

NA PURPOSE ONLY



AREAS PER MEASUREMENT SHEET
 1) 0.5 * (57.346 + 30.209) * 02.673 = 6028.243 SQ.M
 2) 0.5 * (79.034 + 78.674) * 13.987 = 1072.747 SQ.M
 3) 0.5 * (14.520 + 10.541) * 80.246 = 998.019 SQ.M
TOTAL = 8099.509 SQ.M

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

PLOT NO	PLOT SIZE	ROUNDED AREA OF ROAD (P-B-C) (SQ.M)	REMAINING NO OF PLOTS	TOTAL AREA (P-B-C) (SQ.M)	BUILT UP AREA ON PRO-RATA BASIS (P-B-C) (SQ.M)	FRONT WIDTH (M)	BASIC FSI ON PRO-RATA BASIS (G-1) SQ.M
A							
1	0.5 * (10.736 + 10.991) * 25.377	275.683	1	275.683	430.893	12.000	473.982
2	0.5 * (21.494 + 21.116) * 10.000	213.050	1	213.050	332.997	12.000	366.297
3	0.5 * (21.116 + 20.788) * 10.000	209.270	1	209.270	327.089	12.000	359.798
4	0.5 * (20.738 + 20.360) * 10.000	205.490	1	205.490	321.181	12.000	353.299
5	0.5 * (20.360 + 19.982) * 10.000	201.710	1	201.710	315.273	12.000	346.800
6	0.5 * (19.982 + 19.603) * 10.000	197.925	1	197.925	309.357	12.000	340.292
7	0.5 * (19.603 + 19.225) * 10.000	194.140	1	194.140	303.441	12.000	333.785
8	0.5 * (19.225 + 18.847) * 10.000	190.360	1	190.360	297.523	12.000	327.286
9	0.5 * (10.000 + 11.658) * 18.847	204.094	1	204.094	318.999	12.000	350.899
10	0.5 * (10.117 + 8.772) * 15.000	141.668	1	141.668	221.426	12.000	243.569
11	12.000 * 15.000	180.000	1	172.290	269.289	12.000	296.218
12	0.5 * (20.772 + 19.966) * 9.300	189.432	1	189.432	296.082	9.000	325.690
13	0.5 * (19.966 + 19.101) * 9.350	182.638	1	182.638	285.464	9.000	314.010
14,15,16,17,21,22,23,24	9.000 * 17.000	153.000	8	1224.000	1913.112	9.000	2104.423
18,20	12.000 * 12.442	149.304	2	283.188	442.623	9.000	486.885
19	10.000 * 12.442	124.420	1	124.420	194.468	9.000	213.915
25,26,27,28	9.000 * 17.500	157.500	4	630.000	984.690	9.000	1083.159
29	12.442 * 17.500	217.735	1	210.025	328.269	9.000	361.096
TOTAL			29	5049.383	7892.185		4563.489

FINAL DEMARCATED RESIDENTIAL (IN COMMERCIAL ZONE) LAYOUT PLAN FOR KH. NO. 97/2B, P. NO. 42, OF VILLAGE MOUZA - JAMTHA, TAH. - NAGPUR (G), DIST - NAGPUR BELONGING TO :- 1) M/S. PRASANNA BUILDCON THROUGH SHRI NIKHIL PRAKASH CHAPALE 2) ARYAN SANJAY MUNDHADA 3) KAJAL GIRISH JAISWAL 4) NIKITA SWAPNIL ZULLARIYAR

AREA STATEMENTS :

1	AREA OF LAND (MINIMUM AREA OF A.B.C. TO BE CONSIDERED) A) AS PER OWNERSHIP DOCUMENT (77/2 CTS. EXTRACT) B) AS PER MEASUREMENT SHEET C) AS PER SITE	= 6100.000 SQ.M = 8099.509 SQ.M = 8099.509 SQ.M
2	DEDUCTIONS FOR: A) PROPOSED D.P.D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING B) ANY D.P. RESERVATION AREA TOTAL A+B	= 0.000 SQ.M = 0.000 SQ.M = 0.000 SQ.M
3	BALANCE AREA OF PLOT (1-2)	= 8099.509 SQ.M
4	AMENITY SPACE: A) REQUIRED 0.00 H. TO 0.40 H. = NIL 0.40 H. TO 1.00 H. = 5% = 4099.50970.05 B) ADJUSTMENT OF 2(A), if any C) BALANCE PROPOSED NET PLOT AREA (3-4C)	= 204.975 SQ.M (0.00 %) = 0.000 SQ.M (0.00 %) = 207.274 SQ.M (2.63 %) = 7892.236 SQ.M (100 %)
5	RECREATIONAL OPEN SPACE: A) REQUIRED B) PROPOSED INTERNAL ROAD AREA	= 789.223 SQ.M (10.05 %) = 793.144 SQ.M (10.05 %) = 1989.708 SQ.M (25.34 %)
6	SPACE FOR E.S.S. & W.W.T.P.	= 50.000 SQ.M (0.63 %)
7	SERVICE ROAD / HIGHWAY WIDENING	= 0.000 SQ.M
8	PLOTTABLE AREA	= 5049.383 SQ.M (63.99 %)
9	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (9-10)	= 1.663

OPEN SPACE

1) 0.5 * 28.083 * 60.817 = 793.144 SQ.M
 2) 0.5 * (1.4018 + 14.203) * 7.100 = 100.184 SQ.M
 3) 0.5 * (1.9.167 + 7.729) * 18.595 = 157.080 SQ.M
TOTAL = 257.274 SQ.M
 DEDUCTION FOR E.S.S. = 5 * 5 = 25.000 SQ.M
 DEDUCTION FOR W.W.T.P. = 5 * 5 = 25.000 SQ.M
TOTAL = 207.274 SQ.M

NOTE:- NO CONSTRUCTION ALLOWED IN AMENITY SPACE

CERTIFICATE OF AREA :

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 09-12-2018 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS LESS THAN WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

OWNER(S) NAME AND SIGNATURE

1) M/S. PRASANNA BUILDCON
 THROUGH SHRI NIKHIL PRAKASH CHAPALE
 2) ARYAN SANJAY MUNDHADA
 3) KAJAL GIRISH JAISWAL

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

Dr. Dhanraj S. Marathe
 MUDA Lic. No. 61
 Regd. No. 191860005

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. / LICENSE NO. OF ARCH / LIC. ENG. / SUPERVISOR
18-02-2021	NE-01	1:500	KR	DH	

LEGEND :

KHASRA BOUNDARY SHOWN IN
 OPEN SPACE SHOWN IN
 AMENITY SPACE SHOWN IN