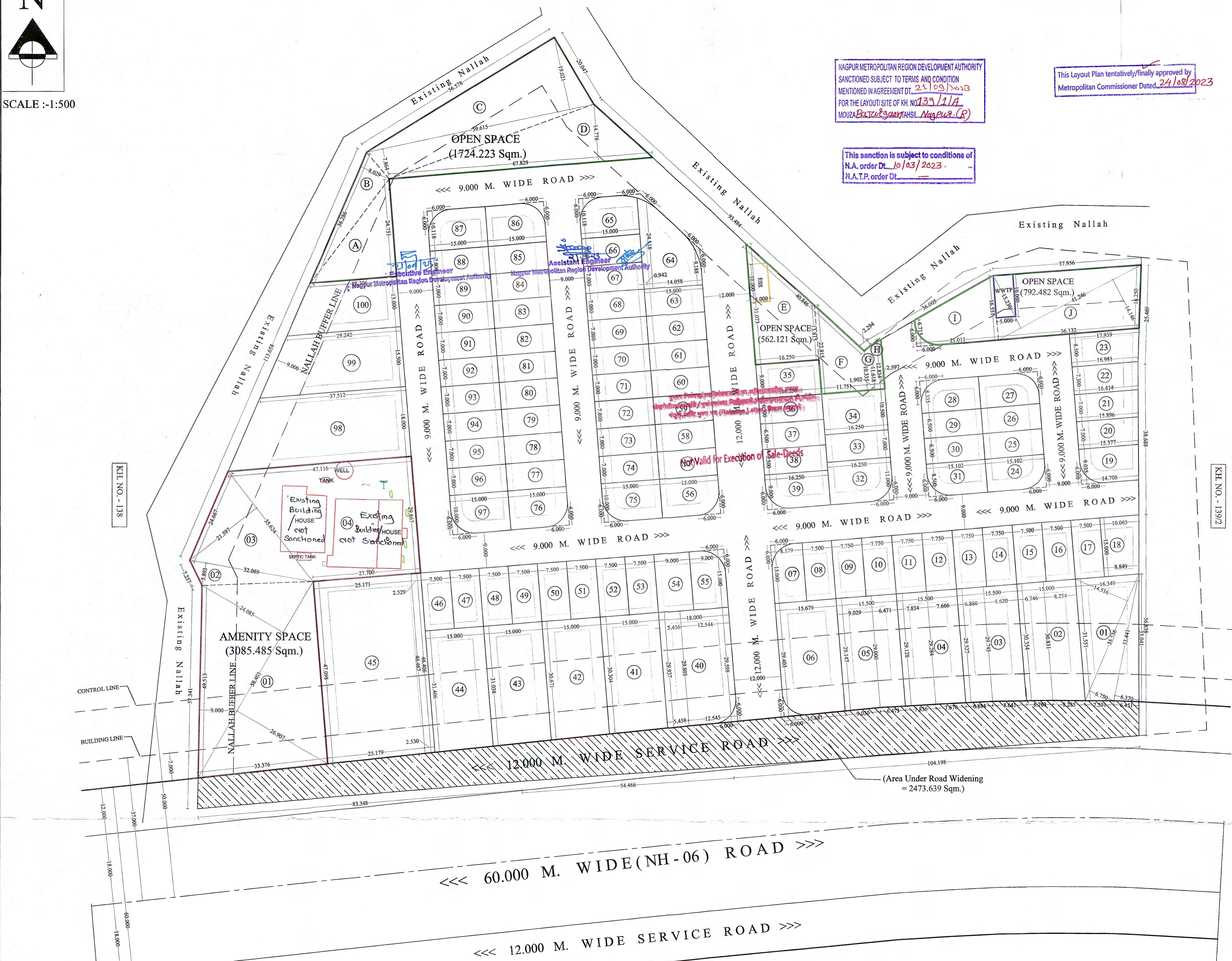
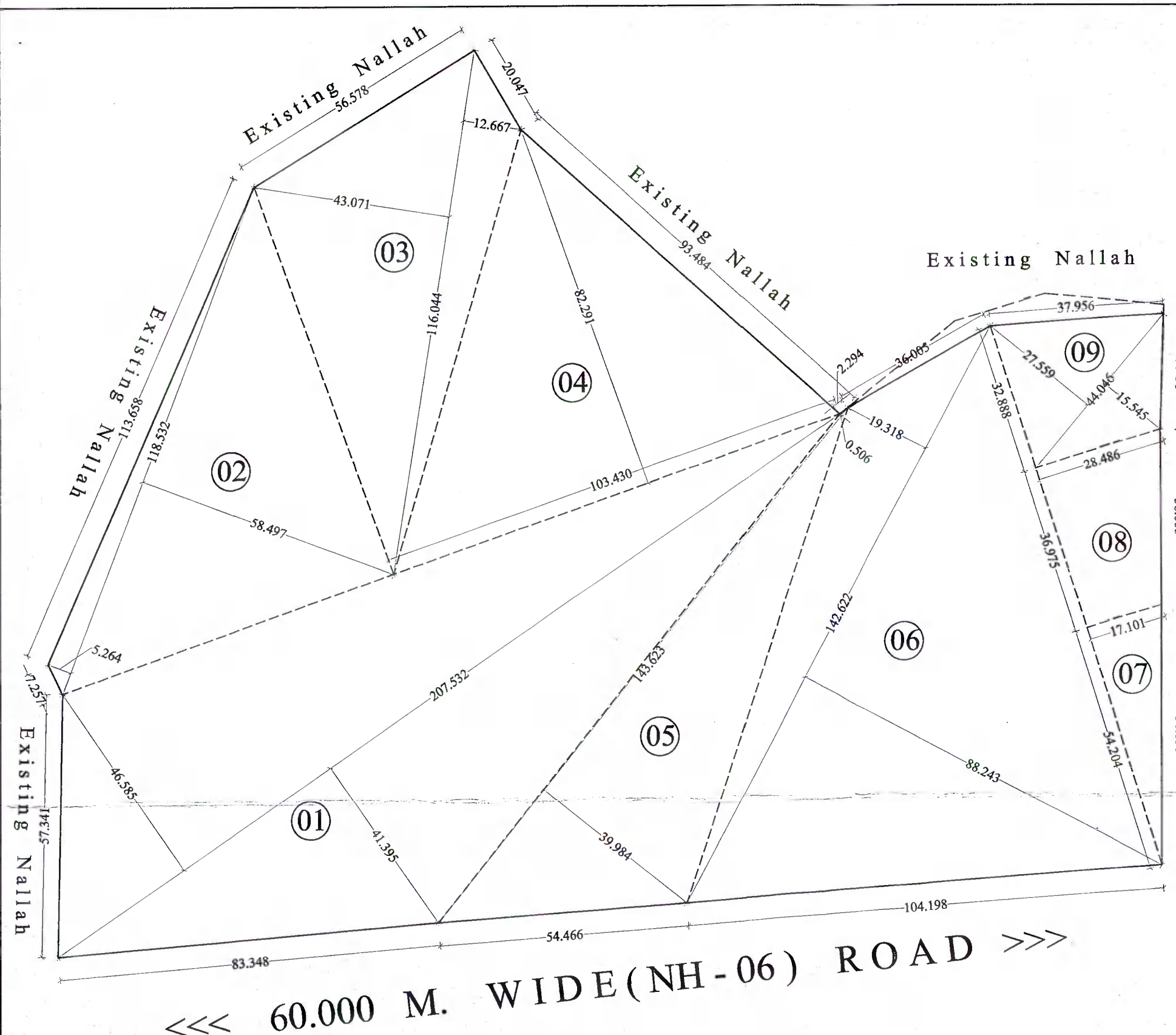




SCALE :-1:500



LAYOUT PLAN OF KH. NO.- 139/1/A,
Mouza - BAJARGAON
SCALE :-1:500



KEY PLAN OF KH. NO.- 139/1/A
SCALE :-1:1000

LAND AREA STATEMENT

1)	1 x	46.585 +	41.395 / 2 x	207.532	=	9129.333 Sqm.
2)	1 x	5.264 +	58.497 / 2 x	118.532	=	3778.859 Sqm.
3)	1 x	43.071 +	12.667 / 2 x	116.044	=	3234.030 Sqm.
4)	1 x	0.500 x	103.430	x 82.291	=	4255.679 Sqm.
5)	1 x	39.984 +	0.506 / 2 x	143.623	=	2907.648 Sqm.
6)	1 x	88.243 +	19.318 / 2 x	142.622	=	7670.282 Sqm.
7)	1 x	0.500 x	54.204	x 17.101	=	463.471 Sqm.
8)	1 x	17.101 +	28.486 / 2 x	36.975	=	842.790 Sqm.
9)	1 x	15.545 +	27.559 / 2 x	44.046	=	949.279 Sqm.
TOTAL					=	33231.372 Sqm.

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

SR.NO.	PLOT NO.	SIZE IN METERS	PLOT AREA (Sq.m.)	ROUNDING	REMAINING PLOT AREA (Sq.m.)	NO. OF PLOTS	TOTAL NET PLOT AREA (sq.m.)	BUILT UP AREA ON PRO-RATA BASIS (E x 1.5397)	BUILT UP AREA ON PRO- RATA BASIS	FRONT ROAD WIDTH (m.)	BASIC FSI	PERMISSIBLE BUILT UP AREA ON BASIC FSI (Sq.m.)
				AREA OF ROAD (Sq.m.)								
A	B	C	D	E = (C-D)	F	G = (E*F)	H	I = (H*F)	J	K	L = (H*K)	
1	1	1 x 6.750 + 1 x 0.500 x 33.441	35.538	0.000	377.854	1	484.364	745.775	745.775	60.000	1.100	820.353
2	2	1 x 31.551 + 1 x 30.831 + 1 x 30.354	8.254	0.000	257.451	1	463.828	714.155	714.155	60.000	1.100	785.571
3	3	1 x 30.354 + 1 x 29.745 + 1 x 29.527	8.620	0.000	206.377	1	462.922	712.762	712.762	60.000	1.100	784.038
4	4	1 x 29.527 + 1 x 29.284 + 1 x 29.128	7.854	0.000	225.423	1	454.222	699.366	699.366	60.000	1.100	769.303
5	5	1 x 29.128 + 1 x 29.000 + 1 x 29.147	8.471	0.000	188.073	1	450.578	693.755	693.755	60.000	1.100	763.130
6	6	1 x 29.147 + 1 x 8.179 + 1 x 7.500	15.000	7.725	262.505	1	451.278	694.832	694.832	60.000	1.100	764.316
7	7	1 x 7.500 + 1 x 7.500 + 1 x 7.500	15.000	7.725	112.500	1	114.960	177.004	177.004	12.000	1.100	194.704
8	8	1 x 7.500 + 1 x 7.500 + 1 x 7.500	15.000	7.725	112.500	1	112.500	173.216	173.216	9.000	1.100	190.538
9	9 TO 14	1 x 7.500 + 1 x 7.500 + 1 x 7.500	15.000	7.725	118.250	6	697.500	178.900	178.900	9.000	1.100	196.889
10	15 TO 17	1 x 7.500 + 1 x 7.500 + 1 x 7.500	15.000	7.725	112.500	3	337.500	173.216	173.216	9.000	1.100	190.538
11	18	1 x 10.065 + 1 x 14.708 + 1 x 15.377	9.035	7.725	141.855	1	141.855	218.414	218.414	9.000	1.100	240.256
12	19	1 x 14.708 + 1 x 15.377 + 1 x 15.896	9.035	7.725	135.509	1	128.184	197.365	197.365	9.000	1.100	217.101
13	20	1 x 15.377 + 1 x 15.896 + 1 x 16.414	7.000	0.000	109.456	1	109.456	168.529	168.529	9.000	1.100	185.381
14	21	1 x 15.896 + 1 x 16.414 + 1 x 16.931	7.000	0.000	113.085	1	113.085	174.117	174.117	9.000	1.100	191.529
15	22	1 x 16.414 + 1 x 16.931 + 1 x 17.448	7.300	0.000	121.892	1	121.892	187.677	187.677	9.000	1.100	206.444
16	23	1 x 16.931 + 1 x 17.448 + 1 x 17.965	8.500	0.000	148.410	1	148.410	228.507	228.507	9.000	1.100	251.358
17	24	1 x 17.448 + 1 x 17.965 + 1 x 18.482	8.500	7.725	126.387	1	120.642	185.752	185.752	9.000	1.100	204.328
18	25 & 26	1 x 15.102 + 1 x 15.102 + 1 x 15.102	8.500	0.000	98.163	2	196.326	151.142	151.142	9.000	1.100	166.256
19	27	1 x 15.102 + 1 x 15.102 + 1 x 15.102	8.500	7.725	126.875	1	118.150	181.916	181.916	9.000	1.100	200.107
20	28	1 x 15.102 + 1 x 15.102 + 1 x 15.102	8.500	7.725	126.875	1	118.150	181.916	181.916	9.000	1.100	200.107
21	29 & 30	1 x 15.102 + 1 x 15.102 + 1 x 15.102	8.500	0.000	98.163	2	196.326	151.142	151.142	9.000	1.100	166.256
22	31	1 x 15.102 + 1 x 15.102 + 1 x 15.102	8.500	7.725	126.387	1	120.642	185.752	185.752	9.000	1.100	204.328
23	32	1 x 16.250 + 1 x 16.250 + 1 x 16.250	11.000	7.725	178.750	7.725	171.025	263.327	263.327	9.000	1.100	289.660
24	33	1 x 16.250 + 1 x 16.250 + 1 x 16.250	7.000	0.000	113.750	1	113.750	175.141	175.141	9.000	1.100	192.655
25	34	1 x 16.250 + 1 x 16.250 + 1 x 16.250	10.500	0.000	170.625	1	170.625	262.711	262.711	9.000	1.100	288.982
26	35	1 x 16.250 + 1 x 16.250 + 1 x 16.250	8.500	0.000	146.250	1	146.250	225.181	225.181	12.000	1.100	247.699
27	36 TO 38	1 x 16.250 + 1 x 16.250 + 1 x 16.250	6.500	0.000	105.625	3	316.875	162.631	162.631	12.000	1.100	175.854
28	39	1 x 16.250 + 1 x 16.250 + 1 x 16.250	9.000	7.725	146.250	7.725	138.525	213.287	213.287	12.000	1.100	234.616
29	40	1 x 29.588 + 1 x 29.803 + 1 x 29.937	12.544	7.725	372.563	7.725	527.809	812.667	812.667	60.000	1.100	893.934
30	41	1 x 29.803 + 1 x 29.937 + 1 x 30.071	15.000	0.000	162.971	1	162.971	244.358	244.358	60.000	1.100	765.213
31	42	1 x 30.071 + 1 x 30.205 + 1 x 30.339	15.000	0.000	162.971	1	162.971	244.358	244.358	60.000	1.100	774.536
32	43	1 x 30.339 + 1 x 30.473 + 1 x 30.607	15.000	0.000	162.818	1	162.818	244.358	244.358	60.000	1.100	783.860
33	44	1 x 30.607 + 1 x 30.741 + 1 x 30.875	15.000	0.000	162.830	1	162.830	244.358	244.358	60.000	1.100	793.196
34	45	1 x 30.875 + 1 x 31.009 + 1 x 31.143	15.000	0.000	162.900	1	1295.000	1993.912	1993.912	60.000	1.100	2193.303
35	46 TO 53	1 x 7.500 + 1 x 7.500 + 1 x 7.500	15.000	0.000	112.500	8	900.000	173.216	173.216	9.000	1.100	190.538
36	54	1 x 9.000 + 1 x 9.000 + 1 x 9.000	15.000	0.000	135.000	1	135.000	207.860	207.860	9.000	1.100	228.645
37	55	1 x 9.000 + 1 x 9.000 + 1 x 9.000	15.000	0.000	135.000	1	135.000	207.860	207.860	9.000	1.100	228.645
38	56	1 x 9.000 + 1 x 9.000 + 1 x 9.000	15.000	0.000	135.000	1	135.000	207.860	207.860	9.000	1.100	228.645
39	57 TO 63	1 x 15.000 + 1 x 15.000 + 1 x 15.000	7.000	0.000	105.000	7	735.000	161.669	161.669	12.000	1.100	177.835
40	64	1 x 9.188 + 1 x 24.118 + 1 x 24.118	14.058	15.450	234.100	1	241.377	371.648	371.648	12.000	1.100	408.813
41	65	1 x 0.942 + 1 x 24.118 + 1 x 24.118	15.000	7.725	144.045	1	144.045	221.786	221.786	9.000	1.100	243.965
42	66 TO 74	1 x 15.000 + 1 x 15.000 + 1 x 15.000	10.000	0.000	105.000	9	945.000	161.669	161.669	9.000	1.100	177.835
43	75	1 x 15.000 + 1 x 15.000 + 1 x 15.000	10.000	7.725	142.275	1	142.275	219.061	219.061	9.000	1.100	240.967
44	76	1 x 15.000 + 1 x 15.000 + 1 x 15.000	10.000	7.725	142.275	1	142.275	219.061	219.061	9.000	1.100	240.967
45	77 TO 85	1 x 15.000 + 1 x 15.000 + 1 x 15.000	10.000	0.000	105.000	9	945.000	161.669	161.669	9.000	1.100	177.835
46	86	1 x 15.000 + 1 x 15.000 + 1 x 15.000	10.000	7.725	144.045	1	144.045	221.786	221.786	9.000	1.100	243.965
47	87	1 x 15.000 + 1 x 15.000 + 1 x 15.000	10.000	7.725	144.045	1	144.045	221.786	221.786	9.000	1.100	243.965
48	88 TO 96	1 x 15.000 + 1 x 15.000 + 1 x 15.000	10.000	0.000	105.000	9	945.000	161.669	161.669	9.000	1.100	177.835
49	97	1 x 15.000 + 1 x 15.000 + 1 x 15.000	10.000	7.725	142.275	1	142.275	219.061	219.061	9.000	1.100	240.967
50	98	1 x 47.116 + 1 x 37.512 + 1 x 25.242	17.652	0.000	671.652	1	671.652	1172.716	1172.716	9.000	1.100	2289.867
51	99	1 x 37.512 + 1 x 25.242 + 1 x 25.242	15.500	0.000	517.344	1	517.344	796.554	796.554	9.000	1.100	876.209
52	100	1 x 29.242 + 1 x 22.306 + 1 x 22.306	13.000	0.000	335.062	1	335.062	515.895	515.895	9.000	1.100	567.484
TOTAL					100	17971.840	27671.242					

FINAL DEMARCATED PROPOSED
RESIDENTIAL LAYOUT PLAN ON LAND
BEARING KH. NO.- 139/1/A, P.H. NO.- 53,
MOUZA- BAJARGAON,TAH.- NAGPUR(Gramin),
DIST.- NAGPUR.
BELONGS TO:-
SHRI AMIT MAGANLAL PANCHMATIYA

PROFORMA-I			
A	AREA STATEMENTS	Sqm.	%
1.	AREA OF LAND		
a)	AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	34100.000	
b)	AS PER MEASUREMENT SHEET	33231.372	
c)	AS PER SITE	33231.372	
2.	DEDUCTIONS FOR		
a)	PROPOSED D.P. / D.P. ROAD WIDENING AREA	2473.639	
b)	ANY D.P. RESERVATION AREA	0.000	
	(TOTAL a+b)(-)	2473.639	
3.	BALANCE AREA OF PLOT (1-2)	30757.733	100.000
4.	AMENITY SPACE (10% OF 3)		
a)	REQUIRED -	3075.773	
b)	ADJUSTMENT OF 2(b), IF ANY -	0.000	
c)	BALANCE PROPOSED -	3085.485	10.032
5.	NET PLOT AREA (3 - 4(c))	27672.2480	
6.	RECREATIONAL OPEN SPACE		
a)	REQUIRED - (10% OF 3)	3075.773	
b)	PROPOSED -	3078.826	10.010
7.	INTERNAL ROAD AREA	6521.5820	21.203
8.	SERVICE ROAD & HIGHWAY WIDENING	0.000	0.000
9.	PLOTABLE AREA	17971.840	58.430
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.5397	
11.	SPACE FOR ELECTRIC SUB-STATION & WWTP -	100.000	0.325

A) OPEN SPACE			
A)	1 x 0.500 x 22.308	x 24.751	= 276.048 Sqm.
B)	1 x 0.500 x 36.286	x 8.029	= 145.670 Sqm.
C)	1 x 7.864 + 19.021 / 2 x 59.615		= 801.375 Sqm.
D)	1 x 0.500 x 67.829	x 14.776	= 501.121 Sqm.
E)	1 x 31.073 + 13.815 / 2 x 16.250		= 364.715 Sqm.
F)	1 x 22.815 + 10.335 / 2 x 11.751		= 194.773 Sqm.
G)	1 x 10.335 + 11.618 / 2 x 1.902		= 20.877 Sqm.
H)	1 x 11.618 + 12.834 / 2 x 2.597		= 31.751 Sqm.
I)	1 x 6.713 + 16.551 / 2 x 21.011		= 244.400 Sqm.
J)	1 x 15.230 + 14.148 / 2 x 41.248		= 605.821 Sqm.
LESS TANGENT 6.00 M x 6.00 M (-)			
LESS ESS 5.00 M x 10.00 M (-)			
LESS WWTP 5.00 M x 10.00 M (-)			
TOTAL = 3078.826 Sqm.			

B) AMENITY SPACE			
1	1 x 26.907 + 24.085 / 2 x 58.403		= 1489.043 Sqm.
2	1 x 0.500 x 32.069	x 5.893	=