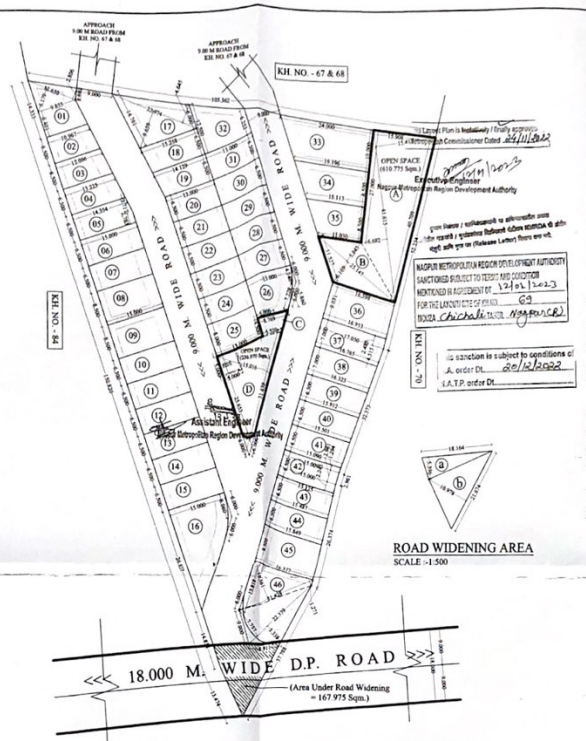
FINAL DEMARCATED PROPOSED RESIDENTIAL LAYOUT PLAN ON LAND BEARING KH. NO.- 69, P.H. NO.- 04, MOUZA- CHICHOLI, TAH.- NAGPUR (Gramin), DIST. - NAGPUR.

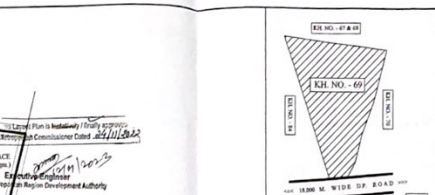
BELONGINGS TO:-
M/s. PREMIER HERITAGE THROUGH PARTNER
SHRI AMIT MAGANLAL PANCHMATIYA

N

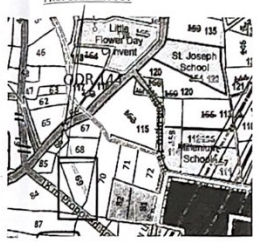
SCALE :-1:500



LAYOUT PLAN OF KH. NO.- 69,
Mouza - CHICHOLI
SCALE :-1:500



LOCATION PLAN



ROAD WIDENING AREA
SCALE :-1:500

PROFORMA-I

A	AREA STATEMENTS	Sqm.	%
	1. AREA OF LAND		
	a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	8500.000	
	b) AS PER MEASUREMENT SHEET	8372.826	
	c) AS PER SITE	8372.826	
	2. DEDUCTIONS FOR		
	a) PROPOSED D.P./D.P. ROAD WIDENING AREA	167.975	
	b) ANY D. P. RESERVATION AREA	0.000	
	(TOTAL a+b)(-)	167.975	
	3. BALANCE AREA OF PLOT (1-2)	8204.851	100.000
	4. AMENITY SPACE		
	a) REQUIRED -	0.0000	
	b) ADJUSTMENT OF 2(b), IF ANY -	0.000	
	c) BALANCE PROPOSED -	0.000	0.000
	5. NET PLOT AREA (3 - 4(c))	8204.8510	
	6. RECREATIONAL OPEN SPACE		
	a) REQUIRED - (10 % OF 3)	820.485	
	b) PROPOSED -	847.745	10.332
	7. INTERNAL ROAD AREA	2191.7590	26.713
	8. SERVICE ROAD & HIGHWAY WIDENING	0.000	0.000
	9. PLOTABLE AREA	5140.347	62.650
	10. Pro-rata factor for FSI calculation on layout plots = (5/9)	1.5961	
	11. SPACE FOR ELECTRIC SUB-STATION	25.000	0.305

A) OPEN SPACE									
	A)	1 x	15.413 +	6.682 / 2	x	41.615	=	459.742	Sqm.
	B)	1 x	5.843 +	6.169 / 2	x	25.147	=	151.033	Sqm.
	C)	1 x	6.769 +	5.620 / 2	x	4.500	=	32.150	Sqm.
	D)	1 x	0.500	x 31.639	x	15.016	=	237.546	Sqm.
	LESS TANGENT 6.00x6.00 (01 NOS)						(-) =	7.725	Sqm.
	LESS ESS 5.00 M x 5.000 M						(-) =	25.000	Sqm.
						TOTAL	=	847.745	Sqm.
B) ROAD WIDENING AREA CALCULATION									
	a)	1 x	0.500	x 18.164	x	5.396	=	49.006	Sqm.
	b)	1 x	0.500	x 21.674	x	10.978	=	118.969	Sqm.
						TOTAL	=	167.975	Sqm.
C) ELECTRIC SUB STATION			5.000	x	5.000	=		25.000	Sqm.

***NOTE :-**

PROVISION FOR COMMON WWTP BE MADE FOR KHASARA NO. 67, 68/ 1,2, 69 IN KHASARA NO. 67, 68/ 1,2 AS PER ORDERS OF HON. M. C. ON DT: 11/ 09/ 2022.

INDEX :-

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

OWNER'S SIGN

(SHRI AMIT MAGANLAL PANCHMATIYA)

ARCHITECT/L.S.

NIKHIL S. BENDE
DIPLOMA IN ENGINEER
(CIVIL & STRUCTURES)
MIT LS. No.: 1492, NMC LS. No.: 133
39, First Floor, Bonai Ganesh Chambers,
Mahadula Square, Dharampeth, NAGPUR-10

NIKHIL S. BENDE
NIT LS. - 1492
NMC LS. - 133

Designer & Consultant:
M/s. S. B. ASSOCIATE'S
20, First Floor, Bonai Ganesh Chamber,
Opp. Mahadula Square, Dharampeth, Nagpur
Ph. - (0712)2444144
email - s.sbe2007@rediffmail.com/gmail.com

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

SR.NO.	PLOT NO.	SIZE IN METERS A	B				PLOT AREA (Sq.m.) C	ROUNDING AREA OF ROAD (Sq.m.) D	REMAINING PLOT AREA (Sq.m.) E= (C-D)	NO. OF PLOTS F	TOTAL NET PLOT AREA (sq.m.) G = (E*F)	BUILT UP AREA ON PRO-RATA BASIS i.e. (E x 1.5961) H	BUILT UP AREA ON PRO-RATA BASIS I = (H*F)	FRONT ROAD WIDTH (m.) J	BASIC FSI K	PERMISSIBLE BUILT UP AREA ON BASIC FSI (Sq.m.) L = (H*K)
1	1	1 x 2.806 +	6.179 / 2	x	12.650		56.830	0.000	123.471	1	123.471	197.072	197.072	9.000	1.100	216.779
		1 x 9.855 +	10.967 / 2	x	6.401		66.641									
2	2	1 x 10.967 +	12.096 / 2	x	6.500		74.955	0.000	74.955	1	74.955	119.639	119.639	9.000	1.100	131.599
3	3	1 x 12.096 +	13.225 / 2	x	6.500		82.293	0.000	82.293	1	82.293	131.348	131.348	9.000	1.100	144.483
4	4	1 x 13.225 +	14.354 / 2	x	6.500		89.632	0.000	89.632	1	89.632	143.061	143.061	9.000	1.100	157.367
5	5	1 x 14.354 +	15.000 / 2	x	3.717		54.554	0.000	96.299	1	96.299	153.703	153.703	9.000	1.100	169.074
		1 x	15.000		x 2.783		41.745									
6	6 & 7	1 x	15.000		x 8.500		97.500	0.000	97.500	2	195.000	155.620	311.240	9.000	1.100	171.182
7	8 & 9	1 x	15.000		x 8.500		127.500	0.000	127.500	2	255.000	203.303	407.006	9.000	1.100	223.853
8	10 TO 15	1 x	15.000		x 8.500		97.500	0.000	97.500	6	585.000	155.620	933.719	9.000	1.100	171.182
9	16	1 x 6.060 +	26.837 / 2	x	15.000		246.728	7.725	239.003	1	239.003	381.472	381.472	9.000	1.100	419.619
10	17	1 x 4.645 +	9.659 / 2	x	22.974		164.310	0.000	164.310	1	164.310	262.255	262.255	9.000	1.100	288.481
11	18	1 x 15.258 +	14.129 / 2	x	6.500		95.508	0.000	95.508	1	95.508	152.440	152.440	9.000	1.100	167.684
12	19	1 x 14.129 +	13.000 / 2	x	6.500		88.189	0.000	88.189	1	88.189	140.727	140.727	9.000	1.100	154.800
13	20 TO 24	1 x	13.000		x 8.500		84.500	0.000	84.500	5	422.500	134.870	674.352	9.000	1.100	148.357
14	25	1 x	13.000		x 8.000		104.000	0.000	104.000	1	104.000	165.994	165.994	9.000	1.100	182.594
15	26	1 x	13.000		x 4.140		53.820	7.725	109.878	1	109.878	175.377	175.377	9.000	1.100	192.914
		1 x 13.000 +	8.769 / 2	x	5.660		63.783									
16	27 TO 31	1 x	13.000		x 8.500		84.500	0.000	84.500	5	422.500	134.870	674.352	9.000	1.100	148.357
17	32	1 x 6.255 +	12.500 / 2	x	13.000		121.908	0.000	121.908	1	121.908	194.577	194.577	9.000	1.100	214.034
18	33	1 x 24.000 +	19.196 / 2	x	10.000		215.980	0.000	215.980	1	215.980	344.728	344.728	9.000	1.100	379.198
19	34	1 x 19.196 +	15.113 / 2	x	8.500		145.813	0.000	145.813	1	145.813	232.733	232.733	9.000	1.100	256.006
20	35	1 x 15.113 +	11.030 / 2	x	8.500		111.108	0.000	111.108	1	111.108	177.339	177.339	9.000	1.100	195.073
21	36	1 x 16.598 +	16.953 / 2	x	9.031		151.500	0.000	151.500	1	151.500	241.808	241.808	9.000	1.100	265.989
22	37	1 x 16.953 +	17.050 / 2	x	2.485		42.249	0.000	118.586	1	118.586	189.275	189.275	9.000	1.100	208.203
		1 x 17.050 +	16.765 / 2	x	4.515		76.337									
23	38	1 x 16.765 +	16.323 / 2	x	7.000		115.808	0.000	115.808	1	115.808	184.841	184.841	9.000	1.100	203.325
24	39	1 x 16.323 +	15.912 / 2	x	6.500		104.764	0.000	104.764	1	104.764	167.213	167.213	9.000	1.100	183.935
25	40	1 x 15.912 +	15.501 / 2	x	6.500		102.092	0.000	102.092	1	102.092	162.949	162.949	9.000	1.100	179.244
26	41	1 x 15.501 +	15.090 / 2	x	6.500		99.421	0.000	99.421	1	99.421	158.685	158.685	9.000	1.100	174.554
27	42	1 x 15.090 +	15.009 / 2	x	1.264		19.474	0.000	97.718	1	97.718	155.987	155.987	9.000	1.100	171.584
		1 x 15.009 +	15.000 / 2	x	2.961		44.428									
		1 x 15.000 +	15.129 / 2	x	2.245		33.615									
28	43	1 x 15.125 +	15.487 / 2	x	6.500		99.489	0.000	99.489	1	99.489	158.794	158.794	9.000	1.100	174.674
29	44	1 x 15.487 +	15.849 / 2	x	6.500		101.842	0.000	101.842	1	101.842	162.550	162.550	9.000	1.100	178.805
30	45	1 x 15.849 +	16.377 / 2	x	9.500		153.074	0.000	153.074	1	153.074	244.321	244.321	9.000	1.100	268.753
31	46	1 x 10.591 +	1.271 / 2	x	21.428		126.768	19.305	253.728	1	253.728	404.975	404.975	18.000	1.100	445.472
		1 x 7.757 +	5.338 / 2	x	22.339		146.265									
									TOTAL		46	5140.347		8204.507		



KEY PLAN OF KH. NO.- 69
SCALE :-1:1000

LAND AREA STATEMENT									
1)	1 x 0.500	x 150.820		x 94.972	=	7161.839	Sqm.
2)	1 x 0.500	x 51.660		x 7.719	=	199.382	Sqm.
3)	1 x 7.719	+ 9.205	/ 2	x 32.339	=	273.653	Sqm.
4)	1 x 9.205	+ 9.519	/ 2	x 2.944	=	27.562	Sqm.
5)	1 x 9.519	+ 13.842	/ 2	x 26.018	=	303.903	Sqm.
6)	1 x 13.362	+ 7.506	/ 2	x 38.958	=	406.488	Sqm.
				TOTAL	=	8372.826	Sqm.