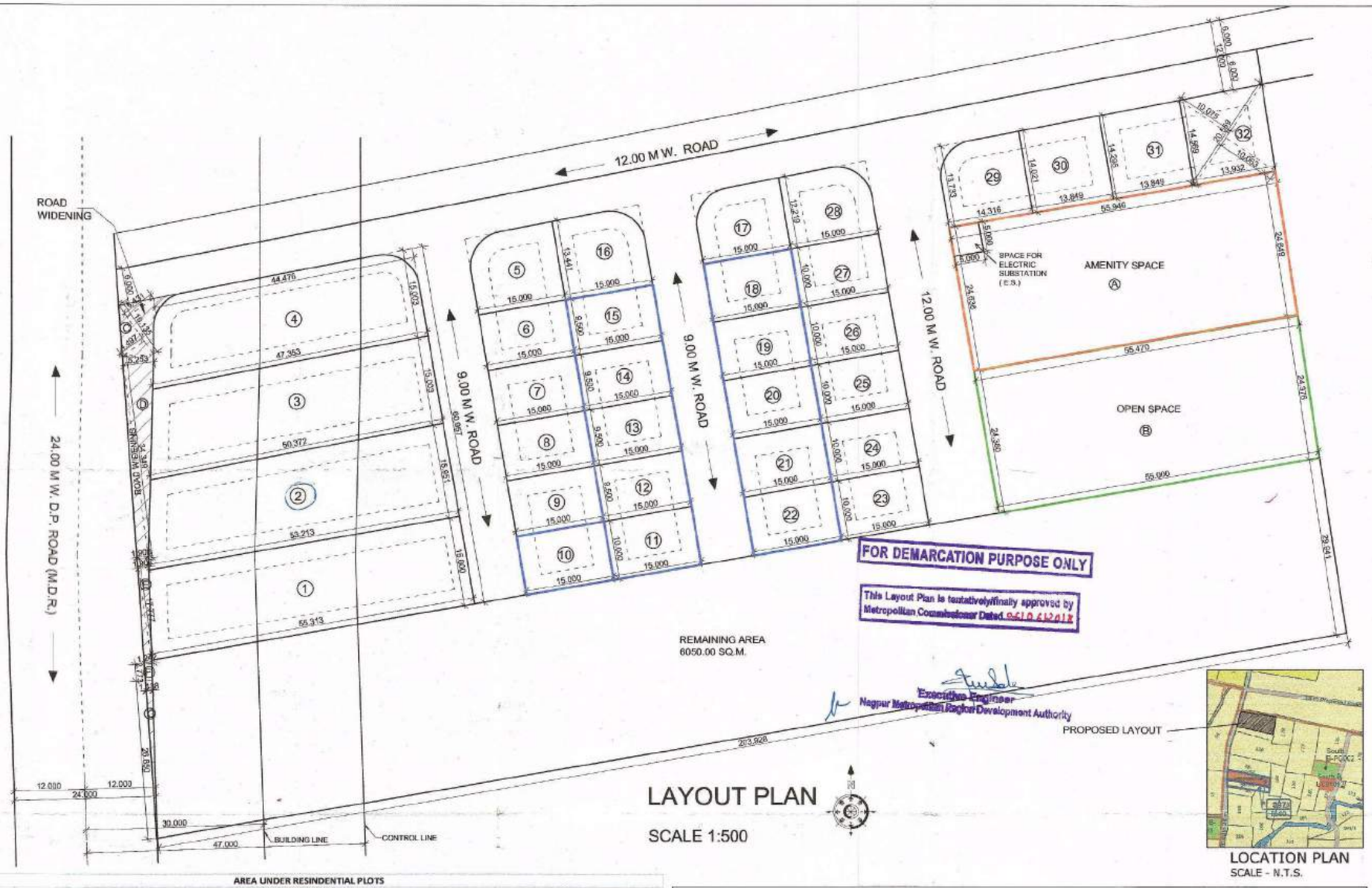
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LAYOUT PLAN

SCALE 1:500

PROPOSED LAYOUT

LOCATION PLAN
SCALE - N.T.S.

DRAWING SHEET NO. 01

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH.NO. - 179 (PART), P.H.NO.- 38, MOUZA - VELAHARI, TAH. -NAGPUR(GRAMIN), DIST.-NAGPUR.

BELONGING TO :-

1) SHRI. RAJESH NAVARANGLAL AGRAWAL
2) SHRI. RAJKUMAR CHATSING CHOUDHARY
3) SHRI. KUMAR GOPALDAS DAGA
4) SHRI. PRAKASH PRALHADRAO KHETAN
5) SHRI. KISHOR TRILOKCHAND GUGLANI
6) SHRI. BALDEV RAMCHANDRA MIGHALANI
7) SHRI. DINESH RAMAKANT GUPTA
8) SHRI. GAUTAM SHRIGOPAL PURI

AREA STATEMENT (PROFORMA-I)

1.	AREA OF LAND	
	a) As per ownership document (7/12, CTS extract)	= 19700.000 SQ.M. (1.97 HR)
	As per proposal of KH.NO.179	= 13650.00 SQ.M.
	b) As per K-PRAT	= 13650.000 SQ.M.
2.	DEDUCTION FOR	
	a) Proposed D.P./ D.P. Road widening area	= 219.864 SQ.M.
3.	GROSS AREA OF PLOT	= 13430.136 SQ.M. (100.00%)
4.	RECREATIONAL OPEN SPACE	
	a) Required (10.00%)	= 1343.013 SQ.M. (10.00%)
	b) Proposed	= 1346.629 SQ.M. (10.02%)
5.	AMENITY SPACE	
	a) Required (10.00%)	= 1343.013 SQ.M. (10.00%)
	b) Proposed	= 1347.422 SQ.M. (10.03%)
6.	SERVICE ROAD AND HIGHWAY WIDENING	= 000.000 SQ.M. (00.00%)
7.	INTERNAL ROAD AREA	= 3216.572 SQ.M. (23.97%)
8.	AREA UNDER RESIDENTIAL PLOTS	= 7519.513 SQ.M. (55.98%)
	(@ 20% for L.I.G./E.W.S. on Net Plot Area 7519.513 @ 20% = 1503.903 SQ.M.)	
9.	NET AREA OF PLOTS FOR FSI CALCULATIONS	= 12082.714 SQ.M.
10.	PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS	= 1.607
11.	AREA FOR INCLUSIVE HOUSING (FOR MAHADA)	
	a) Required (20.00%)	= 1503.903 SQ.M.
	b) Proposed	= 1620.000 SQ.M.

NA1- NET PLOT AREA FOR LAYOUT @ 100% OF AREA EXCLUDING AMENITY SPACE, D.P./R.P. PROPOSALS, IF ANY, & AREA FOR ROAD WIDENING AND SERVICE ROAD AS PER CLAUSE 24.9, FROM GROSS AREA UNDER LAYOUT, AS PER CLAUSE 24.9 OF DCPR
= 100% (13430.136 - 1347.422) SQ.M. = 12082.714 SQ.M.

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA (F.S.I.) ON PRO - DATA BASIS ' X ' AS PER CLAUSE 24.9 OF DCPR = ' X ' = NA/A
= 12082.714 / 7519.513 = 1.607

NA2 - AREA UNDER D.P./ R.P. ROADS + AREA FOR WIDENING AND SERVICE ROAD AS NA - ROAD AS PER CLAUSE 27.2 = 219.864 SQ.M.

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA (F.S.I.) ON PRO- DATA BASIS ' Y ' AS PER CLAUSE 24.9 OF DCPR = NA2/A
= 219.864 / 7519.513 = 0.029

NOTE :- ADDITIONAL FSI SHOWN ABOVE IS SUBJECT TO COMPLIANCE OF PROVISION OF CLAUSE NO. 27.2 OF DCPR BY THE LAND OWNER.

NOTE :- PLOT NO. 10 TO 15, 18 TO 22 ARE L.I.G./ E.W.S. PLOTS FOR MAHADA.
AREA UNDER PLOT NO. 10 TO 15, 18 TO 22 = 1620.000 SQ.M.

NOTE :- WATER RECYCLING PLANT / S.T.P. & ELECTRIC SUBSTATION PROVIDE IN AMENITY SPACE.

Certificate of Area :
Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in documents of Ownership/T.P. Scheme/ Record of Land Records Department/City Survey records.

Signature

LEGEND

PLOT BOUNDARY
OPEN SPACE
AMENITY SPACE
PLOTS FOR MAHADA

OWNER

1) RAJESH NAVARANGLAL AGRAWAL
2) RAJKUMAR CHATSING CHOUDHARY
3) KUMAR GOPALDAS DAGA
4) PRAKASH PRALHADRAO KHETAN
5) KISHOR TRILOKCHAND GUGLANI
6) BALDEV RAMCHANDRA MIGHALANI
7) DINESH RAMAKANT GUPTA
8) GAUTAM SHRIGOPAL PURI

ARCHITECT

ARCHITECT
C. D. Giripunje
C.A. / 2001 / 27832
N.I.T. No.1321
N.M.C No.R-198

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY
	LAYOUT / 01	1:500	CHANDU SIR	CHANDU SIR

VISTAAR
ARCHITECT,INTERIOR DESIGNER, PLANNER
FLAT NO. 106,GROUND FLOOR,SHRILA APARTMENT,
BEHIND BATUKBHAI JEWELLERS,KHARE TOWN,
DHARAMPETH,NAGPUR - 440010.
PH.NO. (0712) - 2546183

AREA UNDER RESINDENTIAL PLOTS

PLOT NO.	PLOT SIZE	PLOT AREA	TANG.	REMAINING PLOT AREA SQ.M.	NO.OF PLOTS	NET AREA IN SQ.M.	B/UP AREA ON PRO-DATA BASIC ' X '	FRONT ROAD WIDTH (M.)	BASIC FSI	PERMISSIBLE B/UP AREA ON BASIC FSI (SQ.M.)
(A)		(B)	(C)	(D = B - C)			(E = D x 1.607)	(F)	(G)	(H = E x G)
1	1/2 X 55.313 + 53.213 108.526 X 15.000 =	813.945	0.000	813.945	X 1	813.945	1308.010	24 M	1.1	1438.811
2	1/2 X 53.213 + 50.372 103.585 X 15.951 =	826.142	0.000	826.142	X 1	826.142	1327.610	24 M	1.1	1460.372
3	1/2 X 50.372 + 47.353 97.725 X 15.003 =	733.084	0.000	733.084	X 1	733.084	1178.066	24 M	1.1	1295.873
4	1/2 X 47.353 + 44.476 91.829 X 15.003 =	688.855	15.408	673.447	X 1	673.447	1082.230	24 M/ 12 M	1.1	1190.453
5	X +	15.000 X 13.441 =	201.615	7.704	193.911	X 1	193.911	311.615	9 M/ 12 M	1.1	342.776
6 TO 9	X +	15.000 X 9.500 =	142.500	0.000	142.500	X 4	570.000	915.990	9 M	1.1	1007.589
10	X +	15.000 X 10.000 =	150.000	0.000	150.000	X 1	150.000	241.050	9 M	1.1	265.155
11	X +	15.000 X 10.000 =	150.000	0.000	150.000	X 1	150.000	241.050	9 M	1.1	265.155
12 TO 15	X +	15.000 X 9.500 =	142.500	0.000	142.500	X 4	570.000	915.990	9 M	1.1	1007.589
16	X +	15.000 X 13.441 =	201.615	7.704	193.911	X 1	193.911	311.615	9 M/ 12 M	1.1	342.776
17	X +	15.000 X 12.219 =	183.285	7.704	175.581	X 1	175.581	282.159	9 M/ 12 M	1.1	310.375
18 TO 21	X +	15.000 X 10.000 =	150.000	0.000	150.000	X 4	600.000	964.200	9 M	1.1	1060.620
22	X +	15.000 X 10.000 =	150.000	0.000	150.000	X 1	150.000	241.050	9 M	1.1	265.155
23	X +	15.000 X 10.000 =	150.000	0.000	150.000	X 1	150.000	241.050	12 M	1.1	265.155
24 TO 27	X +	15.000 X 10.000 =	150.000	0.000	150.000	X 4	600.000	964.200	12 M	1.1	1060.620
28	X +	15.000 X 12.219 =	183.285	7.704	175.581	X 1	175.581	282.159	12 M/ 12 M	1.1	310.375
29	1/2 X 13.733 + 14.021 27.754 X 14.316 =	198.663	7.704	190.959	X 1	190.959	306.871	12 M/ 12 M	1.1	337.558
30	1/2 X 14.021 + 14.295 28.316 X 13.849 =	196.074	0.000	196.074	X 1	196.074	315.091	12 M	1.1	346.600
31	1/2 X 14.295 + 14.569 28.864 X 13.849 =	199.869	0.000	199.869	X 1	199.869	321.189	12 M	1.1	353.308
32	1/2 X 10.075 + 10.063 20.138 X 20.559 =	207.009	0.000	207.009	X 1	207.009	332.663	12 M	1.1	365.929
				TOTAL	= 32	7519.513				

AREA UNDER AMENITY SPACE

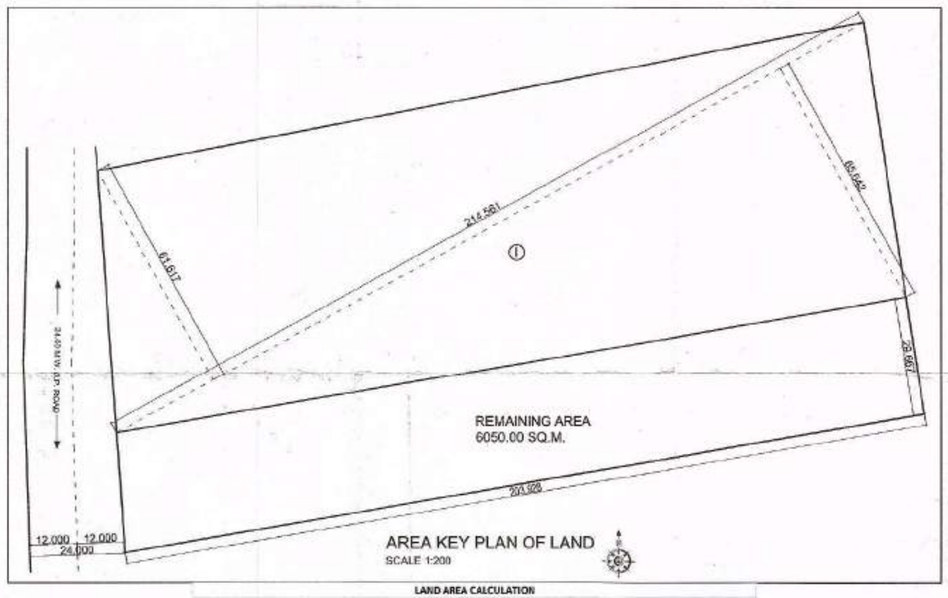
NO.	PLOT SIZE	PLOT AREA	TANG.	TOTAL PLOT AREA (SQ.M)	NO. OF PLOTS	NET PLOT AREA (SQ.M.)
A	1/2 X 55.946 + 55.470 111.416 X 24.636 =	1371.422	0	1372.422	x 1	1372.422
E.S.	5.000 X 5.000 =	25.000	0	-25.000	x 1	-25.000
				TOTAL	=	1347.422

AREA UNDER OPEN SPACE

NO.	PLOT SIZE	PLOT AREA	TANG.	TOTAL PLOT AREA (SQ.M)	NO. OF PLOTS	NET PLOT AREA (SQ.M.)
B	1/2 X 55.470 + 55.000 110.470 X 24.380 =	1346.629	0	1346.629	X 1	1346.629
				TOTAL	=	1346.629

AREA UNDER ROAD WIDENING

NO.	PLOT SIZE	PLOT AREA	TANG.	TOTAL PLOT AREA (SQ.M)	NO. OF PLOTS	NET PLOT AREA (SQ.M.)
C	1/2 X 5.481 + 4.497 9.928 X 10.135 =	50.310	0	50.310		
D	1/2 X 5.253 + 1.908 7.161 X 34.349 =	122.987	0	122.987		
E	1/2 X 1.907 + 1.242 3.149 X 17.777 =	27.990	0	27.990	X 1	219.864
F	1/2 X 1.242 + 1.138 2.380 X 2.773 =	3.300	0	3.300		
G	1/2 X + 1.138 X 26.850 =	15.278	0	15.278		



AREA KEY PLAN OF LAND
SCALE 1:200

LAND AREA CALCULATION

NO.	PLOT SIZE	PLOT AREA	TANG.	TOTAL PLOT AREA (SQ.M)	NO. OF PLOTS	NET PLOT AREA (SQ.M.)
I	1/2 X 61.617 + 65.642 127.259 X 214.561 =	13652.409	0	13652.409	x 1	13652.409

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