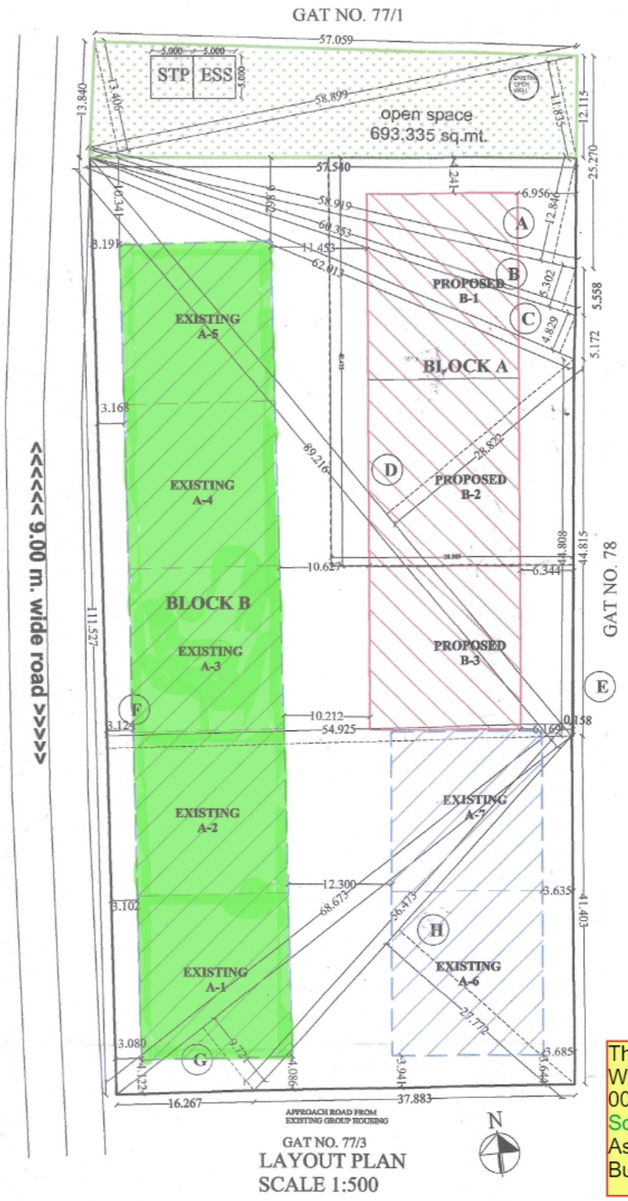
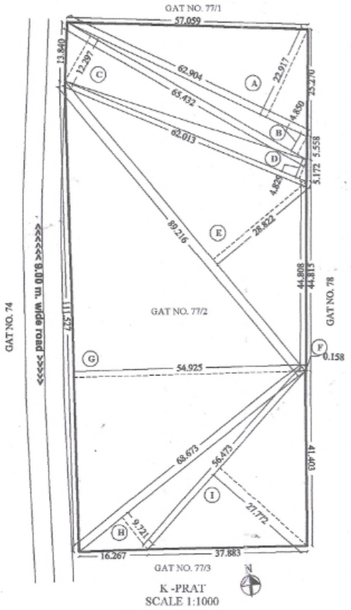


GAT NO. 77/1
LAYOUT PLAN
SCALE 1:500

PROPOSED LAYOUT



D.P. SHEET NO. 97



OPEN SPACE						
OPEN SPACE	0.5	x	58.899	x	13.406	394.800
	0.5	x	58.899	x	11.835	348.535
TOTAL						743.335
DEDUCTION						
LESS STP	1	x	5.000	X	5.000	25.000
LESS ESS	1	x	5.000	X	5.000	25.000
TOTAL						50.000
BALANCE OPEN SPACE AREA						693.335

K -PRAT AREA CALCULATION						
A	0.5	x	62.904	x	22.917	720.785
B	0.5	x	65.432	x	4.850	158.673
C	0.5	x	65.432	x	12.297	402.309
D	0.5	x	62.013	x	4.829	149.730
E	0.5	x	89.216	x	28.822	1285.692
F	0.5	x	44.815	x	0.158	3.540
G	0.5	x	111.527	x	54.925	3062.810
H	0.5	x	68.673	x	9.721	333.785
I	0.5	x	56.473	x	27.772	784.184
TOTAL						6901.509

The Total Built Up Area for Wing A1+Wing A2+ Wing A3+Wing A4+Wing A5=1186.008+1186.008+1186.008+1186.008+1186.008= 5930.04 Sq. Mtrs.
As per the Commencement Certificate, is also Built up area is= 5930.04 Sq. Mtrs.

PLOT NO		DIMENSIONS						NET PLOT AREA	ROUNDING AREA OF ROAD	REMAINING PLOT AREA	NOS OF PLOTS	NET PLOT AREA
										(b-c)		(dxe)
								b	c	d	e	f
1	A	0.5	x	58.919	x	12.846	378.437	6158.174	0	6158.174	1	6158.174
	B	0.5	x	60.353	x	5.302	159.996					
	C	0.5	x	62.013	x	4.829	149.730					
	D	0.5	x	89.216	x	28.822	1285.692					
	E	0.5	x	44.815	x	0.158	3.540					
	F	0.5	x	111.527	x	54.925	3062.810					
	G	0.5	x	68.673	x	9.721	333.785					
	H	0.5	x	56.473	x	27.772	784.184					
TOTAL											1	6158.174

JOB TITLE

PLAN SHOWING EXISTING AND PROPOSED CONSTRUCTION OF MULTI FAMILY RESIDENTIAL UNIT ON C.T.S.NO.-77/2,PH. NO. 38B, MOUZA-BESA, TAH-NAGPUR (RURAL) DIST-NAGPUR

BELONGING TO :
ASHTAVINAYAK DEVELOPER
THROUGH PARTNER
MR. GIRISH JAISWAL

AREA STATEMENT

AREA STATEMENTS		percentage
1. Area of land	6901.509	
(Minimum area of a, b, c to be considered)		
a) As per ownership document (7/12, CTS extract)	8100.000	
b) as per measurement sheet	6901.509	
c) as per site	6901.509	
2. Deductions for		
(a) Proposed D.P./ D.P. Road widening Area	0.000	
(b) Any D.P. Reservation area	0.000	
(c) Natural water course area	0.000	
(Total a+b)	0.000	
3. Gross Area of Plot (1-2)	6901.509	100%
4. Recreational Open space		
(a) Required -	690.151	10.00
(b) Proposed -	693.335	10.05
5. Amenity Space		
(a) Required -	NIL	0.00
(b) Proposed -	0.000	0.00
6. Service road and Highway widening	0.000	
7. Internal Road area	0.000	0.00
8. Area under layout plots	6158.174	89.23
9. Net area of plots for FSI Calculations = (3-5b)	6901.509	
10. Space for STP	25.000	0.36
11. Space for E.S.S	25.000	0.36

महाराष्ट्र गुंठेवारी (सुधारणा) अधिनियम २०२१ अंतर्गत अंतिम शिफारस
या कार्यालयाचे पत्र क्र न.प./बेसा/न.र.वि./गुंठे/प्रियसी/441 दि. 30/06/2023 अन्वये रद्दबातल
वापरासाठी जागेवर अंतिम शिफारस करण्यात येत आहे.
रचना सहायक न.प. बेसा-पिपळा
मुख्याधिकारी न.प. बेसा-पिपळा

LEGEND

- LAYOUT BOUNDARY SHOWN THUS
- OPEN SPACE SHOWN THUS
- EXISTING CONSTRUCTION SHOWN THUS
- PROPOSED CONSTRUCTION SHOWN THUS

SUBMISSION DWG.

Applicant. Sign
Girishwal

Ar. LOKESH KADU
CA/2007/39381
NMCR-402, NIT-2140
Architect's Sign.

ASHTAVINAYAK DEVELOPER.
THROUGH PARTNER
MR. GIRISH JAISWAL
(OWNER'S SIGN)

C.O.A. REG. NO
N.I.T. REG. NO
SCALE 1:500 1:1000
DATE 22-06-2023

Note - ALL DIMENSIONS ARE IN MM.

Ar. LOKESH W. KADU
Architecture, Planning, Interior's
Block No. 11, 11A, 12, A- Wing (J.B Wing), Mangalwari Complex, Sadar, Nagpur - 440010. (M.S.), India.
call: +91 9823872384,+ 91 7276384238,
mail us: emanatedesign9@gmail.com, web: www.emanatedesign.in