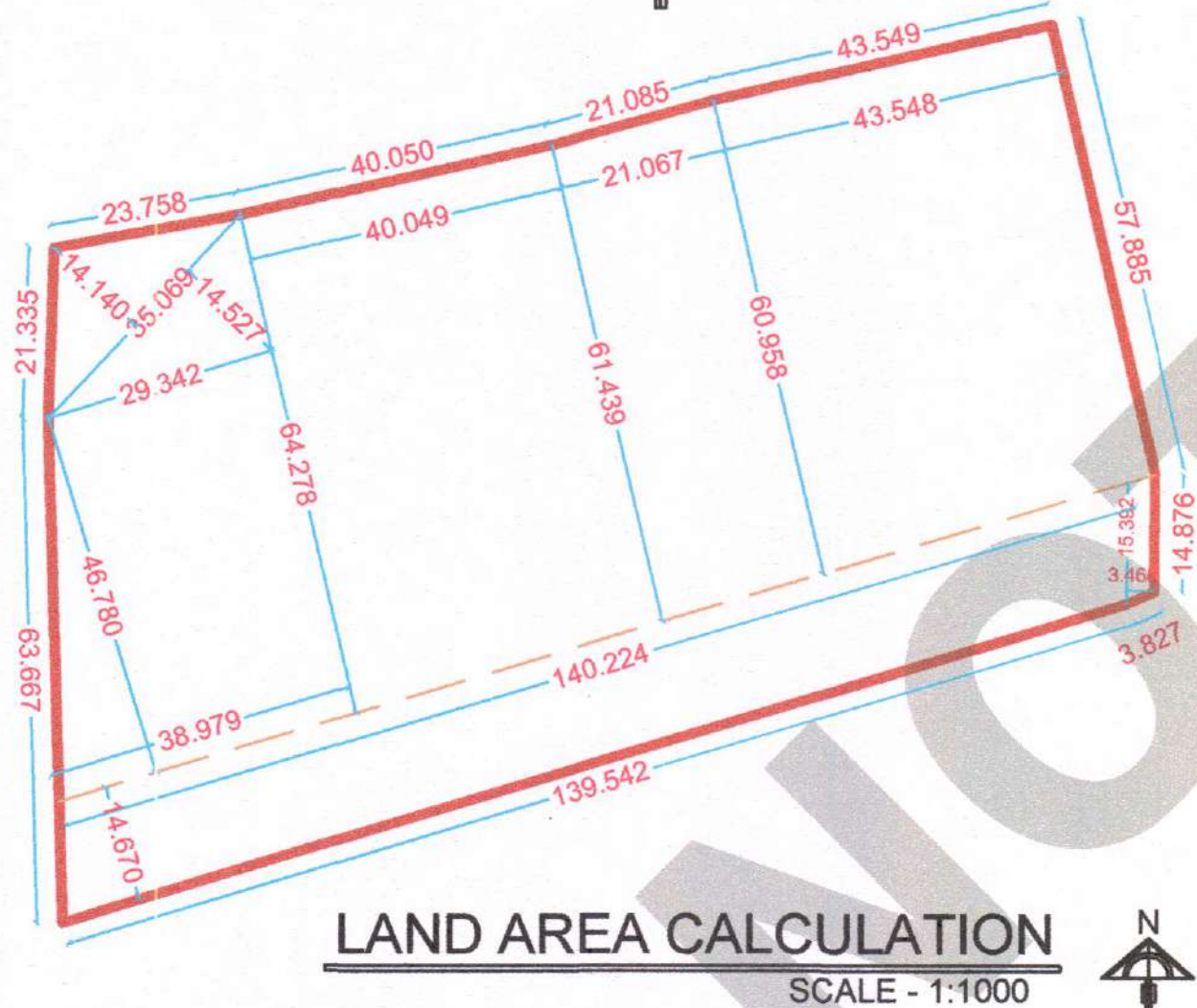




LAND AREA CALCULATION	
1/2(14.140 + 14.527) X 35.069	502.662
1/2(29.342 + 38.979) X 46.780	1598.028
1/2(64.278 + 61.439) X 40.049	2517.420
1/2(61.439 + 60.958) X 21.067	1289.269
1/2(60.958 + 57.885) X 43.548	2587.687
1/2(14.876 + 15.392) X 3.468	52.485
1/2(140.224 + 139.542) X 14.670	2052.084
TOTAL	10599.634

NOTE: -

x AREA UNDER LAYOUT SHOWN THUS

x AREA UNDER OPEN SPACE SHOWN THUS

x RESIDENTIAL PLOTS SHOWN THUS

x APPROACH ROAD SHOWN THUS

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT												
Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	Built up area on Prorata basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI	Permissible builtup area on Basic FSI (Sq.m.)	Total Built up area on Prorata basis (Sq. M.)
	A	B	C	D	E=(C-D)	F=[E*1.6059]	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(5.873 + 7.745) X 15.492 + 1/2(10.877 + 8.456) X 5.562	159.250	7.223	152.027	244.140	1	152.027	9.000	1.10	268.554	244.140
2	2	1/2(16.592 + 16.227) X 7.500	123.071		123.071	197.640	1	123.071	9.000	1.10	217.404	197.640
3	3	1/2(16.227 + 15.861) X 7.500	120.330		120.330	193.238	1	120.330	9.000	1.10	212.562	193.238
4	4	1/2(15.861 + 15.819) X 0.860 + 6.640 X 15.819	118.661		118.661	190.557	1	118.661	9.000	1.10	209.613	190.557
5	5, 6	7.500 X 15.819	118.643		118.643	190.528	2	237.285	9.000	1.10	209.581	381.056
6	7	1/2(9.089 + 6.548) X 19.328	151.116	7.583	143.533	230.500	1	143.533	9.000	1.10	253.550	230.500
7	8	1/2(6.970 + 9.737) X 20.348	169.977	9.281	160.696	258.062	1	160.696	9.000	1.10	283.868	258.062
8	9	1/2(16.343 + 16.704) X 7.500	123.926		123.926	199.013	1	123.926	9.000	1.10	218.914	199.013
9	10	1/2(16.704 + 16.832) X 2.676 + 1/2(16.832 + 16.834) X 4.824	126.074		126.074	202.462	1	126.074	9.000	1.10	222.708	202.462
10	11	1/2(16.834 + 16.836) X 7.500	126.263		126.263	202.765	1	126.263	9.000	1.10	223.041	202.765
11	12	1/2(16.836 + 16.839) X 7.500	126.281		126.281	202.795	1	126.281	9.000	1.10	223.075	202.795
12	13	1/2(16.839 + 16.841) X 7.500	126.300		126.300	202.825	1	126.300	9.000	1.10	223.108	202.825
13	14	1/2(16.841 + 16.844) X 7.500	126.319		126.319	202.855	1	126.319	9.000	1.10	223.141	202.855
14	15	1/2(7.730 + 7.817) X 19.015	147.813		147.813	237.373	1	147.813	9.000	1.10	261.110	237.373
15	16	1/2(9.000 + 9.088) X 14.900	134.756		134.756	216.404	1	134.756	9.000	1.10	238.044	216.404
16	17	8.000 X 14.900	119.200		119.200	191.423	1	119.200	9.000	1.10	210.566	191.423
17	18	1/2(11.023 + 13.948) X 14.900	186.034	7.583	178.451	286.574	1	178.451	9.000	1.10	315.232	286.574
18	19	1/2(10.945 + 13.889) X 15.000	186.255	9.281	176.974	284.203	1	176.974	9.000	1.10	312.623	284.203
19	20 TO 22	8.000 X 15.000	120.000		120.000	192.708	3	360.000	9.000	1.10	211.979	578.124
20	23	1/2(13.161 + 17.226) X 15.000	227.903		227.903	365.989	1	227.903	9.000	1.10	402.587	365.989
21	24	1/2(13.226 + 17.290) X 15.000	228.870		228.870	367.542	1	228.870	9.000	1.10	404.297	367.542
22	25 TO 28	7.000 X 15.000	105.000		105.000	168.620	4	420.000	9.000	1.10	185.481	674.478
23	29	1/2(10.945 + 8.000) X 15.000	142.088	7.583	134.505	216.001	1	134.505	9.000	1.10	237.601	216.001
24	30	1/2(12.746 + 9.605) X 16.000	178.808	9.281	169.527	272.243	1	169.527	9.000	1.10	299.468	272.243
25	31 TO 34	7.000 X 16.000	112.000		112.000	179.861	4	448.000	9.000	1.10	197.847	719.443
26	35, 36	1/2(13.216 + 17.552) X 16.000	246.144		246.144	395.283	2	492.288	9.000	1.10	434.811	790.565
27	37 TO 40	7.500 X 16.000	120.000		120.000	192.708	8	960.000	9.000	1.10	211.979	1541.664
28	41	1/2(8.800 + 11.941) X 16.000	165.928	7.583	158.345	254.286	1	158.345	9.000	1.10	279.715	254.286
29	42	1/2(13.809 + 10.668) X 16.000	195.816	9.281	186.535	299.557	1	186.535	9.000	1.10	329.512	299.557
30	47	1/2(13.216 + 17.552) X 16.000	246.144		246.144	395.283	1	246.144	9.000	1.10	434.811	395.283
TOTAL							47	6600.075				10599.060

Signature valid

Digitally signed by DHANANJAY ASHOKRAO SARNAIK
Date: 2024.09.20 16:18:29 IST
Reason: Approved Drawing Plan
Designation: Chief Officer
Location: Hingna Nagar Panchayat
Project Code: NPHIN-23-89862
Application Number: NPHIN02300026
Proposal Number: 45015
Certificate Number: NPHINLT/2024/APL/00016



AREA STATEMENT

1. Area of Plot (Minimum area of a, b, c to be considered)	10599.63
a) As per ownership document (7/12, CTS extract)	10600.00
b) as per measurement sheet	10599.63
c) as per site	10599.63
2. Deductions for	
(a) Proposed D.P./D.P. Road widening Area/Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(c) External structure in plot	0.00
(d) Not in possession	0.00
(Total a+b+c+d)	0.00
3. Balance area of plot (1-2)	10599.63
4. Amenity Space (if applicable)	
(a) Required	0.00
(b) Adjustment of 2(b), if any -	---
(c) Proposed	---
5. Net Plot Area (3-4 (c))	10599.63
6. Recreational Open space/Play Ground (if applicable)	
(a) Required	1059.96
(b) Proposed	1062.68
7. Internal Road area (net plot - (Plotable area + open space + PESB + external structure))	2886.88
8. Service road and Highway widening	---
9. Plotable area	6600.07
10. Pro-rata factor for FSI calculation on layout plots = (5/9)	1.60
11. Area for inclusive housing	---
(a) Required	---
(b) Proposed	---
12. E.S.S.	25.00
13. W.T.P.	25.00

LEGENDS:

PLOT BOUNDARY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERACE SHOWN DARK YELLOW
OPEN BAL SHOWN BROWN
EXISTING SHOWN BLUE HATCHED

Plot No. 813/F, Near RCF Office, Shankar Nagar
S.O. Nagar-440010, Maharashtra

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :
KHASARA NO. 148, P.H.NO. 49, MOUZA-HINGNA, TAH-HINGNA,
DIST-NAGPUR.

Name Of Engineer : ASHVIN ASHOK DARVHEKAR

ADDRESS OF OFFICE
OFFICE -
SATKAR APARTMENT NO.5, TRICHARAN
HOUSING SOCIETY, HINGNA RING ROAD,
NAGPUR. 440016.

OWNERS SIGN -
Verified by applicant:

TECHNICAL PERSON SIGN
Signature valid

SCALE - 1:100

23/10/23

JOB NO - NPHIN-23-89862

CHECK BY -

SUBMISSION DRAWING