LAYOUT PLAN

SCALE - 1:500

PLOT. NO A					PLOT SIZE B					PLOT AREA SQ.M. C	TAN D	NET AREA IN SQ.M. E		NA/A X' F	NET PLOT AREA FOR FSI (SQ.M) G	NO.OF PLOTS H	NET AREA IN SQ.M. E	NET PLOT AREA FOR FSI (SQ.M) J
1	1/2	X	15.338	+	14.500	14.919	X	18.000	=	268.542	7.72	260.822	X	1.586	413.664	1	260.822	413.664
2		X		+		10.500	X	18.000	=	189.000	0	189.000	X	1.586	299.754	1	189.000	299.754
3 TO12		X		+		10.000	X	18.000	=	180.000	0	180.000	X	1.586	285.480	10	1800.000	2854.800
13	1/2	X	9.979	+	10.22	10.101	X	18.000	=	181.809	0	181.809	X	1.586	288.349	1	181.809	288.349
14	1/2	X	10.138	+	9.95	10.045	X	15.000	=	150.675	0	150.675	X	1.586	238.971	1	150.675	238.971
15 TO 18				+		7.00	X	15.000	=	105.000	0	105.000	X	1.586	166.530	4	420.000	666.120
19 TO 27		X		+		9.00	X	15.000	=	135.000	0	135.000	X	1.586	214.110	9	1215.000	1926.990
28	1/2	X	17.000	+	17.709	17.3545	X	15.000	=	260.318	7.72	252.598	X	1.586	400.620	1	252.598	400.620
29	1/2	X	17.709	+	18.408	18.0585	X	15.000	=	270.878	7.72	263.158	X	1.586	417.368	1	263.158	417.368
30 & 38		X		+		9.000	X	15.000	=	135.000	0	135.000	X	1.586	214.110	9	1215.000	1926.990
39 TO 42		X		+		7.000	X	15.000	=	105.000	0	105.000	X	1.586	166.530	4	420.000	666.120
43	1/2	X	9.952	+	9.767	9.860	X	15.000	=	147.893	0	147.893	X	1.586	234.558	1	147.893	234.558
44	1/2	X	9.662	+	9.497	9.5795	X	15.000	=	143.693	0	143.693	X	1.586	227.896	1	143.693	227.896
45 to 48		X		+		7.00	X	15.000	=	105.000	0	105.000	X	1.586	166.530	4	420.000	666.120
49 TO 56		X		+		9.000	X	15.000	=	135.000	0	135.000	X	1.586	214.110	8	1080.000	1712.880
57		X		+		10.500	X	15.000	=	157.500	0	157.500	X	1.586	249.795	1	157.500	249.795
58	1/2	X	17.344	+	18.053	17.699	X	15.000	=	265.478	7.72	257.758	X	1.586	408.803	1	257.758	408.803
59	1/2	X	18.053	+	18.751	18.402	X	15.000	=	276.030	7.72	268.310	X	1.586	425.540	1	268.310	425.540
60		X		+		10.500	X	15.000	=	157.500	0	157.500	X	1.586	249.795	1	157.500	249.795
61 TO 68		X		+		9.000	X	15.000	=	135.000	0	135.000	X	1.586	214.110	8	1080.000	1712.880
69 TO 72		X		+		7.000	X	15.000	=	105.000	0	105.000	X	1.586	166.530	4	420.000	666.120
73	1/2	X	9.497	+	9.332	9.415	X	15.000	=	141.218	0	141.218	X	1.586	223.971	1	141.218	223.971
74	1/2	X	12.734	+	12.549	12.642	X	15.000	=	189.623	0	189.623	X	1.586	300.741	1	189.623	300.741
75 TO 84		X		+		7.500	X	15.000	=	112.500	0	112.500	X	1.586	178.425	10	1125.000	1784.250
85		X		+		10.000	X	15.000	=	150.000	0	150.000	X	1.586	237.900	1	150.000	237.900
86 & 87		X		+		10.500	X	15.000	=	157.500	0	157.500	X	1.586	249.795	2	315.000	499.590
88	1/2	X	18.708	+	17.75	18.227	X	15.000	=	273.405	7.72	265.685	X	1.586	421.376	1	265.685	421.376
89	1/2	X	17.746	+	16.76	17.254	X	15.000	=	258.803	7.72	251.083	X	1.586	398.217	1	251.083	398.217
90 & 91		X		+		10.500	X	15.000	=	157.500	0	157.500	X	1.586	249.795	2	315.000	499.590
92		X		+		10.000	X	15.000	=	150.000	0	150.000	X	1.586	237.900	1	150.000	237.900
93 TO 102		X		+		7.500	X	15.000	=	112.500	0	112.500	X	1.586	178.425	10	1125.000	1784.250
103	1/2	X	12.549	+	12.282	12.416	X	15.000	=	186.233	0	186.233	X	1.586	295.365	1	186.233	295.365
104	1/2	X	11.070	+	10.805	10.9375	X	2.787	=	30.483	0	162.444	X	1.586	257.637	1	162.444	257.637
		X		+		10.805	X	12.213	=	131.961								
105 TO 115		X		+		7.000	X	15.000	=	105.000	0	105.000	X	1.586	166.530	11	1155.000	1831.830
116 & 117		X		+		9.000	X	15.000	=	135.000	0	135.000	X	1.586	214.110	2	270.000	428.220
118		X		+		9.500	X	15.000	=	142.500	0	142.500	X	1.586	226.005	1	142.500	226.005
119	1/2	X	18.149	+	17.186	17.668	X	15.000	=	265.013	7.72	257.293	X	1.586	408.066	1	257.293	408.066
120	1/2	X	15.186	+	13.998	14.592	X	18.115	=	264.334	7.72	256.614	X	1.586	406.990	1	256.614	406.990
121 TO 122		X		+		10.500	X	18.115	=	190.208	0	190.208	X	1.586	301.669	2	380.415	603.338
123 TO 131		X		+		9.500	X	18.115	=	172.093	0	172.093	X	1.586	272.939	9	1548.833	2456.448
132		X		+		10.805	X	18.115	=	195.733	0	195.733	X	1.586	310.432	1	195.733	310.432
133	1/2	X	29.682	+	30.328	30.005	X	12.000	=	360.060	0	360.060	X	1.586	571.055	1	360.060	571.055
134	1/2	X	29.682	+	28.870	29.276	X	12.000	=	351.312	0	351.312	X	1.586	557.181	1	351.312	557.181
135	1/2	X	28.870	+	28.091	28.4805	X	11.500	=	327.526	0	327.526	X	1.586	519.456	1	327.526	519.456
136	1/2	X	28.091	+	27.313	27.702	X	11.500	=	318.573	0	318.573	X	1.586	505.257	1	318.573	505.257
137	1/2	X	27.313	+	26.568	26.9405	X	11.000	=	296.346	0	296.346	X	1.586	470.004	1	296.346	470.004
138	1/2	X	26.568	+	25.824	26.196	X	11.000	=	288.156	0	288.156	X	1.586	457.015	1	288.156	457.015
139	1/2	X	25.824	+	25.147	25.4855	X	10.000	=	254.855	0	254.855	X	1.586	404.200	1	254.855	404.200
140	1/2	X	25.147	+	24.436	24.7915	X	10.500	=	260.311	0	260.311	X	1.586	412.853	1	260.311	412.853
141	1/2	X	24.436	+	23.760	24.098	X	10.000	=	240.980	0	240.980	X	1.586	382.194	1	240.980	382.194
142	1/2	X	23.760	+	23.083	23.4215	X	10.000	=	234.215	0	234.215	X	1.586	371.465	1	234.215	371.465
143	1/2	X	23.083	+	22.406	22.7445	X	10.000	=	227.445	0	227.445	X	1.586	360.728	1	227.445	360.728
144	1/2	X	22.406	+	21.729	22.0675	X	10.000	=	220.675	0	220.675	X	1.586	349.991	1	220.675	349.991
145	1/2	X	8.998	+	8.729	8.8635	X	23.159	=	205.270	7.72	390.205	X	1.586	618.864	1	390.205	618.864
	1/2	X	4.811	+	4.765	4.788	X	21.640	=	103.612								
	1/2	X	5.621	+	2.679	4.150	X	21.456	=	89.042								
146	1/2	X	11.612	+	9.929	9.500	X	23.317	=	221.512	7.72	213.792	X	1.586	339.073	1	213.792	339.073
147 TO 156		X		+		7.500	X	16.000	=	120.000		120.000	X	1.586	190.320	10	1200.000	1903.200
157		X		+		9.000	X	16.000	=	144.000		144.000	X	1.586	228.384	1	144.000	228.384
158		X		+		10.000	X	16.000	=	160.000		160.000	X	1.586	253.760	1	160.000	253.760
159		X		+		10.000	X	16.000	=	160.000	7.72	152.280	X	1.586	241.516	1	152.280	241.516
160		X		+		9.658	X	16.000	=	154.528	7.72	146.808	X	1.586	232.837	1	146.808	232.837
161 to 172		X		+		9.000	X	16.000	=	144.000	0	144.000	X	1.586	228.384	12	1728.000	2740.608
173		X		+		10.500	X	16.000	=	168.000	0	168.000	X	1.586	266.448	1	168.000	266.448
174	1/2	X	15.450	+	16.935	16.1925	X	16.000	=	259.080	7.72	251.360	X	1.586	398.657	1	251.360	398.657
175	1/2	X	17.328	+	16.935	17.1315	X	4.238	=	72.603	7.72	268.678	X	1.586	426.123	1	268.678	426.123
	1/2	X	17.328	+	17.325	17.3265	X	11.762	=	203.794								
176		X		+		10.500	X	16.000	=	168.000	0	168.000	X	1.586	266.448	1	168.000	266.448
177 to 188		X		+		9.000	X	16.000	=	144.000	0	144.000	X	1.586	228.384	12	1728.000	2740.608
189		X		+		9.658	X	16.000	=	154.528	7.72	146.808	X	1.586	232.837	1	146.808	232.837
190		X		+		10.000	X	16.000	=	160.000	7.72	152.280	X	1.586	241.516	1	152.280	241.516
191		X		+		10.000	X	16.000	=	160.000	0	160.000	X	1.586	253.760	1	160.000	253.760
192		X		+		9.000	X	16.000	=	144.000	0	144.000	X	1.586	228.384	1	144.000	228.384
193 to 202		X		+		7.500	X	16.000	=	120.000	0	120.000	X	1.586	190.320	10	1200.000	1903.200
203	1/2	X	11.531	+	9.623	10.577	X	20.027	=	211.826	7.72	204.106	X	1.586	323.711	1	204.106	323.711
204 TO 209		X		+		10.500	X	21.270	=	223.335	0	223.335	X	1.586	354.209	6	1340.010	2125.256
210 TO 215		X		+		10.000	X	21.270	=	212.700	0	212.700	X	1.586	337.342	6	1276.200	2024.053
216	1/2	X	15.519	+	15.513	15.516	X	21.270	=	330.025	7.72	322.305	X	1.586	511.176	1	322.305	511.176
217	1/2	X	13.308	+	12.143	12.7255	X	25.858	=	329.056	0	329.056	X	1.586	521.883	1	329.056	521.883
218	1/2	X	22.360	+	24.005	23.1825	X	16.011	=	371.175	0	371.175	X	1.586	588.684	1	371.175	588.684
															TOTAL	218	34828.899	

AREA UNDER KHASARA NO- 118/A/1,118/A/2,118/B/1,118/B/2,

A	1/2	X	41.872	+	55.810	48.841	X	154.702	=	7555.800	0	7555.800
B	1/2	X	59.825	+	58.865	59.345	X	163.367	=	9695.015	0	9695.015
C	1/2	X	40.683	+	42.714	41.6985	X	154.456	=	6440.584	0	6440.584
D	1/2	X	8.696	+	8.822	8.759	X	74.267	=	650.505	0	650.505
E	1/2	X	8.821	+	8.734	8.7775	X	73.976	=	649.324	0	649.324
F	1/2	X	145.318	+	143.065	144.1915	X	34.340	=	4951.536	0	4951.536
G	1/2	X	143.065	+	145.633	144.349	X	27.673	=	3994.570	0	3994.570
H	1/2	X	145.633	+	145.618	145.6255	X	55.190	=	8037.071	0	8037.071
I	1/2	X	49.755	+	6.949	28.352	X	144.836	=	4106.390	0	4106.390
J	1/2	X	30.203	+	27.176	28.6895	X	126.083	=	3617.258	0	3617.258
K	1/2	X	18.445	+	14.786	16.6155	X	113.862	=	1891.874	0	1891.874
L	1/2	X	19.193	+	14.711	16.952	X	85.596	=	1451.023	0	1451.023
M	1/2	X	5.260	+	4.277	4.7685	X	20.465	=	97.587	0	97.587
N	1/2	X	42.660	+	27.859	35.2595	X	98.371	=	3468.512	0	3468.512
O	1/2	X	40.786	+	35.357	38.0715	X	101.831	=	3876.859	0	3876.859
P	1/2	X		+		5.786	X	38.132	=	110.316	0	110.316
										TOTAL		60594.225

AREA UNDER OPEN SPACE

A	1/2	X	5.190	+	4.657	4.9235	X	28.629	=	140.955	7.72	133.235
B	1/2	X	26.855	+	10.347	18.601	X	83.884	=	1560.326	0	1560.326
C	1/2	X	10.927	+	32.211	21.569	X	18.487	=	398.746	0	398.746
D	1/2	X	32.211	+	39.048	35.6295	X	21.694	=	772.946	0	772.946
E	1/2	X	39.048	+	40.381	39.7145	X	4.487	=	178.199	0	178.199
F	1/2	X	22.748	+	33.247	27.9975	X	108.130	=	3027.370	9.61	3017.760
										TOTAL		6061.212

AREA UNDER AMENITY SPACE

A	1/2	X	138.513	+	138.51	138.5115	X	12.277	=	1700.506	0	1700.506
B	1/2	X	6.448	+	45.892	26.17	X	144.058	=	3769.998	0	3769.998
										TOTAL		5470.504

AREA FOR WTP AND ESS

		X		+		10	X	10.00	=	100.000	0	100.000
										TOTAL		5370.504

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. 118/A/1, 118/A/2, 118/B/1, 118/B2, P.H.NO.72 MOUZA - KOTHEWADA, TAH - HINGNA, - DISTT- NAGPUR.

BELONGING TO,

M/S MAHALAXMI INFRACON THROUGH PARTNER
1) SHRI. ANISH BHAWRILAL CHHAJED
2) SHRI. RAHUL JAGDISH BONDRE

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)	60600.000	SQ.M.
	b) As Per Measurement Sheet	60594.225	SQ.M.
	c) As Per Site	60594.225	SQ.M.
	2. Deductions For		
	(a) Proposed D.P./ D.P. Road Widening Area/Service Road/Highway Widening	0.000	SQ.M.
	(b) Any D.P. Reservation Area	0.000	SQ.M.
	(Total a+b)	0.00	SQ.M.
	3. Balance Area Of Plot (1-2) (100.00%)	60594.225	SQ.M.
	4. Amenity Space (if applicable)		
	(a) Required - [300 + 10% (60594.225 - 10000)] = 5359.422 SQ.MT.	5359.422	SQ.M.
	(b) Adjustment of 2 (b),if any	000.00	SQ.M.
	(c) Balance Proposed - (8.86%)	5370.50	SQ.M.
	(d) Area for ESS & STP - (0.16%)	100.000	SQ.M.
	5. Net Plot Area (3-4(c))	55223.721	
	6. Recreational Open Space (if applicable) (AS PER CLAUSE 3.4)		
	(a) Required - 10% OF (1)	6059.423	SQ.M.
	(b) Proposed - (10.00%)	6061.212	SQ.M.
	7. Internal Road Area (23.49%)	14233.610	SQ.M.
	8. Service Road And Highway Widening	0.00	SQ.M.
	9. Plotable Area (57.47%)	34828.899	SQ.M.
	10.Pro-rata factor For FSI Calculations On Layout Plots = (5/9)	1.586	SQ.M.
	11. Area For Inclusive Housing AS APPLICABLE ONLY TO MUNICIPAL CORPORATION AREA		
	(a) Required -	NA	SQ.M.
	(b) Proposed -	NA	SQ.M.

LEGEND :-

AREA UNDER KASARA BOUNDRY SHOWN IN
AREA UNDER AMENITY SPACE SHOWN IN
AREA UNDER OPEN SPACE SHOWN IN
AREA UNDER ESS & WTP SHOWN IN

OWNER : SIGNATURE

M/S MAHALAXMI INFRACON THROUGH PARTNER

1) SHRI. ANISH BHAWRILAL CHHAJED

2) SHRI. RAHUL JAGDISH BONDRE

ARCHITECT/LICENSED ENGINEER :

Pawan R. Gupta
PLANNER & DESIGNER
B.E. Civil
Off.:Plot No.A-23,24 Manav Seva Nagar, Seminary Hills, Nagpur
N.I.T.L.S. No.:1589
N.M.C.L.S. No.:380
Mob. No.:9923432949

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

DRG. NO	SCALE	DATE	DRAWN BY
SUB-01	1 : 500	02/02/ 2021	G.KAWAS