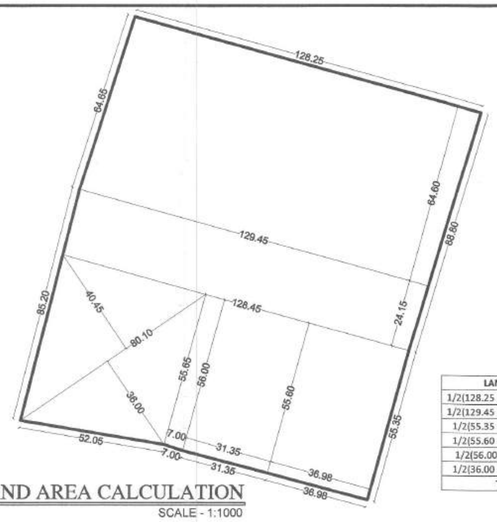
PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO.- 88/2 (PART), P. H. NO.- 42, MOUZA - JAMTHA, TAL.- NAGPUR (GRAMIN), DIST. - NAGPUR.

BELONGING TO - KS SHREEYA INFRASTRUCTURE PRIVATE LIMITED THROUGH AUTHORIZED DIRECTOR SHRI. PRAVIN RATANLAL JAIN



LAYOUT PLAN
SCALE - 1:500

NOTE: -
- x AREA UNDER LAYOUT SHOWN THUS
- x AREA UNDER OPEN SPACE SHOWN THUS
- x RESIDENTIAL PLOTS SHOWN THUS
- x APPROACH ROAD SHOWN THUS



LAND AREA CALCULATION
SCALE - 1:1000

LAND AREA CALCULATION	
1/2(128.25 + 129.45) X 64.60	8323.71
1/2(129.45 + 128.45) X 24.15	3114.14
1/2(55.35 + 55.60) X 36.98	2051.47
1/2(55.60 + 56.00) X 31.35	1749.33
1/2(56.00 + 55.65) X 7.00	390.78
1/2(36.00 + 40.45) X 80.10	3061.82
TOTAL	18691.25

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE	1/2(20.45 + 20.65) X 5.00 + 1/2(25.65 + 27.40) X 45.25 + 1/2(27.40 + 27.10) X 11.55	1617.73	11.77	1605.96	1605.96
SPACE FOR ELECTRIC SUB-STATION	5.00 X 5.00	25.00		25.00	100.37
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	1/2(15.00 + 15.15) X 5.00	75.37		75.37	
PROPOSED 18.00 M. WIDE D.P ROAD AREA	1/2(85.20 + 83.15) X 18.00 + 1/2(64.65 + 64.85) X 18.00	2680.65		2680.65	2680.65

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	Built up area on Prorata basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI	Permissible builtup area on Basic FSI (Sq.m.)	Total Built up area on Prorata basis (Sq. M.)
	A	B	C	D	E=(C-D)	F=(E*1.4275)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(13.65 + 16.45) X 32.35	486.86	11.77	475.09	678.19	1	475.09	18.00	1.10	746.01	678.19
2	2	1/2(17.80 + 16.70) X 9.00 + 1/2(16.70 + 16.75) X 0.90	170.30		170.30	243.10	1	170.30	12.00	1.10	267.41	243.10
3	3	1/2(16.75 + 16.95) X 6.10 + 1/2(16.95 + 16.80) X 3.75	166.06		166.06	237.05	1	166.06	12.00	1.10	260.76	237.05
4	4	1/2(16.80 + 16.50) X 9.90	164.83		164.83	235.29	1	164.83	12.00	1.10	258.82	235.29
5	5	1/2(16.15 + 16.50) X 9.90	161.61		161.61	230.70	1	161.61	12.00	1.10	253.77	230.70
6	6	1/2(16.15 + 15.90) X 7.80 + 1/2(15.90 + 15.85) X 2.05	157.53		157.53	224.87	1	157.53	12.00	1.10	247.36	224.87
7	7	1/2(15.85 + 15.60) X 9.90	155.67		155.67	222.22	1	155.67	12.00	1.10	244.44	222.22
8	8	1/2(15.40 + 15.60) X 9.90	153.45		153.45	219.05	1	153.45	12.00	1.10	240.95	219.05
9	9	1/2(8.30 + 8.40) X 18.30	152.80		152.80	218.12	1	152.80	12.00	1.10	239.93	218.12
10	10	1/2(7.90 + 7.95) X 19.20	152.16	7.72	144.44	206.19	1	144.44	12.00	1.10	226.81	206.19
11	11	1/2(16.80 + 16.65) X 8.95	149.68		149.68	213.67	1	149.68	9.00	1.10	235.04	213.67
12	12	1/2(16.50 + 16.65) X 8.40	139.23		139.23	198.75	1	139.23	9.00	1.10	218.63	198.75
13	13	1/2(16.50 + 16.45) X 1.95 + 1/2(16.50 + 16.45) X 6.45	138.38		138.38	197.54	1	138.38	9.00	1.10	217.29	197.54
14	14	8.40 X 16.50	138.60		138.60	197.85	1	138.60	9.00	1.10	217.64	197.85
15	15	1/2(16.50 + 16.55) X 8.40	138.81		138.81	198.15	1	138.81	9.00	1.10	217.97	198.15
16	16	8.40 X 16.55	139.02		139.02	198.45	1	139.02	9.00	1.10	218.30	198.45
17	17	1/2(16.55 + 16.60) X 8.40	139.23		139.23	198.75	1	139.23	9.00	1.10	218.63	198.75
18	18	1/2(16.60 + 16.65) X 8.40	139.65		139.65	199.35	1	139.65	9.00	1.10	219.29	199.35
19	19	8.40 X 16.65	139.86		139.86	199.65	1	139.86	9.00	1.10	219.62	199.65
20	20	1/2(8.40 + 8.15) X 19.35	160.12		160.12	228.57	1	160.12	9.00	1.10	251.43	228.57
21	21	1/2(9.30 + 9.00) X 16.50	150.97		150.97	215.51	1	150.97	9.00	1.10	237.06	215.51
22	22 TO 30 33 TO 41 44 TO 52	8.40 X 16.50	138.60		138.60	197.85	27	3742.20	9.00	1.10	217.64	5341.99
23	31, 32, 53	9.55 X 16.50	157.57	7.72	149.85	213.91	3	449.55	12.00	1.10	235.30	641.73
24	42	1/2(9.00 + 8.65) X 16.50	145.61		145.61	207.86	1	145.61	9.00	1.10	228.64	207.86
25	43	1/2(8.20 + 8.50) X 16.50	137.77		137.77	196.67	1	137.77	9.00	1.10	216.33	196.67
26	54	1/2(27.10 + 26.85) X 11.95	322.35		322.35	460.15	1	322.35	18.00	1.10	506.17	460.15
27	55	1/2(26.60 + 26.85) X 11.95	319.36		319.36	455.89	1	319.36	18.00	1.10	501.48	455.89
28	56	1/2(26.60 + 26.35) X 11.95	316.37		316.37	451.62	1	316.37	18.00	1.10	496.78	451.62
29	57	1/2(14.80 + 14.20) X 31.85	461.82	11.77	450.05	642.45	1	450.05	18.00	1.10	706.69	642.45
30	58	1/2(10.95 + 10.55) X 22.00	236.50		236.50	337.60	1	236.50	12.00	1.10	371.36	337.60
31	59 TO 64	10.55 X 22.00	232.10		232.10	331.32	6	1392.60	12.00	1.10	364.46	1987.94
32	65	1/2(10.60 + 10.10) X 22.00	227.70		227.70	325.04	1	227.70	12.00	1.10	357.55	325.04
		TOTAL					65	11215.39				16009.97

PROFORMA - I

AREA STATEMENT

1	AREA OF LAND OF KH.NO. 88/2 (PART) (Minimum area of a,b,c, to be considered)	18691.25	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	20600.00	SQ.M.	(2.06 H)
	b) AS PER MEASURMENT SHEET	18691.25	SQ.M.	
	c) AS PER SITE	18691.25	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a) PROPOSED 18.00 M. WIDE D.P. ROAD AREA	2680.65	SQ.M.	
	b) ANY D.P. RESERVATION AREA	0.00	SQ.M.	
	c) NATURAL WATER COURSE AREA	0.00	SQ.M.	
	TOTAL (a+b+c)	2680.65	SQ.M.	
3	BALANCE AREA OF PLOT (1 - 2)	16010.60	SQ.M.	100%
4	AMENITY SPACE			
	a) REQUIRED	NIL	SQ.M.	
	b) PROPOSED	NIL	SQ.M.	
5	NET PLOT AREA (3-4b)	16010.60	SQ.M.	
6	RECREATIONAL OPEN SPACE			
	a) REQUIRED	1601.06	SQ.M.	10.00%
	b) PROPOSED	1605.96	SQ.M.	10.03%
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 75.37)	100.37	SQ.M.	0.63%
8	INTERNAL ROAD AREA	3088.88	SQ.M.	19.29%
9	SERVICE ROAD HIGH-WAY WIDENING	0.00	SQ.M.	
10	PLOTABLE AREA	11215.39	SQ.M.	70.05%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.4275	SQ.M.	

CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 10 / 08 / 2021 and the dimensions of sides etc. of plots stated on plan are as measured on site and the area so worked out tallies with the description in document of ownership / T.P. Scheme records / Land records Department / City Survey records.

UMESH M. LAMGE
B.Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg.No. CA/95/18907
NMC Lic No.: R-90
NIT Lic No.: 885
ARCHITECT'S SIGN.

PROPOSED LAYOUT
OF KH.NO.- 88/2 (PART)



D.P. PLAN SHOWING PROPOSED SITE
SHEET NOs. 110 & 111
SCALE - NTS

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

SHRI. PRAVIN RATANLAL JAIN

ARCHITECT'S SIGN :

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B.Arch. (Hons)
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B. ARCH.
ARCHITECT & INTERIOR DESIGNER
FIFTH FLOOR, DAYA CHAMBERS,
AJNI SQ., WARDHA ROAD, NAGPUR