LAYOUT PLAN
SCALE - 1:500

PLOT NO A	PLOT SIZE B							PLOT AREA SQ.M. C	TAN D	NET AREA IN SQ.M. E	NA/A X' F	NET PLOT AREA FOR FSI (SQ.M) G	NO.OF PLOTS H	NET AREA IN SQ.M. E	NET PLOT AREA FOR FSI (SQ.M) I
1	1/2 X	29.601	+	27.349	28.475	X	16.892	= 475.305	14.92	460.385	X 1.528	703.468	1	460.385	703.468
2	1/2 X	16.382	+	16.619	16.656	X	12.501	= 208.210	0	208.210	X 1.528	318.145	1	208.210	318.145
3	1/2 X	16.619	+	16.575	16.597	X	7.500	= 124.478	0	124.478	X 1.528	190.202	1	124.478	190.202
4	1/2 X	16.575	+	16.532	16.554	X	7.500	= 124.151	0	124.151	X 1.528	189.703	1	124.151	189.703
5	1/2 X	16.532	+	16.488	16.51	X	7.500	= 123.825	0	123.825	X 1.528	189.205	1	123.825	189.205
6	1/2 X	16.488	+	16.445	16.467	X	7.500	= 123.499	0	123.499	X 1.528	188.706	1	123.499	188.706
7	1/2 X	16.445	+	16.401	16.423	X	7.500	= 123.173	0	123.173	X 1.528	188.208	1	123.173	188.208
8	1/2 X	16.401	+	16.358	16.380	X	7.500	= 122.846	0	122.846	X 1.528	187.709	1	122.846	187.709
9	1/2 X	16.358	+	16.314	16.336	X	7.500	= 122.520	0	122.520	X 1.528	187.211	1	122.520	187.211
10	1/2 X	16.314	+	16.27	16.292	X	7.500	= 122.190	0	122.190	X 1.528	186.706	1	122.190	186.706
11	1/2 X	16.27	+	16.227	16.249	X	7.500	= 121.864	0	121.864	X 1.528	186.208	1	121.864	186.208
12	1/2 X	16.227	+	16.183	16.205	X	7.500	= 121.538	0	121.538	X 1.528	185.709	1	121.538	185.709
13	1/2 X	16.183	+	16.131	16.157	X	9.000	= 145.413	0	145.413	X 1.528	222.191	1	145.413	222.191
14	1/2 X	16.131	+	16.079	16.105	X	9.000	= 144.945	0	144.945	X 1.528	221.476	1	144.945	221.476
15	1/2 X	16.079	+	16.034	16.057	X	7.750	= 124.438	0	124.438	X 1.528	190.141	1	124.438	190.141
16	1/2 X	16.034	+	15.989	16.012	X	7.750	= 124.089	0	124.089	X 1.528	189.608	1	124.089	189.608
17	1/2 X	15.989	+	15.946	15.968	X	7.750	= 123.748	0	123.748	X 1.528	189.087	1	123.748	189.087
18	1/2 X	15.946	+	15.903	15.925	X	7.750	= 123.415	0	123.415	X 1.528	188.578	1	123.415	188.578
19	1/2 X	15.903	+	15.86	15.882	X	7.750	= 123.082	0	123.082	X 1.528	188.069	1	123.082	188.069
20	1/2 X	15.86	+	15.817	15.839	X	7.750	= 122.748	0	122.748	X 1.528	187.560	1	122.748	187.560
21	1/2 X	15.817	+	15.767	15.792	X	9.000	= 142.128	0	142.128	X 1.528	217.171	1	142.128	217.171
22	1/2 X	15.767	+	15.718	15.742	X	9.000	= 141.674	0	141.674	X 1.528	216.477	1	141.674	216.477
23	1/2 X	15.718	+	15.657	15.687	X	10.416	= 163.391	7.72	155.671	X 1.528	237.865	1	155.671	237.865
24	1/2 X	15.685	+	15.674	15.685	X	10.772	= 168.953	7.72	161.233	X 1.528	246.365	1	161.233	246.365
25	1/2 X	15.646	+	15.674	15.665	X	10.000	= 156.650	0	156.650	X 1.528	239.361	1	156.650	239.361
26	1/2 X	15.656	+	15.636	15.646	X	9.000	= 140.814	0	140.814	X 1.528	215.164	1	140.814	215.164
27	1/2 X	15.636	+	15.621	15.629	X	7.500	= 117.214	0	117.214	X 1.528	179.103	1	117.214	179.103
28	1/2 X	15.621	+	15.606	15.614	X	7.500	= 117.101	0	117.101	X 1.528	178.931	1	117.101	178.931
29	1/2 X	15.606	+	15.591	15.599	X	7.500	= 116.989	0	116.989	X 1.528	178.759	1	116.989	178.759
30	1/2 X	15.591	+	15.575	15.583	X	7.500	= 116.873	0	116.873	X 1.528	178.581	1	116.873	178.581
31	1/2 X	15.575	+	15.687	15.631	X	7.500	= 117.233	0	117.233	X 1.528	179.131	1	117.233	179.131
32	1/2 X	15.687	+	15.852	15.770	X	7.500	= 118.271	0	118.271	X 1.528	180.718	1	118.271	180.718
33	1/2 X	15.852	+	16.05	15.951	X	9.000	= 143.559	0	143.559	X 1.528	219.358	1	143.559	219.358
34	1/2 X	16.05	+	16.169	16.110	X	9.000	= 144.986	0	144.986	X 1.528	221.538	1	144.986	221.538
35	1/2 X	16.169	+	16.211	16.19	X	7.500	= 121.425	0	121.425	X 1.528	185.537	1	121.425	185.537
36	1/2 X	16.211	+	16.222	16.217	X	7.500	= 121.624	0	121.624	X 1.528	185.841	1	121.624	185.841
37	1/2 X	16.222	+	16.233	16.228	X	7.500	= 121.706	0	121.706	X 1.528	185.967	1	121.706	185.967
38	1/2 X	16.233	+	16.244	16.239	X	7.500	= 121.789	0	121.789	X 1.528	186.093	1	121.789	186.093
39	1/2 X	16.244	+	16.255	16.250	X	7.500	= 121.871	0	121.871	X 1.528	186.219	1	121.871	186.219
40	1/2 X	16.255	+	16.266	16.261	X	7.500	= 121.954	0	121.954	X 1.528	186.345	1	121.954	186.345
41	1/2 X	16.266	+	16.28	16.273	X	7.500	= 122.048	0	122.048	X 1.528	186.489	1	122.048	186.489
42	1/2 X	16.28	+	16.349	16.315	X	7.500	= 122.359	0	122.359	X 1.528	186.964	1	122.359	186.964
43	1/2 X	16.349	+	16.418	16.384	X	7.500	= 122.876	0	122.876	X 1.528	187.755	1	122.876	187.755
44	1/2 X	16.418	+	16.486	16.452	X	7.500	= 123.390	0	123.390	X 1.528	188.540	1	123.390	188.540
45	1/2 X	16.486	+	16.567	16.527	X	8.750	= 144.607	0	144.607	X 1.528	220.959	1	144.607	220.959
46	1/2 X	29.471	+	27.111	28.291	X	16.567	= 468.697	14.92	453.777	X 1.528	693.371	1	453.777	693.371
													46	6640.375	

AS PER CLAUSE 37.2 OF DCPR - 2018 PLOTS MENTIONED BELOW ARE AFFORDABLE PLOTS (EWS/LIG) SHOULD BE HANDED OVER TO MHADA BY THE LAND OWNER

PLOT NO A	PLOT SIZE B							PLOT AREA SQ.M. C	TAN D	NET AREA IN SQ.M. E	NA/A X' F	NET PLOT AREA FOR FSI (SQ.M) G	NO.OF PLOTS H	NET AREA IN SQ.M. E	NET PLOT AREA FOR FSI (SQ.M) I
27	1/2 X	15.636	+	15.621	15.629	X	7.500	= 117.214	0	117.214	X 1.485	174.062	1	117.214	174.062
28	1/2 X	15.621	+	15.606	15.614	X	7.500	= 117.101	0	117.101	X 1.485	173.895	1	117.101	173.895
29	1/2 X	15.606	+	15.591	15.599	X	7.500	= 116.989	0	116.989	X 1.485	173.728	1	116.989	173.728
30	1/2 X	15.591	+	15.575	15.583	X	7.500	= 116.873	0	116.873	X 1.485	173.556	1	116.873	173.556
31	1/2 X	15.575	+	15.687	15.631	X	7.500	= 117.233	0	117.233	X 1.485	174.089	1	117.233	174.089
32	1/2 X	15.687	+	15.852	15.770	X	7.500	= 118.271	0	118.271	X 1.485	175.657	1	118.271	175.657
33	1/2 X	15.852	+	16.05	15.951	X	9.000	= 143.559	0	143.559	X 1.485	213.212	1	143.559	213.212
34	1/2 X	16.05	+	16.169	16.110	X	9.000	= 144.986	0	144.986	X 1.485	215.332	1	144.986	215.332
35	1/2 X	16.169	+	16.211	16.19	X	7.500	= 121.425	0	121.425	X 1.485	180.319	1	121.425	180.319
36	1/2 X	16.211	+	16.222	16.217	X	7.500	= 121.624	0	121.624	X 1.485	180.614	1	121.624	180.614
37	1/2 X	16.222	+	16.233	16.228	X	7.500	= 121.706	0	121.706	X 1.485	180.736	1	121.706	180.736
38	1/2 X	16.233	+	16.244	16.239	X	7.500	= 121.789	0	121.789	X 1.485	180.859	1	121.789	180.859
39	1/2 X	16.244	+	16.255	16.250	X	7.500	= 121.871	0	121.871	X 1.485	180.981	1	121.871	180.981
40	1/2 X	16.255	+	16.266	16.261	X	7.500	= 121.954	0	121.954	X 1.485	181.103	1	121.954	181.103
41	1/2 X	16.266	+	16.28	16.273	X	7.500	= 122.048	0	122.048	X 1.485	181.243	1	122.048	181.243
42	1/2 X	16.28	+	16.349	16.315	X	7.500	= 122.359	0	122.359	X 1.485	181.711	1	122.359	181.711
43	1/2 X	16.349	+	16.418	16.384	X	7.500	= 122.876	0	122.876	X 1.485	182.481	1	122.876	182.481
44	1/2 X	16.418	+	16.486	16.452	X	7.500	= 123.390	0	123.390	X 1.485	183.245	1	123.390	183.245
45	1/2 X	16.486	+	16.567	16.527	X	8.750	= 144.607	0	144.607	X 1.485	214.786	1	144.607	214.786
													TOTAL	1161.785	

CALCULATION FOR AREA UNDER KHASRA

A	1/2 X	40.06	+	41.39	40.725	X	122.130	=	4973.744	SQ.M
B	1/2 X	40.79	+	39.86	40.325	X	112.17	=	4523.255	SQ.M
C	1/2 X	35.89	+	35.63	35.81	X	77.49	=	2774.937	SQ.M
D	1/2 X	24.05	+	32.5	28.275	X	51.85	=	1466.059	SQ.M
						TOTAL			13737.975	SQ.M

AREA UNDER OPEN SPACE

1	1/2 X	30.267	+	22.537	26.402	X	44.375	=	1187.430	SQ.M
				LESS AREA FOR TANGENT				=	7.720	SQ.M
						TOTAL			1179.710	SQ.M
				LESS AREA FOR ESS & W.T.P.				=	50.000	SQ.M
						NET OPEN SPACE			1129.710	SQ.M

AREA UNDER AMENITY SPACE

C	1/2 X	33.273	+	18.475	18.874	X	56.721	=	1128.287	SQ.M
						TOTAL			1128.287	SQ.M

CALCULATION FOR RESEVATION AREA

1	1/2 X	64.267	+	33.27	21.049	X	55.968	=	1162.805	SQ.M
2	1/2 X	33.273	+	18.475	18.874	X	56.721	=	1128.287	SQ.M
						TOTAL			2310.092	SQ.M

AREA CALCULATION FOR AREA UNDER ROAD WIDENING

1	1/2 X	3.3	+	3.175	3.1865	X	17.817	=	55.885	SQ.M
2	1/2 X	3.118	+	3.136	3.128	X	12.549	=	39.228	SQ.M
3	1/2 X	3.183	+	3.367	3.275	X	16.888	=	55.234	SQ.M
						TOTAL			150.347	SQ.M.

KEY PLAN FOR AREA CALCULATION
SCALE - 1:1000

KEY PLAN FOR ROAD WIDENING AREA CALCULATION
SCALE - 1:500

PROPOSED SITE

DP PLAN / SITE PLAN
SCALE - N.T.S.

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH.NO.14/A(PART), H.R.P.N. NO. 38 , MOUZA-VELA PARSHOKHANDRA TAH-NAGPUR | R.I & DIST. NAGPUR.

BELONGING TO :-
1) SMT. RAJESH GOVINDHANAM KEDIA
2) SMT. JAYA RAJESH KEDIA

Stamp Of Approval Of Plans

A. AREA STATEMENTS		UNIT
1. Area of land (Minimum area of a, b, c or d is considered)		
(a) As Per Ownership Document (7/12, CTS Extract)	13800.000	SQ.M.
(b) As Per Measurement Sheet	13737.975	SQ.M.
(c) As Per Site	13737.975	SQ.M.
2. Deductions For		
(a) Proposed D.P./ D.P. Road Widening Area	150.347	SQ.M.
(b) Any D.P. Reservation Area	2310.092	SQ.M.
(c) Natural Water Course Area	0.000	SQ.M.
(Total a+b)	2460.439	SQ.M.
3. Gross Area Of Plot (1-2) (100.00%)	11277.536	SQ.M.
4. Recreational Open Space		
(a) Required - (10.00%)	1127.754	SQ.M.
(b) Proposed - (10.02%)	1129.71	SQ.M.
Space reserve for ESS & S.T.P.(0.44%)	50.000	SQ.M.
5. Amenity Space		
(a) Required - (10.00 %)	1127.754	SQ.M.
(b)Proposed(ADJUSTED IN RESERVATION OF FIRE STATION & SHOPPING CENTER) (10.00%)	1128.287	SQ.M.
6. Setback Road And Highway Widening	0.000	SQ.M.
7. Internal Road Area (34.44%)	3457.451	SQ.M.
8. Area Under Layout Plan (55.56 %)	6640.375	SQ.M.
9. Net Area Of Plot For FSI Calculation = (8-9b)	10146.249	SQ.M.
10. Permissible FSI Factor For Layout Plan = (9/8)	1.528	SQ.M.
11. Area For Inclusive Housing		SQ.M.
(a) Required - (20.00 %)	1328.075	SQ.M.
(b) Proposed - (20.08 %)	1333.783	SQ.M.

LEGEND :

OWNER :

1) SMT. RAJESH GOVINDHANAM KEDIA
2) SMT. JAYA RAJESH KEDIA

ARCHITECT/LICENSED ENGINEER

Pawan R. Gupta
PLANNER & DESIGNER
L.T. 1/2
Dr. Ambedkar Sq.M Marg, New Nagar,
Nagpur-440 015.
R.O.A. No. 1988
Cell. No. 9373111888
Ofc. No. 9373111888

EMAIL ID - pawan_r_gupta@yahoo.co.in MOBILE NO 9373111888

DRG. NO.	SCALE	DATE	DRAWN BY
SUB-01	1 : 500	16/08/2021	P. GUPTA