# PROPOSED RESIDENTIAL PLOTTABLE LAYOUT PLAN ON KH.NOs. - 158/2 , P.H. NO. - 33 , MOUZA - TARODI(BK.), TAH. - KAMPTEE , DIST. - NAGPUR

BELONGING TO :

1) M/S AYODHYA MUKUNDA KESHAVAM THROUGH PARTNER KRUPESH DHARMESH VED
2) M/S AYODHYA MUKUNDA KESHAVAM THROUGH PARTNER KRISHANU HARISH AGRAWAL
3) M/S AYODHYA MUKUNDA KESHAVAM THROUGH PRITI RAMKRISHNA PODDAR

## AREA STATEMENT

| | | |
|---|---|---|
| 1. | Area of Plot (Minimum area of a, b, c to be considered) | 19296.75 |
| | a) As per ownership document (7/12, CTS extract) | 19300.00 |
| | b) as per measurement sheet | 19296.75 |
| | (c) as per site | 19296.75 |
| 2. | Deductions for | |
| | (a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening | 0.00 |
| | (b) Any D.P. Reservation area | 0.00 |
| | (c) External structure in plot | 0.00 |
| | (d) Not in possession | 0.00 |
| | (Total a+b+c+d) | 0.00 |
| 3. | Balance area of plot (1-2) | 19296.75 |
| 4. | Amenity Space (if applicable) | |
| | (a) Required - | 0.00 |
| | (b) Adjustment of 2(b), if any - | --- |
| | (c) Proposed - | 0.00 |
| 5. | Net Plot Area (3-4 (c)) | 19296.75 |
| 6. | Recreational Open space/Play Ground ( if applicable) | |
| | (a) Required - | 1929.67 |
| | (b) Proposed - | 1929.98 |
| 7. | Internal Road area (net plot -(Plotable area + open space + MSEB + external structure )) | 4485.26 |
| 8. | Pandhan Road widening | 260.00 |
| 9. | Plotable area | 12570.92 |
| 10. | Prorata factor for FSI calculation on layout plots = (5/9) | 1.52 |
| 11. | Area for inclusive housing | |
| | (a) Required - | NA |
| | (b) Proposed - | NA |
| 12. | Area for ESS | 25.00 |
| 13. | Area for STP | 25.59 |

## STATEMENT OF PLOTS AND DISTIBUTION OF FSI ON EACH PLOT

| Plot No. | Size (M) | Plot Area (Sq.m.) | Rounding area of Road (Sq.m.) | Remaining plot Area (Sq.m.) | Nroof Plots | Total Plot Area (Sq.M.) | Front Road width (M.) | Prorata Factor | Built up area on Prorata basis (Sq. M.) (=G*Prorata Factor) | Basic FSI | Permissible buittup area on Basic FSI (Sq.m.) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| A | B | C | D | E=(C-D) | F | G = E *F | H | I | J | K | L= J * K |
| 1 | 1/2*(15.00+14.69)*32.79 | 486.77 | 18.26 | 468.51 | 1 | 468.51 | 12.00/30.00 | 1.80 | 843.31 | 1.10 | 927.64 |
| 2 | 1/2*(18.17+18.08)*12.10 | 219.31 | | 219.31 | 1 | 219.31 | 12.00 | 1.51 | 331.16 | 1.10 | 364.28 |
| 3 | 1/2*(18.07+18.08)*12.10 | 218.71 | | 218.71 | 1 | 218.71 | 12.00 | 1.51 | 330.25 | 1.10 | 363.27 |
| 4 | 1/2*(18.07+18.06)*12.10 | 218.59 | | 218.59 | 1 | 218.59 | 12.00 | 1.51 | 330.07 | 1.10 | 363.07 |
| 5 | 1/2*(18.05+18.06)*12.10 | 218.47 | | 218.47 | 1 | 218.47 | 12.00 | 1.51 | 329.88 | 1.10 | 362.87 |
| 6 | 1/2*(18.05+18.04)*12.10 | 218.34 | | 218.34 | 1 | 218.34 | 12.00 | 1.51 | 329.70 | 1.10 | 362.67 |
| 7 | 1/2*(18.03+18.04)*12.10 | 218.22 | | 218.22 | 1 | 218.22 | 12.00 | 1.51 | 329.52 | 1.10 | 362.47 |
| 8 | 12.10*18.03 | 218.18 | | 218.18 | 1 | 218.18 | 12.00 | 1.51 | 329.45 | 1.10 | 362.37 |
| 9 | 1/2*(18.03+17.91)*12.10 | 217.44 | | 217.44 | 1 | 217.44 | 12.00 | 1.51 | 328.33 | 1.10 | 361.16 |
| 10 | 1/2 * ( 10.08 + 2.58) * 21.67 + 1/2 * 19.95 * 3.40 + 1/2 * 18.94 * 5.22 | 219.65 | | 219.65 | 1 | 219.65 | 12.00 | 1.51 | 331.68 | 1.10 | 364.84 |
| 11 | 12.20*18.15 | 221.43 | | 221.43 | 1 | 221.43 | 12.00 | 1.51 | 334.36 | 1.10 | 367.80 |
| 12 | 1/2*(18.15+18.16)*12.20 | 221.49 | | 221.49 | 1 | 221.49 | 12.00 | 1.51 | 334.45 | 1.10 | 367.90 |
| 13 | 1/2*(8.49+9.76)*20.55 + 1/2*(1.97+3.78)*18.73 + 18.20 * 5.79 | 273.99 | | 273.99 | 1 | 273.99 | 12.00 | 1.51 | 413.73 | 1.10 | 455.11 |
| 14 | 1/2*(18.33+18.32)*12.20 | 223.57 | | 223.57 | 1 | 223.57 | 12.00 | 1.51 | 337.58 | 1.10 | 371.34 |
| 15 | 1/2*(18.32+18.31)*12.20 | 223.44 | | 223.44 | 1 | 223.44 | 12.00 | 1.51 | 337.40 | 1.10 | 371.14 |
| 16 | 12.20* 18.31 | 223.38 | | 223.38 | 1 | 223.38 | 12.00 | 1.51 | 337.31 | 1.10 | 371.04 |
| 17 | 1/2*(18.31+18.30)*12.20 | 223.32 | | 223.32 | 1 | 223.32 | 12.00 | 1.51 | 337.21 | 1.10 | 370.94 |
| 18 | 1/2*(9.91 + 9.97)*21.76 | 216.29 | | 216.29 | 1 | 216.29 | 12.00 | 1.51 | 326.60 | 1.10 | 359.26 |
| 19 | 1/2*(13.54 + 13.59)*16.47 | 222.92 | 7.72 | 215.20 | 1 | 215.20 | 12.00/9.00 | 1.51 | 324.95 | 1.10 | 357.45 |
| 20 | 9.50*16.47 | 156.47 | | 156.47 | 1 | 156.47 | 9.00 | 1.48 | 231.57 | 1.10 | 254.73 |
| 21 | 9.50*16.47 | 156.47 | | 156.47 | 1 | 156.47 | 9.00 | 1.48 | 231.57 | 1.10 | 254.73 |
| 22 | 9.50*16.47 | 156.47 | | 156.47 | 1 | 156.47 | 9.00 | 1.48 | 231.57 | 1.10 | 254.73 |
| 23 | 9.50*16.47 | 156.47 | | 156.47 | 1 | 156.47 | 9.00 | 1.48 | 231.57 | 1.10 | 254.73 |
| 24 | 1/2*(8.94 + 8.11)*19.31+ 1/2 * 10.48 * 0.25 | 165.93 | | 165.93 | 1 | 165.93 | 9.00 | 1.48 | 245.57 | 1.10 | 270.13 |
| 25 | 1/2*(13.52+17.31)*15.00 | 231.23 | | 231.23 | 1 | 231.23 | 9.00 | 1.48 | 342.21 | 1.10 | 376.43 |
| 26 | 9.35 *15.00 | 140.25 | | 140.25 | 1 | 140.25 | 9.00 | 1.48 | 207.57 | 1.10 | 228.33 |
| 27 | 9.35 *15.00 | 140.25 | | 140.25 | 1 | 140.25 | 9.00 | 1.48 | 207.57 | 1.10 | 228.33 |
| 28 | 9.35 *15.00 | 140.25 | | 140.25 | 1 | 140.25 | 9.00 | 1.48 | 207.57 | 1.10 | 228.33 |
| 29 | 1/2*(15.39+14.35)*5.77+ 1/2*(14.35+14.34)*9.23 | 218.20 | 7.72 | 210.48 | 1 | 210.48 | 12.00/9.00 | 1.51 | 317.83 | 1.10 | 349.61 |
| 30 | 1/2*(18.39+15.39)*16.50 | 278.69 | 7.72 | 270.97 | 1 | 270.97 | 12.00/9.00 | 1.51 | 409.16 | 1.10 | 450.07 |
| 31 | 9.35 *15.00 | 154.28 | | 154.28 | 1 | 154.28 | 9.00 | 1.48 | 228.33 | 1.10 | 251.16 |
| 32 | 9.35*16.50 | 154.28 | | 154.28 | 1 | 154.28 | 9.00 | 1.48 | 228.33 | 1.10 | 251.16 |
| 33 | 9.35*16.50 | 154.28 | | 154.28 | 1 | 154.28 | 9.00 | 1.48 | 228.33 | 1.10 | 251.16 |
| 34 | 1/2*(9.35+13.52)*16.50 | 188.68 | | 188.68 | 1 | 188.68 | 9.00 | 1.48 | 279.24 | 1.10 | 307.17 |
| 35 | 1/2*(10.71+14.50)*15.00 | 189.08 | | 189.08 | 1 | 189.08 | 9.00 | 1.48 | 279.83 | 1.10 | 307.81 |
| 36 | 10.50*15.00 | 157.50 | | 157.50 | 1 | 157.50 | 9.00 | 1.48 | 233.10 | 1.10 | 256.41 |
| 37 | 10.50*15.00 | 157.50 | | 157.50 | 1 | 157.50 | 9.00 | 1.48 | 233.10 | 1.10 | 256.41 |
| 38 | 10.50*15.00 | 157.50 | | 157.50 | 1 | 157.50 | 9.00 | 1.48 | 233.10 | 1.10 | 256.41 |
| 39 | 1/2*(10.14+ 7.81)*17.57 | 157.69 | 7.72 | 149.97 | 1 | 149.97 | 12.00/9.00 | 1.51 | 226.46 | 1.10 | 249.10 |
| 40 | 1/2*(11.88+14.87)*16.50 | 220.69 | 7.72 | 212.97 | 1 | 212.97 | 12.00/9.00 | 1.51 | 321.58 | 1.10 | 353.74 |
| 41 | 9.20*16.50 | 151.80 | | 151.80 | 1 | 151.80 | 9.00 | 1.48 | 224.66 | 1.10 | 247.13 |
| 42 | 9.20*16.50 | 151.80 | | 151.80 | 1 | 151.80 | 9.00 | 1.48 | 224.66 | 1.10 | 247.13 |
| 43 | 9.20*16.50 | 151.80 | | 151.80 | 1 | 151.80 | 9.00 | 1.48 | 224.66 | 1.10 | 247.13 |
| 44 | 1/2*(10.44+14.61)*16.50 | 206.66 | | 206.66 | 1 | 206.66 | 9.00 | 1.48 | 305.86 | 1.10 | 336.45 |
| 45 | 1/2*(11.56 + 12.42)*27.72 + 1/2 * (14.92+15.97) * 3.40 | 384.88 | | 384.88 | 1 | 384.88 | 9.00 | 1.48 | 569.62 | 1.10 | 626.58 |
| 46 | 1/2*(11.70 +18.88)*16.00 | 238.36 | | 238.36 | 1 | 238.36 | 9.00 | 1.48 | 481.63 | 1.10 | 530.69 |
| 47 | 1/2*(10.38+13.65)*18.00 | 216.27 | 7.72 | 208.55 | 1 | 208.55 | 12.00/9.00 | 1.51 | 314.91 | 1.10 | 346.40 |
| 48 | 9.00*18.00 | 162.00 | | 162.00 | 1 | 162.00 | 12.00 | 1.51 | 244.62 | 1.10 | 269.08 |
| 49 | 9.00*18.00 | 162.00 | | 162.00 | 1 | 162.00 | 12.00 | 1.51 | 244.62 | 1.10 | 269.08 |
| 50 | 9.00*18.00 | 162.00 | | 162.00 | 1 | 162.00 | 12.00 | 1.51 | 244.62 | 1.10 | 269.08 |
| 51 | 9.00*18.00 | 162.00 | | 162.00 | 1 | 162.00 | 12.00 | 1.51 | 244.62 | 1.10 | 269.08 |
| 52 | 9.00*18.00 | 162.00 | | 162.00 | 1 | 162.00 | 12.00 | 1.51 | 244.62 | 1.10 | 269.08 |
| 53 | 9.00*18.00 | 162.00 | | 162.00 | 1 | 162.00 | 12.00 | 1.51 | 244.62 | 1.10 | 269.08 |
| 54 | 9.00*18.00 | 162.00 | | 162.00 | 1 | 162.00 | 12.00 | 1.51 | 244.62 | 1.10 | 269.08 |
| 55 | [1/2 * 26.81 *2.31)+ 1/2 (19.36 + 10.89 ) * 33.64 + (1/2 * 29.49 * 5.31) +(1/2 * 29.22 * 1.95) + (1/2 * 29.55 * 3.02) | 661.69 | 41.58 | 620.11 | 1 | 620.11 | 12.00/30.00 /15.00 | 1.81 | 1122.39 | 1.10 | 1234.63 |
| 56 | 1/2 * ( 11.54 + 13.26 ) * 10.80 + 1/2 *( 13.26 + 13.71) * 1.70 + 1/2 *( 13.71 + 15.55) * 5.90 | 243.16 | | 243.16 | 1 | 243.16 | 15.00 | 1.61 | 391.49 | 1.10 | 430.64 |
| 57 | 1/2*(15.55+17.80)*7.20 + 1/2*(17.80+19.91) * 4.80 | 210.56 | | 210.56 | 1 | 210.56 | 15.00 | 1.61 | 339.01 | 1.10 | 372.91 |
| 58 | 1/2*(11.38 + 12.53)*24.26 + 1/2*25.91 * 2.17 | 318.14 | | 318.14 | 1 | 318.14 | 15.00 | 1.61 | 512.21 | 1.10 | 563.43 |
| 59 | 1/2 * (11.97 + 10.12) * 29.22+ 1/2 * 30.92 * 4.05 | 385.35 | | 385.35 | 1 | 385.35 | 15.00 | 1.61 | 620.41 | 1.10 | 682.45 |
| TOTAL | | | | | 59 | 12570.92 | | | 19393.83 | | |

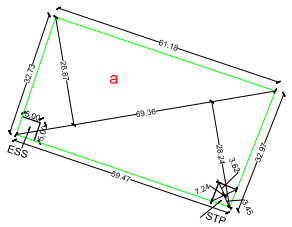
PROPOSED RESIDENTIAL PLOTTABLE LAYOUT ON KH. NO 158/2




D.P. PLAN SHOWING PROPOSED SITE

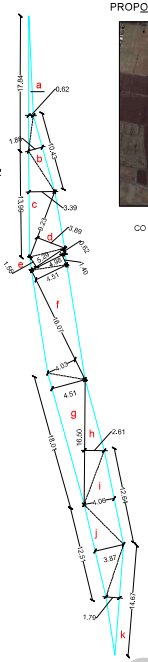
SHEET NO. -85

SCALE - NTS




OPEN SPACE CALCULATION

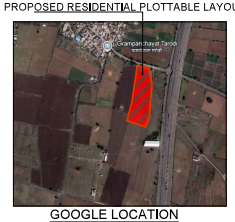
SCALE - 1:500




15.00M WD. PANDHAN ROAD WIDENING

SCALE - 1:250

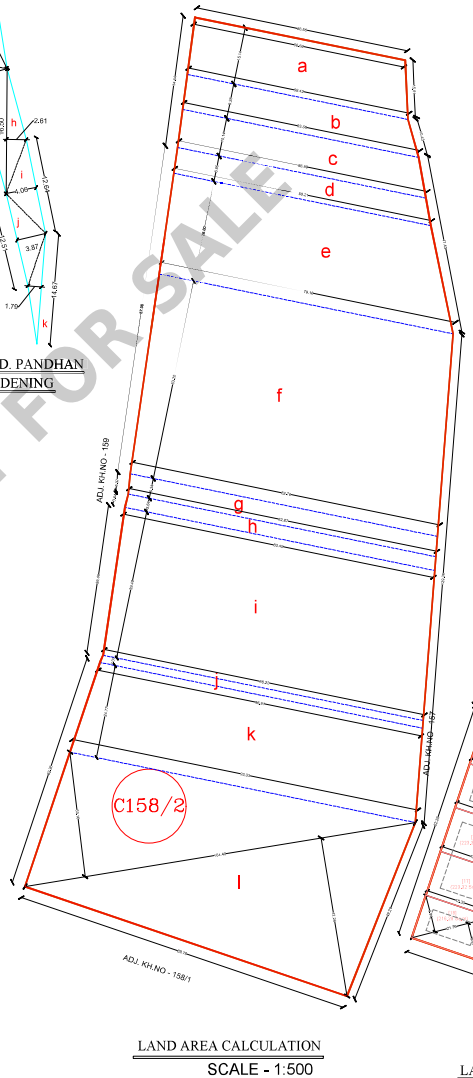
PROPOSED RESIDENTIAL PLOTTABLE LAYOUT ON KH. NO 158/2




GOOGLE LOCATION

CO ORDINATES: 21°08'54.2"N 79°10'53.1"E

| Project Details |
|---|
| Proposal code –MMRDA-24-166655 |
| Zone Type – Residential Zone – R-2, R-4 |
| Location – Non-Congested |
| Name of service – Layout Approval |
| Sub service – Layout Tentative |
| Khasra No. – 158/2 |
| Tahsil : KAMPTEE |
| Mouza : TARODI(BK) |
| Prorata Value : 0.00 |
| Separation/CRZ Zone Area : |







| | Size (M) | Area (Sq.m.) | Deduct Tangent Area (sq.m.) | Net Area (Sq.m.) | Total Net Area (Sq.M.) |
|---|---|---|---|---|---|
| 1 | OPEN SPACE | | | | |
| a | 1/2 * ( 28.87 + 28.24 ) * 69.36 | 1980.57 | | | |
| | TOTAL | 1980.57 | | 1980.57 | |
| | DEDUCTION | | | | |
| 2 | STP | | | | |
| | 1/2*(3.62+3.45)*7.24 | 25.59 | | | 1929.98 |
| | TOTAL | 25.59 | | 25.59 | |
| 3 | ESS | | | | |
| | 5.00*5.00 | 25.00 | | | |
| | TOTAL | 25.00 | | 25.00 | |
| | TOTAL DEDUCTION | | | 50.59 | |

| | Size (M) | Area (Sq.m.) | Deduct Tangent Area | Net Area (Sq.m.) | Total Net Area (Sq.M.) |
|---|---|---|---|---|---|
| 1 | 15.00M. WIDE PANDHAN ROAD WIDENING AREA | | | | |
| a | 1/2*17.84 * 0.62 | 5.53 | | | |
| b | 1/2* 10.43 * 1.88 | 9.80 | | | |
| c | 1/2 * 13.99 * 3.39 | 23.71 | | | |
| d | 1/2* 9.23 * 3.89 | 17.95 | | | |
| e | 1/2 * ( 1.56 + 0.62) * 5.29 + 1/2 * 4.98 * 1.40 | 9.25 | | | 260.00 |
| f | 1/2 * (4.51 + 4.03) * 16.07 | 68.62 | | | |
| g | 1/2 * 18.01 * 4.51 | 40.61 | | | |
| h | 1/2 * 16.50 * 2.61 | 21.53 | | | |
| i | 1/2 * 12.64 * 4.06 | 25.66 | | | |
| j | 1/2 * 12.51 * 3.87 | 24.21 | | | |
| k | 1/2 * 14.67 * 1.79 | 13.13 | | | |
| | TOTAL | 260.01 | | 260.00 | |

LAND AREA CALCULATION

| | SIZE | AREA (SQ.M.) |
|---|---|---|
| a | 1/2*(56.66+59.42)*15.14 | 878.73 |
| b | 1/2*(59.42+63.56)*9.28 | 570.63 |
| c | 1/2*(63.56+66.89)*10.14 | 661.38 |
| d | 1/2*(66.89+69.21)*9.43 | 606.14 |
| e | 1/2*(69.21+79.16)*26.80 | 1988.16 |
| f | 1/2*(79.16+82.76)*53.20 | 4307.07 |
| g | 1/2*(82.76+82.87)*5.34 | 442.23 |
| h | 1/2*(83.49+82.87)*3.64 | 302.78 |
| i | 1/2*(83.49+86.22)*39.40 | 3343.29 |
| j | 1/2*(86.91+86.22)*2.01 | 173.99 |
| k | 1/2*(86.91+93.03)*24.77 | 2228.56 |
| l | 1/2*(33.10+42.26)*104.40 | 3933.79 |
| | TOTAL | 19296.75 |

LAND AREA CALCULATION

SCALE - 1:500

LAYOUT PLAN

SCALE - 1:500

N

NOT FOR SALE

Signature valid

WAVE
DESIGNERS & PLANNERS
Ph.No - 9176256659
Prashant Nagar,Nagpur-440015

DESCRIPTION OF PROJECT :-
Type of Proposal : Residential
Layout Tentative

SITE ADDRESS :-
KH.NOs. - 158/2 , P.H.NO. - 33 , MOUZA - TARODI(BK), TAH. - KAMPTEE
DIST. - NAGPUR

Name of Architect / Engineer / Surveyor :-
Ar. PRASHANT V. WAVE
Address :-
Plot No. - 1, Lane 1, Ayodhya Nagar, Nagpur - 440015

COMPANY SEAL :-
Signature :-

SCALE - 1:500 | DATE :-
DRG NO. - 6/PROJ-24/0655 | CHECKED BY :-

SUBMISSION DRAWING