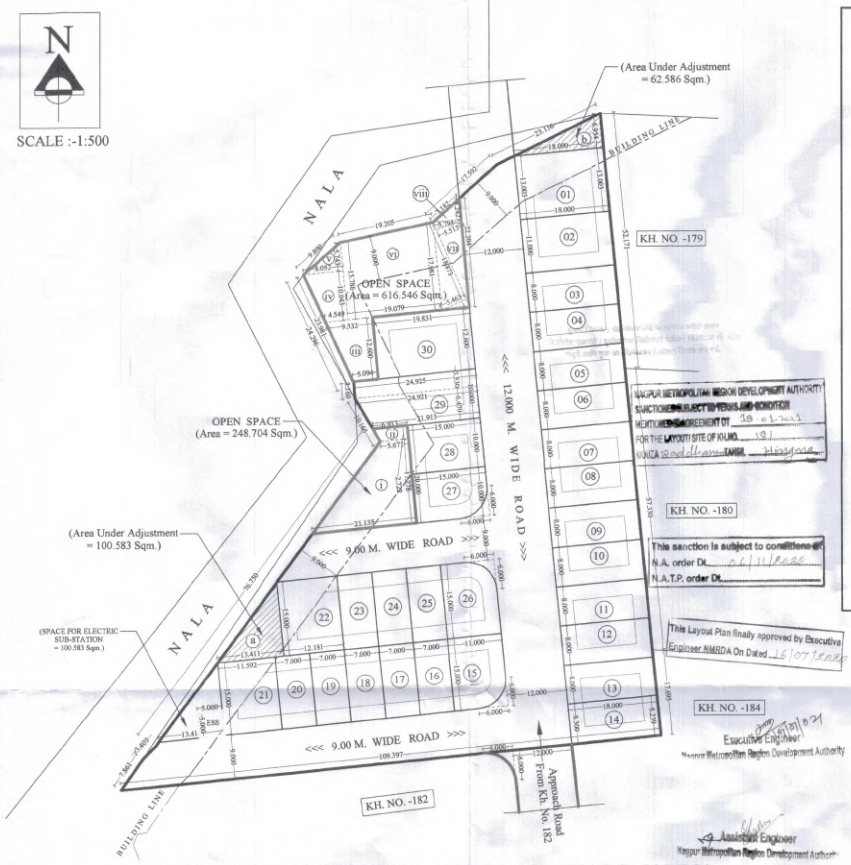
FINAL DEMARCATED PROPOSED RESIDENTIAL LAYOUT PLAN FOR KH. NO. - 181, P.H. NO.- 06, MOUZA- WADDHAMNA, TAHSIL - HINGNA , DISTRICT - NAGPUR. BELONGING TO M/s. PREMIER HERITAGE THROUGH PARTNER SHRI AMIT MAGANLAL PANCHMATIYA



LAYOUT PLAN OF KH. NO.- 181, Mouza - WADDHAMNA

SCALE :-1:500

Note :- Waste Water Treatment Plant & Electric Substation should be provided in Amenity Space As Per Clause No. 24.4.1 in DCPR

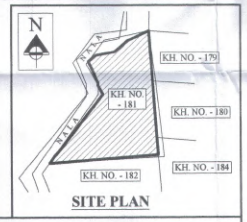


KEY PLAN OF KH. NO.- 181

SCALE :-1:1000

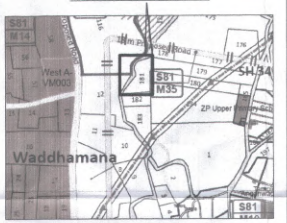
LAND AREA STATEMENT

1)	1 x	0.500 x	109.397	x	6.019	=	329.230 Sqm.
2)	1 x	0.500 x	104.515	x	2.306	=	120.506 Sqm.
3)	1 x	0.500 x	102.040	x	61.044	=	3114.465 Sqm.
4)	1 x	0.500 x	82.515	x	10.855	=	447.650 Sqm.
5)	1 x	0.500 x	69.362	x	41.859	=	1452.340 Sqm.
6)	1 x	0.500 x	80.127	x	32.992	=	1321.775 Sqm.
7)	1 x	0.500 x	20.124	x	11.456	=	115.270 Sqm.
8)	1 x	11.456 +	15.869 / 2 x		17.038	=	232.782 Sqm.
9)	1 x	15.869 +	29.226 / 2 x		13.600	=	311.156 Sqm.
10)	1 x	29.226 +	31.799 / 2 x		9.549	=	291.364 Sqm.
11)	1 x	31.799 +	11.050 / 2 x		12.641	=	270.627 Sqm.
12)	1 x	11.050 +	9.131 / 2 x		2.510	=	25.327 Sqm.
13)	1 x	0.500 x	9.131	x	4.465	=	20.385 Sqm.
					TOTAL		8053.276 Sqm.



SITE PLAN

SHEET NO.- 81, KH NO. - 181
PROPOSED LAYOUT



D.P. PLAN

PROFORMA-I

A	AREA STATEMENTS	Sqm.	%
	1. AREA OF LAND		
	a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	9100.000	
	b) AS PER MEASUREMENT SHEET	8053.276	
	c) AS PER SITE	8053.276	
	2. DEDUCTIONS FOR		
	a) PROPOSED D.P./ D.P. ROAD WIDENING AREA	000.000	
	b) ANY D.P. RESERVATION AREA		
	c) NATURAL WATER COURSE AREA		
	(TOTAL a+b)	----	
	3. GROSS AREA OF PLOT (1-2)	8053.276	100.000
	4. RECREATIONAL OPEN SPACE		
	a) REQUIRED - (10 % OF 3)	805.328	
	b) PROPOSED -	865.250	10.744
	5. AMENITY SPACE		
	a) REQUIRED - (10 % OF 3)	000.000	
	b) PROPOSED -	000.000	0.000
	6. SPACE FOR ELECTRIC SUB-STATION -	100.583	1.249
	7. LAND AREA UNDER ADJUSTMENT (a + b)	163.169	2.026
	8. SERVICE ROAD & HIGHWAY WIDENING	000.000	0.000
	9. INTERNAL ROAD AREA	2466.592	30.628
	10. AREA UNDER LAYOUT PLOTS	4457.682	55.352
	11. NET AREA OF PLOTS FOR FSI CALCULATIONS = (3-5b)	8053.276	
	12. PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS = (9/8)	1.806	
	13. AREA FOR INCLUSIVE HOUSING		
	a) REQUIRED - (20 % OF 8)	000.000	
	b) PROPOSED -	000.000	

A] OPEN SPACE

(i)	1 x	21.135 +	5.671 / 2 x		17.278	=	231.577 Sqm.
(ii)	1 x	5.671 +	6.913 / 2 x		2.722	=	17.127 Sqm.
(iii)	1 x	5.094 +	9.532 / 2 x		12.600	=	92.144 Sqm.
(iv)	1 x	4.549 +	8.052 / 2 x		10.043	=	63.276 Sqm.
(v)	1 x	0.500 x	8.052	x	5.743	=	23.121 Sqm.
(vi)	1 x	15.786 +	17.981 / 2 x		19.079	=	322.120 Sqm.
(vii)	1 x	5.463 +	5.515 / 2 x		18.873	=	103.594 Sqm.
(viii)	1 x	0.500 x	5.795	x	4.242	=	12.291 Sqm.
				TOTAL			865.250 Sqm.

B] LAND AREA UNDER ADJUSTMENT

(a)	1 x	0.500 x	13.411	x	15.000	=	100.583 Sqm.
(b)	1 x	0.500 x	18.000	x	6.954	=	62.586 Sqm.
				TOTAL			163.169 Sqm.

C] SPACE FOR ELECTRIC SUB-STATION

	1 x	0.500 x	13.411	x	15.000	=	100.583 Sqm.
				TOTAL			100.583 Sqm.

INDEX :-

KH. BOUNDARY SHOWN IN

OPEN SPACE SHOWN IN

ELECTRIC SUBSTATION SHOWN IN

APPROACH ROAD SHOWN IN

OWNER'S SIGN

For Premier Heritage

Partner/Auth. Sign.

(SHRI. AMIT MAGANLAL PANCHMATIYA)

ARCHITECT/L.S.

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NMC L.S. - 133

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STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

SR.NO.	PLOT NO.	SIZE IN METERS	PLOT AREA (Sq.m.)	ROUNDING AREA OF ROAD (Sq.m.)	REMAINING PLOT AREA (Sq.m.)	NO. OF. PLOTS	TOTAL NET PLOT AREA (sq.m.)	BUILT UP AREA ON PRO-RATA BASIS i.e. (E x 1.806)	BUILT UP AREA ON PRO-RATA BASIS	FRONT ROAD WIDTH (m.)	BASIC FSI	PERMISSIBLE BUILT UP AREA ON BASIC FSI (Sq.m.)
	A	B	C	D	E= (C-D)	F	G = (E*F)	H	I = (H*F)	J	K	L = (H*K)
1	1	1 x 18.000 x 13.003	234.054	0.000	234.054	1	234.054	422.702	422.702	12.000	1.100	464.972
2	2	1 x 18.000 x 11.000	198.000	0.000	198.000	1	198.000	357.588	357.588	12.000	1.100	393.347
3	3 to 13	1 x 18.000 x 8.000	144.000	0.000	144.000	11	1584.000	2860.064	2860.704	12.000	1.100	286.070
4	14	1 x 8.239 + 8.300 / 2 x 18.000	148.851	0.000	148.851	1	148.851	268.825	268.825	12.000	1.100	295.707
5	15	1 x 11.000 x 15.000	165.000	7.725	157.275	1	157.275	284.039	284.039	12.000	1.100	312.443
6	16 to 20	1 x 7.000 x 15.000	105.000	0.000	105.000	5	525.000	189.630	948.150	9.000	1.100	208.593
7	21	1 x 11.592 x 15.000	173.880	0.000	173.880	1	173.880	314.027	314.027	9.000	1.100	345.430
8	22	1 x 12.181 x 15.000	182.715	0.000	182.715	1	182.715	329.983	329.983	9.000	1.100	362.982
9	23 to 25	1 x 7.000 x 15.000	105.000	0.000	105.000	3	315.000	189.630	568.890	9.000	1.100	208.593
10	26	1 x 11.000 x 15.000	165.000	7.725	157.275	1	157.275	284.039	284.039	12.000	1.100	312.443
11	27	1 x 15.000 x 10.000	150.000	7.725	142.275	1	142.275	256.949	256.949	9.000	1.100	282.644
12	28	1 x 15.000 x 10.000	150.000	0.000	150.000	1	150.000	270.900	270.900	12.000	1.100	297.990
13	29	1 x 21.913 + 24.921 / 2 x 6.470 1 x 24.921 + 24.925 / 2 x 3.530	151.506 87.978	0.000	239.486	1	239.486	432.512	432.512	12.000	1.100	475.763
14	30	1 x 19.831 x 12.600	249.871	0.000	249.871	1	249.871	451.266	451.266	12.000	1.100	496.393
		TOTAL				30	4457.682		8050.573			