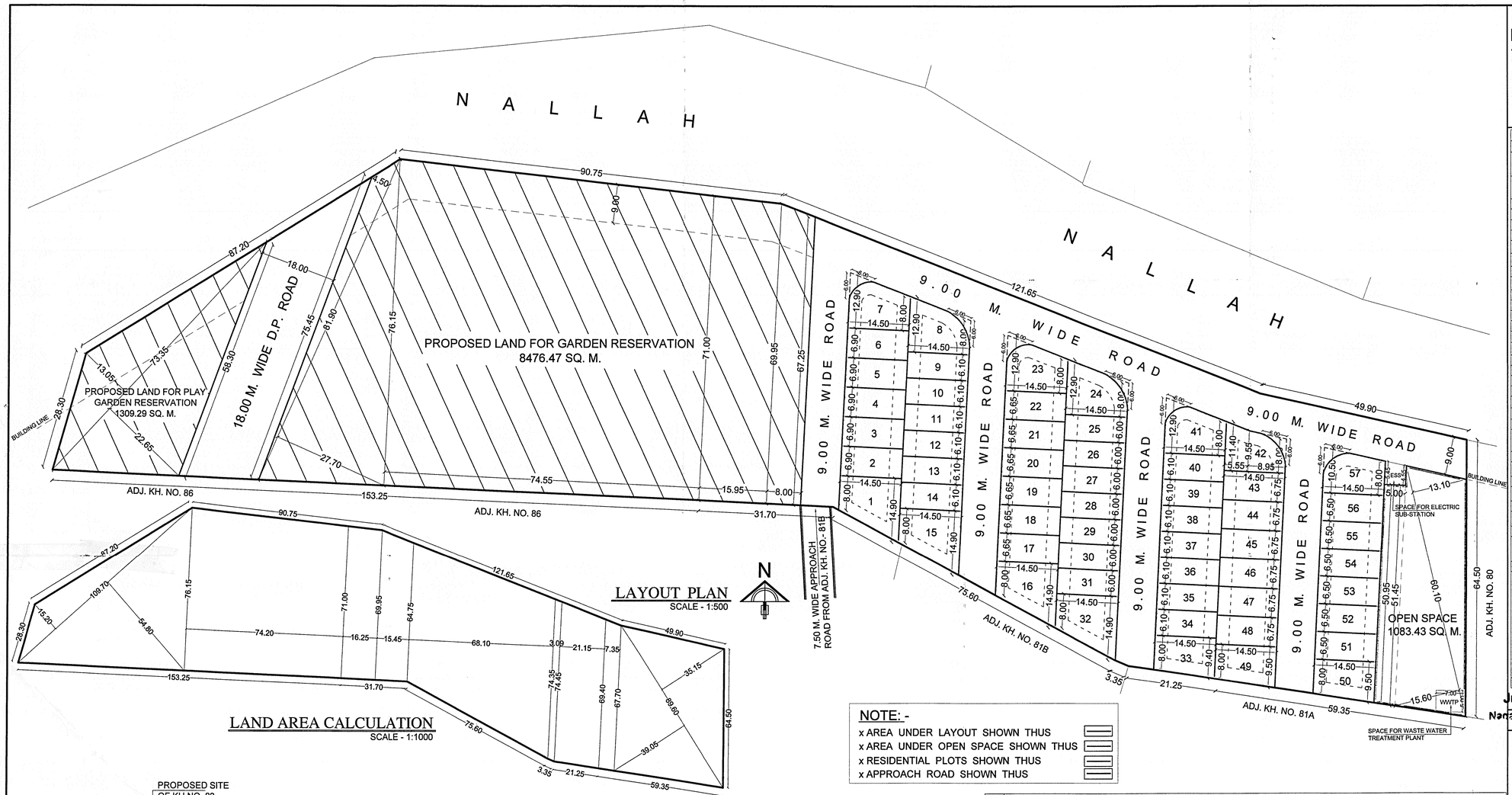
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

FINAL

~~PROPOSED~~ RESIDENTIAL LAYOUT PLAN ON KH.NO. - 82, P.H. NO. - 49, MOUZA - HINGNA, TAH. - HINGNA, DIST. - NAGPUR.

BELONGING TO :- A PLUS PROPERTIES
THROUGH PARTNERS
1) SHRI. AJAY PYARELAL PARDHI
2) SHRI. ANIL PRAKASH SARDA



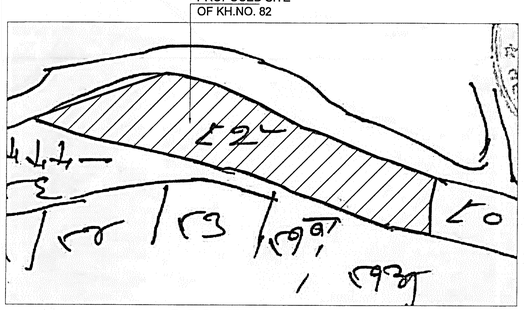
LAYOUT PLAN
SCALE - 1:500

N

LAND AREA CALCULATION
SCALE - 1:1000

NOTE: -
- x AREA UNDER LAYOUT SHOWN THUS
- x AREA UNDER OPEN SPACE SHOWN THUS
- x RESIDENTIAL PLOTS SHOWN THUS
- x APPROACH ROAD SHOWN THUS

PROPOSED SITE OF KH.NO. 82



LOCATION PLAN
SCALE - NTS

LAND AREA CALCULATIONS	
Size (M)	Plot Area (Sq.m.)
1/2(15.20 + 54.80) X 109.70	3839.50
1/2(76.15 + 71.00) X 74.20	5459.26
1/2(71.00 + 69.95) X 16.25	1145.21
1/2(69.95 + 64.75) X 15.45	1040.55
1/2(64.75 + 74.35) X 68.10	4736.35
1/2(74.35 + 74.45) X 3.09	229.89
1/2(74.45 + 69.40) X 21.15	1521.21
1/2(69.40 + 67.70) X 7.35	503.84
1/2(39.05 + 35.15) X 89.60	3324.16
TOTAL	21799.97
SAY	21800.00

	Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	TOTAL NET AREA (SQ.M.)
1	OPEN SPACE	1/2(13.10 + 15.60) X 60.10 + 1/2(51.45 + 50.95) X 5.00	1118.43	WWTP 35.00	1083.43	1083.43
2	SPACE FOR ELECTRIC SUB-STATION	1/2(5.45 + 4.55) X 5.00	25.00		25.00	60.00
3	SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	5.00 X 7.00	35.00		35.00	
4	PROPOSED LAND FOR PLAY GARDEN RESERVATION AREA	1/2(13.05 + 22.65) X 73.35	1309.29		1309.29	9785.76
	PROPOSED LAND FOR GARDEN RESERVATION AREA	1/2(27.70 + 4.50) X 81.90 + 1/2(76.15 + 71.00) X 74.55 + 1/2(71.00 + 69.95) X 15.95 + 1/2(69.95 + 67.25) X 8.00	8476.47		8476.47	
5	PROPOSED 18.00 M. WIDE D.P. ROAD AREA	1/2(58.30 + 75.45) X 18.00	1203.75		1203.75	1203.75

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	Built up area on Prorata basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI	Permissible builtup area on Basic FSI (Sq.m.)	Total Built up area on Prorata basis (Sq. M.)
	A	B	C	D	E=(C-D)	F=(E*1.8017)	G	H=E*G	I	J	K=F*J	L=F*G
1	1, 15, 16, 32	1/2(8.00 + 14.90) X 14.50	166.02		166.02	299.12	4	664.08	9.00	1.10	329.03	1196.47
2	2 TO 6	6.90 X 14.50	100.05		100.05	180.26	5	500.25	9.00	1.10	198.29	901.30
3	7, 8, 23, 24, 41	1/2(12.90 + 8.00) X 14.50	151.52	7.72	143.80	259.08	5	719.00	9.00	1.10	284.99	1295.42
4	9 TO 14 34 TO 40	6.10 X 14.50	88.45		88.45	159.36	13	1149.85	9.00	1.10	175.30	2071.68
5	17 TO 22	6.55 X 14.50	94.97		94.97	171.11	6	569.82	9.00	1.10	188.22	1026.64
6	25 TO 31	6.00 X 14.50	87.00		87.00	156.75	7	609.00	9.00	1.10	172.42	1097.24
7	33	1/2(8.00 + 9.40) X 14.50	126.15		126.15	227.28	1	126.15	9.00	1.10	250.01	227.28
8	42	1/2(11.40 + 9.55) X 5.55 + 1/2(9.55 + 8.00) X 8.95	136.66	7.72	128.94	232.31	1	128.94	9.00	1.10	255.54	232.31
9	43 TO 48	6.75 X 14.50	97.87		97.87	176.33	6	587.22	9.00	1.10	193.97	1057.99
10	49, 50	1/2(8.00 + 9.50) X 14.50	126.87		126.87	228.58	2	253.74	9.00	1.10	251.44	457.16
11	51 TO 56	6.50 X 14.50	94.25		94.25	169.81	6	565.50	9.00	1.10	186.79	1018.86
12	57	1/2(10.50 + 8.00) X 14.50	134.12	7.72	126.40	227.73	1	126.40	9.00	1.10	250.51	227.73
		TOTAL					57	5999.95				10810.11

PROFORMA - I			
AREA STATEMENT			
1 AREA OF LAND OF KH.NO. 82 (Minimum area of a,b,c, to be considered)	21800.00	SQ.M.	
a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	21800.00	SQ.M.	(2.18 H)
b) AS PER MEASURMENT SHEET	21800.00	SQ.M.	
c) AS PER SITE	21800.00	SQ.M.	
2 DEDUCTIONS FOR			
a) PROPOSED 18.00 M. WIDE D.P. ROAD AREA	1203.75	SQ.M.	
b) PROPOSED LAND FOR RESERVATION AREA	9785.76	SQ.M.	
c) NATURAL WATER COURSE AREA	0.00	SQ.M.	
TOTAL (a+b+c)	10989.51	SQ.M.	
3 BALANCE AREA OF PLOT (1 - 2)	10810.49	SQ.M.	
4 AMENITY SPACE			
a) REQUIRED	0.00	SQ.M.	10.00%
b) PROPOSED	0.00	SQ.M.	10.02%
5 NET PLOT AREA (3-4b)	10810.49	SQ.M.	100%
6 RECREATIONAL OPEN SPACE			
a) REQUIRED	1081.05	SQ.M.	10.00%
b) PROPOSED	1083.43	SQ.M.	10.02%
7 SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREAREMENT PLANT (25.00 + 35.00)	60.00	SQ.M.	0.56%
8 INTERNAL ROAD AREA	3667.11	SQ.M.	33.92%
9 SERVICE ROAD HIGH-WAY WIDENING	0.00	SQ.M.	
10 PLOTABLE AREA	5999.95	SQ.M.	55.50%
11 PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.8017	SQ.M.	

CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on and the dimensions of sides etc. of plots stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership / T.P. Scheme records / Land records Department / City Survey records.

न पं कामसिरीन धोरेश क्र.2225/2023
दि 08/09/2023 घ्यनमे सबर प्रतिज्ञासाप्त
अंतिम मेजूरी देण्यात येत आरे.

UMESH M. LAMGE
B.Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg.No. CA/95/16907
NATC Lic No.. R-90
NTI Lic No.. 865

ARCHITECT'S SIGN.

Junior Engineer
Nagar Panchayat Hingna

Chief Officer
N. P. Hingna

OWNER'S SIGN :

A PLUS PROPERTIES
THROUGH PARTNERS

1) SHRI. AJAY PYARELAL PARDHI

2) SHRI. ANIL PRAKASH SARDA

ARCHITECT'S SIGN :

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ARCHITECT & INTERIOR DESIGNER
FIFTH FLOOR, DAYA CHAMBERS,
AJNI SQ., WARDHA ROAD, NAGPUR