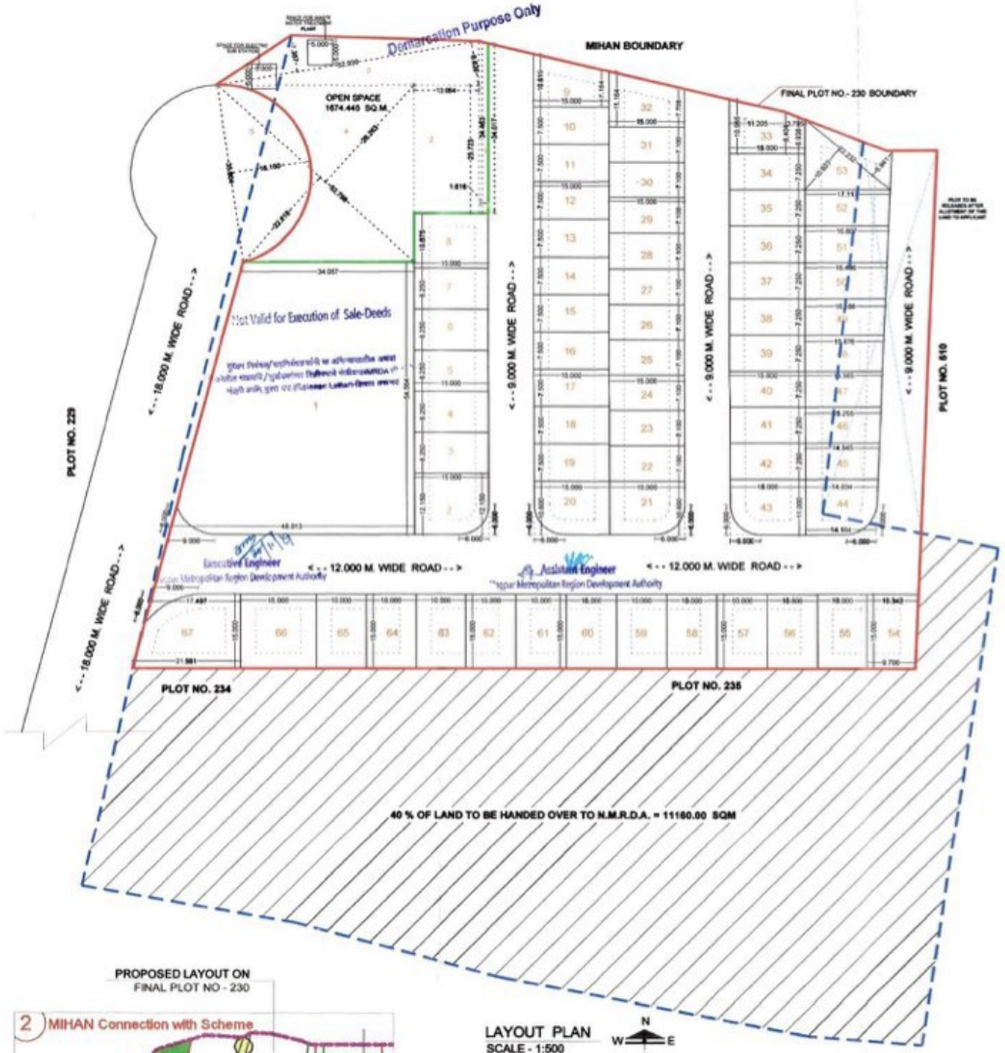
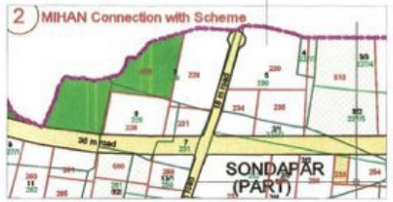
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



LAYOUT PLAN
SCALE - 1:500

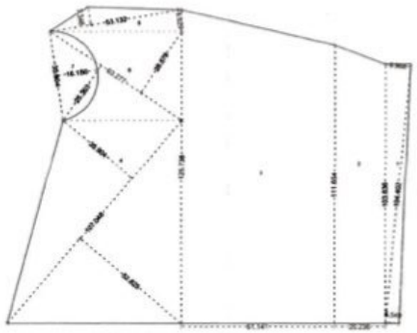
PROPOSED LAYOUT ON
FINAL PLOT NO - 230



LOCATION PLAN
SCALE - NTS

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)
A		B	C	D	E	F	G
1	0.5*(34.057 + 48.913)*54.564	2263.588	11.770	2251.818	1	2251.818	6755.453
2	15.000 * 12.150	182.250	7.720	174.530	1	174.530	431.264
3 TO 7	15.000 * 8.250	123.750	0.000	123.750	5	618.750	1528.931
8	15.000 * 10.875	163.125	0.000	163.125	1	163.125	403.082
9	0.5*(7.164 + 10.619)*15.000	133.373	0.000	133.373	1	133.373	329.563
10 TO 19	15.000 * 7.500	112.500	0.000	112.500	10	1125.000	2779.875
20 & 21	15.000 * 10.600	159.000	7.720	151.280	2	302.560	747.626
22 TO 31	15.000 * 7.100	106.500	0.000	106.500	10	1065.000	2631.615
32	0.5*(11.164 + 7.708)*15.000	141.540	0.000	141.540	1	141.540	349.745
33	0.5*(30.985 + 8.404)* 11.205 + 0.5*(6.938 + 8.404)* 3.795	137.738	0.000	137.738	1	137.738	340.351
34 TO 42	15.000 * 7.250	108.750	0.000	108.750	9	978.750	2418.491
43	15.000 * 11.000	165.000	7.720	157.280	1	157.280	388.639
44	0.5*(14.164 + 14.634)*11.000	158.389	7.720	150.669	1	150.669	372.303
45	0.5*(14.945 + 14.634)*7.250	107.224	0.000	107.224	1	107.224	264.950
46	0.5*(14.945 + 15.255)*7.250	109.475	0.000	109.475	1	109.475	270.513
47	0.5*(14.565 + 15.255)*7.250	108.098	0.000	108.098	1	108.098	267.109
48	0.5*(14.565 + 15.876)*7.250	110.349	0.000	110.349	1	110.349	272.671
49	0.5*(16.186 + 15.876)*7.250	116.225	0.000	116.225	1	116.225	287.191
50	0.5*(16.186 + 16.496)*7.250	118.472	0.000	118.472	1	118.472	292.745
51	0.5*(16.807 + 16.496)*7.250	120.723	0.000	120.723	1	120.723	298.307
52	0.5*(16.807 + 17.117)*7.250	122.975	0.000	122.975	1	122.975	303.870
53	0.5*(5.941 + 10.923)*22.233	187.469	0.000	187.469	1	187.469	463.235
54	0.5*(10.342 + 9.700)*15.000	150.315	0.000	150.315	1	150.315	371.428
55 TO 65	10.000 * 15.000	150.000	0.000	150.000	11	1650.000	4077.150
66	15.000 * 15.000	225.000	0.000	225.000	1	225.000	555.975
67	0.5*(17.497 +21.581)*15.000	293.085	11.770	281.315	1	281.315	697.916
			TOTAL		67	10807.771	27900.000



AREA AS PER MEASUREMENT SHEET

AREA AS PER MEASUREMENT SHEET

1)	0.5 * (9.968 + 5.549) * 104.402	= 810.002 SQ.M
2)	0.5 * (103.836 + 111.654) * 20.235	= 2180.220 SQ.M
3)	0.5 * (111.654 + 125.738) * 61.141	= 7257.192 SQ.M
4)	0.5 * (35.904 + 52.825) * 107.048	= 4749.131 SQ.M
5)	0.5 * (7.346 + 8.629) * 53.132	= 424.391 SQ.M
6)	0.5 * (28.579 + 25.303) * 63.277	= 1704.746 SQ.M
	TOTAL	= 17125.682 SQ.M
DEDUCTION		
7)	0.667 * 35.804 * 16.150	= 385.682 SQ.M
	TOTAL	= 16740.000 SQ.M

RECREATIONAL OPEN SPACE

1)	0.5 * (34.463 + 34.017) * 1.616	= 55.331 SQ.M
2)	13.064 * 25.723	= 336.045 SQ.M
3)	0.5 * (7.357 + 8.626) * 52.939	= 423.062 SQ.M
4)	0.5 * (26.263 + 22.818) * 52.798	= 1295.689 SQ.M
DEDUCTION		
5)	0.667 * 35.804 * 16.150	= 385.682 SQ.M
	TOTAL	= 1724.445 SQ.M
	DEDUCTION FOR E.S.S. = 5 * 5	= 25.000 SQ.M
	DEDUCTION FOR W.W.T.P. = 5 * 5	= 25.000 SQ.M
	TOTAL	= 1674.445 SQ.M

PROPOSED RESIDENTIAL LAYOUT ON FINAL PLOT NO. 230 (ORIGINAL PLOT/KH. NO. - 5)
P. H. NO.72, MOUZA - SONDAPAR, TAH. - NAGPUR (G) , DIST -NAGPUR
(SUMTHANA-KOTEWADA-SONDAPAR-JAMTHA-PARSODI IMPROVEMENT SCHEME)
BELONGING TO :-
1) SHRI. GOURISHANKAR DEVRAOJI ITANKAR
2) Mrs. VIJAYA GHANSHYAM HATWAR

STAMPS OF APPROVAL OF PLANS:

DRAWING SHEET NO. X/Y

1	AREA STATEMENTS :		
	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)		N.M.R.D.A. = 11160.000 SQ.M
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	= 27900.000 SQ.M	OWNER = 16740.000 SQ.M
	B) AS PER MEASUREMENT SHEET	= 16740.000 SQ.M	
	C) AS PER SITE	= 16740.000 SQ.M	
2	DEDUCTIONS FOR :		
	A) PROPOSED D.P/ D.P. ROAD WIDENING	= 0.000 SQ.M	
	B) ANY D.P. RESERVATION AREA	= 0.000 SQ.M	
	C) NATURAL WATER COURSE AREA	= 0.000 SQ.M	
	TOTAL A+B	= 0.000 SQ.M	
3	GROSS AREA OF PLOT (1- 2)	= 16740.000 SQ.M (100 %)	(OWNER)
4	RECREATIONAL OPEN SPACE :		
	A) REQUIRED	= 1674.000 SQ.M	
	B) PROPOSED	= 1674.445 SQ.M (10.00 %)	
5	AMENITY SPACE :		
	A) REQUIRED	= N.A. SQ.M	
	B) PROPOSED	= 0.000 SQ.M	
6	SPACE FOR E.S.S. & W.W.T.P.	= 50.000 SQ.M (0.30 %)	
7 A	SERVICE ROAD / HIGHWAY WIDENING	= 0.000 SQ.M	
7 B	INTERNAL ROAD AREA	= 4207.784 SQ.M (25.14 %)	
8	AREA UNDER LAYOUT PLOTS	= 10807.771 SQ.M (64.56 %)	
9	NET PLOT AREA FOR FSI CALCULATIONS =	= 27900.000 SQ.M	
10	PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS = (9/8)	= 2.581	

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BE ME ON 09-09-2019 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS LESS THAN WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

Er. Dhawal S. Harshe
NIT Lic. No.- 3000
Mob. No. 9158855005

OWNER (S) NAME AND SIGNATURE

1) SHRI. GOURISHANKAR DEVRAOJI ITANKAR

2) Mrs. VIJAYA GHANSHYAM HATWAR

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

Er. Dhawal S. Harshe
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
07/11/19	NE-01	1:500	DH	DH	

LEGEND :

FINAL PLOT BOUNDARY
KHASARA BOUNDRY SHOWN IN
AREA UNDER LAYOUT SHOWN IN
OPEN SPACE SHOWN IN

WAVE
DESIGNERS & PLANNERS
flat no.G-6,Ghoresh Apt,Ghoresh Road,
Near Ajni Sq.Nagpur-440003

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