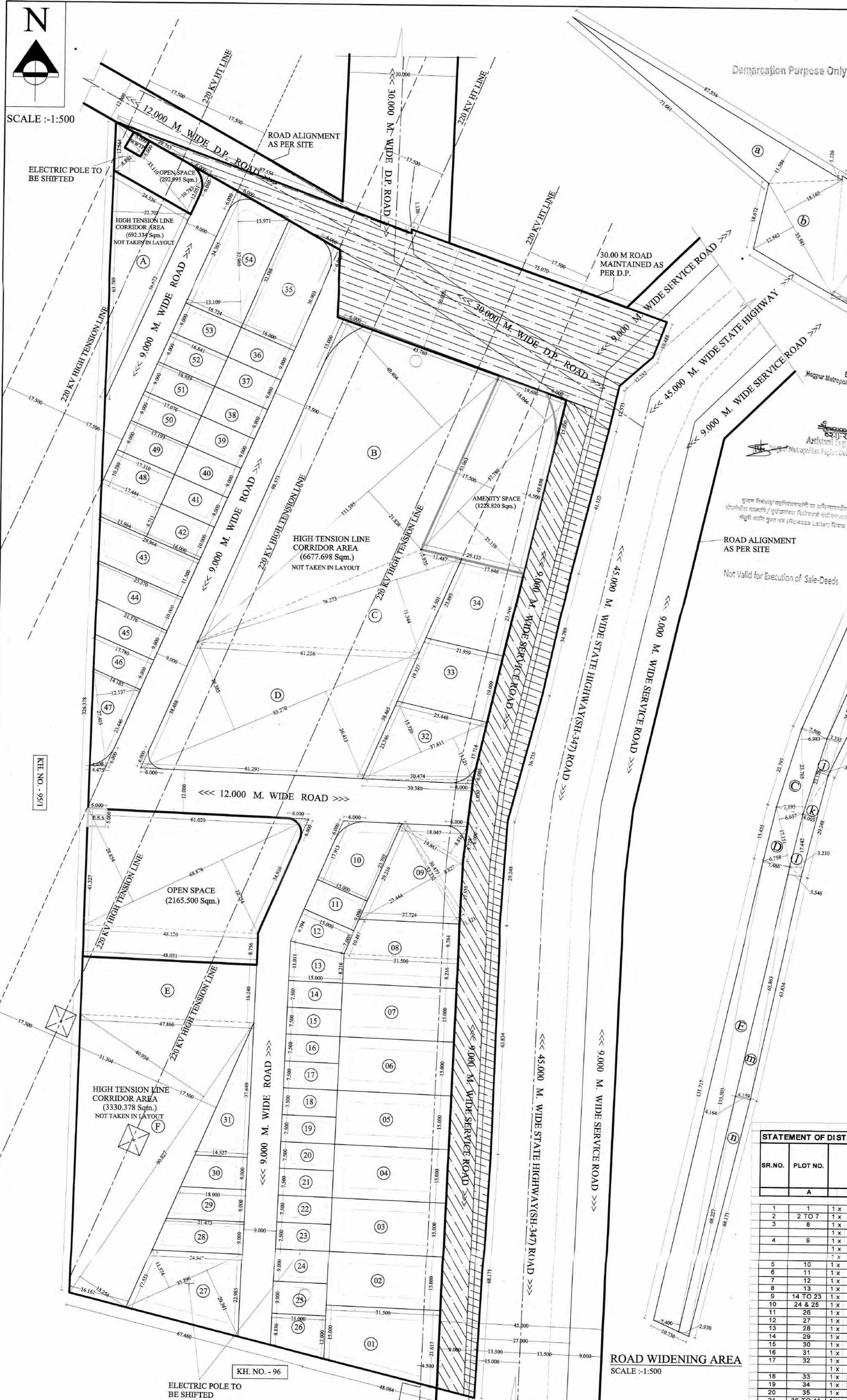
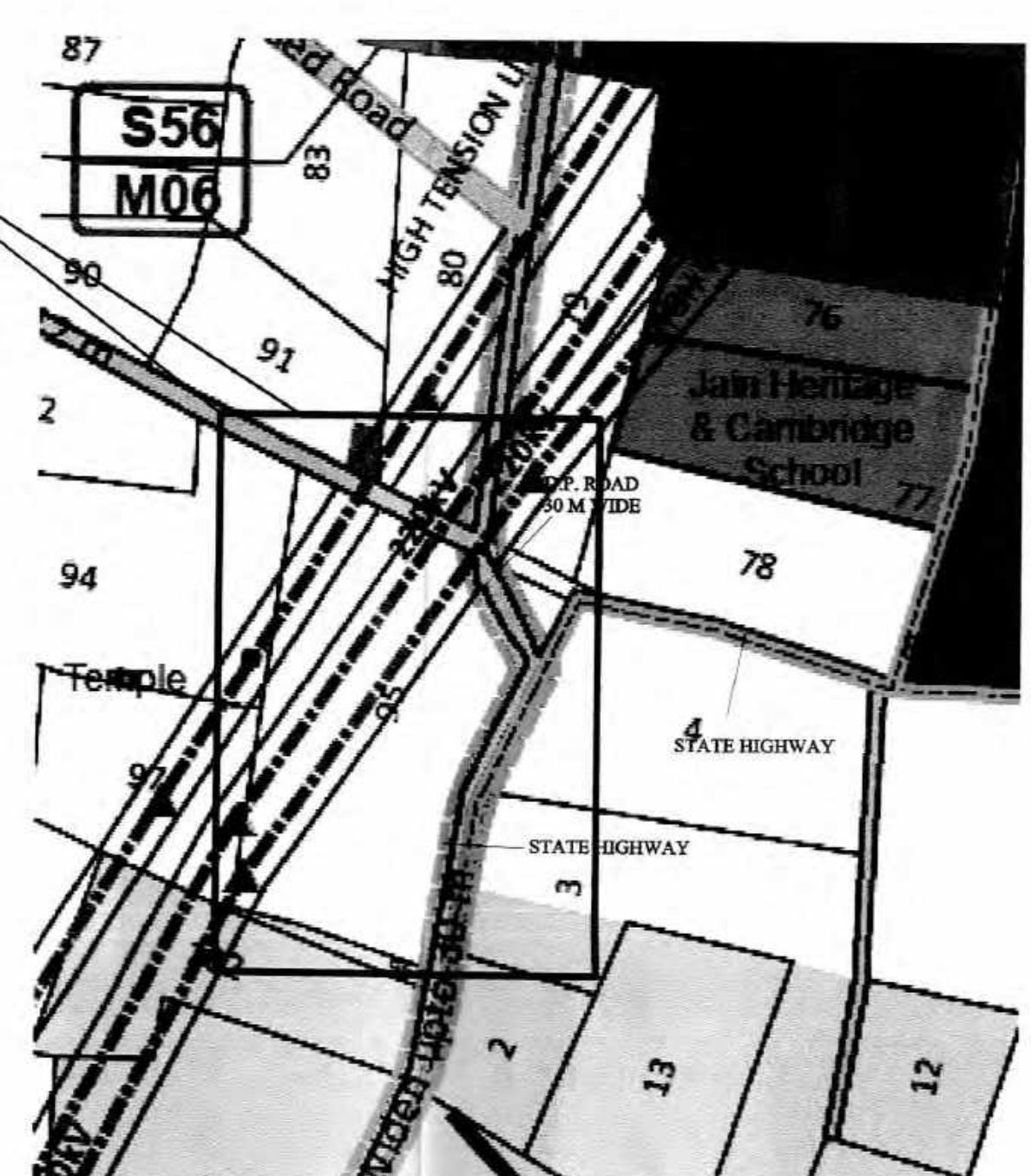




SCALE :-1:500



SHEET NO.- 56,
PROPOSED LAYOUT



PROPOSED RESIDENTIAL LAYOUT PLAN FOR
BEARING KH. NO.- 95/2, P.H. NO.- 04, MOUZA-
CHICHOLI, TAH.- NAGPUR (Gramin),
DIST. - NAGPUR. BELONGINGS TO:-
M/s. Shubh Construction Through its Partner

- 1) Shri. Gaurav S/o Salilkumar Javery
- 2) Shri. Abhishek S/o Salilkumar Javery
- 3) Shri. Rajesh S/o Ramesh Rathi
- 4) Shri. Ashok S/o Ganeshlal Chandak
- 5) Shri. Vijay Singh S/o Anandkaran Singh Thakur
- 6) Shri. Kaushalendra S/o Dhuransingh Singh

PROFORMA-I		
A	AREA STATEMENTS	Sqm. %
1.	AREA OF LAND	
a)	AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	39400.000
b)	AS PER MEASUREMENT SHEET	39398.580
c)	AS PER SITE	39398.580
2.	DEDUCTIONS FOR	
a)	PROPOSED D.P./D.P. ROAD/HIGHWAY WIDENING AREA	4223.396
b)	HIGH TENSION LINE CORRIDOR AREA	10700.411
	(TOTAL a+b+c)	14923.807
3.	BALANCE AREA OF PLOT (1-2)	24474.773 100.000
4.	AMENITY SPACE	
a)	REQUIRED - (5% OF 3)	1223.739
b)	ADJUSTMENT OF 2(b), IF ANY -	0.000
c)	BALANCE PROPOSED -	1228.820 5.021
5.	NET PLOT AREA (3 - 4(c))	23245.9530
6.	RECREATIONAL OPEN SPACE	
a)	REQUIRED - (10% OF 3)	2447.477
b)	PROPOSED -	2458.495 10.045
7.	INTERNAL ROAD AREA	4716.679 19.272
8.	SERVICE ROAD & HIGHWAY WIDENING	2109.636 8.620
9.	PLOTTABLE AREA	13911.143 56.839
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.6710
11.	SPACE FOR ELECTRIC SUB-STATION & WWTP -	50.000 0.204

LAND AREA STATEMENT :-		
1)	1 x 76.163 + 61.916 / 2 x 347.919 =	24020.154 Sqm.
2)	1 x 0.500 x 75.070 x 1.016 =	38.136 Sqm.
3)	1 x 0.500 x 74.591 x 27.371 =	1020.815 Sqm.
4)	1 x 0.500 x 73.050 x 9.581 =	349.946 Sqm.
5)	1 x 69.440 + 60.984 / 2 x 8.829 =	575.796 Sqm.
6)	1 x 60.984 + 59.231 / 2 x 12.450 =	748.338 Sqm.
7)	1 x 59.231 + 52.598 / 2 x 40.583 =	2269.178 Sqm.
8)	1 x 52.598 + 48.050 / 2 x 34.481 =	1735.725 Sqm.
9)	1 x 48.050 + 41.759 / 2 x 26.192 =	1625.184 Sqm.
10)	1 x 41.759 + 42.279 / 2 x 29.244 =	1228.804 Sqm.
11)	1 x 42.279 + 45.598 / 2 x 63.748 =	2800.991 Sqm.
12)	1 x 37.421 + 34.487 / 2 x 83.037 =	2985.512 Sqm.
	TOTAL =	39398.580 Sqm.

A) OPEN SPACE		
1 x	28.854 + 22.754 / 2 x 88.876 =	1777.276 Sqm.
1 x	48.120 + 48.031 / 2 x 8.756 =	420.648 Sqm.
1 x	10.783 + 8.892 / 2 x 33.110 =	325.720 Sqm.
	LESS TANGENT 6.00 M x 6.00 M (21-) =	15.450 Sqm.
	LESS 5.00 M x 5.00 M (-) =	25.000 Sqm.
	LESS WWTP 5.00 M x 5.00 M (-) =	25.000 Sqm.
	TOTAL =	2458.495 Sqm.
B) HIGH TENSION LINE CORRIDOR AREA		
A)	1 x 0.500 x 63.788 x 21.707 =	892.334 Sqm.
B)	1 x 40.404 + 21.828 / 2 x 111.385 =	3468.167 Sqm.
C)	1 x 5.935 + 21.344 / 2 x 76.213 =	1043.326 Sqm.
D)	1 x 26.385 + 26.413 / 2 x 83.270 =	2198.245 Sqm.
E)	1 x 48.031 + 47.888 / 2 x 16.240 =	778.884 Sqm.
F)	1 x 40.934 + 15.247 / 2 x 80.827 =	2551.684 Sqm.
	LESS TANGENT 6.00 M x 6.00 M (11-) =	7.725 Sqm.
	LESS TANGENT 15.00 M x 6.00 M (11-) =	19.315 Sqm.
	TOTAL =	10700.411 Sqm.
C) AMENITY SPACE		
1 x	18.044 + 25.169 / 2 x 57.780 =	1248.135 Sqm.
	LESS TANGENT 15.00 M x 6.00 M (11-) =	19.315 Sqm.
	TOTAL =	1228.820 Sqm.
D) 12.00 M & 30.00 M D.P. ROAD WIDENING AREA		
A)	1 x 0.500 x 87.554 x 11.384 =	498.795 Sqm.
B)	1 x 18.185 + 12.952 / 2 x 35.581 =	546.649 Sqm.
C)	1 x 27.717 + 10.415 / 2 x 75.580 =	1441.008 Sqm.
D)	1 x 0.500 x 83.932 x 8.370 =	266.965 Sqm.
E)	1 x 0.500 x 49.610 x 7.461 =	184.982 Sqm.
F)	1 x 5.284 + 5.405 / 2 x 13.908 =	74.192 Sqm.
G)	1 x 5.916 + 5.123 / 2 x 41.548 =	186.668 Sqm.
H)	1 x 5.177 + 5.574 / 2 x 34.787 =	229.313 Sqm.
I)	1 x 5.533 + 3.335 / 2 x 36.992 =	164.023 Sqm.
J)	1 x 0.500 x 22.126 x 3.419 =	37.854 Sqm.
K)	1 x 0.500 x 29.248 x 4.003 =	56.540 Sqm.
L)	1 x 0.500 x 17.442 x 3.210 =	27.994 Sqm.
M)	1 x 3.548 + 4.198 / 2 x 46.843 =	243.737 Sqm.
N)	1 x 4.164 + 2.870 / 2 x 88.227 =	243.366 Sqm.
	TOTAL =	4223.396 Sqm.
E) SERVICE ROAD WIDENING AREA		
A)	1 x 0.500 x 108.898 x 7.422 =	404.224 Sqm.
B)	1 x 0.500 x 109.092 x 7.500 =	409.095 Sqm.
C)	1 x 6.883 + 7.195 / 2 x 23.765 =	168.470 Sqm.
D)	1 x 6.837 + 6.768 / 2 x 17.151 =	114.889 Sqm.
E)	1 x 7.486 + 7.400 / 2 x 133.503 =	993.683 Sqm.
	ADD TANGENT 15.00 M x 6.00 M (11-) =	19.315 Sqm.
	TOTAL =	2109.636 Sqm.

INDEX :-

- KH. BOUNDARY SHOWN IN
- OPEN SPACE SHOWN IN
- AMENITY SPACE SHOWN IN
- ELECTRIC SUBSTATION SHOWN IN
- WASTE WATER TREATMENT PLANT SHOWN IN
- APPROACH ROAD SHOWN IN

OWNER'S SIGN	
1) Shri. Gaurav S/o Salilkumar Javery	4) Shri. Ashok S/o Ganeshlal Chandak
2) Shri. Abhishek S/o Salilkumar Javery	5) Shri. Vijay Singh S/o Anandkaran Singh Thakur
3) Shri. Rajesh S/o Ramesh Rathi	6) Shri. Kaushalendra S/o Dhuransingh Singh
ARCHITECT'S L.S.	

LAYOUT PLAN OF KH. NO.- 95/2,
Mouza - CHICHOLI

SCALE :-1:500

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT												
SR.NO.	PLOT NO.	SIZE IN METERS	PLOT AREA (Sq.m.)	ROUNDING AREA OF ROAD (Sq.m.)	REMAINING PLOT AREA (Sq.m.)	NO. OF PLOTS	TOTAL NET PLOT AREA (Sq.m.)	BUILT UP AREA ON PRO-RATA BASIS (Sq.m.)	BUILT UP AREA ON PRO-RATA BASIS PER PLOT	BUILT UP AREA ON PRO-RATA BASIS	FRONT ROAD WIDTH (m.)	BASIC FSI
A	B	C	D	E = (C-D)	F	G = (E/F)	H	I	J = (H*F)	K	L = (H*K)	
1	1	1 x 21.617 + 15.000 / 2 x 31.500	576.718	0.000	576.718	1	576.718	1153.436	2.0000	1153.436	45.000	1.100
2	2 TO 7	1 x 15.000 x 31.500	472.500	0.000	472.500	6	2835.000	945.000	2.0000	945.000	45.000	1.100
3	8	1 x 8.216 + 31.500 / 2 x 9.784	289.724	0.000	289.724	1	289.724	579.448	2.0000	579.448	45.000	1.100
4	9	1 x 31.500 + 27.724 / 2 x 9.784	289.724	0.000	289.724	1	289.724	579.448	2.0000	579.448	45.000	1.100
5	10	1 x 0.500 x 30.477 x 8.827	134.510	0.000	134.510	1	134.510	269.020	2.0000	269.020	45.000	1.100
6	11	1 x 0.500 x 19.551 x 8.516	87.547	0.000	87.547	1	87.547	175.094	2.0000	175.094	45.000	1.100
7	12	1 x 17.913 + 23.702 / 2 x 15.000	312.113	7.725	304.388	1	304.388	608.776	2.0000	608.776	45.000	1.100
8	13	1 x 8.216 + 31.500 / 2 x 9.784	289.724	0.000	289.724	1	289.724	579.448	2.0000	579.448	45.000	1.100
9	14 TO 23	1 x 11.011 + 8.216 / 2 x 15.000	144.203	0.000	144.203	1	144.203	288.406	2.0000	288.406	45.000	1.100
10	24 & 25	1 x 16.760 x 15.000	125.550	0.000	125.550	2	251.100	502.200	2.0000	502.200	45.000	1.100
11	26	1 x 8.836 + 12.000 / 2 x 15.000	156.270	0.000	156.270	1	156.270	312.540	2.0000	312.540	45.000	1.100
12	27	1 x 20.361 + 11.514 / 2 x 35.296	563.589	0.000	563.589	1	563.589	1127.178	2.0000	1127.178	45.000	1.100
13	28	1 x 24.947 + 21.473 / 2 x 9.000	208.690	0.000	208.690	1	208.690	417.380	2.0000	417.380	45.000	1.100
14	29	1 x 21.473 + 18.000 / 2 x 9.000	177.629	0.000	177.629	1	177.629	355.258	2.0000	355.258	45.000	1.100
15	30	1 x 16.000 + 14.827 / 2 x 9.000	148.372	0.000	148.372	1	148.372	296.744	2.0000	296.744	45.000	1.100
16	31	1 x 0.500 x 37.640 x 14.527	273.398	0.000	273.398	1	273.398	546.796	2.0000	546.796	45.000	1.100
17	32	1 x 13.121 + 15.720 / 2 x 37.811	545.254	7.725	537.529	1	537.529	1075.058	2.0000	1075.058	45.000	1.100
18	33	1 x 0.500 x 30.474 x 1.030	15.694	0.000	15.694	1	15.694	31.388	2.0000	31.388	45.000	1.100
19	34	1 x 25.448 + 21.959 / 2 x 19.009	450.500	0.000	450.500	1	450.500	901.000	2.0000	901.000	45.000	1.100
20	35	1 x 21.959 + 17.649 / 2 x 23.500	465.359	0.000	465.359	1	465.359	930.718	2.0000	930.718	45.000	1.100
21	36 TO 41	1 x 30.903 + 32.588 / 2 x 16.000	507.928	7.725	500.203	1	500.203	1000.406	2.0000	1000.406	45.000	1.100
22	42	1 x 10.000 x 16.000	160.000	0.000	160.000	1	160.000	320.000	2.0000	320.000	45.000	1.100
23	43	1 x 29.964 + 25.370 / 2 x 11.500	318.171	0.000	318.171	1	318.171	636.342	2.0000	636.342	45.000	1.100
24	44	1 x 25.370 + 21.376 / 2 x 10.000	233.730	0.000	233.730	1	233.730	467.460	2.0000	467.460	45.000	1.100
25	45	1 x 21.376 + 17.760 / 2 x 9.000	176.202	0.000	176.202	1	176.202	352.404	2.0000	352.404	45.000	1.100
26	46	1 x 17.760 + 14.185 / 2 x 9.000	143.843	0.000	143.843	1	143.843	287.686	2.0000	287.686	45.000	1.100
27	47	1 x 12.137 + 4.408 / 2 x 27.403	226.691	7.725	218.966	1	218.966	437.932	2.0000	437.932	45.000	1.100
28	48	1 x 17.310 + 17.444 / 2 x 10.289	178.792	0.000	178.792	1	178.792	357.584	2.0000	357.584	45.000	1.100
29	49	1 x 17.444 + 13.964 / 2 x 8.711	136.798	0.000	136.798	1	136.798	273.596	2.0000	273.596	45.000	1.100
30	50	1 x 17.193 + 17.310 / 2 x 9.000	155.264	0.000	155.264	1	155.264	310.528	2.0000	310.528	45.000	1.100
31	51	1 x 17.076 + 17.183 / 2 x 9.000	154.211	0.000	154.211	1	154.211	308.422	2.0000	308.422	45.000	1.100
32	52	1 x 16.859 + 10.079 / 2 x 9.000	153.158	0.000	153.158	1	153.158	306.316	2.0000	306.316	45.000	1.100
33	53	1 x 16.841 + 16.959 / 2 x 9.000	152.100	0.000	152.100	1	152.100	304.200	2.0000	304.200	45.000	1.100
34	54	1 x 16.724 + 16.841 / 2 x 9.000	151.043	0.000	151.043	1	151.043	302.084	2.0000	302.084	45.000	1.100
35	55	1 x 13.971 + 15.109 / 2 x 37.969	552.069	7.725	544.344	1	544.344	1088.688	2.0000	1088.688	45.000	1.100
TOTAL						54	13811.143			23244.292		

NIKHIL S. BENDRE
NLS-1402
NMC-15-133
MUDA LS-NMBA/R/2022/APL/00008
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