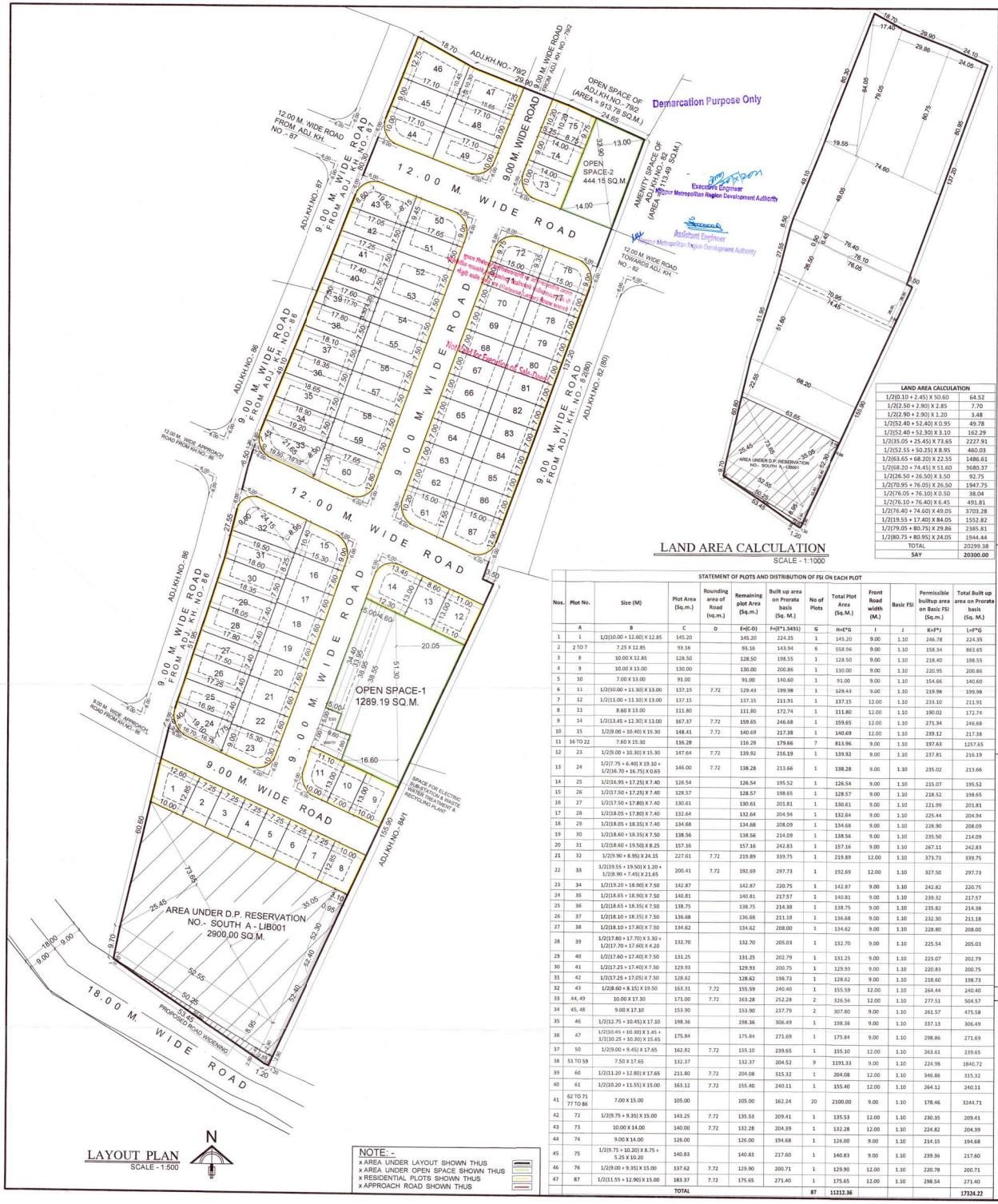
PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO.- 85/1 & 85/2, P. H. NO.- 42, MOUZA - JAMTHA, TAL.- NAGPUR (GRAMIN), DIST. - NAGPUR.

BELONGING TO - 1) KS SHREEYA INFRASTRUCTURE PRIVATE LIMITED THROUGH AUTHORIZED DIRECTOR SHRI. PRAVIN RATANLAL JAIN
2) SHRI. SAURABH N. ATHAWALE
3) SHRI. KUSH P. AGRAWAL



LAND AREA CALCULATION

SCALE - 1:1000

LAND AREA CALCULATION	
1/2(0.10 + 2.45) X 50.60	64.52
1/2(2.50 + 2.90) X 2.85	7.70
1/2(2.90 + 2.90) X 1.20	3.48
1/2(52.40 + 52.40) X 0.95	49.78
1/2(52.40 + 52.30) X 3.10	162.29
1/2(35.05 + 25.45) X 73.65	2227.91
1/2(52.55 + 50.25) X 8.95	460.03
1/2(63.65 + 68.20) X 22.55	1486.61
1/2(68.20 + 74.45) X 51.60	3680.37
1/2(26.50 + 26.50) X 3.50	92.75
1/2(70.95 + 76.05) X 26.50	1947.75
1/2(76.05 + 76.10) X 0.50	38.04
1/2(76.10 + 76.40) X 6.45	491.81
1/2(76.40 + 74.60) X 49.05	3703.28
1/2(19.55 + 17.40) X 84.05	1552.82
1/2(79.05 + 80.75) X 29.86	2385.81
1/2(80.75 + 80.95) X 24.05	1944.44
TOTAL	20299.38
SAY	20300.00

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*1.5451)	G	H=(E*G	I	J	K=F*J	L=(F*G
1	1	1/2(10.00 + 12.60) X 12.85	145.20		145.20	224.35	1	145.20	9.00	1.10	246.78	224.35
2	2 TO 7	7.25 X 12.85	93.16		93.16	143.94	6	558.96	9.00	1.10	158.34	863.65
3	8	10.00 X 12.85	128.50		128.50	198.55	1	128.50	9.00	1.10	218.40	198.55
4	9	10.00 X 13.00	130.00		130.00	200.86	1	130.00	9.00	1.10	220.95	200.86
5	10	7.00 X 13.00	91.00		91.00	140.60	1	91.00	9.00	1.10	154.66	140.60
6	11	1/2(10.00 + 11.30) X 13.00	137.15	7.72	129.43	199.98	1	129.43	9.00	1.10	219.98	199.98
7	12	1/2(11.00 + 11.30) X 13.00	137.15		137.15	211.91	1	137.15	12.00	1.10	233.10	211.91
8	13	8.60 X 13.00	111.80		111.80	172.74	1	111.80	12.00	1.10	190.02	172.74
9	14	1/2(13.45 + 12.30) X 13.00	167.37	7.72	159.65	246.68	1	159.65	12.00	1.10	271.34	246.68
10	15	1/2(9.00 + 10.40) X 15.30	148.41	7.72	140.69	217.38	1	140.69	12.00	1.10	239.12	217.38
11	16 TO 22	7.60 X 15.30	116.28		116.28	179.66	7	813.96	9.00	1.10	197.63	1257.65
12	23	1/2(9.00 + 10.30) X 15.30	147.64	7.72	139.92	216.19	1	139.92	9.00	1.10	237.81	216.19
13	24	1/2(7.75 + 6.40) X 19.10 + 1/2(16.70 + 16.75) X 0.65	146.00	7.72	138.28	213.66	1	138.28	9.00	1.10	235.02	213.66
14	25	1/2(16.95 + 17.25) X 7.40	126.54		126.54	195.52	1	126.54	9.00	1.10	215.07	195.52
15	26	1/2(17.50 + 17.25) X 7.40	128.57		128.57	198.65	1	128.57	9.00	1.10	218.52	198.65
16	27	1/2(17.50 + 17.80) X 7.40	130.61		130.61	201.81	1	130.61	9.00	1.10	221.99	201.81
17	28	1/2(18.05 + 17.80) X 7.40	132.64		132.64	204.94	1	132.64	9.00	1.10	225.44	204.94
18	29	1/2(18.05 + 18.35) X 7.40	134.68		134.68	208.09	1	134.68	9.00	1.10	228.90	208.09
19	30	1/2(18.60 + 18.35) X 7.50	138.56		138.56	214.09	1	138.56	9.00	1.10	235.50	214.09
20	31	1/2(18.60 + 19.50) X 8.25	157.16		157.16	242.83	1	157.16	9.00	1.10	267.11	242.83
21	32	1/2(9.90 + 8.95) X 24.15	227.61	7.72	219.89	339.75	1	219.89	12.00	1.10	373.73	339.75
22	33	1/2(19.55 + 19.50) X 1.20 + 1/2(8.90 + 7.45) X 21.65	200.41	7.72	192.69	297.73	1	192.69	12.00	1.10	327.50	297.73
23	34	1/2(19.20 + 18.90) X 7.50	142.87		142.87	220.75	1	142.87	9.00	1.10	242.82	220.75
24	35	1/2(18.65 + 18.90) X 7.50	140.81		140.81	217.57	1	140.81	9.00	1.10	239.32	217.57
25	36	1/2(18.65 + 18.35) X 7.50	138.75		138.75	214.38	1	138.75	9.00	1.10	235.82	214.38
26	37	1/2(18.10 + 18.35) X 7.50	136.68		136.68	211.18	1	136.68	9.00	1.10	232.30	211.18
27	38	1/2(18.10 + 17.80) X 7.50	134.62		134.62	208.00	1	134.62	9.00	1.10	228.80	208.00
28	39	1/2(17.80 + 17.70) X 3.30 + 1/2(17.70 + 17.60) X 4.20	132.70		132.70	205.03	1	132.70	9.00	1.10	225.54	205.03
29	40	1/2(17.60 + 17.40) X 7.50	131.25		131.25	202.79	1	131.25	9.00	1.10	223.07	202.79
30	41	1/2(17.25 + 17.40) X 7.50	129.93		129.93	200.75	1	129.93	9.00	1.10	220.83	200.75
31	42	1/2(17.25 + 17.05) X 7.50	128.62		128.62	198.73	1	128.62	9.00	1.10	218.60	198.73
32	43	1/2(8.60 + 8.15) X 19.50	163.31	7.72	155.59	240.40	1	155.59	12.00	1.10	264.44	240.40
33	44, 49	10.00 X 17.10	171.00	7.72	163.28	252.28	2	326.56	12.00	1.10	277.51	504.57
34	45, 48	9.00 X 17.10	153.90		153.90	237.79	2	307.80	9.00	1.10	261.57	475.58
35	46	1/2(12.75 + 10.45) X 17.10	198.36		198.36	306.49	1	198.36	9.00	1.10	337.13	306.49
36	47	1/2(10.45 + 10.30) X 1.45 + 1/2(10.25 + 10.30) X 15.65	175.84		175.84	271.69	1	175.84	9.00	1.10	298.86	271.69
37	50	1/2(9.00 + 9.45) X 17.65	162.82	7.72	155.10	239.65	1	155.10	12.00	1.10	263.61	239.65
38	51 TO 59	7.50 X 17.65	132.37		132.37	204.52	9	1191.33	9.00	1.10	224.98	1840.72
39	60	1/2(11.20 + 12.80) X 17.65	211.80	7.72	204.08	315.32	1	204.08	12.00	1.10	346.86	315.32
40	61	1/2(10.20 + 11.55) X 15.00	163.12	7.72	155.40	240.11	1	155.40	12.00	1.10	264.12	240.11
41	62 TO 71 77 TO 86	7.00 X 15.00	105.00		105.00	162.24	20	2100.00	9.00	1.10	178.46	3244.71
42	72	1/2(9.75 + 9.35) X 15.00	143.25	7.72	135.53	209.41	1	135.53	12.00	1.10	230.35	209.41
43	73	10.00 X 14.00	140.00	7.72	132.28	204.39	1	132.28	12.00	1.10	224.82	204.39
44	74	9.00 X 14.00	126.00		126.00	194.68	1	126.00	9.00	1.10	214.15	194.68
45	75	1/2(9.75 + 10.20) X 8.75 + 5.25 X 10.20	140.83		140.83	217.60	1	140.83	9.00	1.10	239.36	217.60
46	76	1/2(9.00 + 9.35) X 15.00	137.62	7.72	129.90	200.71	1	129.90	12.00	1.10	220.78	200.71
47	87	1/2(11.55 + 12.90) X 15.00	181.37	7.72	175.65	271.40	1	175.65	12.00	1.10	298.54	271.40
		TOTAL					87	11212.36				17324.22

LAYOUT PLAN

SCALE - 1:500

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

PROFORMA - I

AREA STATEMENT

1	AREA OF LAND OF KH.NO. 85/1 & 85/2 (Minimum area of a,b,c, to be considered)			
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT) (2.01 + 0.73 + 0.15 + 0.14)	20300.00	SQ.M.	(2.03 H)
	b) AS PER MEASURMENT SHEET	20300.00	SQ.M.	
	c) AS PER SITE	20300.00	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a) PROPOSED 18.00 M. ROAD WIDENING AREA	75.69	SQ.M.	
	b) AREA UNDER D.P. RESERVATION NO.- SOUTH A - LIB001	2900.00	SQ.M.	
	c) NATURAL WATER COURSE AREA	0.00	SQ.M.	
	TOTAL (a+b+c)	2975.69	SQ.M.	
3	BALANCE AREA OF PLOT (1 - 2)	17324.31	SQ.M.	100%
4	AMENITY SPACE			
	a) REQUIRED	NIL	SQ.M.	
	b) PROPOSED	NIL	SQ.M.	
5	NET PLOT AREA (3-4b)	17324.31	SQ.M.	
6	RECREATIONAL OPEN SPACE			
	a) REQUIRED	1732.43	SQ.M.	10.00%
	b) PROPOSED	1733.34	SQ.M.	10.01%
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 71.04)	96.04	SQ.M.	0.55%
8	INTERNAL ROAD AREA	4282.57	SQ.M.	24.72%
9	SERVICE ROAD HIGH-WAY WIDENING	0.00	SQ.M.	
10	PLOTABLE AREA	11212.36	SQ.M.	64.72%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.5451	SQ.M.	

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 15 / 07 / 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 area stated 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.: 865
ARCHITECT'S SIGN.

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE - 1	1/2(34.40 + 33.95) X 5.00 + 1/2(38.95 + 38.55) X 4.60 + 1/2(20.05 + 16.60) X 51.30	1289.19		1289.19	1733.34
OPEN SPACE - 2	1/2(13.00 + 14.00) X 32.90	444.15		444.15	
SPACE FOR ELECTRIC SUB-STATION	5.00 X 5.00	25.00		25.00	96.04
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	1/2(7.00 + 7.80) X 9.60	71.04		71.04	
AREA UNDER D.P. RESERVATION NO.- SOUTH A - LIB001	1/2(52.40 + 52.40) X 0.95 + 1/2(52.40 + 52.30) X 3.10 + 1/2(35.05 + 25.45) X 73.65 + 1/2(52.55 + 50.25) X 8.95	2900.00		2900.00	2900.00
PROPOSED 18.00 M. WIDE ROAD WIDENING AREA	1/2(0.10 + 2.45) X 50.60 + 1/2(2.50 + 2.90) X 2.85 + 1/2(2.90 + 2.90) X 1.20	75.69		75.69	75.69

PROPOSED LAYOUT OF KH.NO.- 85/1 & 85/2

D.P. PLAN SHOWING PROPOSED SITE

SHEET NOs. 110 & 111

SCALE - NTS

OWNER'S SIGN :	ARCHITECT'S SIGN :
1) KS SHREEYA INFRASTRUCTURE PRIVATE LIMITED THROUGH AUTHORIZED DIRECTOR	UMESH M. LAMGE B.Arch. (Hons) ARCHITECTS & INTERIOR DESIGNERS Reg.No. CA/95/18907 NMC Lic No.: R-90 NIT Lic No.: 865
SHRI. PRAVIN RATANLAL JAIN	UMESH M. LAMGE B. ARCH. ARCHITECT & INTERIOR DESIGNER FIFTH FLOOR, DAYA CHAMBERS, AJNI SQ., WARDHA ROAD, NAGPUR
2) SHRI. SAURABH N. ATHAWALE	
3) SHRI. KUSH P. AGRAWAL	