

LAYOUT PLAN
SCALE 1:500

LOCATION PLAN
SCALE - N.T.S.

AREA UNDER OPEN SPACE

NO.	SIZE	AREA	TANG.	TOTAL AREA (SQ.M)		NO. OF PARTS	NET AREA (SQ.M.)
A	1/2 X 39.254 + 38.297 77.551 X 29.500	= 1143.877	0	1143.877	X	1	1143.877
				TOTAL	=		1143.877

AREA UNDER S.T.P.

NO.	SIZE	AREA	TANG.	TOTAL AREA (SQ.M)		NO. OF PARTS	NET AREA (SQ.M.)
S.T.P.	1/2 X 4.950 + 5.112 10.062 X 5.000	= 25.155	0	25.155	X	1	25.155
				TOTAL	=		25.155

AREA UNDER AMENITY SPACE

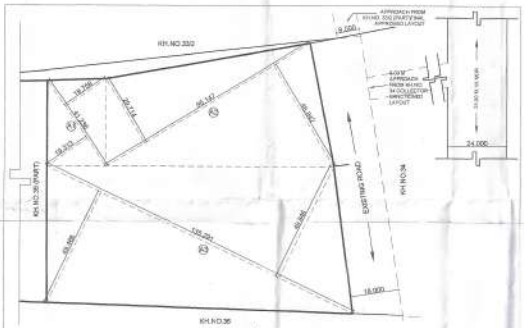
NO.	SIZE	AREA	TANG.	TOTAL AREA (SQ.M)		NO. OF PARTS	NET AREA (SQ.M.)
B	1/1 X 38.526 + 39.348 77.874 X 24.745	= 963.496	0	963.496	X	1	963.496
	1/2 X 39.348 + 40.183 79.531 X 4.755	= 189.085	7.704	181.381	X	1	181.381
E.S.	+ 5.000 X 5.000	= 25.000	0	25.000	X	1	-25.000
				TOTAL	=		1119.877

AREA UNDER RESINDENTIAL PLOTS

PLOT NO.	PLOT SIZE	PLOT AREA	TANG.	REMAINING PLOT AREA SQ.M.	NO.OF PLOTS	NET AREA IN SQ.M.	B/UP AREA ON PRO-DATA BASIC 'X'	FRONT ROAD WIDTH (M.)	BASIC FSI	PERMISSIBLE B/UP AREA ON BASIC FSI (SQ.M.)
(A)		(B)	(C)	(D = B - C)			(E = D x 1.674)	(F)	(G)	(H = E x G)
1	1/2 X 9.295 + 11.929 21.224 X 15.000	= 159.180	7.704	151.476	X	1	151.476	253.571	9 M / 12M	1.1	278.928
2 TO 9	X + 7.965 X 15.000	= 119.475	0	119.475	X	8	955.800	1600.009	9 M	1.1	1760.010
10	1/2 X 8.295 + 8.782 17.077 X 15.000	= 128.078	0	128.078	X	1	128.078	214.402	9 M	1.1	235.842
11	1/2 X 8.282 + 8.768 17.050 X 15.000	= 127.875	0	127.875	X	1	127.875	214.063	9 M	1.1	235.469
12 TO 19	X + 8.340 X 15.000	= 125.100	0	125.100	X	8	1000.800	1675.339	9 M	1.1	1842.873
20	1/2 X 9.429 + 12.063 21.492 X 15.000	= 161.190	7.704	153.486	X	1	153.486	256.936	9 M / 12M	1.1	282.629
21	1/2 X 12.304 + 14.838 27.042 X 15.000	= 302.815	7.704	195.111	X	1	195.111	326.615	9 M / 12M	1.1	359.277
22 TO 29	X + 8.488 X 15.000	= 127.320	0	127.320	X	8	1018.560	1705.089	9 M	1.1	1875.576
30	1/2 X 9.320 + 9.807 19.127 X 15.000	= 143.453	0	143.453	X	1	143.453	240.139	9 M	1.1	264.153
31	1/2 X 27.936 + 28.562 56.498 X 5.050	= 142.657	0	273.323	X	1	273.323	457.543	EXST. ROAD	1.1	503.298
	1/2 X 4.971 + 5.484 10.465 X 24.972	= 130.666									
32	1/2 X 27.936 + 26.696 54.632 X 10.000	= 273.160	0	273.160	X	1	273.160	457.270	EXST. ROAD	1.1	502.997
33	1/2 X 26.696 + 25.456 52.152 X 10.000	= 260.760	0	260.760	X	1	260.760	436.512	EXST. ROAD	1.1	480.163
34	1/2 X 25.456 + 24.205 49.661 X 10.090	= 250.540	0	250.540	X	1	250.540	419.404	EXST. ROAD	1.1	461.344
35	1/2 X 24.205 + 22.885 47.090 X 10.540	= 250.519	0	250.519	X	1	250.519	419.368	EXST. ROAD	1.1	461.305
36	1/2 X 22.895 + 21.990 44.885 X 7.221	= 162.057	0	250.367	X	1	250.367	419.115	EXST. ROAD/12.M	1.1	461.027
	1/2 X 21.990 + 21.204 43.194 X 4.089	= 88.310									
37	1/2 X 17.559 + 13.673 31.232 X 37.151	= 580.152	11.556	568.596	X	1	568.596	951.829	EXST. ROAD/12.M	1.1	1047.012
		TOTAL	=	37			6001.903				

AREA UNDER MAHADA PLOTS

PLOT NO.	PLOT SIZE	PLOT AREA	TANG.	REMAINING PLOT AREA SQ.M.		NO.OF PLOTS	NET AREA IN SQ.M.
11	1/2 X 8.282 + 8.768 17.050 X 15.000	= 127.875	0	127.875	X	1	127.875
12 TO 13	X + 8.340 X 15.000	= 125.100	0	125.100	X	2	250.200
24 TO 29	X + 8.488 X 15.000	= 127.320	0	127.320	X	6	763.920
30	1/2 X 9.320 + 9.807 19.127 X 15.000	= 143.453	0	143.453	X	1	143.453
				TOTAL	=	10	1285.448



AREA KEY PLAN OF LAND
SCALE 1:200

LAND AREA CALCULATION

NO.	SIZE	AREA	TANG.	TOTAL LAND AREA (SQ.M)	NO. OF PARTS	NET LAND AREA (SQ.M.)
A1	1/2 X 19.758 + 19.313 39.071 X 41.236	= 805.566	0	805.566		
A2	1/2 X 28.714 + 46.842 75.556 X 95.147	= 3642.037	0	3642.037	X 1	11165.733
A3	1/2 X 99.468 + 49.646 99.314 X 135.291	= 6718.130	0	6718.130		

DRAWING SHEET NO. 01

FINAL DEMARKETED RESIDENTIAL LAYOUT ON KH.NO.- 38(PART) P.H.NO. - 37, MOUZA - VELAHARI, TAH. - NAGPUR (GRAMIN), DIST.- NAGPUR.

BELONGING TO :
M/S.SHREE SIDDHESHWAR INFRAVENTURES PVT. LTD.
THOUGH DIRECTOR :
1) SHRI. RAHUL SUDHAKARRAO ZADE.
2) SHRI. VARUN SUDHAKARRAO ZADE.

AREA STATEMENT (PROFORMA - I)

1.	AREA OF LAND	
	a) As per ownership document (7/12, CTS extract)	= 24800.000 SQ.M.
	b) Area as per PROPOSAL (KH. NO. 35 (PART))	= 11165.733 SQ.M.
2.	DEDUCTION FOR	
	a) Proposed D.P./ D.P. Road widening area	= 0000.000 SQ.M.
3.	GROSS AREA OF PLOT (1 - 2)	= 11165.733 SQ.M. (100.00%)
4.	RECREATIONAL OPEN SPACE	
	a) Required (10.00%)	= 1116.573 SQ.M. (10.00%)
	b) Proposed	= 1143.877 SQ.M. (10.24%)
5.	AMENITY SPACE	
	a) Required (10.00%)	= 1116.573 SQ.M. (10.00%)
	b) Proposed	= 1119.877 SQ.M. (10.03%)
6.	AREA UNDER E.S. & S.T.P.	= 50.155 SQ.M. (00.45%)
7.	SERVICE ROAD AND HIGHWAY WIDENING	= 000.000 SQ.M.
8.	INTERNAL ROAD AREA	= 2849.921 SQ.M. (25.49%)
9.	AREA UNDER RESIDENTIAL PLOTS (@ 20% for L.I.G / E.W.S. on Net Plot Area 6001.903 @ 20% = 1200.381 sq.m.)	= 6001.903 SQ.M. (53.79%)
10.	NET AREA OF PLOTS FOR FSI CALCULATIONS (3-(9a))	= 10045.856 SQ.M.
11.	PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS (9/6)	= 1.674
12.	AREA FOR INCLUSIVE HOUSING (FOR MAHADA)	
	a) Required (20.00%)	= 1200.381 SQ.M. (20.00%)
	b) Proposed	= 1285.448 SQ.M. (21.40%)

NAA - NET PLOT AREA FOR LAYOUT @ 100% OF AREA EXCLUDING AMENITY SPACE, D.P./R.P. PROPOSALS, 'E' ANTI, & AREA FOR ROAD WIDENING AND SERVICE ROAD AS PER CLAUSE 34.6, FROM GROSS AREA UNDER LAYOUT, AS PER CLAUSE 34.9 OF DCPR
= 100% (11165.733 - 1113.877) SQ.M. = 10045.856 SQ.M.

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA (F.S.I) ON PRO - DATA BASIS 'X' AS PER CLAUSE 34.9 OF DCPR = 'X' = NAA = 10045.856 / 6001.903 = 1.674

NAZ - AREA UNDER D.P./ R.P. ROADS + AREA FOR WIDENING AND SERVICE ROAD AS NA - ROAD AS PER CLAUSE 27.2 = 0000.000 SQ.M.

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA (F.S.I) ON PRO-DATA BASIS 'Y' AS PER CLAUSE 34.9 OF DCPR = NAZA = 0000.000 / 6001.903 = 0.000

NOTE :- ADDITIONAL FSI SHOWN ABOVE IS SUBJECT TO COMPLIANCE OF PROVISION OF CLAUSE NO. 37.3 OF DCPR BY THE LAND OWNER.

NOTE :- PLOT NO. 11 TO 13, 24 TO 30 ARE L.I.G./ E.W.S. PLOTS FOR MAHADA,
AREA UNDER L.I.G/E.W.S PLOTS = 1285.448 SQ.M.

Certificate of Area :
Certified that the plot and/or reference was surveyed by me or _____ and the dimensions of sides etc. of plot shown on plan are as measured on site and the same so worked out tallies with the area stated in documents of Ownership/P.R. Cards/e-Records/Land Records Department/City Survey records.

Signature

LEGEND
PLOT BOUNDARY
OPEN SPACE
AMENITY SPACE
PLOTS FOR MAHADA

OWNER
M/S.SHREE SIDDHESHWAR INFRAVENTURES PVT. LTD.
THOUGH DIRECTOR :

1) SHRI. RAHUL SUDHAKARRAO ZADE.

2) SHRI. VARUN SUDHAKARRAO ZADE.

ARCHITECT

ARCHITECT
C. D. Gilpunja
C.A./ 5001 / 37532
N.I.T. No-1321
N.M.C. No.R-198
M. No. 9422103220

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY
	LAYOUT / 01	1:500	CHANDU SIR	CHANDU SIR

VISTAAR
ARCHITECT,INTERIOR DESIGNER, PLANNER
FLAT NO. 104,GROUND FLOOR,SHRILA APARTMENT, BEHIND BATUKBHAI JEWELLERS,KHARE TOWN, DHARAMPETH,NAGPUR - 440010.
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