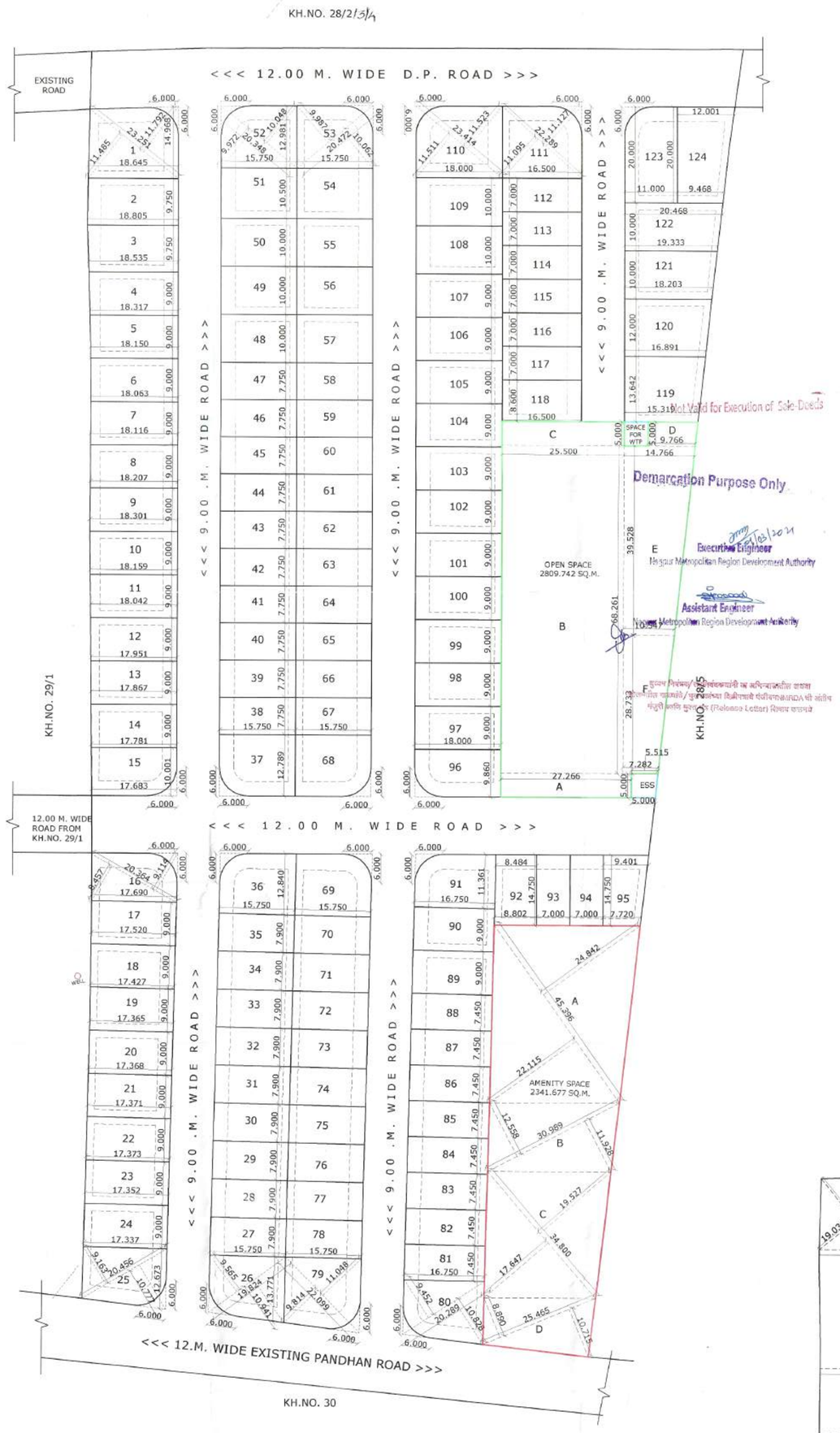
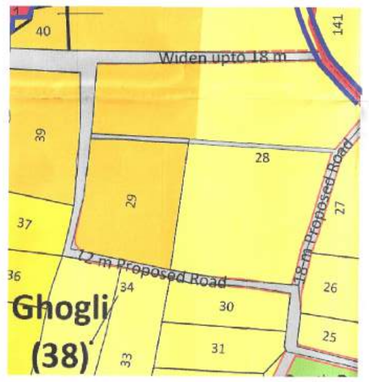
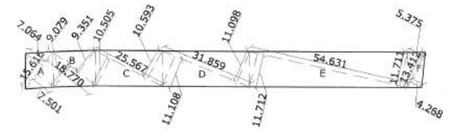


LAYOUT PLAN
SCALE - 1:500

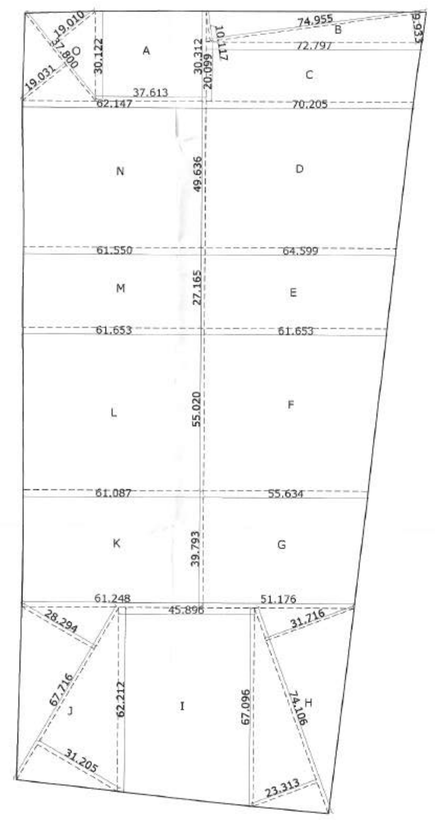


D.P. PLAN

PLOT. NO A	PLOT SIZE								PLOT AREA SQ.M. B	CORNER ROUNDING AREA OF ROAD (IF ANY) C	REMAINING PLOT AREA IN SQ.M. D		PRO-RATA F.S.I. FACTOR E	B/UP AREA ON PRO-RATA BASIS ie. (D X E) F	FRONT ROAD WIDTH (M.) G	BASIC F.S.I. H	PERMISSIBLE B/UP AREA ON BASIC FSI (F X H) I	NO.OF PLOTS J	NET AREA IN SQ.M. K	NET PLOT AREA FOR FSI (SQ.M) L
1	1/2	X	11.485	+	11.792	11.639	X	23.251	270.607	7.720	262.887	X	1.494	392.753	12.00/9.00	1.100	432.028	1	262.887	392.753
2	1/2	X	18.645	+	18.805	18.725	X	9.750	182.569	0.000	182.569	X	1.494	272.758	9.000	1.100	300.033	1	182.569	272.758
3	1/2	X	18.805	+	18.535	18.670	X	9.750	182.033	0.000	182.033	X	1.494	271.957	9.000	1.100	299.152	1	182.033	271.957
4	1/2	X	18.535	+	18.317	18.426	X	9.000	165.834	0.000	165.834	X	1.494	247.756	9.000	1.100	272.532	1	165.834	247.756
5	1/2	X	18.317	+	18.150	18.234	X	9.000	164.102	0.000	164.102	X	1.494	245.168	9.000	1.100	269.684	1	164.102	245.168
6	1/2	X	18.150	+	18.063	18.107	X	9.000	162.959	0.000	162.959	X	1.494	243.460	9.000	1.100	267.806	1	162.959	243.460
7	1/2	X	18.063	+	18.116	18.090	X	9.000	162.806	0.000	162.806	X	1.494	243.231	9.000	1.100	267.555	1	162.806	243.231
8	1/2	X	18.116	+	18.207	18.162	X	9.000	163.454	0.000	163.454	X	1.494	244.200	9.000	1.100	268.619	1	163.454	244.200
9	1/2	X	18.207	+	18.301	18.254	X	9.000	164.286	0.000	164.286	X	1.494	245.443	9.000	1.100	269.988	1	164.286	245.443
10	1/2	X	18.301	+	18.159	18.230	X	9.000	164.070	0.000	164.070	X	1.494	245.121	9.000	1.100	269.633	1	164.070	245.121
11	1/2	X	18.159	+	18.042	18.101	X	9.000	162.905	0.000	162.905	X	1.494	243.379	9.000	1.100	267.717	1	162.905	243.379
12	1/2	X	18.042	+	17.951	17.997	X	9.000	161.969	0.000	161.969	X	1.494	241.981	9.000	1.100	266.179	1	161.969	241.981
13	1/2	X	17.951	+	17.867	17.909	X	9.000	161.181	0.000	161.181	X	1.494	240.804	9.000	1.100	264.885	1	161.181	240.804
14	1/2	X	17.867	+	17.781	17.824	X	9.000	160.416	0.000	160.416	X	1.494	239.662	9.000	1.100	263.628	1	160.416	239.662
15	1/2	X	17.781	+	17.683	17.732	X	10.001	177.338	7.720	169.618	X	1.494	253.409	9.00/12.00	1.100	278.750	1	169.618	253.409
16	1/2	X	8.457	+	9.114	8.786	X	20.364	178.908	7.720	171.188	X	1.494	255.755	9.00/12.00	1.100	281.330	1	171.188	255.755
17	1/2	X	17.690	+	17.520	17.605	X	9.000	158.445	0.000	158.445	X	1.494	236.717	9.000	1.100	260.389	1	158.445	236.717
18	1/2	X	17.520	+	17.427	17.474	X	9.000	157.262	0.000	157.262	X	1.494	234.949	9.000	1.100	258.444	1	157.262	234.949
19	1/2	X	17.427	+	17.365	17.396	X	9.000	156.564	0.000	156.564	X	1.494	233.907	9.000	1.100	257.297	1	156.564	233.907
20	1/2	X	17.365	+	17.368	17.367	X	9.000	156.299	0.000	156.299	X	1.494	233.510	9.000	1.100	256.861	1	156.299	233.510
21	1/2	X	17.368	+	17.371	17.370	X	9.000	156.326	0.000	156.326	X	1.494	233.550	9.000	1.100	256.905	1	156.326	233.550
22	1/2	X	17.371	+	17.373	17.372	X	9.000	156.348	0.000	156.348	X	1.494	233.584	9.000	1.100	256.942	1	156.348	233.584
23	1/2	X	17.373	+	17.352	17.363	X	9.000	156.263	0.000	156.263	X	1.494	233.456	9.000	1.100	256.802	1	156.263	233.456
24	1/2	X	17.352	+	17.337	17.345	X	9.000	156.101	0.000	156.101	X	1.494	233.214	9.000	1.100	256.536	1	156.101	233.214
25	1/2	X	9.163	+	10.777	9.970	X	20.456	203.946	7.720	196.226	X	1.494	293.162	9.00/12.00	1.100	322.478	1	196.226	293.162
26	1/2	X	9.565	+	10.941	10.253	X	19.824	203.255	7.720	195.535	X	1.494	292.130	9.00/12.00	1.100	321.343	1	195.535	292.130
27 TO 35		X		+		7.900	X	15.750	124.425	0.000	124.425	X	1.494	185.891	9.000	1.100	204.480	9	1119.825	1673.019
36		X		+		12.840	X	15.750	202.230	7.720	194.510	X	1.494	290.598	9.00/12.00	1.100	319.658	1	194.510	290.598
37		X		+		12.789	X	15.750	201.427	7.720	193.707	X	1.494	289.398	9.00/12.00	1.100	318.338	1	193.707	289.398
38 TO 47		X		+		7.750	X	15.750	122.063	0.000	122.063	X	1.494	182.361	9.000	1.100	200.598	10	1220.625	1823.614
48 TO 50		X		+		10.000	X	15.750	157.500	0.000	157.500	X	1.494	235.305	9.000	1.100	258.836	3	472.500	705.915
51		X		+		10.500	X	15.750	165.375	0.000	165.375	X	1.494	247.070	9.000	1.100	271.777	1	165.375	247.070
52	1/2	X	9.972	+	10.048	10.010	X	20.348	203.683	7.720	195.963	X	1.494	292.769	9.00/12.00	1.100	322.046	1	195.963	292.769
53	1/2	X	9.987	+	10.062	10.025	X	20.472	205.222	7.720	197.502	X	1.494	295.067	9.00/12.00	1.100	324.574	1	197.502	295.067
54		X		+		10.500	X	15.750	165.375	0.000	165.375	X	1.494	247.070	9.000	1.100	271.777	1	165.375	247.070
55 TO 57		X		+		10.000	X	15.750	157.500	0.000	157.500	X	1.494	235.305	9.000	1.100	258.836	3	472.500	705.915
58 TO 67		X		+		7.750	X	15.750	122.063	0.000	122.063	X	1.494	182.361	9.000	1.100	200.598	10	1220.625	1823.614
68		X		+		12.789	X	15.750	201.427	7.720	193.707	X	1.494	289.398	9.00/12.00	1.100	318.338	1	193.707	289.398
69		X		+		12.840	X	15.750	202.230	7.720	194.510	X	1.494	290.598	9.00/12.00	1.100	319.658	1	194.510	290.598
70 TO 78		X		+		7.900	X	15.750	124.425	0.000	124.425	X	1.494	185.891	9.000	1.100	204.480	9	1119.825	1673.019
79	1/2	X	9.814	+	11.048	10.431	X	22.099	230.515	7.720	222.795	X	1.494	332.855	9.00/12.00	1.100	366.141	1	222.795	332.855
80	1/2	X	9.452	+	10.828	10.140	X	20.289	205.730	7.720	198.010	X	1.494	295.828	9.00/12.00	1.100	325.410	1	198.010	295.828
81 TO 88		X		+		7.450	X	16.750	124.788	0.000	124.788	X	1.494	186.433	9.000	1.100	205.076	8	998.300	1491.460
89 & 90		X		+		9.000	X	16.750	150.750	0.000	150.750	X	1.494	225.221	9.000	1.100	247.743	2	301.500	450.441
91		X		+		11.361	X	16.750	190.297	7.720	182.577	X	1.494	272.770	9.00/12.00	1.100	300.047	1	182.577	272.770
92	1/2	X	8.484	+	8.802	8.643	X	14.750	127.484	0.000	127.484	X	1.494	190.461	12.000	1.100	209.508	1	127.484	190.461
93 & 94		X		+		7.000	X	14.750	103.250	0.000	103.250	X	1.494	154.256	12.000	1.100	169.681	2	206.500	308.511
95	1/2	X	9.401	+	7.720	8.561	X	14.750	126.267	0.000	126.267	X	1.494	188.643	12.000	1.100	207.508	1	126.267	188.643
96		X		+		9.860	X	18.000	177.480	7.720	169.760	X	1.494	253.621	9.00/12.00	1.100	278.984	1	169.760	253.621
97 TO 107		X		+		9.000	X	18.000	162.000	0.000	162.000	X	1.494	242.028	9.000	1.100	266.231	11	1782.000	2662.308
108 & 109		X		+		10.000	X	18.000	180.000	0.000	180.000	X	1.494	268.920	9.000	1.100	295.812	2	360.000	537.840
110	1/2	X	11.511	+	11.523	11.517	X	23.414	269.659	7.720	261.939	X	1.494	391.337	9.00/12.00	1.100	430.471	1	261.939	391.337
111	1/2	X	11.095	+	11.127	11.111	X	22.289	247.653	7.720	239.933	X	1.494	358.460	9.00/12.00	1.100	394.306	1	239.933	358.460
112 TO 117		X		+		7.000	X	16.500	115.500	0.000	115.500	X	1.494	172.557	9.000	1.100	189.813	6	693.000	1035.342
118		X		+		8.600	X	16.500	141.900	0.000	141.900	X	1.494	211.999	9.000	1.100	233.198	1	141.900	211.999
119	1/2	X	16.891	+	15.319	16.105	X	13.642	219.704	0.000	219.704	X	1.494	328.238	9.000	1.100	361.062	1	219.704	328.238
120	1/2	X	16.891	+	18.203	17.547	X	12.000	210.564	0.000	210.564	X	1.494	314.583	9.000	1.100	346.041	1	210.564	314.583
121	1/2	X	18.203	+	19.333	18.768	X	10.000	187.680	0.000	187.680	X	1.494	280.394	9.000	1.100	308.433	1	187.680	280.394
122	1/2	X	19.333	+	20.468	19.901	X	10.000	199.005	0.000	199.005	X	1.494	297.313	9.000	1.100	327.045	1	199.005	297.313
123		X		+		11.000	X	20.000	220.000	7.720	212.280	X	1.494	317.146	9.00/12.00	1.100	348.861	1	212.280	317.146
124	1/2	X	12.001	+	9.468	10.735	X	20.000	214.690	0.000	214.690	X	1.494	320.747	12.000	1.100	352.822	1	214.690	320.747
																		124	18790.078	28072.376



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



KEY PLAN FOR KHASRA AREA CALCULATION
SCALE - 1:1000

KHASRA AREA CALCULATION													
A	1/2	X	30.122	+	30.312	30.217	X	37.613	=	1136.552	0	1136.552
B	1/2	X	10.117	+	9.933	10.025	X	74.955	=	751.424	0	751.424
C	1/2	X	72.797	+	70.205	71.501	X	20.099	=	1437.099	0	1437.099
D	1/2	X	70.205	+	64.599	67.402	X	49.636	=	3345.566	0	3345.566
E	1/2	X	64.599	+	61.653	63.126	X	27.165	=	1714.818	0	1714.818
F	1/2	X	61.653	+	55.634	58.6435	X	55.020	=	3226.565	0	3226.565
G	1/2	X	55.634	+	51.176	53.405	X	39.793	=	2125.145	0	2125.145
H	1/2	X	31.716	+	23.313	27.5145	X	74.106	=	2038.990	0	2038.990
I	1/2	X	62.212	+	67.096	64.654	X	45.896	=	2967.360	0	2967.360
J	1/2	X	28.294	+	31.205	29.7495	X	67.716	=	2014.517	0	2014.517
K	1/2	X	61.248	+	61.087	61.1675	X	39.793	=	2434.038	0	2434.038
L	1/2	X	61.087	+	61.653	61.37	X	55.020	=	3376.577	0	3376.577
M	1/2	X	61.653	+	61.550	61.6015	X	27.165	=	1673.405	0	1673.405
N	1/2	X	62.147	+	61.550	61.8485	X	49.636	=	3069.912	0	3069.912
O	1/2	X	19.010	+	19.031	19.0205	X	37.800	=	718.975	0	718.975
										TOTAL		32030.943

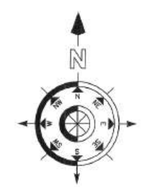
AREA UNDER ROAD WIDENING CALCULATION												
A	1/2	X	7.064	+	7.501	7.2825	X	15.616	=	113.724	0	113.724
B	1/2	X	9.079	+	9.351	9.215	X	18.770	=	172.966	0	172.966
C	1/2	X	10.505	+	10.593	10.549	X	25.567	=	269.706	0	269.706
D	1/2	X	11.108	+	11.098	11.103	X	31.859	=	353.730	0	353.730
E	1/2	X	11.712	+	11.711	11.7115	X	54.631	=	639.811	0	639.811
F	1/2	X	5.375	+	4.268	4.8215	X	13.412	=	64.666	0	64.666
										TOTAL		1614.603

NET LAND AREA UNDER KHASRA	=	TOTAL	30416.340

AREA UNDER OPEN SPACE												
A		X		+		27.266	X	5.000	=	136.330	0	136.330
B		X		+		25.500	X	68.261	=	1740.656	0	1740.656
C		X		+		25.500	X	5.000	=	127.500	0	127.500
D		X		+		9.766	X	5.000	=	48.830	0	48.830
E	1/2	X	14.766	+	10.547	12.6565	X	39.528	=	500.286	0	500.286
F	1/2	X	10.547	+	7.282	8.9145	X	28.733	=	256.140	0	256.140
												2809.742
										NET AREA OF OPEN SPACE		2809.742

AREA UNDER AMENITY SPACE												
A	1/2	X	24.842	+	22.115	23.4785	X	45.396	=	1065.830	0	1065.830
B	1/2	X	12.558	+	11.928	12.243	X	30.989	=	379.398	0	379.398
C	1/2	X	19.527	+	17.647	18.587	X	34.800	=	646.828	0	646.828
D	1/2	X	8.890	+	10.715	9.8025	X	25.465	=	249.621	0	249.621
										TOTAL		2341.677

AREA FOR ESS & W.T.P.												
ESS	1/2	X	5.000	+	5.517	5.2585	X	5.000	=	26.293	0	26.293
WTP		X		+		5.00	X	5.00	=	25.000	0	25.000
										TOTAL		51.293



PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. 28/1 , P.H.NO.38 MOUZA- GHOGLI .TAH.- NAGPUR (R) - DISTT. NAGPUR.

BELONGING TO,

SMT. JAYSHRI RAJENDRA JAISWAL

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)	33100.000	SQ.M.
	b) As Per Measurement Sheet	32030.943	SQ.M.
	c) As Per Site	32030.943	SQ.M.
	2. Deductions For		
	(a) Proposed D.P./ D.P. Road Widening Area/Service Road/Highway Widening	1614.603	SQ.M.
	(b) Any D.P. Reservation Area	0.000	SQ.M.
	(Total a+b)	1614.603	SQ.M.
	3. Balance Area Of Plot (1-2) (100.00%)	30416.340	SQ.M.
	4. Amenity Space (if applicable)		
	(a) Required -	2341.634	SQ.M.
	(b) Adjustment of 2 (b),if any	000.00	SQ.M.
	(c) Balance Proposed - (7.70%)	2341.677	SQ.M.
	5. Net Plot Area (3-4(c))	28074.663	
	6. Recreational Open Space (if applicable)		
	(a) Required -	2807.466	SQ.M.
	(b) Proposed - (10.00%)	2809.742	SQ.M.
	(C) AREA UNDER WTP & ESS (0.18%)	51.293	SQ.M.
	7. Internal Road Area (21.12%)	6423.550	SQ.M.
	8. Service Road And Highway Widening	0.000	SQ.M.
	9. Plotable Area (61.77%)	18790.078	SQ.M.
	10.Pro-rata factor For FSI Calculations On Layout Plots(plot no. 1 area = $\frac{1}{2}$	1.494	SQ.M.
	11. Area For Inclusive Housing		
	(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 :

J.R.Jaiswal

SMT. JAYSHRI RAJENDRA JAISWAL

ARCHITECT/LICENSED ENGINEER :

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

DRG. NO.	SCALE	DATE	DRAWN BY
SUB-01	1 : 500	01 / 03 / 2021	R. BORKAR