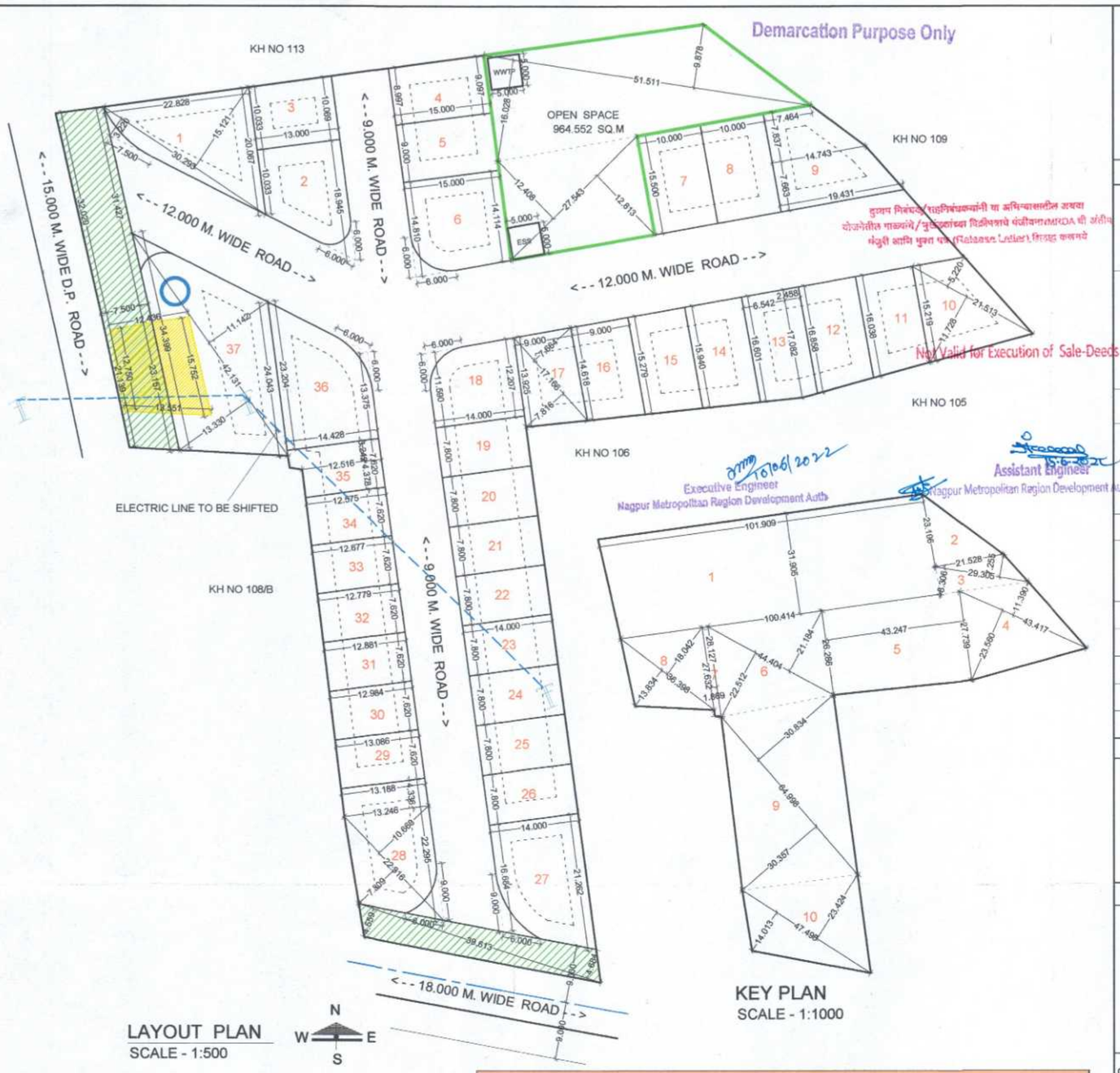
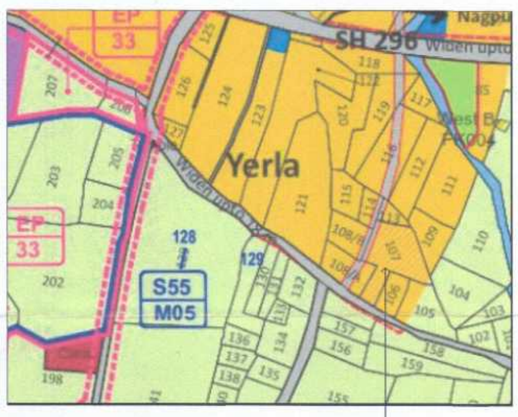


LAYOUT PLAN
SCALE - 1:500

KEY PLAN
SCALE - 1:1000



PROPOSED LAYOUT
KH. NO. 107 PART
DP SHEET NO. 55

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. 107 & 108-A , P.NO. 03, MOUZA -YERLA TAH. - NAGPUR, DIST. - NAGPUR.

BELONGING TO :- M/s PAM SERVICES, NAGPUR
THROUGH PARTNERS,

1) MOTILAL KHUBCHAND PALIWAL 2) MANOJ UTTAMCHAND GANGAN
3) PUSHPA MOTILAL PALIWAL 4) HARSHA MANOJ GANGAN

	AREA STATEMENTS :	
1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)	
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	= 10200.000 SQ.M
	B) AS PER MEASUREMENT SHEET	= 10111.289 SQ.M
	C) AS PER SITE	= 10111.289 SQ.M
2	DEDUCTIONS FOR :	
	A) PROPOSED D.P/ D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING	= 587.107 SQ.M
	B) ANY D.P. RESERVATION AREA	= 0.000 SQ.M
	TOTAL A+B	= 587.107 SQ.M
3	BALANCE AREA OF PLOT (1- 2)	= 9524.182 SQ.M (100 %)
4	AMENITY SPACE :	
	A) REQUIRED	= 0.000 SQ.M
	B) ADJUSTMENT OF 2(A), if any	= 0.00 SQ.M
	C) BALANCE PROPOSED	= 0.000 SQ.M
	NET PLOT AREA (3- 4C)	= 9524.182 SQ.M
6	RECREATIONAL OPEN SPACE :	
	A) REQUIRED	= 952.418 SQ.M
	B) PROPOSED	= 964.552 SQ.M
7	INTERNAL ROAD AREA	= 2758.999 SQ.M
8	SERVICE ROAD / HIGHWAY WIDENING	= 000.000 SQ.M
9	PLOTABLE AREA	= 5750.631 SQ.M
10	SPACE FOR E.S.S. & W.W.T.P.	= 50.000 SQ.M.
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS=(5/9)	= 1.656

OPEN SPACE	
1) 0.5 * (16.028 + 9.878) * 51.511	= 667.221 SQ.M
2) 0.5 * (12.408 + 12.813) * 27.543	= 347.331 SQ.M
TOTAL	= 1014.552 SQ.M
DEDUCTION OF E.S.S. = 5 * 5	= 25.000 SQ.M
DEDUCTION OF W.W.T.P. = 5 * 5	= 25.000 SQ.M
TOTAL	= 964.552 SQ.M

ROAD WIDENING	
0.5 * (32.020 + 31.427) * 7.500	= 237.926 SQ.M
0.5 * (21.139 + 23.157) * 7.500	= 166.110 SQ.M
0.5 * (4.559 + 4.684) * 39.613	= 183.071 SQ.M
TOTAL	= 587.107 SQ.M

AREA AS PER MEASUREMENT SHEET	
1) 0.5 * (101.909 + 100.414) * 31.905	= 3227.557 SQ.M
2) 0.5 * 21.528 * 23.106	= 248.712 SQ.M
3) 0.5 * (8.306 + 7.255) * 29.305	= 228.007 SQ.M
4) 0.5 * (11.390 + 23.560) * 43.417	= 758.712 SQ.M
5) 0.5 * (26.286 + 27.739) * 43.247	= 1168.209 SQ.M
6) 0.5 * (22.512 + 21.184) * 44.404	= 970.138 SQ.M
7) 0.5 * (27.632 + 28.127) * 1.869	= 52.106 SQ.M
8) 0.5 * (13.834 + 18.042) * 36.398	= 580.111 SQ.M
9) 0.5 * (30.834 + 30.357) * 64.998	= 1988.646 SQ.M
10) 0.5 * (23.424 + 14.013) * 47.498	= 889.091 SQ.M
TOTAL	= 10111.289 SQ.M

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

PLOT NO	PLOT SIZE	PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD (IF ANY SQ.M)	REMAINING PLOT AREA (B-C)	NO OF PLOTS	TOTAL AREA	BUILT UP AREA ON PRO-RATA BASIS (F *PRORATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (G*I) SQ.M
A		B	C	D	E	F	G	H	I	J
1	0.5 * (3.220 + 15.121) * 30.293	277.802	9.610	268.192	1	268.192	444.126	15.000	1.100	488.538
2	0.5 * (10.033 + 18.945) * 13.000	188.357	7.720	180.637	1	180.637	299.135	12.000	1.100	329.048
3	0.5 * (10.033 + 10.069) * 13.000	130.663	0.000	130.663	1	130.663	216.378	9.000	1.100	238.016
4	0.5 * (8.997 + 9.097) * 15.000	135.705	0.000	135.705	1	135.705	224.727	9.000	1.100	247.200
5	9.000 * 15.000	135.000	0.000	135.000	1	135.000	223.560	9.000	1.100	245.916
6	0.5 * (14.810 + 14.114) * 15.000	216.930	7.720	209.210	1	209.210	346.452	12.000	1.100	381.097
7 & 8	10.000 * 15.500	155.000	0.000	155.000	2	310.000	513.360	12.000	1.100	564.696
9	0.5 * (7.464 + 14.743) *7.837 + 0.5 * (14.743 + 19.431) * 7.663	217.956	0.000	217.956	1	217.956	360.935	12.000	1.100	397.028
10	0.5 * (5.220 + 11.728) * 21.513	182.301	0.000	182.301	1	182.301	301.891	9.000	1.100	332.080
11	0.5 * (15.219 + 16.038) * 9.000	140.657	0.000	140.657	1	140.657	232.927	9.000	1.100	256.220
12	0.5 * (16.858 + 16.038) * 9.000	148.032	0.000	148.032	1	148.032	245.141	9.000	1.100	269.655
13	0.5 * (16.858 + 16.601) * 9.000	150.566	0.000	150.566	1	150.566	249.336	9.000	1.100	274.270
14	0.5 * (15.940 + 16.601) * 9.000	146.435	0.000	146.435	1	146.435	242.496	9.000	1.100	266.745
15	0.5 * (15.279 + 15.940) * 9.000	140.486	0.000	140.486	1	140.486	232.644	9.000	1.100	255.908
16	0.5 * (14.618 + 15.279) * 9.000	134.537	0.000	134.537	1	134.537	222.792	9.000	1.100	245.072
17	0.5 * (7.664 + 7.816) * 17.166	132.865	0.000	132.865	1	132.865	220.024	9.000	1.100	242.027
18	0.5 * (11.590 + 12.207) * 14.000	166.579	7.720	158.859	1	158.859	263.071	9.000	1.100	289.378
19 TO 26	14.000 * 7.800	109.200	0.000	109.200	8	873.600	1446.682	9.000	1.100	1591.350
27	0.5 * (16.664 + 21.262) * 14.000	265.482	11.770	253.712	1	253.712	420.147	18.000	1.100	462.162
28	0.5 * (13.188 + 13.246) * 4.336 + 0.5 * (10.660 + 7.809) * 22.316	263.386	11.770	251.616	1	251.616	416.676	18.000	1.100	458.344
29	0.5 * (13.086 + 13.188) * 7.620	100.104	0.000	100.104	1	100.104	165.772	9.000	1.100	182.349
30	0.5 * (12.984 + 13.086) * 7.620	99.327	0.000	99.327	1	99.327	164.485	9.000	1.100	180.934
31	0.5 * (12.881 + 12.984) * 7.620	98.546	0.000	98.546	1	98.546	163.192	9.000	1.100	179.511
32	0.5 * (12.779 + 12.881) * 7.620	97.765	0.000	97.765	1	97.765	161.898	9.000	1.100	178.088
33	0.5 * (12.677 + 12.779) * 7.620	96.987	0.000	96.987	1	96.987	160.611	9.000	1.100	176.672
34	0.5 * (12.575 + 12.677) * 7.620	96.210	0.000	96.210	1	96.210	159.324	9.000	1.100	175.256
35	0.5 * (14.428 + 12.516) * 3.242 + 0.5 * (12.516 + 12.575) * 4.378	98.600	0.000	98.600	1	98.600	163.282	9.000	1.100	179.611
36	0.5 * (23.204 + 13.375) * 14.428	263.881	7.720	256.161	1	256.161	424.202	9.000	1.100	466.623
37	0.5 * (11.142 + 13.330) * 42.131	515.515	9.610	505.905	1	505.905	837.779	15.000	1.100	921.556
		TOTAL			37	5750.631	9523.045			10475.349

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BE ME ON 10-12-2020 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 THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

OWNER (S) NAME AND SIGNATURE

M/s PAM SERVICES, NAGPUR
THROUGH PARTNERS,

1) MOTILAL KHUBCHAND PALIWAL 2) MANOJ UTTAMCHAND GANGAN

3) PUSHPA MOTILAL PALIWAL 4) HARSHA MANOJ GANGAN (PoA)

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

Er. Dhawal S. Harshe
NMRDA Lic. No. 441
NIT Lic. No. 3000
Mob. No. 9158855005

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. / LICENCE NO.OF ARCH / LIC. ENG. / SUPERVISOR
10-06-2022	LAY-02	1:500	DHAWAL		

LEGEND :

KHASARA BOUNDRY SHOWN IN
OPEN SPACE SHOWN IN
EXISTING CONSTRUCTION SHOWN IN (TO BE DEMOLISHED)

WAVE INFRAVENTURE
ENGINEERS . DEVELOPERS . CONTRACTORS
flat no.G-6,Cheenab Apt.Chunnabhatti Road,
Near Ajni Sq.Nagpur-440003