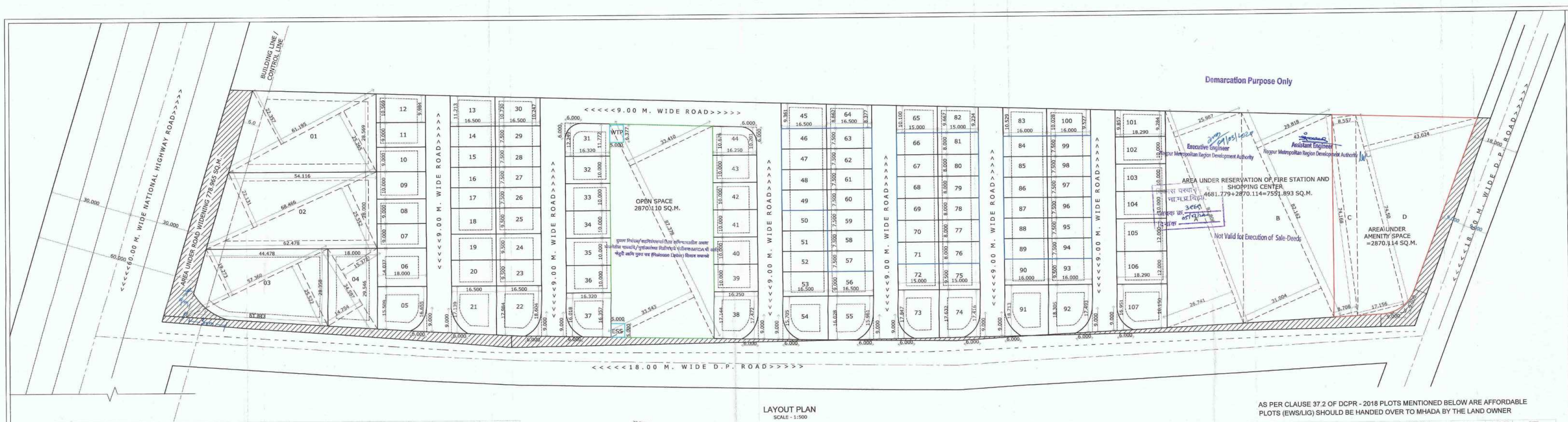
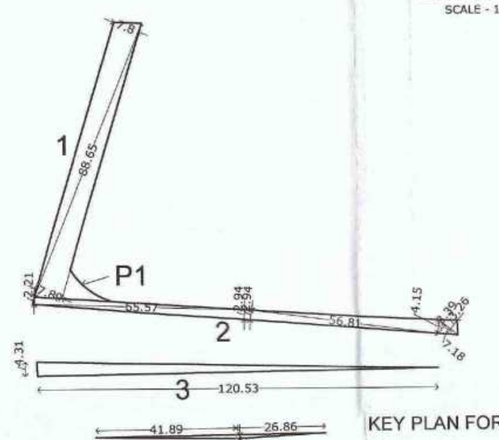
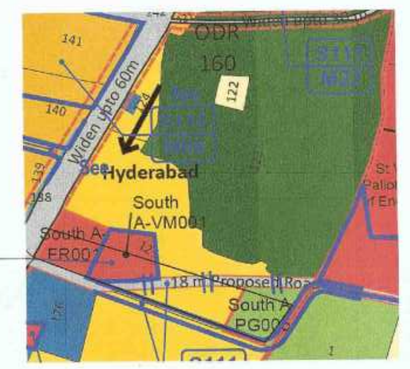


LAYOUT PLAN
SCALE - 1:500

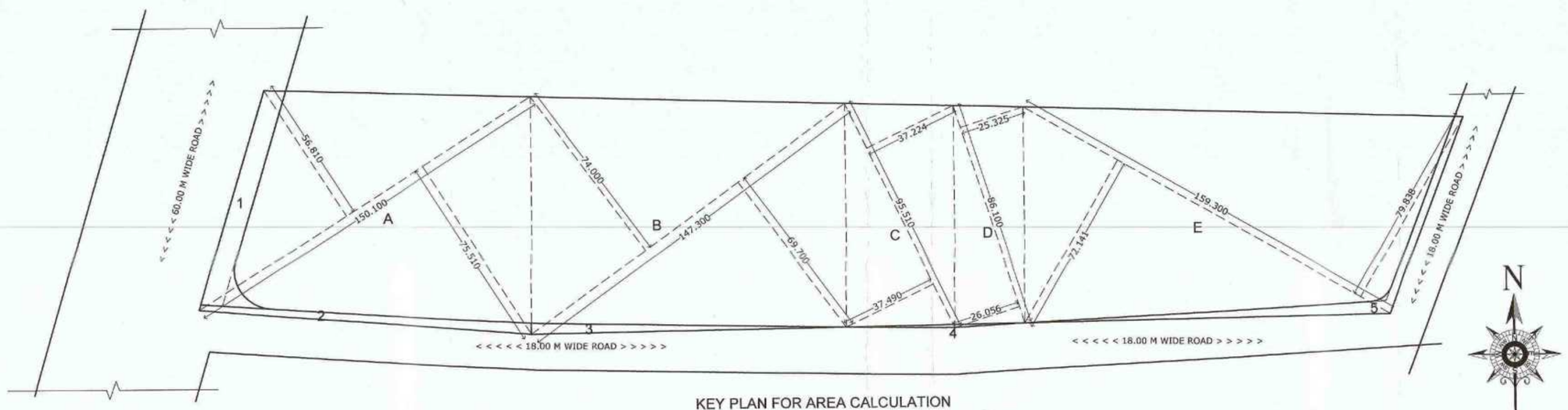
PLOT. NO	PLOT SIZE							PLOT AREA SQ.M.	TAN	NET AREA IN SQ.M.	NA/A X'	NET PLOT AREA FOR FSI (SQ.M)	NO.OF PLOTS	NET AREA IN SQ.M.	NET PLOT AREA FOR FSI (SQ.M)
A				B				C	D	E	F	G	H	E	J
1	1/2	X	22.357	+	25.265	23.811	X	61.195	1457.114	0	1457.114	1.960	2855.944	1	1457.114	2855.944
2	1/2	X	22.131	+	25.552	23.8415	X	68.466	1632.332	0	1632.332	1.960	3199.371	1	1632.332	3199.371
3	1/2	X	19.273	+	25.522	22.3975	X	57.360	1284.721	50.405	1234.316	1.960	2419.259	1	1234.316	2419.259
4	1/2	X	15.372	+	14.754	15.063	X	34.597	521.135	0	521.135	1.960	1021.424	1	521.135	1021.424
5	1/2	X	15.509	+	16.655	16.082	X	18.000	289.476	11.77	277.706	1.000	277.706	1	277.706	277.706
6		X		+		18.00	X	14.037	252.666	0	252.666	1.000	252.666	1	252.666	252.666
7 & 8		X		+		18.00	X	9.000	162.000	0	162.000	1.000	162.000	2	324.000	324.000
9		X		+		18.00	X	10.000	180.000	0	180.000	1.000	180.000	1	180.000	180.000
10 & 11		X		+		18.00	X	9.000	162.000	0	162.000	1.000	162.000	2	324.000	324.000
12	1/2	X	10.569	+	9.984	10.2765	X	18.000	184.977	0	184.977	1.000	184.977	1	184.977	184.977
13	1/2	X	11.213	+	10.73	10.9715	X	16.500	181.030	0	181.030	1.000	181.030	1	181.030	181.030
14 TO 17		X		+		7.50	X	16.500	123.750	0	123.750	1.000	123.750	4	495.000	495.000
18 TO 20		X		+		9.50	X	16.500	156.750	0	156.750	1.000	156.750	3	470.250	470.250
21	1/2	X	17.139	+	17.984	17.5615	X	16.500	289.765	11.77	277.995	1.000	277.995	1	277.995	277.995
22	1/2	X	17.984	+	18.604	18.294	X	16.500	301.851	11.77	290.081	1.000	290.081	1	290.081	290.081
23 TO 25		X		+		9.50	X	16.500	156.750	0	156.750	1.000	156.750	3	470.250	470.250
26 TO 29	1/2	X		+		7.50	X	16.500	123.750	0	123.750	1.000	123.750	4	495.000	495.000
30	1/2	X	10.73	+	10.247	10.4885	X	16.500	173.060	0	173.060	1.000	173.060	1	173.060	173.060
31	1/2	X	12.249	+	11.772	12.0105	X	16.320	196.011	7.72	188.291	1.000	188.291	1	188.291	188.291
32 TO 36		X		+		10.000	X	16.320	163.200	0	163.200	1.000	163.200	5	816.000	816.000
37	1/2	X	16.018	+	16.357	16.1875	X	16.320	264.180	11.77	252.410	1.000	252.410	1	252.410	252.410
38	1/2	X	17.144	+	17.472	17.308	X	16.250	281.255	11.77	269.485	1.000	269.485	1	269.485	269.485
39 TO 43		X		+		10.00	X	16.250	162.500	0	162.500	1.000	162.500	5	812.500	812.500
44	1/2	X	10.676	+	10.201	10.4385	X	16.250	169.626	7.72	161.906	1.000	161.906	1	161.906	161.906
45	1/2	X	9.361	+	8.862	9.1115	X	16.500	150.340	0	150.340	1.000	150.340	1	150.340	150.340
46 TO 52		X		+		7.50	X	16.500	123.750	0	123.750	1.000	123.750	7	866.250	866.250
53		X		+		9.00	X	16.500	148.500	0	148.500	1.000	148.500	1	148.500	148.500
54	1/2	X	15.705	+	16.028	15.8665	X	16.500	261.797	11.77	250.027	1.000	250.027	1	250.027	250.027
55	1/2	X	16.028	+	15.961	15.9945	X	16.500	263.909	11.77	252.139	1.000	252.139	1	252.139	252.139
56		X		+		9.00	X	16.500	148.500	0	148.500	1.000	148.500	1	148.500	148.500
57 TO 63		X		+		7.50	X	16.500	123.750	0	123.750	1.000	123.750	7	866.250	866.250
64	1/2	X	8.862	+	8.377	8.6195	X	16.500	142.222	0	142.222	1.000	142.222	1	142.222	142.222
65	1/2	X	10.1	+	9.667	9.8835	X	15.000	148.253	0	148.253	1.000	148.253	1	148.253	148.253
66 TO 71		X		+		8.00	X	15.000	120.000	0	120.000	1.000	120.000	6	720.000	720.000
72		X		+		9.50	X	15.000	142.500	0	142.500	1.000	142.500	1	142.500	142.500
73	1/2	X	17.847	+	17.632	17.7395	X	15.000	266.093	11.77	254.323	1.000	254.323	1	254.323	254.323
74	1/2	X	17.632	+	17.416	17.524	X	15.000	262.860	11.77	251.090	1.000	251.090	1	251.090	251.090
75		X		+		9.50	X	15.000	142.500	0	142.500	1.000	142.500	1	142.500	142.500
76 TO 81		X		+		8.00	X	15.000	120.000	0	120.000	1.000	120.000	6	720.000	720.000
82	1/2	X	9.667	+	9.234	9.4505	X	15.000	141.758	0	141.758	1.000	141.758	1	141.758	141.758
83	1/2	X	10.529	+	10.028	10.2785	X	16.000	164.456	0	164.456	1.000	164.456	1	164.456	164.456
84 TO 89		X		+		7.50	X	16.000	120.000	0	120.000	1.000	120.000	6	720.000	720.000
90		X		+		9.50	X	16.000	152.000	0	152.000	1.000	152.000	1	152.000	152.000
91	1/2	X	18.713	+	18.305	18.509	X	16.000	296.144	11.77	284.374	1.000	284.374	1	284.374	284.374
92	1/2	X	18.305	+	17.493	17.899	X	16.000	286.384	11.77	274.614	1.000	274.614	1	274.614	274.614
93		X		+		9.50	X	16.000	152.000	0	152.000	1.000	152.000	1	152.000	152.000
94 TO 99		X		+		7.50	X	16.000	120.000	0	120.000	1.000	120.000	6	720.000	720.000
100	1/2	X	10.028	+	9.527	9.7775	X	16.000	156.440	0	156.440	1.000	156.440	1	156.440	156.440
101	1/2	X	9.857	+	9.284	9.5705	X	18.290	175.044	0	175.044	1.000	175.044	1	175.044	175.044
102 TO 104		X		+		10.00	X	18.290	182.900	0	182.900	1.000	182.900	3	548.700	548.700
105 & 106		X		+		12.00	X	18.290	219.480	0	219.480	1.000	219.480	2	438.960	438.960
107	1/2	X	16.951	+	16.15	16.5505	X	18.290	302.709	11.77	290.939	1.000	290.939	1	290.939	290.939
														107	21163.681	



KEY PLAN FOR ROAD WIDENING AREA CALCULATION
SCALE - 1:1000



DP PLAN / SITE PLAN
SCALE - N.T.S.



KEY PLAN FOR AREA CALCULATION
SCALE - 1:1000

AS PER CLAUSE 37.2 OF DCPR - 2018 PLOTS MENTIONED BELOW ARE AFFORDABLE PLOTS (EWS/LIG) SHOULD BE HANDED OVER TO MHADA BY THE LAND OWNER

PLOT. NO	PLOT SIZE							PLOT AREA SQ.M.	TAN	NET AREA IN SQ.M.	NO.OF PLOTS	NET AREA IN SQ.M.
A				B				C	D	E	H	E
46 TO 49		X		+	7.50	X	16.500	= 123.750	0	123.750	X 4	495.000
57 TO 63		X		+	7.50	X	16.500	= 123.750	0	123.750	X 7	866.250
66 TO 71		X		+	8.00	X	15.000	= 120.000	0	120.000	X 6	720.000
76 TO 81		X		+	8.00	X	15.000	= 120.000	0	120.000	X 6	720.000
84 TO 89		X		+	7.50	X	16.000	= 120.000	0	120.000	X 6	720.000
94 TO 99		X		+	7.50	X	16.000	= 120.000	0	120.000	X 6	720.000
												35.000 **4241.250**

AREA UNDER RESERVATION

A	1/2	X	25.987	+	26.741	26.364	X	82.808	=	2183.150 SQ.M
B	1/2	X	31.004	+	29.818	30.411	X	82.162	=	2498.629 SQ.M
AMENITY AREA										
C	1/2	X	8.557	+	8.708	8.6325	X	74.168	=	640.255 SQ.M
D	1/2	X	43.024	+	17.156	30.09	X	74.5	=	2241.705 SQ.M
								LESS TANGTENT	=	11.846 SQ.M
								TOTAL		**7551.893 SQ.M**

AREA CALCULATION FOR AREA UNDER ROAD WIDENING

1	1/2	X	7.8	+	7.89	7.845	X	88.65	=	695.459 SQ.M.
P1	AS PER COMPUTER POLYLINE									50.268 SQ.M.
2	1/2	X	2.21	+	2.04	2.575	X	65.57	=	168.843 SQ.M.
	1/2	X	2.94	+	4.15	3.545	X	56.81	=	201.391 SQ.M.
	1/2	X	3.39	+	3.26	3.325	X	7.18	=	23.874 SQ.M.
3	1/2	X		+		4.31	X	120.53	=	259.742 SQ.M.
4	1/2	X		+		1.2	X	41.89	=	25.134 SQ.M.
	1/2	X		+		1.2	X	26.86	=	16.116 SQ.M.
5	1/2	X				4.59	X	128.16	=	294.127 SQ.M.
	1/2	X	4.79	+	4.39	4.59	X	68.69	=	315.287 SQ.M.
P2	AS PER COMPUTER POLYLINE									114.183 SQ.M.
								TOTAL		**2164.424 SQ.M.**

AREA CALCULATION FOR KHASRA

A	1/2	X	56.81	+	75.51	66.16	X	150.10	=	9930.616 SQ.M.
B	1/2	X	74	+	69.7	71.85	X	147.30	=	10583.505 SQ.M.
C	1/2	X	37.224	+	37.49	37.357	X	95.51	=	3567.867 SQ.M.
D	1/2	X	25.325	+	26.056	25.6905	X	86.10	=	2211.952 SQ.M.
E	1/2	X	72.141	+	79.838	75.9895	X	159.30	=	12105.127 SQ.M.
								TOTAL		**38399.167 SQ.M.**
								DEDUCTION FOR ROAD WIDENING		**2164.424 SQ.M.**
								DEDUCTION FOR RESERVATION AREA		**7551.893 SQ.M.**
								TOTAL		**28682.850 SQ.M.**

AREA UNDER OPEN SPACE

1	1/2	X	33.41	+	33.543	33.4765	X	87.378	=	2925.110 SQ.M
	LESS AREA FOR ESS & WT.P.								=	55.000
								TOTAL		**2870.110 SQ.M**

AREA UNDER AMENITY SPACE

C	1/2	X	8.557	+	8.708	8.6325	X	74.168	=	640.255 SQ.M
D	1/2	X	43.024	+	17.156	30.09	X	74.5	=	2241.705 SQ.M
								LESS TANGENT	=	11.846 SQ.M
								TOTAL		**2870.114 SQ.M**

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO.125/1
MOUZA-JAMTHA, TAH.NAGPUR (R) & DISTT. NAGPUR.
BELONGING TO :-
MR. SATYANARAYAN CHOTELAL AGRAWAL

Stamps Of Approval Of Plans:

A	AREA STATEMENTS		UNIT
	1. Area of land *(Minimum area of a, b, c to be considered)*		
	a) As Per Ownership Document (7/12, CTS Extract)	38400.000	SQ.M.
	b) As Per Measurement Sheet	38399.167	SQ.M.
	c) As Per Site	38399.167	SQ.M.
	2. Deductions For		
	(a) Proposed D.P./ D.P. Road Widening Area	2164.424	SQ.M.
	(b) Any D.P. Reservation Area	7551.893	SQ.M.
	(c) Natural Water Course Area	0.000	SQ.M.
	(Total a+b)	9716.317	SQ.M.
	3. Gross Area Of Plot (1-2) (100.00%)	28682.850	SQ.M.
	4. Recreational Open Space		
	(a) Required - (10.00%)	2868.285	SQ.M.
	(b) Proposed - (10.00%)	2870.110	SQ.M.
	Space reserve for ESS & S.T.P.(0.19%)	55.000	SQ.M.
	Total provided open space	2925.110	SQ.M.
	5. Amenity Space		
	(a) Required - (10.00 %)	2868.285	SQ.M.
	(b)Proposed(ADJUSTED TN RESERVATION OF FIRE STATION & SHOPPING CENTRE) (10.00%)	2870.114	SQ.M.
	6. Service Road And Highway Widening	0.000	SQ.M.
	7. Internal Road Area (16.02%)	4594.059	SQ.M.
	8. Area Under Layout Plots (71.72 %)	21163.681	SQ.M.
	9. Net Area Of Plots For FSI Calculations = (3-5b)	25812.736	SQ.M.
	10. Permissible FSI Factor For Layout Plots (Plot No. 1,2,3&4 area = 4844.897 sq.m.) = (5-(4/4844.897)+1(net plot area))	1.960	SQ.M.
	11. Area For Inclusive Housing		SQ.M.
	(a) Required - (20.00 %)	4232.736	SQ.M.
	(b) Proposed - (20.08 %)	4241.250	SQ.M.

LEGEND :-

AREA UNDER KHASRA SCHEME	SHEMA III
AREA UNDER AMENITY SPACE	SHEMA III
AREA UNDER RESERVATION	SHEMA III
AREA UNDER OPEN SPACE	SHEMA III
AREA UNDER MAHADA PLOTS	SHEMA III

OWNER :

MR. SATYANARAYAN CHOTELAL AGRAWAL

ARCHITECT/LICENSED ENGINEER :

Gaurav R. Gupta
PLANNER & DESIGNER
B.E. Civil
22, Plot No.A-23,24 Nalan Sova Nagar,
Nandanvan, Nagpur-9.
M.C.P.C. R. No.:- 1995
M.M.C.L.E. No.:- 559
Mobile No.:9923432949

EMAIL ID - pawan_r_gupta@yahoo.co.in | MOBILE NO.9923432949

DRG. NO.	SCALE	DATE	DRAWN BY
SUB-01	1 : 500	03/03/2020	N. BORKAR