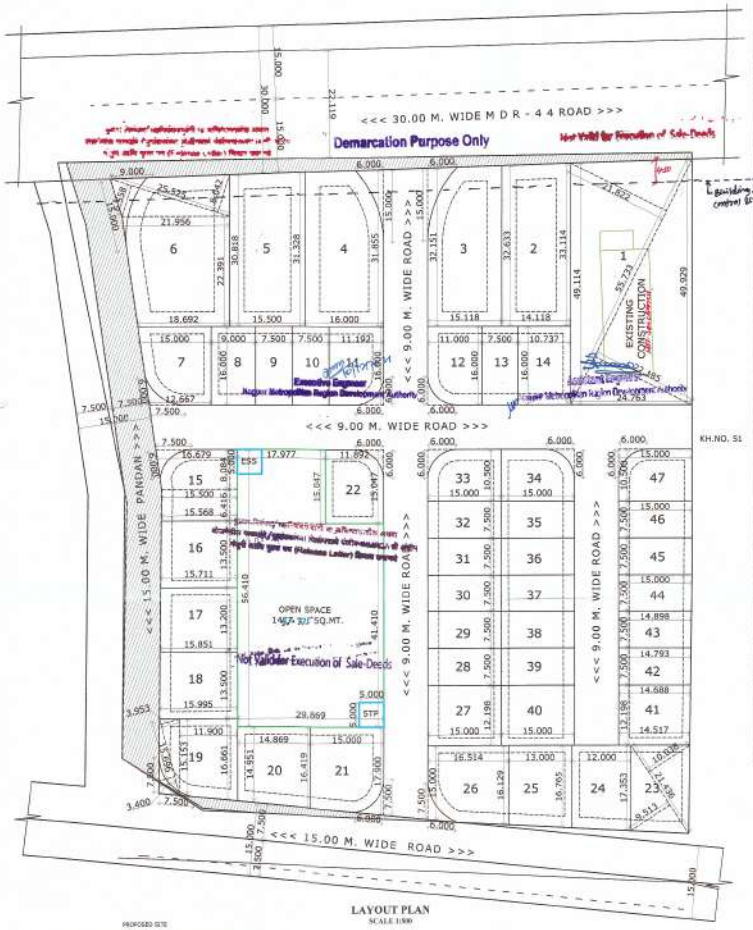


LAYOUT PLAN
SCALE 1:500

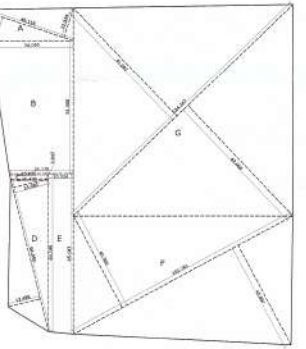
PLOT NO A		PLOT SIZE						PLOT AREA SQ.M. B	CORNER ROUNDING AREA OF ROAD (IF ANY) C	REMAINING PLOT AREA IN SQ.M. D		PRO-RATA F.S.I. FACTOR E	B/UP AREA ON PRO-RATA BASIS in. (D X E) F	FRONT ROAD WIDTH (M.) G	BASIC F.S.I. H	PERMISSIBLE B/UP AREA ON BASIC FSI (F X H) I	NO.OF PLOTS J	NET AREA IN SQ.M. K	NET PLOT AREA FOR FSI (SQ.M) L
1	1/2 X	21.822	+	22.185	22.004	X	55.733	= 1226.321	0.000	1226.321	X	2.400	2943.171	30.000	1.100	3237.488	1	1226.321	2943.171
2	1/2 X	32.633	+	33.114	32.874	X	14.118	= 464.108	0.000	464.108	X	1.540	714.726	30.000	1.100	786.199	1	464.108	714.726
3	1/2 X	32.151	+	32.633	32.393	X	15.118	= 489.702	18.260	471.442	X	1.540	726.021	30.00/9.00	1.100	798.623	1	471.442	726.021
4	1/2 X	31.328	+	31.855	31.592	X	16.000	= 505.468	18.260	487.204	X	1.540	750.294	30.00/9.00	1.100	825.324	1	487.204	750.294
5	1/2 X	30.818	+	31.328	31.073	X	15.500	= 481.632	0.000	481.632	X	1.540	741.713	30.000	1.100	815.884	1	481.632	741.713
6	1/2 X	6.558	+	8.042	7.300	X	15.525	= 186.333	23.320	618.087	X	1.540	951.854	30.00/15.00	1.100	1047.040	1	618.087	951.854
	1/2 X	21.956	+	18.692	20.324	X	22.391	= 455.075											
7	1/2 X	15.000	+	12.667	13.834	X	16.000	= 221.336	9.610	211.726	X	1.150	243.485	15.000	1.100	267.833	1	211.726	243.485
8	X		+		9.000	X	16.000	= 144.000	0.000	144.000	X	1.150	165.600	9.000	1.100	182.160	1	144.000	165.600
9 & 10	X		+		7.500	X	16.000	= 120.000	0.000	120.000	X	1.150	138.000	9.000	1.100	151.800	2	240.000	276.000
11	X		+		11.192	X	16.000	= 179.072	7.720	171.352	X	1.150	197.055	9.00/9.00	1.100	216.760	1	171.352	197.055
12	X		+		11.000	X	16.000	= 176.000	7.720	168.280	X	1.150	193.522	9.00/9.00	1.100	212.874	1	168.280	193.522
13	X		+		7.500	X	16.000	= 120.000	0.000	120.000	X	1.150	138.000	9.000	1.100	151.800	1	120.000	138.000
14	X		+		10.737	X	16.000	= 171.792	0.000	171.792	X	1.150	197.561	9.000	1.100	217.317	1	171.792	197.561
15	1/2 X	16.679	+	15.500	16.090	X	8.084	= 130.068	9.610	220.124	X	1.150	253.142	15.00/9.00	1.100	278.456	1	220.124	253.142
	1/2 X	15.500	+	15.568	15.534	X	6.416	= 99.666											
16	1/2 X	15.568	+	15.711	15.640	X	13.500	= 211.133	0.000	211.133	X	1.150	242.803	15.000	1.100	267.084	1	211.133	242.803
17	1/2 X	15.711	+	15.851	15.781	X	13.200	= 208.309	0.000	208.309	X	1.150	239.556	15.000	1.100	263.511	1	208.309	239.556
18	1/2 X	15.851	+	15.995	15.923	X	13.500	= 214.961	0.000	214.961	X	1.150	247.205	15.000	1.100	271.925	1	214.961	247.205
19	1/2 X	3.953	+	3.400	3.677	X	15.696	= 57.706	12.071	234.929	X	1.150	270.168	15.00/15.00	1.100	297.185	1	234.929	270.168
	1/2 X	15.153	+	16.661	15.907	X	11.900	= 189.293											
20	1/2 X	14.951	+	16.419	15.685	X	14.869	= 233.220	0.000	233.220	X	1.150	268.203	15.000	1.100	295.024	1	233.220	268.203
21	1/2 X	16.419	+	17.900	17.160	X	15.000	= 257.393	9.610	247.783	X	1.150	284.950	15.00/9.00	1.100	313.445	1	247.783	284.950
22	X		+		15.047	X	11.892	= 178.959	7.720	171.219	X	1.150	196.902	9.00/9.00	1.100	216.592	1	171.219	196.902
23	1/2 X	10.038	+	9.513	9.776	X	21.436	= 209.548	0.000	209.548	X	1.150	240.980	15.000	1.100	265.078	1	209.548	240.980
24	1/2 X	16.765	+	17.353	17.059	X	12.000	= 204.708	0.000	204.708	X	1.150	235.414	15.000	1.100	258.956	1	204.708	235.414
25	1/2 X	16.129	+	16.765	16.447	X	13.118	= 215.811	0.000	215.811	X	1.150	248.183	15.000	1.100	273.471	1	215.811	248.183
26	1/2 X	15.000	+	16.129	15.565	X	16.514	= 257.032	9.610	247.422	X	1.150	284.535	15.00/9.00	1.100	312.989	1	247.422	284.535
27	X		+		12.198	X	15.000	= 182.970	0.000	182.970	X	1.150	210.416	9.000	1.100	231.457	1	182.970	210.416
28 to 32	X		+		7.500	X	15.000	= 112.500	0.000	112.500	X	1.150	129.375	9.000	1.100	142.313	5	562.500	646.875
33 & 34	X		+		10.500	X	15.000	= 157.500	7.720	149.780	X	1.150	172.247	9.00/9.00	1.100	189.472	2	299.560	344.494
35 to 39	X		+		7.500	X	15.000	= 112.500	0.000	112.500	X	1.150	129.375	9.000	1.100	142.313	5	562.500	646.875
40	X		+		12.198	X	15.000	= 182.970	0.000	182.970	X	1.150	210.416	9.000	1.100	231.457	1	182.970	210.416
41	1/2 X	14.517	+	14.688	14.603	X	12.198	= 178.121	0.000	178.121	X	1.150	204.839	9.000	1.100	225.323	1	178.121	204.839
42	1/2 X	14.688	+	14.793	14.741	X	7.500	= 110.554	0.000	110.554	X	1.150	127.137	9.000	1.100	139.850	1	110.554	127.137
43	1/2 X	14.793	+	14.898	14.846	X	7.500	= 111.345	0.000	111.345	X	1.150	128.042	9.000	1.100	140.847	1	111.345	128.042
44	1/2 X	14.898	+	15.000	14.949	X	7.500	= 112.118	0.000	112.118	X	1.150	128.935	9.000	1.100	141.829	1	112.118	128.935
45 & 46	X		+		7.500	X	15.000	= 112.500	0.000	112.500	X	1.150	129.375	9.000	1.100	142.313	2	225.000	258.750
47	X		+		10.500	X	15.000	= 157.500	7.720	149.780	X	1.150	172.247	9.00/9.00	1.100	189.472	1	149.780	172.247
																TOTAL	47	10270.524	14327.768

AREA UNDER KHASARA NO 50

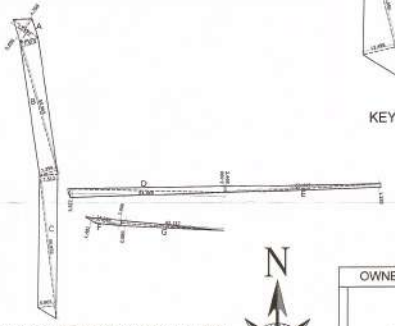
A	1/2 X	10.736	+	12.534	11.635	X	40.118	=	466.773	0	466.773
B	1/2 X	34.095	+	26.179	30.137	X	54.300	=	1636.439	0	1636.439
C	1/2 X	15.855	+	15.438	15.6465	X	2.047	=	32.028	0	32.028
D	1/2 X	14.983	+	13.458	14.2405	X	64.040	=	911.962	0	911.962
E	1/2 X	64.199	+	65.183	64.691	X	10.324	=	667.870	0	667.870
F	1/2 X	42.365	+	45.857	44.111	X	101.761	=	4488.779	0	4488.779
G	1/2 X	61.092	+	62.068	61.58	X	124.247	=	7651.130	0	7651.130
											15854.982

AREA UNDER 15 M. EXISTING ROAD WIDENING

A	1/2 X	4.769	+	5.659	5.214	X	12.572	=	65.550	0	65.550
B	1/2 X	7.513	+	7.354	7.434	X	55.963	=	416.001	0	416.001
C	1/2 X	7.513	+	6.865	7.189	X	59.055	=	424.546	0	424.546
D	1/2 X	3.557	+	2.469	3.013	X	64.469	=	194.245	0	194.245
E	1/2 X	2.469	+	1.339	1.904	X	63.414	=	120.740	0	120.740
F	1/2 X	1.491	+	2.066	1.779	X	14.855	=	26.420	0	26.420
G	1/2 X		+		2.086	X	42.137	=	43.949	0	43.949
									TOTAL	0	**1291.452**
TOTAL LAND AREA											**14563.530**



KEY PLAN FOR LAND AREA CALCULATION
SCALE - 1:1000



KEY PLAN FOR ROAD WINDENING CALCULATION
SCALE - 1:1000



AREA UNDER OPEN SPACE

1/2 X		+	41.41	X	29.869	=	1236.875	0	1236.875
1/2 X		+	15.047	X	17.977	=	270.500	0	270.500
	LESS AREA IN ESS & STP		5.000	X	5.000			2	50.000
								TOTAL	**1457.375**

N

OWNER :

1) SHRI. VINOD KISHORCHAND JAIN

2) SMT. KUNDA BALKRISHNA PARANDE

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. 50/1, 50/2, P.H.NO.73 MOUZA- DONGARGAON ,TAH.- NAGPUR (RURAL) - DIST. NAGPUR.

BELONGING TO,

1) SHRI. VINOD KISHORCHAND JAIN
2) SMT. KUNDA BALKRISHNA PARANDE

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)(0.89+0.81 = 1.70 HR)	17000.000	SQ.M.
b) As Per Measurement Sheet (Including govt.share)	15854.982	SQ.M.
d) As Per Site	15854.982	SQ.M.
2. Deductions For		
(a) Proposed D.P./ D.P. Road Widening Area/Service Road/Highway Widening	1291.452	SQ.M.
(b) Any D.P. Reservation Area	0.000	SQ.M.
(Total a+b) (100%)	1291.452	SQ.M.
3. Balance Area Of Plot (1-2)	14563.530	SQ.M.
4. Amenity Space (if applicable)		
(a) Required -	NA	SQ.M.
(b) Adjustment of 2 (b),if any	000.00	SQ.M.
(c) Balance Proposed -	0.000	SQ.M.
5. Net Plot Area (3-4(c))	14563.530	
6. Recreational Open Space (if applicable)		
(a) Required - (10.00%)	1456.353	SQ.M.
(b) Proposed - (10.00%)	1457.375	SQ.M.
(C) Area for ESS & STP-	50.000	SQ.M.
7. Internal Road Area	2785.653	SQ.M.
8. Service Road And Highway Widening	0.000	SQ.M.
9. Plotable Area	10270.524	SQ.M.
10.Pro-rata factor For FSI Calculations On Layout Plots = plot no. 1 X2.40 ,Plot no.2,3,4,5,6 X1.54 & 1.15 on remaining plot's	1.418	SQ.M.

LEGEND :-

AREA UNDER KASARA BOUNDRY	SHOWN IN
AREA UNDER OPEN SPACE	SHOWN IN
AREA UNDER ESS & STP	SHOWN IN

ARCHITECT/LICENSED ENGINEER :

Pawan R. Gupta
PLANNER & DESIGNER
B.E. Civil
EMAIL ID - pawan_r_gupta@yahoo.co.in Mobile No. 9923432949

DRG. NO.	SCALE	DATE	DRAWN BY
SUB-01	1:500	8/12/2021	GXANAS