PROPOSED RESIDENTIAL LAYOUT ON PART OF KH.NO.108/2 B, P.H.NO.71, MOUZA-SHIRUL, TAH.-HINGNA, DISTRICT-NAGPUR. BELONGING TO RAJIV CHUNNILALJI AGRAWAL & SURESH CHUNNILALJI AGRAWAL

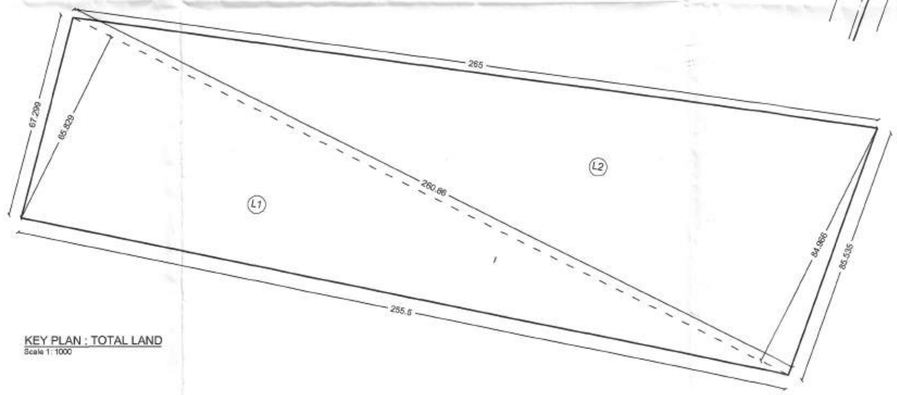
DRAWING SHEET NO. 1/1



LAYOUT PLAN
Scale 1: 500

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

PLOT NO	PLOT SIZE			ROUNDING AREA OF THE ROAD	REMAINING PLOT AREA	No. OF PLOTS	BUILT UP AREA ON PRO-RATA BASIS I.E. (D X PRO-RATA FSI FACTOR)	FRONT ROAD WIDTH (M.)	BASIC FSI	Permissible Built-up area on Basic FSI (e x g) (sq.m.)	AREA UNDER PLOTS
A	B			C	D		E	F	G	H	
1	1/2 X 6.400 + 5.824	6.112 X 12.619	= 77.127	0	77.127	1	1.834	9	1.1	2.017	77.127
2 TO 5		10.500 X 7.000	= 73.500	0	73.500	4	1.834	9	1.1	2.017	294.000
6		10.500 X 10.622	= 111.531	7.71	103.821	1	1.834	12	1.1	2.017	103.821
7		12.000 X 7.564	= 90.768	7.71	83.058	1	1.834	12	1.1	2.017	83.058
8 TO 11		12.000 X 7.750	= 93.000	0	93.000	4	1.834	9	1.1	2.017	372.000
12	1/2 X 7.175 + 6.51	6.843 X 14.285	= 97.745	0	97.745	1	1.834	9	1.1	2.017	97.745
13	1/2 X 7.175 + 6.51	6.843 X 14.285	= 97.745	0	97.745	1	1.834	9	1.1	2.017	97.745
14 TO 17		12.000 X 7.750	= 93.000	0	93.000	4	1.834	9	1.1	2.017	372.000
18		12.000 X 8.948	= 107.376	7.71	99.666	1	1.834	12	1.1	2.017	99.666
19		12.000 X 8.948	= 107.376	7.71	99.666	1	1.834	12	1.1	2.017	99.666
20 TO 23		12.000 X 7.750	= 93.000	0	93.000	4	1.834	9	1.1	2.017	372.000
24	1/2 X 7.603 + 6.958	7.281 X 14.729	= 107.234	0	107.234	1	1.834	9	1.1	2.017	107.234
25	1/2 X 7.175 + 6.51	6.843 X 14.285	= 97.745	0	97.745	1	1.834	9	1.1	2.017	97.745
26 TO 29		12.000 X 7.750	= 93.000	0	93.000	4	1.834	9	1.1	2.017	372.000
30		12.000 X 11.123	= 133.476	7.71	125.766	1	1.834	12	1.1	2.017	125.766
31		12.000 X 11.123	= 133.476	7.71	125.766	1	1.834	12	1.1	2.017	125.766
32 TO 35		12.000 X 7.750	= 93.000	0	93.000	4	1.834	9	1.1	2.017	372.000
36	1/2 X 7.603 + 6.958	7.281 X 14.729	= 107.234	0	107.234	1	1.834	9	1.1	2.017	107.234
37	1/2 X 7.463 + 6.702	7.083 X 15.436	= 109.325	0	109.325	1	1.834	9	1.1	2.017	109.325
38 TO 41		13.350 X 7.750	= 103.463	0	103.463	4	1.834	9	1.1	2.017	413.850
42		13.350 X 13.297	= 177.515	7.71	169.805	1	1.834	12	1.1	2.017	169.805
43		13.350 X 13.297	= 177.515	7.71	169.805	1	1.834	12	1.1	2.017	169.805
44 TO 47		13.350 X 7.750	= 103.463	0	103.463	4	1.834	9	1.1	2.017	413.850
48	1/2 X 7.986 + 7.247	7.617 X 15.896	= 121.072	0	121.072	1	1.834	9	1.1	2.017	121.072
49	1/2 X 7.415 + 6.634	7.025 X 15.534	= 109.119	0	109.119	1	1.834	9	1.1	2.017	109.119
50 TO 54		13.538 X 7.600	= 102.889	0	102.889	5	1.834	9	1.1	2.017	514.444
55		13.538 X 8.800	= 119.134	7.71	111.424	1	1.834	12	1.1	2.017	111.424
56	1/2 X 13.052 + 11.564	12.308 X 23.130	= 284.684	11.77	272.914	1	1.834	18	1.1	2.017	272.914
57	1/2 X 13.803 + 12.366	13.085 X 24.891	= 325.686	0	325.686	1	1.834	9	1.1	2.017	325.686
58	1/2 X 11.296 + 10.494	10.895 X 24.035	= 261.861	0	261.861	1	1.834	18	1.1	2.017	261.861
59	1/2 X 11.427 + 9.352	10.390 X 24.574	= 255.312	0	255.312	1	1.834	18	1.1	2.017	255.312
60	1/2 X 12.087 + 10.931	11.509 X 25.331	= 291.534	11.77	279.764	1	1.834	18	1.1	2.017	279.764
61 TO 63		12.000 X 15.000	= 180.000	0	180.000	3	1.834	12	1.1	2.017	540.000
64 TO 78		9.000 X 15.000	= 135.000	0	135.000	15	1.834	12	1.1	2.017	2025.000
79	1/2 X 9.651 + 9.651	9.651 X 19.594	= 189.102	7.71	181.392	1	1.834	12	1.1	2.017	181.392
				TOTAL NO OF PLOTS=	79			TOTAL AREA UNDER PLOTS=			9651.198



KEY PLAN : TOTAL LAND
Scale 1: 1000



DEVELOPMENT PLAN
sheet no 118



LOCATION PLAN

TOTAL LAND AREA AVAILABLE

L2	1/2	X 260.860	X 84.966	=	11082.115
L1	1/2	X 260.860	X 65.829	=	8586.076
			TOTAL	=	19668.192

TOTAL AREA UNDER PANDHAN

	1/2	X 87.563	X 10.95	=	479.407
	1/2	X 87.563	X 9.742	=	426.519
			TOTAL	=	905.927

AREA UNDER OPEN SPACE

A	1/2	X 75.835	X 24.65	=	934.666
B	1/2	X 75.835	X 28.549	=	1082.507
			TOTAL	=	2017.173

AREA UNDER SUBSTATION & STP

		5 X	5	=	25
		5 X	5	=	25
				=	50
			TOTAL	=	1967.173

AREA UNDER ~~RECREATIONAL~~ Amenity Space

C	1/2	X 63.946	X 31.972	=	1022.241
D	1/2	X 63.946	X 29.849	=	954.362
			TOTAL	=	1976.603
			- TANGENT	=	7.721
				=	1968.8818



KEY PLAN : PANDHAN ROAD
Scale 1: 1000

AREA STATEMENTS :

1	Area of land (Minimum area of a, b, c to be considered)		
	a) As per ownership document (7/12, CTS extract)		20200.000 Sq.M.
	b) as per measurement sheet		19668.192 Sq.M.
	c) as per site		19668.192 Sq.M.
2	Deductions for		
	(a) Proposed D.P./ D.P. Road widening Area		0.000 Sq.M.
	(b) Any D.P. Reservation area		0.000 Sq.M.
	(Total a+b)		0.000 Sq.M.
3	Gross Area of Plot (1-2)		19668.192 Sq.M.
4	Amenity Space		
	(a) Required -	10.00%	1966.819 Sq.M.
	(b) Proposed -	10.01%	1968.882 Sq.M.
5	Recreational Open space		
	(a) Required -	10.00%	1966.819 Sq.M.
	(b) Proposed -	10.00%	1967.173 Sq.M.
6	Service road and Highway widening		0.000 Sq.M.
7	Internal Road area	30.66%	6030.939 Sq.M.
8	Area under layout plots	49.07%	9651.198 Sq.M.
9	Net area of plots for FSI Calculations = (3-6b)		17701.019
10	Permissible FSI factor for layout plots = (10/9)		1.834
11	Area for inclusive housing		
	(a) Required -	0.00%	0.000 Sq.M.
	AS THE LAND IS UNDER TOD INFLUENCE ZONE	0.00%	0.000 Sq.M.
12	Area for WWTP and Sub Station	0.25%	50.000 Sq.M.

Certificate of Area: Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Signature
Ar. Rahul Dandekar

NOTE :
Provision as per clause no. 36.1.1of DCPR the waste water treatment and recycling plant and provision on caluse no. 24 electrical substation shall be provided in amenity space.

Notes :

Khasra Boundary shown in	
Open Space shown in	
Amenity Space shown in	
Plots for inclusive housing shown in	

LAYOUT-DRAWING

Owner :	Architect :
Rajiv Chunnilalji Agrawal & Suresh Chunnilalji Agrawal	Ar. Rahul Dandekar CA/2000/25840 NIT 1210
Owner's signature :	Architect's signature :
north 01 Job no.	DESIGN center architects • furniture designer • interior designer 6, Gurudeonagar, Nagpur, 98233 67736
Space for Sanctioning Authority's approval stamp:	Architect's Seal
Drawing title : LAYOUT PLAN	Checked by : RAHUL
10/06/2020 date / 1:500,1:1000 scale	File name : P/Layout/AKesare
	Drawn by : Ruchika
	Drg. no : 01

Project :
LAYOUT

Client :
RAJIV & SURESH AGRAWAL

Site : Shirul, Hingna, Nagpur

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