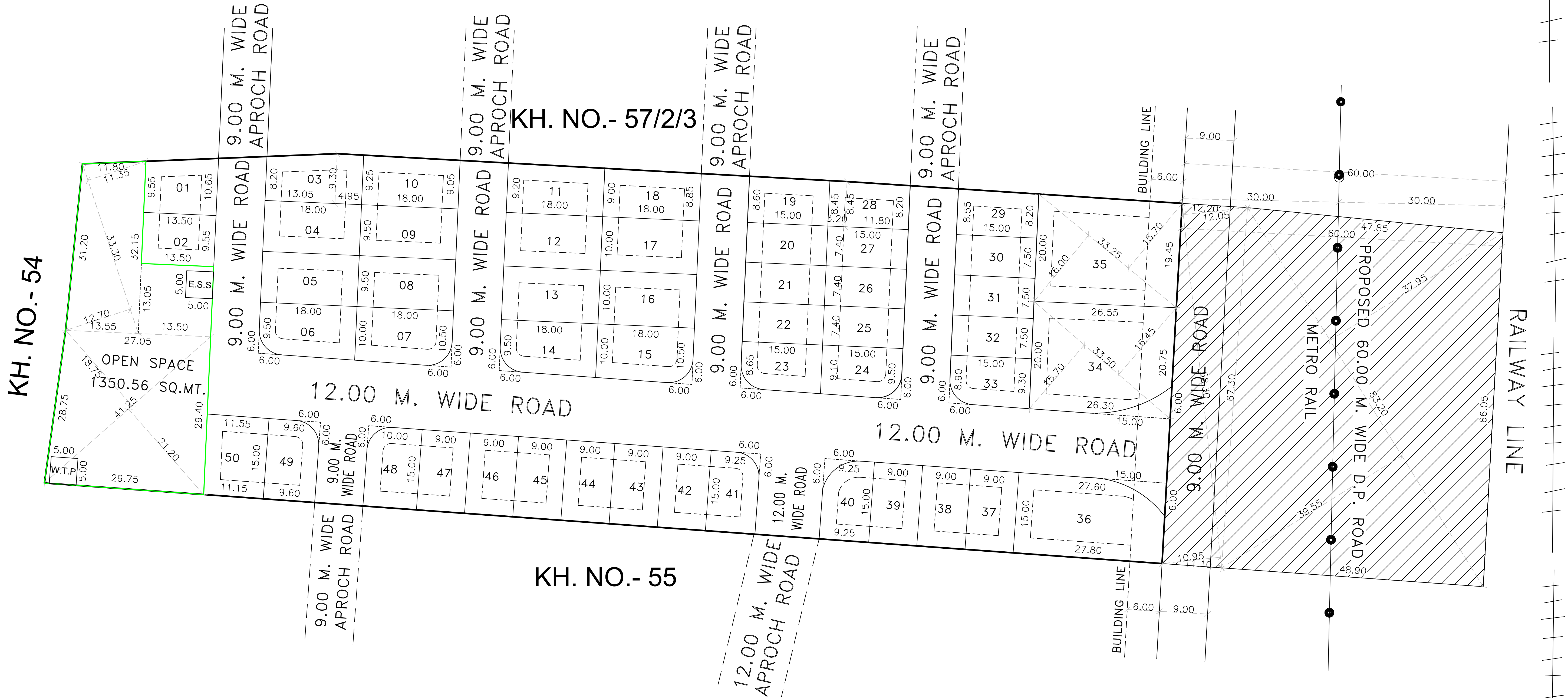
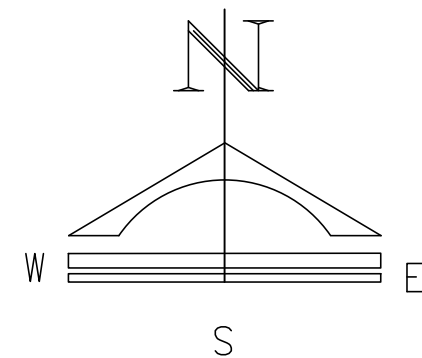


SR.NO	PLOT NO	PLOT SIZE	AREA	TANGENT	NET AREA INSQM.	NO	TOTAL AREA	USER
01	OPEN SPACE	1/2(11.35+12.70)X33.30 13.05X13.50 1/2(18.75+21.20)X41.25	400.43 176.17 823.96 1400.56		1400.56 -50.00 1350.56	01	1350.56	
02	W.T.P. E.S.S.	5.00X5.00 5.00X5.00	25.00 25.00		50.00	01	50.00	
03	PROPOSED 60.00 M. ROAD WIDENING	1/2(10.95+12.05)X68.30 1/2(39.55+37.95)X83.20	785.45 3224.00 4009.45		4009.45	01	4009.45	

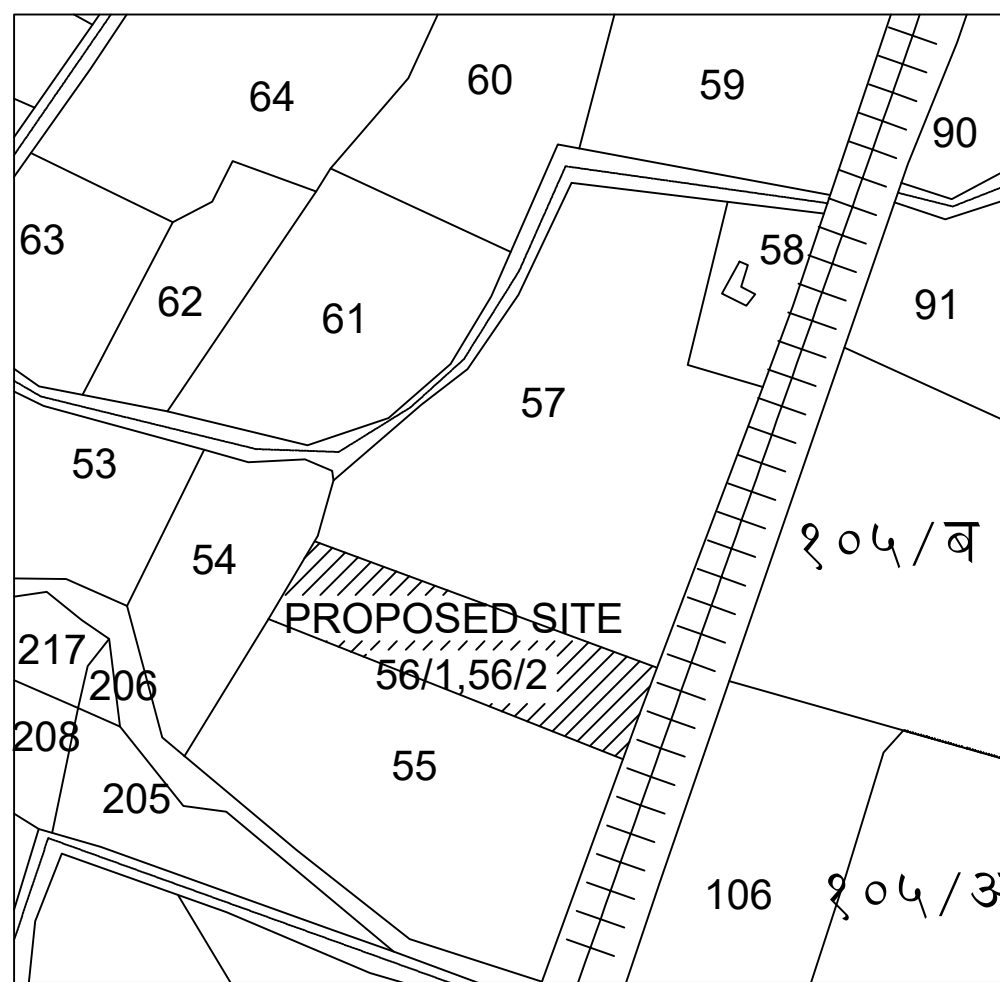


LAY OUT PLAN

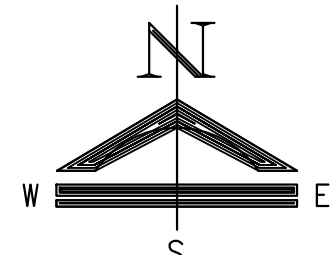
SCALE 1:500



SITE PLAN



MOUZA- JAMTHA
P.H. NO. 42
TAH.- NAGPUR (GRAMIN),
DIST- NAGPUR
SCALE 1:5000

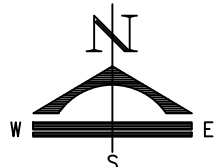


D.P. SHEET



KEY - PLAN

SCALE 1:1000



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

PROJECT

REVISED DEMARCATED RESIDENTIAL LAY OUT PLAN
ON KH NO- 56/1, 56/2, P.H. NO.-42 ,MOUZA-JAMTHA,
TAH.- NAGPUR(GRM), DIST.-NAGPUR
OWNER :- SHRI.- SANJAY RAMASHANKAR TIWARI.

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) = 1.75 H.R B) AS PER MEASURMENT SHEET = 1.75 H.R C) AS PER SITE = 1.75 H.R	
2. DEDUCTION FOR A) PROPOSED D.P/ D.P. ROAD WINDING AREA/ SERVICE ROAD / HIGHWAY WIDENING — NIL B) ANY D.P. RESERVATION AREA — NIL C) AREA UNDER 60.00 M. WIDE PROPOSED ROAD — 4009.45 SQ.M. TOTAL (A+B) — 4009.45 SQ.M.	
3. BALANCE AREA OF PLOT (1–2)	— 13490.55 SQ.M.
4. AMENITY SPACE (IF APPLICABLE) A) REQUIRED — N.A. B) ADJUSTMENT OF 2(B), IF ANY — N.A. C) BALANCE PROPOSED — N.A.	
5. NET PLOT AREA (3–4(C))	— 13490.55 SQ.M.(100.00%)
6. RECREATIONAL OPEN SPACE (IF APPLICABLE) A) REQUIRED — 1349.055 SQ.M.(10%) B) PROPOSED — 1350.56 SQ.M.(10.01%)	
7. E.S.S. & W.T.P.	— 50.00 SQ.M.(0.37%)
8. INTERNAL ROAD AREA	— 3950.21 SQ.M.(29.28%)
9. AREA UNDER LAYOUT PLOTS	— 8139.78 SQ.M.(60.34%)
10. PRO– RATA FACTOR FOR FSI CALCULATIN ON LAYOUT PLOTS=5/9) 13490.55/8139.78 = 1.65	
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(9.55+10.65)X13.50	136.35		136.35	1467.67	1	136.35	224.98	9.00	1.10	247.48
2	2	9.55X13.50	128.93		128.93	1387.75	1	128.93	212.73	9.00	1.10	234.00
3	3	1/2(8.20+9.30)X13.05+ 1/2(9.30+9.25)X4.95	160.10		160.10	1723.30	1	160.10	264.16	9.00	1.10	290.58
4	4, 5	9.50X18.00	171.00		171.00	1840.64	2	342.00	282.15	9.00	1.10	310.37
5	6	1/2(9.50+10.00)X18.00	175.50	7.72	167.78	1805.98	1	167.78	276.84	12.00	1.10	304.52
6	7	1/2(10.00+10.50)X18.00	184.50	7.72	176.78	1902.86	1	176.78	291.69	12.00	1.10	320.86
7	8, 9	9.50X18.00	171.00		171.00	1840.64	2	342.00	282.15	9.00	1.10	310.37
8	10	1/2(9.25+9.05)X18.00	164.70		164.70	1772.83	1	164.70	271.76	9.00	1.10	298.93
9	11	1/2(9.20+9.00)X18.00	163.80		163.80	1763.14	1	163.80	270.27	9.00	1.10	297.30
10	12, 13	10.00X18.00	180.00		180.00	1937.52	2	360.00	297.00	9.00	1.10	326.70
11	14	1/2(9.50+10.00)X18.00	175.50	7.72	167.78	1805.98	1	167.78	276.84	12.00	1.10	304.52
12	15	1/2(10.00+10.50)X18.00	184.50	7.72	176.78	1902.86	1	176.78	291.69	12.00	1.10	320.86
13	16, 17	10.00X18.00	180.00		180.00	1937.52	2	360.00	297.00	9.00	1.10	326.70
14	18	1/2(9.00+8.85)X18.00	160.65		160.65	1729.24	1	160.65	265.07	9.00	1.10	291.58
15	19	1/2(8.60+8.45)X15.00	127.88		127.88	1376.45	1	127.88	210.99	9.00	1.10	232.09
16	20 TO 22	7.40X15.00	111.00		111.00	1194.80	3	333.00	183.15	9.00	1.10	201.47
17	23	1/2(8.65+9.10)X15.00	133.13	7.72	125.41	1349.86	1	125.41	206.92	12.00	1.10	227.61
18	24	1/2(9.10+9.50)X15.00	139.50	7.72	131.78	1418.48	1	131.78	217.44	12.00	1.10	239.18
19	25 TO 27	7.40X15.00	111.00		111.00	1194.80	3	333.00	183.15	9.00	1.10	201.47
20	28	8.45X3.20+ 1/2(8.45+8.20)X11.80	125.28		125.28	1348.46	1	125.28	206.70	9.00	1.10	227.37
21	29	1/2(8.55+8.20)X15.00	125.63		125.63	1352.23	1	125.63	207.28	9.00	1.10	228.01
22	30 TO 32	7.50X15.00	112.50		112.50	1210.95	3	337.50	185.63	9.00	1.10	204.19
23	33	1/2(8.90+9.30)X15.00	136.50	7.72	128.78	1386.19	1	128.78	212.49	12.00	1.10	233.74
24	34	1/2(15.70+16.45)X33.50	538.51	21.50	517.01	5565.12	1	517.01	853.07	60.00	1.10	938.38
25	35	1/2(15.70+16.00)X33.25	527.01		527.01	5672.76	1	527.01	869.57	60.00	1.10	956.53
26	36	1/2(27.60+27.80)X15.00	415.50	21.50	394.00	4241.02	1	394.00	650.10	60.00	1.10	715.11
27	37 TO 39	9.00X15.00	135.00		135.00	1453.14	3	405.00	222.75	12.00	1.10	245.03
28	40, 41	9.25X15.00	138.75	7.72	131.03	1410.41	2	262.06	216.20	12.00	1.10	237.82
29	42 TO 47	9.00X15.00	135.00		135.00	1453.14	6	810.00	222.75	12.00	1.10	245.03
30	48	10.00X15.00	150.00	7.72	142.28	1531.50	1	142.28	234.76	12.00	1.10	258.24
31	49	9.60X15.00	144.00	7.72	136.28	1466.92	1	136.28	224.86	12.00	1.10	247.35
32	50	1/2(11.55+11.15)X15.00	170.25		170.25	1832.57	1	170.25	280.91	12.00	1.10	309.00

TOTAL AREA OF 50 NOS OF PLOTS = 8139.78 SQ.M.

OWNER SING :-	ARCHITECT SIGN:-
SHRI.- SANJAY RAMASHANKAR TIWARI.	