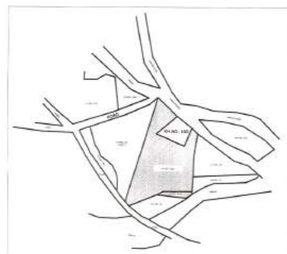


D.P. PLAN

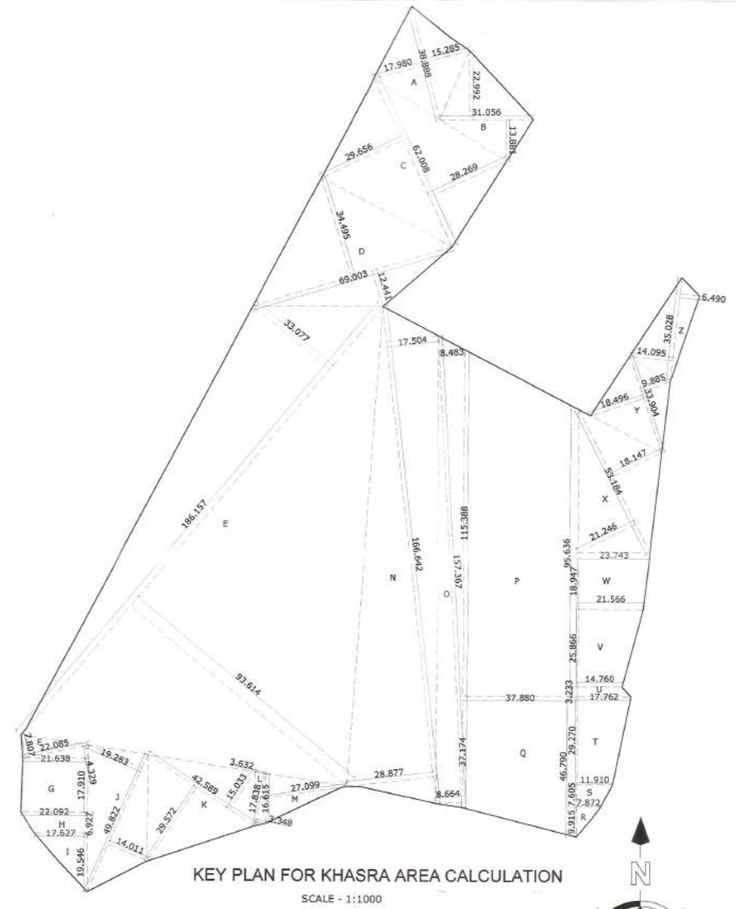


LOCATION PLAN

LAYOUT PLAN
SCALE - 1:500

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

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	26.926	+	23.734	25.330	X	18.243	=	462.095	14.920	741.023	X	1.577	1168.592	24.000	1.100	1285.452	1	741.023	1168.592
	1/2 X	18.243	+	17.997	18.120	X	2.657	=	48.145											
	1/2 X	17.997	+	18.006	18.002	X	13.649	=	245.702											
2	1/2 X	18.006	+	18.012	18.009	X	9.500	=	171.086	0.000	171.086	X	1.577	269.802	12.000	1.100	296.782	1	171.086	269.802
3	1/2 X	18.012	+	18.018	18.015	X	9.500	=	171.143	0.000	171.143	X	1.577	269.892	12.000	1.100	296.881	1	171.143	269.892
4	1/2 X	18.018	+	18.025	18.022	X	9.500	=	171.204	0.000	171.204	X	1.577	269.989	12.000	1.100	296.988	1	171.204	269.989
5	1/2 X	18.025	+	18.031	18.028	X	9.500	=	171.266	0.000	171.266	X	1.577	270.086	12.000	1.100	297.095	1	171.266	270.086
6	1/2 X	18.031	+	18.037	18.034	X	9.500	=	171.323	0.000	171.323	X	1.577	270.176	12.000	1.100	297.194	1	171.323	270.176
7	1/2 X	18.037	+	18.043	18.040	X	9.500	=	171.380	0.000	171.380	X	1.577	270.266	12.000	1.100	297.293	1	171.380	270.266
8	1/2 X	18.043	+	18.049	18.046	X	9.500	=	171.437	0.000	171.437	X	1.577	270.356	12.000	1.100	297.392	1	171.437	270.356
9	1/2 X	18.049	+	18.056	18.053	X	9.500	=	171.499	0.000	171.499	X	1.577	270.454	12.000	1.100	297.499	1	171.499	270.454
10	1/2 X	18.056	+	18.062	18.059	X	9.500	=	171.561	0.000	171.561	X	1.577	270.551	12.000	1.100	297.606	1	171.561	270.551
11	1/2 X	18.062	+	18.083	18.073	X	9.500	=	171.689	0.000	171.689	X	1.577	270.753	12.000	1.100	297.828	1	171.689	270.753
12	1/2 X	18.083	+	18.106	18.095	X	9.500	=	171.898	0.000	171.898	X	1.577	271.083	12.000	1.100	298.191	1	171.898	271.083
13	1/2 X	18.106	+	18.129	18.118	X	9.500	=	172.116	0.000	172.116	X	1.577	271.427	12.000	1.100	298.570	1	172.116	271.427
14	1/2 X	18.129	+	18.152	18.141	X	9.500	=	172.335	0.000	172.335	X	1.577	271.772	12.000	1.100	298.949	1	172.335	271.772
15	1/2 X	18.152	+	18.175	18.164	X	9.500	=	172.553	0.000	172.553	X	1.577	272.116	12.000	1.100	299.328	1	172.553	272.116
16	1/2 X	18.175	+	18.198	18.187	X	9.500	=	172.772	0.000	172.772	X	1.577	272.461	12.000	1.100	299.707	1	172.772	272.461
17	1/2 X	18.198	+	18.222	18.210	X	9.500	=	172.995	0.000	172.995	X	1.577	272.813	12.000	1.100	300.094	1	172.995	272.813
18	1/2 X	18.222	+	18.245	18.234	X	9.500	=	173.218	0.000	173.218	X	1.577	273.165	12.000	1.100	300.482	1	173.218	273.165
19	1/2 X	18.245	+	18.268	18.257	X	9.500	=	173.437	0.000	173.437	X	1.577	273.510	12.000	1.100	300.861	1	173.437	273.510
20	1/2 X	18.268	+	18.291	18.280	X	9.500	=	173.655	0.000	173.655	X	1.577	273.854	12.000	1.100	301.240	1	173.655	273.854
21	1/2 X	18.291	+	18.314	18.303	X	9.500	=	173.874	0.000	173.874	X	1.577	274.199	12.000	1.100	301.619	1	173.874	274.199
22	1/2 X	18.314	+	18.337	18.326	X	9.500	=	174.092	0.000	174.092	X	1.577	274.543	12.000	1.100	301.998	1	174.092	274.543
23	1/2 X	18.337	+	18.361	18.349	X	9.500	=	174.316	0.000	174.316	X	1.577	274.896	12.000	1.100	302.385	1	174.316	274.896
24	1/2 X	18.361	+	18.384	18.373	X	9.500	=	174.539	0.000	174.539	X	1.577	275.248	12.000	1.100	302.772	1	174.539	275.248
25	1/2 X	18.384	+	18.407	18.396	X	9.500	=	174.757	0.000	174.757	X	1.577	275.592	12.000	1.100	303.151	1	174.757	275.592
	1/2 X	18.407	+	18.410	18.409	X	1.048	=	19.292											
26	1/2 X	2.348	+	3.293	2.821	X	19.089	=	53.841	11.770	341.267	X	1.577	538.178	12.00/18.00	1.100	591.996	1	341.267	538.178
	1/2 X	18.954	+	14.865	16.910	X	7.424	=	125.536											
	1/2 X	12.846	+	8.996	10.921	X	14.135	=	154.368											
27	1/2 X	18.296	+	10.362	14.329	X	27.710	=	397.057	11.770	385.287	X	1.577	607.597	12.00/18.00	1.100	668.357	1	385.287	607.597
28	X		+		10.615	X	16.000	=	169.840	0.000	169.840	X	1.577	267.838	12.000	1.100	294.621	1	169.840	267.838
29 to 40	X		+		9.000	X	16.000	=	144.000	0.000	144.000	X	1.577	227.088	12.000	1.100	249.797	12	1728.000	2725.056
41	X		+		14.000	X	16.000	=	224.000	7.720	216.280	X	1.577	341.074	12.000	1.100	375.181	1	216.280	341.074
42	X		+		14.000	X	15.000	=	210.000	7.720	202.280	X	1.577	318.996	12.000	1.100	350.895	1	202.280	318.996
43 to 54	X		+		9.000	X	15.000	=	135.000	0.000	135.000	X	1.577	212.895	12.000	1.100	234.185	12	1620.000	2554.740
55	X		+		10.615	X	15.000	=	159.225	0.000	159.225	X	1.577	251.098	12.000	1.100	276.208	1	159.225	251.098
56	X		+		10.134	X	15.000	=	152.010	0.000	152.010	X	1.577	239.720	9.000	1.100	263.692	1	152.010	239.720
57 TO 62	X		+		7.000	X	15.000	=	105.000	0.000	105.000	X	1.577	165.585	9.000	1.100	182.144	6	630.000	993.510
63 & 64	X		+		9.000	X	15.000	=	135.000	0.000	135.000	X	1.577	212.895	9.000	1.100	234.185	2	270.000	425.790
65 TO 71	X		+		7.500	X	15.000	=	112.500	0.000	112.500	X	1.577	177.413	9.000	1.100	195.154	7	787.500	1241.888
72 & 73	X		+		10.000	X	15.000	=	150.000	7.720	142.280	X	1.577	224.376	9.000	1.100	246.813	2	284.560	448.751
74 TO 80	X		+		7.500	X	15.000	=	112.500	0.000	112.500	X	1.577	177.413	9.000	1.100	195.154	7	787.500	1241.888
81 & 82	X		+		9.000	X	15.000	=	135.000	0.000	135.000	X	1.577	212.895	9.000	1.100	234.185	2	270.000	425.790
83	X		+		7.000	X	15.000	=	105.000	0.000	105.000	X	1.577	165.585	9.000	1.100	182.144	1	105.000	165.585
84 TO 87	X		+		6.750	X	15.000	=	101.250	0.000	101.250	X	1.577	159.671	9.000	1.100	175.638	4	405.000	638.685
88	X		+		7.840	X	15.000	=	117.600	0.000	232.609	X	1.577	366.824	9.000	1.100	403.507	1	232.609	366.824
	1/2 X	7.347	+	15.000	11.174	X	10.293	=	115.009											
89	1/2 X	10.649	+	6.614	8.632	X	15.000	=	129.473	0.000	129.473	X	1.577	204.178	9.000	1.100	224.596	1	129.473	204.178
90 TO 94	X		+		7.000	X	15.000	=	105.000	0.000	105.000	X	1.577	165.585	9.000	1.100	182.144	5	525.000	827.925
95 & 96	X		+		9.000	X	15.000	=	135.000	0.000	135.000	X	1.577	212.895	9.000	1.100	234.185	2	270.000	425.790
97 TO 99	X		+		7.000	X	15.000	=	105.000	0.000	105.000	X	1.577	165.585	9.000	1.100	182.144	3	315.000	496.755
100 TO 102	X		+		7.500	X	15.000	=	112.500	0.000	112.500	X	1.577	177.413	9.000	1.100	195.154	3	337.500	532.238
103 & 104	X		+		10.000	X	15.000	=	150.000	7.720	142.280	X	1.577	224.376	12.00/9.00	1.100	246.813	2	284.560	448.751
105 TO 107	X		+		7.500	X	15.000	=	112.500	0.000	112.500	X	1.577	177.413	9.000	1.100	195.154	3	337.500	532.238
108 TO 110	X		+		7.000	X	15.000	=	105.000	0.000	105.000	X	1.577	165.585	9.000	1.100	182.144	3	315.000	496.755
111 & 112	X		+		9.000	X	15.000	=	135.000	0.000	135.000	X	1.577	212.895	9.000	1.100	234.185	2	270.000	425.790
113 TO 116	X		+		7.000	X	15.000	=	105.000	0.000	105.000	X	1.577	165.585	9.000	1.100	182.144	4	420.000	662.340
117	1/2 X	13.614	+	8.974	11.294	X	15.000	=	169.410	0.000	169.410	X	1.577	267.160	9.000	1.100	293.876	1	169.410	267.160
118	X		+		9.500	X	15.000	=	142.500	0.000	142.500	X	1.577	224.723	9.000	1.100	247.195	1	142.500	224.723
119 TO 126	X		+		7.500	X	15.000	=	112.500	0.000	112.500	X	1.577	177.413	9.000	1.100	195.154	8	900.000	1419.300
127	X		+		16.588	X	15.000	=	248.820	7.720	241.100	X	1.577	380.215	12.00/9.00	1.100	418.236	1	241.100	380.215
128	1/2 X	8.031	+	15.714	11.873	X	19.454	=	230.968	0.000	230.968	X	1.577	364.236	12.000	1.100	400.660	1	230.968	364.236
129	1/2 X	15.714	+	19.249	17.482	X	8.949	=	156.442	0.000	176.713	X	1.577	278.677	12.000	1.100	306.544	1	176.713	278.677
	1/2 X	19.249	+	19.326	19.288	X	1.051	=	20.271											
130	1/2 X	20.060	+	19.326	19.693	X	10.000	=	196.930	0.000	196.930	X	1.577	310.559	12.000	1.100	341.614	1	196.930	310.559
131	1/2 X	20.060	+	20.793	20.427	X	10.000	=	204.265	0.000	204.265	X	1.577	322.126	12.000	1.100	354.338	1	204.265	322.126
132	1/2 X	16.251	+	23.191	19.721	X	37.105	=	731.748	14.920	716.828	X	1.577	1130.437	24.000	1.100	1243.481	1	716.828	1130.437
133	1/2 X	8.448	+	13.748	11.098	X	28.145	=	312.353	0.000	312.353	X	1.577	492.581	24.000	1.100	541.839	1	312.353	492.581
																	TOTAL	133	20122.621	31733.374



KEY PLAN FOR KHASRA AREA CALCULATION
SCALE - 1:1000

AREA UNDER KHASARA NO. 95/A/1,

A	1/2 X	17.980	+	15.285	16.6325	X	38.888	=	646.805	0	646.805
B	1/2 X	22.992	+	13.881	18.4365	X	31.056	=	572.564	0	572.564
C	1/2 X	29.656	+	28.269	28.9625	X	62.008	=	1795.907	0	1795.907
D	1/2 X	34.495	+	12.441	23.468	X	69.003	=	1619.362	0	1619.362
E	1/2 X	33.077	+	93.614	63.3455	X	186.157	=	11792.208	0	11792.208
F	1/2 X	7.807	+	4.329	6.068	X	22.085	=	134.012	0	134.012
G	1/2 X	21.638	+	22.092	21.865	X	17.910	=	391.602	0	391.602
H	1/2 X	22.092	+	17.627	19.8595	X	6.927	=	137.567	0	137.567
I	1/2 X		+		17.627	X	19.546	=	172.269	0	172.269
J	1/2 X	19.283	+	14.011	16.647	X	49.822	=	829.387	0	829.387
K	1/2 X	29.572	+	15.033	22.3025	X	42.589	=	949.841	0	949.841
L	1/2 X	3.632	+	3.348	3.490	X	17.838	=	62.255	0	62.255
M	1/2 X		+		27.099	X	16.615	=	225.125	0	225.125
N	1/2 X	17.504	+	28.877	23.1905	X	166.642	=	3864.511	0	3864.511
O	1/2 X	8.483	+	8.664	8.5735	X	157.367	=	1349.186	0	1349.186
P	1/2 X	115.388	+	95.636	105.512	X	37.880	=	3996.795	0	3996.795
Q	1/2 X	37.174	+	46.79	41.982	X	37.880	=	1590.278	0	1590.278
R	1/2 X		+		9.915	X	7.872	=	39.025	0	39.025
S	1/2 X	11.910	+	7.872	9.891	X	7.605	=	75.221	0	75.221
T	1/2 X	11.910	+	17.762	14.836	X	29.270	=	434.250	0	434.250
U	1/2 X	17.762	+	14.76	16.261	X	3.233	=	52.572	0	52.572
V	1/2 X	14.760	+	21.566	18.163	X	25.866	=	469.804	0	469.804
W	1/2 X	21.566	+	23.743	22.6545	X	18.947	=	429.235	0	429.235
X	1/2 X	21.246	+	18.147	19.6965	X	53.184	=	1047.539	0	1047.539
Y	1/2 X	18.496	+	9.885	14.1905	X	33.904	=	481.115	0	481.115
Z	1/2 X	14.095	+	6.49	10.2925	X	35.028	=	360.526	0	360.526
									TOTAL		33518.959

AREA UNDER OPEN SPACE

A	1/2 X	3.324	+	3.545	3.435	X	8.724	=	29.963	0	29.963
B	1/2 X	3.455	+	3.24	3.348	X	8.950	=	29.960	0	29.960
C	1/2 X	12.319	+	20.626	16.473	X	28.494	=	469.367	0	469.367
D	1/2 X	13.611	+	11.160	12.386	X	35.694	=	442.088	0	442.088
E	1/2 X	4.383	+	11.595	7.989	X	25.903	=	206.939	7.72	199.219
F	1/2 X	11.105	+	19.975	15.54	X	23.492	=	365.066	0	365.066
G	1/2 X	23.654	+	24.715	24.1845	X	37.208	=	899.857	0	899.857
H	1/2 X	8.315	+	8.331	8.323	X	33.168	=	276.057	0	276.057
I	1/2 X	4.267	+	4.177	4.222	X	32.319	=	136.451	0	136.451
J	1/2 X	13.639	+	6.571	10.105	X	34.826	=	351.917	0	351.917
											3199.945
									LESS AREA FOR E.S.S.		25.000
									TOTAL		3174.945

AREA UNDER AMENITY SPACE

A	1/2 X	10.575	+	9.222	9.899	X	63.264	=	626.219	0	626.219
B	1/2 X	54.368	+	51.561	52.9645	X	2.423	=	128.333	0	128.333
C	1/2 X	16.820	+	17.095	16.9575	X	54.561	=	925.218	0	925.218
									TOTAL		1679.770

AREA UNDER ROAD WIDENING

A	1/2 X	1.462	+	2.976	2.219	X	10.549	=	23.408	0	23.408
B	1/2 X	2.899	+	2.955	2.927	X	13.588	=	39.772	0	39.772
C	1/2 X	2.944	+	2.630	2.787	X	14.740	=	41.080	0	41.080
									TOTAL		104.261

DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. 95/A/1, P.H.NO. 37 MOUZA-VIHIRGAON .TAH.- NAGPUR (RURAL) - DISTT. NAGPUR. BELONGING TO,

M/S. VISION INFRA THROUGH PARTNER
1) SHRI. GIRISH YADAORAO SAKHARKAR
2) SHRI. VIJAY RAJKUMAR JAIN
3) SHRI. BIRENDRA ONKARMAL YADUKA
4) SMT. KISHORI VIJAY ZALKE
5) SHRI. PANKAJ HEMCHAND JAIN

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)	35800.000	SQ.M.
b) As Per Measurement Sheet	33518.959	SQ.M.
d) As Per Site	33518.959	SQ.M.
2. Deductions For		
(a) Proposed D.P./ D.P. Road Widening Area/Service Road/Highway Widening	104.420	SQ.M.
(b) Any D.P. Reservation Area	0.000	SQ.M.
(Total a+b)	104.420	SQ.M.
3. Balance Area Of Plot (1-2)	33414.539	SQ.M.
4. Amenity Space (if applicable)		
(a) Required -	1670.727	SQ.M.
(b) Adjustment of 2 (b),if any	000.00	SQ.M.
(c) Balance Proposed -	1679.770	SQ.M.
5. Net Plot Area (3-4(c))	31734.769	
6. Recreational Open Space (if applicable)		
(a) Required -	3173.477	SQ.M.
(b) Proposed -	3174.945	SQ.M.
(C) Area for ESS & STP-	25.00	SQ.M.
7. Internal Road Area	8412.203	SQ.M.
8. Service Road And Highway Widening	0.000	SQ.M.
9. Plotable Area	20122.621	SQ.M.
10.Pro-rata factor For FSI Calculations On Layout Plots ( )	1.577	SQ.M.
11. Area For Inclusive Housing		
(a) Required -	NA	SQ.M.
(b) Proposed -	NA	SQ.M.

LEGEND : -

AREA UNDER KHASRA BOUNDRY SHOWN IN
AREA UNDER AMENITY SPACE SHOWN IN
AREA UNDER OPEN SPACE SHOWN IN
AREA UNDER ESS & WTP SHOWN IN

OWNER :

M/S. VISION INFRA THROUGH PARTNER

1) SHRI. GIRISH YADAORAO SAKHARKAR
2) SHRI. VIJAY RAJKUMAR JAIN
3) SHRI. BIRENDRA ONKARMAL YADUKA
4) SMT. KISHORI VIJAY ZALKE
5) SHRI. PANKAJ HEMCHAND JAIN

ARCHITECT/LICENSED ENGINEER :

PAWAN R. GUPTA
PLANNER & DESIGNER
B.E. Civil
Off. Plot No.A-20,24 Manish Save Nagar
Somwary Hills, Nagpur
N.T.T.S. No. 1969
M.M.C.C.S. No. 356
Mob. No.09923432949

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

DRG. NO.	SCALE	DATE	DRAWN BY
SUB-01	1 : 500	20 / 01 / 2022	G.KAWAS