

PROPOSED RESIDENTIAL LAYOUT PLAN ON
KH. NO.-87, P. H. NO.-42, MOUZA - JAMTHA,
TAL - NAGPUR (GRAMIN), DIST. - NAGPUR.
BELONGING TO - K S SHREEYA INFRASTRUCTURE PRIVATE LIMITED

1		AREA OF LAND OR KH. NO. 87 (Minimum area of a, b, c, to be considered)		16975.82	SQ. M.	17100.00	SQ. M.	(1.71 H.)
2		a) AS PER OWNERSHIP DOCUMENT (7/12. EXTRACT) b) AS PER OWNERSHIP DOCUMENT c) ANY D.P., RESERVATION AREA d) NATURAL WATER COURSE AREA		16975.82	SQ. M.	0.00	SQ. M.	
3		BALANCE AREA OF PLOT (1 - 2)		16975.82	SQ. M.	0.00	SQ. M.	
4		AMENITY SPACE a) REQUIRED b) PROPOSED		NIL	SQ. M.	NIL	SQ. M.	
5		NET PLOT AREA (3-4b)		16975.82	SQ. M.			
6		RECREATIONAL OPEN SPACE a) REQUIRED b) PROPOSED		16975.82	SQ. M.	17100.00	SQ. M.	
7		SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (26.25 + 73.75)		100.00	SQ. M.	0.59%		
8		INTERNAL ROAD AREA		4978.69	SQ. M.	29.33%		
9		SERVICE ROAD HIGH-WAY WIDENING		0.00	SQ. M.			
10		POTABLE AREA		10189.45	SQ. M.	60.02%		
11		PRO-RATA FACTOR FOR PSI CALCULATION ON LAYOUT PLOTS		1.6660	SQ. M.			

CERTIFICATE OF AREA:

Confirmed that the plot under reference was surveyed by me on 14 / 07 / 2021 and the dimensions of plots etc. of plot stated on plan are as measured on site and the area so worked out agrees with the measurements in document of ownership / T.P. Scheme records / Land records Department / City Survey Records.

Umesh M. Lamge
B. Aiche (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg. No. CA/95/19807
NMIC Lic. No.: R-90
NIT Lic. No.: 065

ARCHITECT'S SIGN

PHOTOCOPY - 1

[Signature]

UMESH M. LAMGE
B. ARCH.
ARCHITECT & INTERIOR DESIGNER
FIFTH FLOOR, DAYA CHAMBERS,
A/111 SO. WAPRAKH ROAD, NAGPUR
INDIA

OWNER'S SIGN : _____
K S SHREEYA INFRASTRUCTURE PRIVATE LIMITED
THROUGH AUTHORIZED DIRECTOR

NOTE:
 * AREA UNDER LAYOUT S
 * AREA UNDER OPEN SPA
 * RESIDENTIAL PLOTS SHG
 * APPROACH ROAD SHOW

NOTE:-

D.P. PLAN SHOWING
SHEET NO. 1

An aerial photograph showing a residential area. A building is outlined in red. A black-and-white checkered pattern is visible on the ground. The image is rotated 90 degrees clockwise.



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CERTIFICATE OF AREA:

10	POTABLE AREA
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAY (5/10)

8	INTERNAL ROAD AREA
9	SERVICE ROAD HIGH-WAY WIDENING

	b) PROPOSED	
	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER RECYCLING PLANT (26.25 + 73.75)	7

5	NET PLOT AREA (3-4b)	
6	RECREATIONAL OPEN SPACE	a) REQUIRED

4	AMENITY SPACE	a) REQUIRED	b) PROPOSED
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	d) AWT D.P. RESERVATION AREA	
	c) NATURAL WATER COURSE AREA	
	e) BALANCE AREA OF PLOT (1 - 2)	

c) AS PER SITE	
2 DEDUCTIONS FOR	
a) PROPOSED D.P./D.P. ROAD AREA	
b) EXISTING D.P. ROAD AREA	

1	(Minimum area of a,b,c, to be considered)	a) AS PER OWNERSHIP DOCUMENT 17/12, EXTRACT	b) AS PER MEASUREMENT SHEET
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SHRI. P	PRO	AREA	AREA OF LAND OF KH. NO. 87
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TAL.-NAGPUR (GRAMIN)
BELONGING TO - KS SHAFI THROU

PROPOSED RESIDENT
KH. NO.- 87, P. H. NO.-

Sls. No.	Plot No.	Site (sq. m)	Rounding of Road Area of plot (sq.m.)			Built up area on Forestry (sq.m.)	No of Plots	Total Area (sq. m.)	Front Road width (m.)	Basic FSI	Permissible Bulding area on basic FSI (sq.m.)	Total Built up area on basic FSI (sq. m.)
			C	D	E							
1	A	1/2786.55 + 8.00 X 17.00	166.75	166.75	166.75	1	166.75	1	166.75	1	166.75	166.75
2	3, 4	8.85 X 17.00				1	150.65	1	150.65	1	150.65	150.65
4	6	1/2737.55 + 8.70 X 17.00	156.53	156.53	156.53	1	156.53	1	156.53	1	156.53	156.53
5	7	1/2710.75 + 10.75 X 7.00				1	151.23	1	151.23	1	151.23	151.23
6	8	1/2715.80 + 15.30 X 7.00	108.85	108.85	108.85	1	108.85	1	108.85	1	108.85	108.85
7	9	1/2716.05 + 16.05 X 3.55 + 1/2716.05 + 16.05 X 7.00	112.16	112.16	112.16	1	112.16	1	112.16	1	112.16	112.16
10	11	1/2716.05 + 16.55 X 7.00	114.62	114.62	114.62	1	114.62	1	114.62	1	114.62	114.62
11	12	1/2716.95 + 16.90 X 7.00	114.67	114.67	114.67	1	114.67	1	114.67	1	114.67	114.67
12	13	1/2717.30 + 17.65 X 7.00	114.87	114.87	114.87	1	114.87	1	114.87	1	114.87	114.87
13	14	1/2717.65 + 18.10 X 8.75	156.40	156.40	156.40	1	156.40	1	156.40	1	156.40	156.40
14	15	1/2718.55 + 18.10 X 8.60	157.59	157.59	157.59	1	157.59	1	157.59	1	157.59	157.59
15	16	1/2718.55 + 19.00 X 8.60	161.46	161.46	161.46	1	161.46	1	161.46	1	161.46	161.46
16	17	1/2719.00 + 19.45 X 8.60	172.02	172.02	172.02	1	172.02	1	172.02	1	172.02	172.02
15	18	1/2721.60 + 11.00 X 27.05 + 1/2722.65 + 22.15 X 6.45	456.61	456.61	456.61	1	456.61	1	456.61	1	456.61	456.61
16	19	1/2721.60 + 12.50 X 17.00	197.20	197.20	197.20	4, 4	197.20	1	197.20	1	197.20	197.20
18	20	1/2723.85 + 13.85 X 17.00	203.92	203.92	203.92	1	203.92	1	203.92	1	203.92	203.92
18	21	1/2724.10 + 14.10 X 17.00	222.40	222.40	222.40	1	222.40	1	222.40	1	222.40	222.40
19	22	1/2724.45 + 14.45 X 17.00	153.00	153.00	153.00	1	153.00	1	153.00	1	153.00	153.00
20	23	1/2724.45 + 14.45 X 17.00	153.00	153.00	153.00	1	153.00	1	153.00	1	153.00	153.00
21	24	1/2724.45 + 14.45 X 17.00	153.00	153.00	153.00	1	153.00	1	153.00	1	153.00	153.00
22	25	1/2724.45 + 14.45 X 17.00	153.00	153.00	153.00	1	153.00	1	153.00	1	153.00	153.00
23	26	1/2724.45 + 14.45 X 17.00	153.00	153.00	153.00	1	153.00	1	153.00	1	153.00	153.00
24	27	1/2724.45 + 14.45 X 17.00	153.00	153.00	153.00	1	153.00	1	153.00	1	153.00	153.00
25	28	1/2724.45 + 14.45 X 17.00	153.00	153.00	153.00	1	153.00	1	153.00	1	153.00	153.00
26	29	1/2724.45 + 14.45 X 17.00	153.00	153.00	153.00	1	153.00	1	153.00	1	153.00	153.00
27	30	1/2724.45 + 14.45 X 17.00	153.00	153.00	153.00	1	153.00	1	153.00	1	153.00	153.00
28	31	1/2724.45 + 14.45 X 17.00	153.00	153.00	153.00	1	153.00	1	153.00	1	153.00	153.00
29	32	1/2724.45 + 14.45 X 17.00	153.									

Plot No.	Size (M)	Area (sq.m.)	Tangent Area (sq.m.)	Daughter Area (sq.m.)	Total Net Area (sq.m.)	LAND AREA CALCULATION	
OPEN SPACE	1/2(4' 00" + 49.80') X 17.75'	127.68	127.68	127.68	127.68	127.68	127.68
	1/13(6' 00" + 4.55') X 12.10'						
	1/21(6.00' + 15.40') X 23.60'						
	1/2(20.40' + 17.20') X 23.60'						
	1/2(17.20' + 16.00') X 12.55'						
SPACE FOR ELECTRIC SUB-STATION	1/2(5.00' + 5.50') X 5.00'	26.25	73.75	100.00	26.25	73.75	100.00
	SPACE FOR WASTE RECYCLING PLANT						
	1/2(15.00' + 14.50') X 5.00'						
	1/2(10.10' + 8.45') X 6.00'						
	1/2(18.45' + 8.45') X 18.60'						
TOTAL	1/2(88.80' + 89.15') X 6.43'						
	1/2(90.60' + 92.55') X 30.50'						
	1/2(38.55' + 26.25') X 87.35'						
	1/2(24.80' + 19.15') X 60.15'						
	1/2(21.50' + 17.65') X 21.60'						
TOTAL	1/2(18.45' + 8.45') X 18.60'						
	1/2(10.10' + 8.45') X 6.00'						
	1/2(16.10' + 16.15') X 2.75'						
	1/2(17.65' + 16.10') X 12.55'						
	1/2(18.45' + 8.45') X 18.60'						

LAND AREA CALCULATION

SCALE - 1:1000

[illegible]