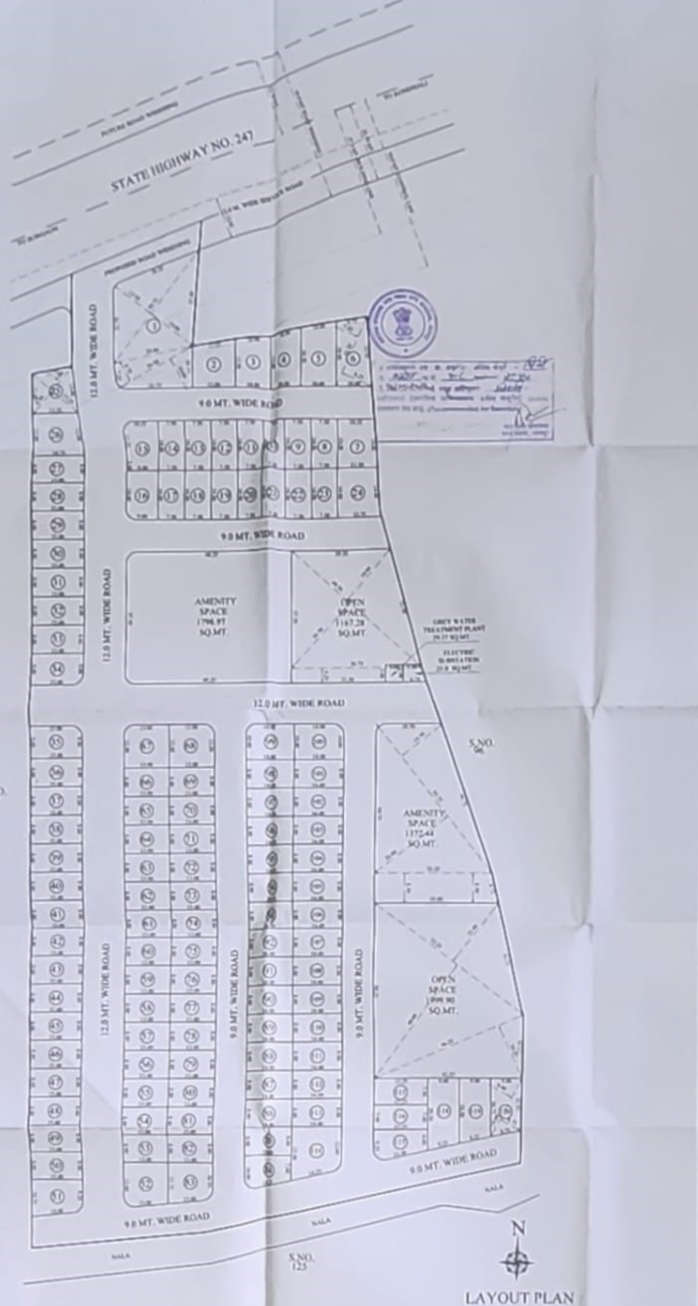
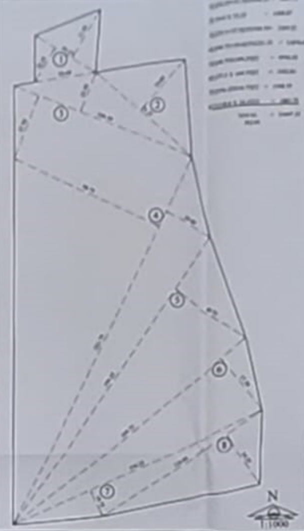


LAYOUT PLAN

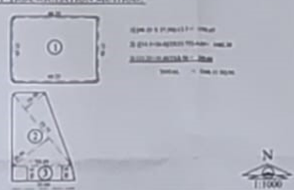
SCALE 1:500

NOTE - ALL DIMENSIONS ARE IN METER

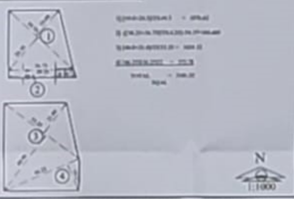
AREA CALCULATION AS PER MEASURMENT PLAN BY TRIANGULATION METHOD



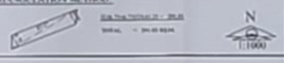
AREA CALCULATION FOR AMENITY SPACE BY TRIANGULATION METHOD.



AREA CALCULATION FOR OPEN SPACE BY TRIANGULATION METHOD.



AREA CALCULATION FOR ROAD WIDENING OF STATE HIGHWAY BY TRIANGULATION METHOD.



CERTIFICATE OF AREA :

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DT. [illegible] AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT CITY SURVEY RECORDS.
THE ABOVE MENTIONED PLANS ARE PREPARED BY ME AS PER UDCPR

ASHISH N. KHOBRAGADE
B.E. CIVIL

(NAME OF ARCHITECT / LICENSED ENGINEER / SUPERVISOR)

OWNER'S DECLARATION :

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER(S) NAME AND SIGNATURE :

SHREE BALAJI DEVELOPERS THROUGH PAWAN KUMAR BADHALAL

SR. NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	SIGNATURE NO. OF ARCHITECT / LICENSED ENGINEER / SUPERVISOR
1	1/1	1:500 1:1000	[illegible]		LICENSE NO.- [illegible]

DEMARCATED RESIDENTIAL LAYOUT PLAN ON S.NO. 108, MOUZA- SHIRMI, P.H. NO. 63, TAL.- KATOL, DIST.- NAGPUR.

OWNER :- SHREE BALAJI DEVELOPERS THROUGH PAWAN KUMAR BADHALAL

AREA STATEMENT

1)	AREA OF PLOT (MINIMUM AREA OF a,b,c)	
	a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	[illegible] SQ.MT.
	b) AREA AS PER MEASUREMENT PLAN	[illegible] SQ.MT.
	c) AREA AS PER SITE	[illegible] SQ.MT.
	MINIMUM AREA OF a,b,c CONSIDERED	[illegible] SQ.MT.
2)	DEDUCTIONS FOR	
	a) PROPOSED D.P. / R.P. ROAD WIDENING AREA (SERVICE ROAD / HIGHWAY WIDENING)	[illegible] SQ.MT.
	b) ANY D.P. RESERVATION AREA	[illegible]
	TOTAL (a+b)	[illegible] SQ.MT.
3)	BALANCE AREA OF PLOT (1-2)	[illegible] SQ.MT.
4)	AMENITY SPACE (IF APPLICABLE)	
	a) REQUIRED	[illegible] SQ.MT.
	b) PROPOSED AMENITY SPACE	[illegible] SQ.MT.
	c) ELECTRIC SUBSTATION	[illegible] SQ.MT.
	d) GREY WATER TREATMENT PLANT	[illegible] SQ.MT.
	TOTAL AMENITY SPACE	[illegible] SQ.MT.
5)	NET PLOT AREA (3-4)	[illegible] SQ.MT.
6)	RECREATIONAL OPEN SPACE (IF APPLICABLE)	
	a) REQUIRED	[illegible] SQ.MT.
	b) PROPOSED	[illegible] SQ.MT.
7)	INTERNAL ROAD AREA	[illegible] SQ.MT.
8)	SERVICE ROAD OR HIGHWAY WIDENING	[illegible] SQ.MT.
9)	PLOTTABLE AREA	14857.97 SQ.MT.
10)	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS	[illegible]

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

PLOT NO.	PLOT SIZE	AREA OF EACH PLOT IN SQ.MT.	NO. OF PLOTS	CORNER ROUNDED AREA OF ROAD SQ.MT.	NET AREA OF EACH PLOT SQ.MT.	TOTAL AREA	BUILT UP AREA ON PRORATA BASIS OF EACH PLOT (FACTOR OF FSI) SQ.MT.	FRONT ROAD WIDTH MT.	BASIC FSI	PERMISSIBLE BUILT UP AREA ON BASIC FSI EACH PLOT SQ.MT.
A	B	C	D	E	F	G	H	I	J	K
1	[13.5+15.0]/2X39.75+[6.75+10.0]/2X24.5	771.61	1	13.79	757.82	757.82	1401.97	12.00	1.1	[illegible]
2	[11.75+13.5]/2X12.0	151.50	1	0	151.50	151.50	280.28	9.00	1.1	[illegible]
3	[13.5+15.0]/2X10.0	142.50	1	0	142.50	142.50	263.63	9.00	1.1	[illegible]
4	[15.0+16.5]/2X10.0	157.50	1	0	157.50	157.50	291.38	9.00	1.1	[illegible]
5	[16.5+18.0]/2X10.0	172.50	1	0	172.50	172.50	319.13	9.00	1.1	[illegible]
6	[7.25+9.25]/2X21.25	175.31	1	0	175.31	175.31	324.32	9.00	1.1	[illegible]
7	[10.25+11.5]/2X14.0	152.25	1	0	152.25	152.25	281.66	9.00	1.1	[illegible]
8 TO 14	7.50 X 14.0	105.00	7	0	105.00	735.00	194.25	9.00	1.1	[illegible]
15	[10.25+9.0]/2X14.0	134.75	1	6.05	128.70	128.70	238.10	12.00	1.1	[illegible]
16	14.0 X 9.0	126.00	1	6.05	119.95	119.95	221.91	12.00	1.1	[illegible]
17 TO 23	7.50 X 14.0	105.00	7	0	105.00	735.00	194.25	9.00	1.1	[illegible]
24	[11.5+12.75]/2X14.0	169.75	1	0	169.75	169.75	314.04	9.00	1.1	[illegible]
25	[8.5+9.0]/2X17.25	150.94	1	0	150.94	150.94	279.22	12.00	1.1	[illegible]
26	[13.25+16.75]/2X12.0	180.00	1	0	180.00	180.00	333.00	12.00	1.1	[illegible]
27	[14.75+15.0]/2X8.0	119.00	1	0	119.00	119.00	220.15	12.00	1.1	[illegible]
28 TO 33	15.0 X 8.0	120.00	6	0	120.00	720.00	222.00	12.00	1.1	[illegible]
34	15.0 X 9.0	135.00	1	7.74	127.26	127.26	235.43	12.00	1.1	[illegible]
35	15.0 X 9.0	135.00	1	7.74	127.26	127.26	235.43	12.00	1.1	[illegible]
36 TO 50	15.0 X 8.0	120.00	15	0	120.00	1800.00	222.00	12.00	1.1	[illegible]
51	[18.75+6.25]/2X12.0	150.00	1	6.05	143.95	143.95	266.31	12.00	1.1	[illegible]
52	[13.0+11.75]/2X13.0	160.87	1	6.05	154.82	154.82	286.42	12.00	1.1	[illegible]
53 TO 66	13.0 X 8.0	104.00	14	0	104.00	1456.00	192.40	12.00	1.1	[illegible]
67	12.0 X 13.0	156.00	1	7.74	148.26	148.26	274.28	12.00	1.1	[illegible]
68	12.0 X 13.0	156.00	1	6.05	149.95	149.95	277.41	12.00	1.1	[illegible]
69 TO 82	13.0 X 8.0	104.00	14	0	104.00	1456.00	192.40	9.00	1.1	[illegible]
83	[11.75+10.5]/2X13.0	144.62	1	4.35	140.27	140.27	259.50	9.00	1.1	[illegible]
84	[10.0+7.0]/2X14.0	119.00	1	4.35	114.65	114.65	212.10	9.00	1.1	[illegible]
85 TO 98	14.0 X 8.0	112.00	14	0	112.00	1568.00	207.20	9.00	1.1	[illegible]
99	14.0 X 10.0	140.00	1	6.05	133.95	133.95	247.81	12.00	1.1	[illegible]
100	14.0 X 10.0	140.00	1	6.05	133.95	133.95	247.81	12.00	1.1	[illegible]
101 TO 113	14.0 X 8.0	112.00	13	0	112.00	1456.00	207.20	9.00	1.1	[illegible]
114	[13.0+14.0]/2X14.0	189.00	1	4.35	184.65	184.65	341.60	9.00	1.1	[illegible]
115	15.25 X 7.50	114.37	1	0	114.37	114.37	211.58	9.00	1.1	[illegible]
116	15.25 X 7.0	106.75	1	0	106.75	106.75	197.49	9.00	1.1	[illegible]
117	[9.25+6.0]/2X15.25	116.28	1	4.35	111.93	111.93	207.07	9.00	1.1	[illegible]
118	[20.5+18.5]/2X9.0	175.50	1	0	175.50	175.50	324.68	9.00	1.1	[illegible]
119	[18.5+16.75]/2X9.0	158.62	1	0	158.62	158.62	293.45	9.00	1.1	[illegible]
120	[6.75+8.0]/2X19.0	140.12	1	0	140.12	140.12	259.22	9.00	1.1	[illegible]
			120			14857.97				

CERTIFICATE :

THE ABOVE MENTIONED PLANS ARE PREPARED BY ME AS PER UDCPR

SIGNATURE OF ARCHITECT / LICENSED ENGINEER / SUPERVISOR

NAME :- ASHISH N. KHOBRAGADE
LICENSE NO. :- [illegible]
CONTACT NO. :- [illegible]
DATED :- [illegible]

(*) NAME OF THE ACT OF THE PLANNING AUTHORITY, IF ANY, BE MENTIONED.

SHREE BALAJI DEVELOPERS
THROUGH PAWAN KUMAR BADHALAL
SIGNATURE OF OWNER

MOUZA - SHIRMI
P.H. NO.- 63
TAH - KATOL
DIST - NAGPUR

LOCATION PLAN
SCALE 1:5000

ASHISH N. KHOBRAGADE
B.E. CIVIL

SIGNATURE OF OWNER