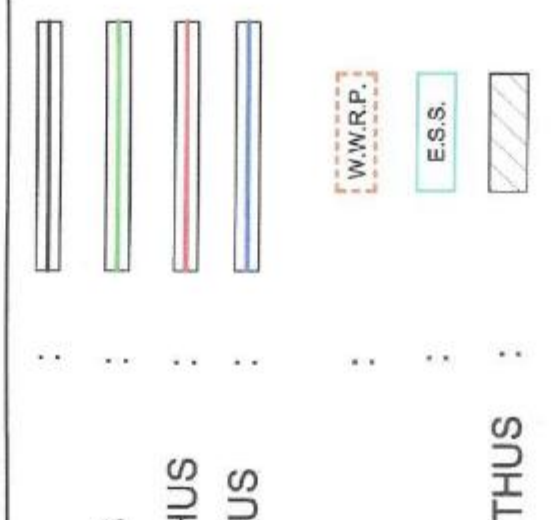
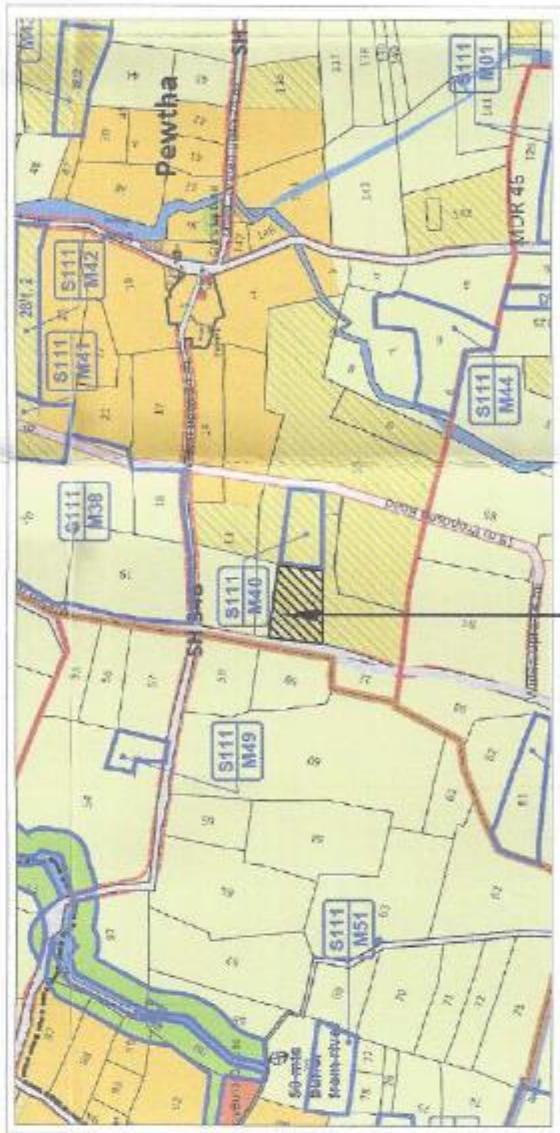


FINAL DEMARCATED PLAN OF RESIDENTIAL LAY-OUT ON KH.NO. 11/1, P.H.NO.- 40, MOUZA- PEWTHA,TAH. - NAGPUR(GRAMIN), DIST:-NAGPUR. BELONGING TO :- 1) SH. RAVINDRASINGH GIRWARSINGH JANEWAR 2) SMT. TARABAI MAHADEO THAKUR 3) SH. SHIVAM AJAYSINGH VYAS		AREA STATEMENT 1. AREA OF LAND (a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT) = 19000.000 SQ.M. (b) AS PER MEASUREMENT SHEET = 17782.512 SQ.M. (c) AS PER SITE = 17782.512 SQ.M. 2. DEDUCTION FOR (a) PROPOSED D.P./ ROAD WIDENING AREA = 162.968 SQ.M. (b) ANY D.P. RESERVATION AREA = 0.000 SQ.M (c) NATURAL WATER COURSE AREA = 0.000 SQ.M 3. GROSS AREA OF PLOT (1-2) (100.000 %) = 17619.544 SQ.M. 4. RECREATIONAL OPEN SPACE (a) REQUIRED - (10.000%) = 1762.000 SQ.M. (b) PROPOSED - (10.004%) = 1762.575 SQ.M. 5. AMENITY SPACE (a) REQUIRED - (10.000 %) = 1762.000 SQ.M. (b) PROPOSED - (10.010 %) = 1763.762 SQ.M. (c) W.W.T.P. AREA +E.S.S. AREA - (0.312%) = 55.000 SQ.M. (5,00X6.00) + (5,00 X 5.000) 6. SERVICE ROAD & HIGHWAY WIDENING (0.000 %) = 0.000 SQ.M. 7. INTERNAL ROAD AREA (23.855 %) = 4203.085 SQ.M. 8. AREA UNDER LAYOUT PLOTS (55.819 %) = 9835.122 SQ.M. 9. NET AREA OF PLOTS FOR FSI CALCULATION (3 - 5b) = 17619.544 - 1763.762 10. PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS = (9/8) = 15855.782 / 9835.122 11. BASIC ZONAL FSI = 1.1 12. AREA FOR INCLUSIVE HOUSING (MHADA) (a) REQUIRED (20.000 % OF 9835.122) = 1967.024 SQ.M. (b) PROPOSED (20.640 %) = 2030.000 SQ.M. : INDEX :	
KHASRA BOUNDARY SHOWN THUS : OPEN SPACE BOUNDARY SHOWN THUS : AMENITY SPACE BOUNDARY SHOWN THUS : INCLUSIVE HOUSING PLOTS SHOWN THUS : SPACE FOR WASTE WATER TREATMENT PLANT SHOWN THUS : ELECTRIC SUB-STATION SHOWN THUS : AREA UNDER ROAD WIDENING SHOWN THUS :			
SCALE :- 1:500	DATE :- 18/11/2020	DEALT BY :- Er. SHIVAM	
SHEET No. :- 1	CHECKED BY :- Er. ARVIND		
DWG No. :- 181	FILE No. :- 316		
OWNERS		ARCHITECT / ENGINEER	
1) SH. RAVINDRASINGH GIRWARSINGH JANEWAR 2) SMT. TARABAI MAHADEO THAKUR 3) SH. SHIVAM AJAYSINGH VYAS		"PRIYA RAVINDRASINGH" Er. Ravindrasingh Janewar E.C.L. Reg. No. PE / 00963 / 16 ravi.janewar@gmail.com E-15, Sainagar, Beside Central Bank, Omlar Nager, Nagpur-440027	

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT									
PLOT NO	PLOT SIZE	PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD (IF ANY SQ.M)	REMAINING PLOT AREA (B-C)	NO OF PLOTS	TOTAL AREA	BUILT UP AREA ON PRO-RATA BASIS (F*PRORATA FSI FACTOR)	FRONT ROAD WIDTH (M)	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (D*) SQ.M
A		B	C	D	E	F	G	H	I
1	0.5 X (10.000+13.975) X 27.775	332.953		332.953	1	332.953	536.720	18.00	1.100
2 TO 5	11.220 X 27.775	311.636		311.636	4	1246.542	2009.426	18.00	1.100
6	0.5 X (13.311+10.513) X 27.775	330.856	11.770	319.086	1	319.086	514.366	18.00/12.00	1.100
7	0.5 X (10.224+8.738) X 14.750	139.845	7.720	132.125	1	132.125	212.985	12.00/9.00	1.100
8 TO 13	8.600 X 14.750	126.850		126.850	6	761.100	1226.893	9.00	1.100
14	0.5 X (7.544+9.656) X 14.750	126.850		126.850	1	126.850	204.482	9.00	1.100
15	0.5 X (7.712+9.788) X 14.500	126.875		126.875	1	126.875	204.523	9.00	1.100
16 TO 21	8.750 X 14.500	126.875		126.875	6	761.250	1227.135	9.00	1.100
22	0.5 X (10.163+8.703) X 14.500	136.779	7.720	129.059	1	129.059	208.042	12.00/9.00	1.100
23	0.5 X (10.778+9.318) X 14.500	145.696	7.720	137.976	1	137.976	222.417	12.00/9.00	1.100
24 TO 29	8.750 X 14.500	126.875		126.875	6	761.250	1227.135	9.00	1.100
30	0.5 X (7.712+9.788) X 14.500	126.875		126.875	1	126.875	204.523	9.00	1.100
31	0.5 X (8.482+9.018) X 14.500	126.875		126.875	1	126.875	204.523	9.00	1.100
32 TO 37	8.750 X 14.500	126.875		126.875	6	761.250	1227.135	9.00	1.100
38	0.5 X (10.586+9.125) X 14.500	142.905	7.720	135.185	1	135.185	217.918	12.00/9.00	1.100
39	0.5 X (9.947+8.436) X 15.000	137.873	7.720	130.153	1	130.153	209.806	12.00/9.00	1.100
40 TO 45	8.750 X 15.000	131.250		131.250	6	787.500	1269.450	9.00	1.100
46	0.5 X (8.196+8.750) X 15.000	127.095		127.095	1	127.095	204.877	9.00	1.100
47	0.5 X (10.000+10.231) X 15.000	151.733		151.733	1	151.733	244.593	12.00	1.100
48 TO 62	10.000 X 15.000	150.000		150.000	15	2250.000	3627.000	12.00	1.100
63	0.5 X (26.922+28.433) X 15.000	415.163	11.770	403.393	1	403.393	650.269	12.00	1.100
TOTAL					63	9835.122	15854.217		17439.639
PLOT AREA ALLOTTED FOR INCLUSIVE HOUSING (100 SQ.M. TO 150 SQ.M.)									
PLOT NO	PLOT SIZE	PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD (IF ANY SQ.M)	REMAINING PLOT AREA (B-C)	NO OF PLOTS	TOTAL AREA	BUILT UP AREA ON PRO-RATA BASIS (F*PRORATA FSI FACTOR)	FRONT ROAD WIDTH (M)	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (D*) SQ.M
15	0.5 X (7.712+9.788) X 14.500	126.875		126.875	1	126.875	204.523	9.00	1.100
16 TO 20	8.750 X 14.500	126.875		126.875	5	634.375	1022.613	9.00	1.100
27 TO 29	8.750 X 14.500	126.875		126.875	3	380.625	613.568	9.00	1.100
30	0.5 X (7.712+9.788) X 14.500	126.875		126.875	1	126.875	204.523	9.00	1.100
31	0.5 X (8.482+9.018) X 14.500	126.875		126.875	1	126.875	204.523	9.00	1.100
32 TO 36	8.750 X 14.500	126.875		126.875	5	634.375	1022.613	9.00	1.100
TOTAL					16	2030.000	3272.360		3599.596



LAND UNDER PROPOSAL
SHEET NO. 111, KH. NO. 11/1
LOCATION PLAN
SCALE - N.T.S

