P.	- 50.00 SQ.M.(0.26%)
8. INTERNAL ROAD AREA	- 3600.23 SQ.M.(18.75%)
9. AREA UNDER LAYOUT PLOTS	- 13627.46 SQ.M.(70.98%)
10. PRO- RATA FACTOR FOR FSI CALCULATIN ON LAYOUT PLOTS=5/9) 19200.00/13627.46 = 1.40	
13. 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	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(7.90+5.50)X20.70+ 1/2(18.75+23.10)X10.45	357.36	23.03	334.33	3598.69	1	334.33	468.06	24.00	1.10	514.86
2	2	1/2(33.20+33.15)X13.75	456.16		456.16	4910.07	1	456.16	638.62	24.00	1.10	702.48
3	3	1/2(33.15+33.10)X13.75	455.47		455.47	4902.67	1	455.47	637.66	24.00	1.10	701.42
4	4	13.75X33.10	455.13		455.13	4898.97	1	455.13	637.18	24.00	1.10	700.89
5	5	1/2(33.10+33.05)X13.75	454.78		454.78	4895.27	1	454.78	636.69	24.00	1.10	700.36
6	6	1/2(33.05+33.00)X13.75	454.09		454.09	4887.87	1	454.09	635.73	24.00	1.10	699.30
7	7	1/2(13.95+12.40)X36.40	479.57		479.57	5162.09	1	479.57	671.40	24.00	1.10	738.54
8	8	1/2(10.65+9.90)X15.00	154.13		154.13	1659.00	1	154.13	215.78	9.00	1.10	237.35
9	9, 10	8.40X15.00	126.00		126.00	1356.26	2	252.00	176.40	9.00	1.10	194.04
10	11 TO 13	6.90X15.00	103.50		103.50	1114.07	3	310.50	144.90	9.00	1.10	159.39
11	14	6.85X15.00	102.75		102.75	1106.00	1	102.75	143.85	9.00	1.10	158.24
12	15, 16	8.75X15.00	131.25		131.25	1412.78	2	262.50	183.75	9.00	1.10	202.13
13	17	10.00X15.00	150.00		150.00	1614.60	1	150.00	210.00	9.00	1.10	231.00
14	18	1/2(23.10+28.90)X14.00	364.00		364.00	3918.10	1	364.00	509.60	18.00	1.10	560.56
15	19	1/2(28.90+35.05)X15.00	479.63	11.77	467.86	5035.99	1	467.86	655.00	18.00	1.10	720.50
16	20	1/2(12.35+16.90)X41.10	601.09	19.49	581.60	6260.32	1	581.60	814.24	18.00	1.10	895.66
17	21	1/2(36.45+42.15)X17.15+ 1/2(42.15+43.40)X6.85	967.00		967.00	10408.83	1	967.00	1353.81	18.00	1.10	1489.19
18	22	1/2(43.40+47.75)X24.00	1093.80		1093.80	11773.66	1	1093.80	1531.32	18.00	1.10	1684.45
19	23	1/2(47.75+48.90)X6.15+ 1/2(16.70+16.45)X54.35	1198.05	19.49	1178.56	12686.02	1	1178.56	1649.98	18.00	1.10	1814.98
20	24	1/2(9.55+9.40)X15.00	142.13	7.72	134.41	1446.74	1	134.41	188.17	12.00	1.10	206.98
21	25 TO 34	7.30X15.00	109.50		109.50	1178.66	10	1095.00	153.30	9.00	1.10	168.63
22	35	1/2(9.00+10.05)X15.00	142.88	7.72	135.16	1454.81	1	135.16	189.22	9.00	1.10	208.14
23	36	1/2(10.05+11.10)X15.00	158.63	7.72	150.91	1624.34	1	150.91	211.27	9.00	1.10	232.39
24	37 TO 46	7.30X15.00	109.50		109.50	1178.66	10	1095.00	153.30	9.00	1.10	168.63
25	47	1/2(9.40+9.25)X15.00	139.88	7.72	132.16	1422.52	1	132.16	185.02	12.00	1.10	203.52
26	48	1/2(10.00+10.90)X13.00	135.85	7.72	128.13	1379.19	1	128.13	179.38	9.00	1.10	197.32
27	49 TO 58	7.30X13.00	94.90		94.90	1021.50	10	949.00	132.86	9.00	1.10	146.15
28	59	1/2(10.65+10.50)X13.00	137.48	7.72	129.76	1396.68	1	129.76	181.66	12.00	1.10	199.82
29	60	25.70X13.00	334.10		334.10	3596.25	1	334.10	467.74	12.00	1.10	514.51
30	61	1/2(12.75+12.10)X29.75	369.64		369.64	3978.85	1	369.64	517.50	12.00	1.10	569.25

TOTAL AREA OF 61 NOS OF PLOTS = 13627.46 SQ.M.

OWNER SIGN :-

ARCHITECT SIGN:-

SHRI. PRASHANT NARAYAN SHIWANKAR.

ASPECT DESIGN
B. P. GOHAR
Consulting Architect & Engineer
N.M.R.D.A. LS No.341, N.I.T. LS No.288,
N.M.C. LS No.330, A.D.T.P. LS No.159/2017
306, Imperial Plaza, Arund Talika Sq.,
Shibabadi, Nagpur-462012 (M) 9865543417