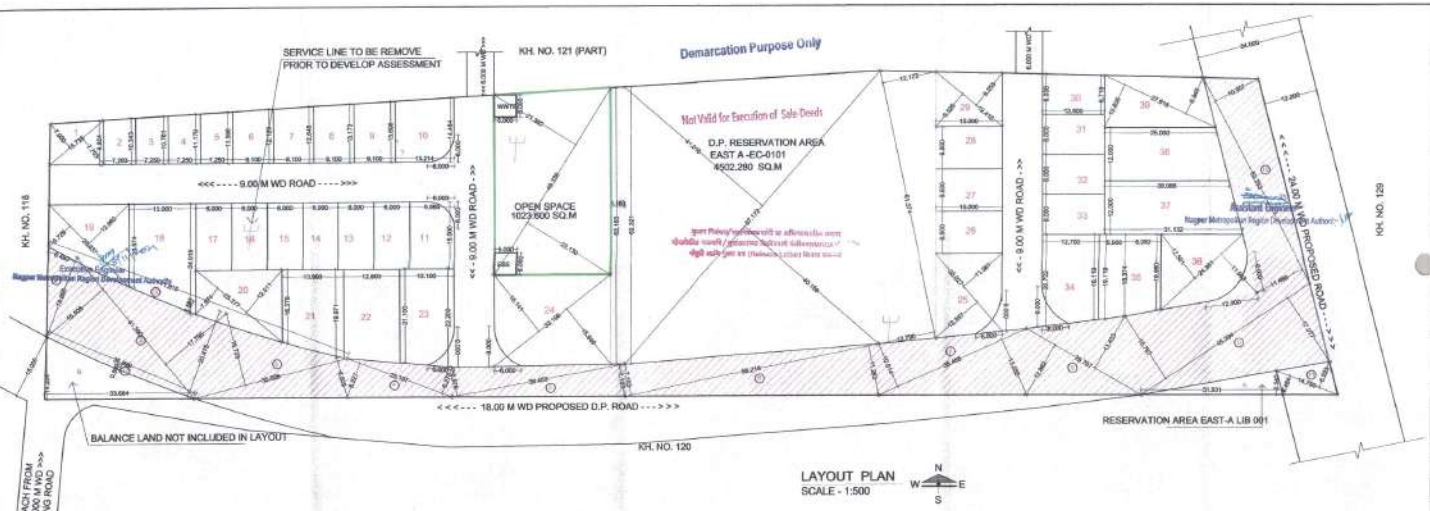
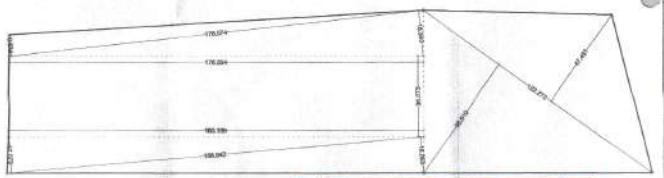
PROPOSED RESIDENTIAL LAYOUT ON KH. NO.120/121-2,OLD 23/1 .P.NO.35, MOUZA - BAHADURA, TAH. - NAGPUR (R) , DIST -NAGPUR

BELONGING TO :- 1) SHAILENDRA B. NAYAK 4) KUSUMBAI B. NAYAK
2) NITESH B. NAYAK 5) VISHAL B. NAYAK
3) MANISHA R. GOUR 6) MANISH B. NAYAK



LAYOUT PLAN
SCALE - 1:500



AREA AS PER MEASUREMENT SHEET



KH NO.121/1
D.P. SHEET NO 84

LOCATION PLAN
SCALE - NTS

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

PLOT NO	PLOT SIZE	PLOT AREA (SQ.M)	ROUNDING AREA OF ROAD (IF ANY SQ.M)	REMAINING PLOT AREA (B-C)	NO OF PLOTS	TOTAL AREA	BUILT UP AREA ON PRO-RATA BASIS (F *PRORATA FSI FACTOR)	FRONT ROAD WIDTH (M)	BASIC FSI	PERMISSIBLE BUILT-UP AREA ON BASIC FSI (E*G) SQ.M
A		B	C	D	E	F	G	H	I	J
1	0.5*(7.030 + 7.703)*15.735	115.912	0.000	115.912	1	115.912	149.758	9.000	1.100	164.734
2	0.5*(9.924 + 10.343)*7.250	73.468	0.000	73.468	1	73.468	94.920	9.000	1.100	104.413
3	0.5*(10.343 + 10.761)*7.250	76.502	0.000	76.502	1	76.502	98.841	9.000	1.100	108.725
4	0.5*(10.761 + 11.179)*7.250	79.533	0.000	79.533	1	79.533	102.756	9.000	1.100	113.032
5	0.5*(11.179 + 11.598)*7.250	82.567	0.000	82.567	1	82.567	106.676	9.000	1.100	117.344
6	0.5*(11.598 + 12.123)*9.100	107.931	0.000	107.931	1	107.931	139.446	9.000	1.100	153.391
7	0.5*(12.123 + 12.648)*9.100	112.708	0.000	112.708	1	112.708	145.619	9.000	1.100	160.181
8	0.5*(12.648 + 13.173)*9.100	117.486	0.000	117.486	1	117.486	151.791	9.000	1.100	166.970
9	0.5*(13.173 + 13.698)*9.100	122.263	0.000	122.263	1	122.263	157.964	9.000	1.100	173.760
10	0.5*(13.698 + 14.464)*13.214	186.066	7.720	178.346	1	178.346	230.423	9.000	1.100	253.466
11	9.985 * 15.000	149.775	7.720	142.055	1	142.055	183.535	9.000	1.100	201.889
12 TO 17	8.000 * 15.000	120.000	0.000	120.000	6	720.000	930.240	9.000	1.100	1023.264
18	0.5*(24.916 + 18.674)*15.000	326.925	0.000	326.925	1	326.925	422.387	9.000	1.100	464.626
19	0.5*(6.728 + 12.960)*25.937	255.324	0.000	255.324	1	255.324	329.878	18.000	1.100	362.866
20	0.5*(7.574 + 12.511)*25.377	254.849	0.000	254.849	1	254.849	329.264	18.000	1.100	362.191
21	0.5*(19.971 + 16.378)*13.900	252.626	0.000	252.626	1	252.626	326.392	18.000	1.100	359.031
22	0.5*(19.971 + 21.100)*12.600	258.747	0.000	258.747	1	258.747	334.302	18.000	1.100	367.732
23	0.5*(21.100 + 22.200)*12.100	261.965	11.770	250.195	1	250.195	323.252	18.000	1.100	355.577
24	0.5*(16.141 + 15.849)*33.196	530.970	11.770	519.200	1	519.200	670.806	18.000	1.100	737.887
25	0.5*(11.381 + 12.357)*23.027	273.307	11.770	261.537	1	261.537	337.906	18.000	1.100	371.697
26 TO 28	9.500 * 15.000	142.500	0.000	142.500	3	427.500	552.330	9.000	1.100	607.563
29	0.5*(9.525+ 9.258)*19.418	182.364	0.000	182.364	1	182.364	235.614	9.000	1.100	259.176
30	0.5*(9.036 + 8.716)*13.900	123.376	0.000	123.376	1	123.376	159.402	9.000	1.100	175.343
31 TO 33	9.000 * 13.900	125.100	0.000	125.100	3	375.300	484.888	9.000	1.100	533.376
34	0.5*(20.722 + 19.119)*12.700	252.990	11.770	241.220	1	241.220	311.657	18.000	1.100	342.822
35	0.5*(19.119 + 18.374)*5.908 + 0.5*(18.374 + 16.960)*8.092	253.716	0.000	253.716	1	253.716	327.801	18.000	1.100	360.581
36	0.5*(12.501 + 11.953)*24.981	305.443	23.025	282.418	1	282.418	364.884	24.000	1.100	401.372
37	0.5*(31.132 + 28.066)*12.000	355.188	0.000	355.188	1	355.188	458.903	24.000	1.100	504.793
38	0.5*(28.066 + 25.000)*12.000	318.396	0.000	318.396	1	318.396	411.368	24.000	1.100	452.504
39	0.5*(8.946 + 10.605)*27.618	269.980	0.000	269.980	1	269.980	348.814	18.000	1.100	383.695
		TOTAL			39	7137.630	9221.818			10144.000

BALANCE LAND NOT INCLUDED IN LAYOUT

0.5 * 33.684 * 14.204	=	239.223 SQ.M
DEDUCTION OF		
2/3 * 36.001 * 0.599	=	14.376 SQ.M
TOTAL =		224.847 SQ.M

DP RESERVATION EAST-A & WEST-B LIB001

0.5 * 31.931 * 5.340	=	85.255 SQ.M

D.P. RESERVATION AREA CALCULATION EAST A - EC0101

A) 0.5 * (62.183 + 62.321) * 3.183	=	198.148 SQ.M
B) 0.5 * (41.016 + 40.159) * 87.172	=	3538.093 SQ.M
C) 0.5 * (12.173 + 12.790) * 61.374	=	766.039 SQ.M
TOTAL	=	4502.280 SQ.M

AREA UNDER D.P. ROAD CALCULATION

1) 0.5 * 6.492 * 18.995	=	61.657 SQ.M
2) 0.5 * (16.506 + 17.795) * 41.390	=	709.900 SQ.M
3) 0.5 * (16.733 + 8.509) * 35.528	=	448.398 SQ.M
4) 0.5 * (8.227 + 6.270) * 25.107	=	181.988 SQ.M
5) 0.5 * (6.579 + 7.123) * 39.453	=	270.292 SQ.M
6) 0.5 * (7.103 + 11.283) * 58.216	=	535.179 SQ.M
7) 0.5 * (10.514 + 13.555) * 36.468	=	436.874 SQ.M
8) 0.5 * (12.862 + 13.433) * 29.757	=	391.230 SQ.M
9) 0.5 * (16.757 + 17.077) * 45.394	=	768.157 SQ.M
10) 0.5 * (10.907 + 11.466) * 52.253	=	584.528 SQ.M
11) 0.5 * (4.484 + 6.223) * 14.750	=	76.964 SQ.M
12) 2/3 * 35.999 * 0.599	=	14.376 SQ.M
TOTAL		= 4483.543 SQ.M
DEDUCTION OF		
13) 2/3 * 71.815 * 2.561	=	122.612 SQ.M
TOTAL		= 4360.931 SQ.M

AREA STATEMENTS :

1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)	
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	= 18400.000 SQ.M
	B) AS PER MEASUREMENT SHEET	= 18398.799 SQ.M
	C) AS PER SITE	= 18398.799 SQ.M
2	DEDUCTIONS FOR :	
	A) PROPOSED D.P/ D.P. ROAD WIDENING	= 4360.931 SQ.M
	B) D.P. RESERVATION AREA EAST A- EC-0101	= 4502.280 SQ.M
	C) RESERVATION EAST-A LIB001	= 85.255 SQ.M
	D) BALANCE LAND NOT INCLUDED IN LAYOUT	= 224.847 SQ.M
	TOTAL A+B+C	= 9173.313 SQ.M
3	GROSS AREA OF PLOT (1- 2)	= 9225.486 SQ.M (100 %)
4	AMENITY SPACE :	
	A) REQUIRED	= 0.000 SQ.M
	B) ADJUSTMENT OF 2(A), if any	= 0.000 SQ.M
	C) BALANCE PROPOSED	= 0.000 SQ.M
5	NET PLOT AREA (3- 4C)	= 9225.486 SQ.M
6	RECREATIONAL OPEN SPACE :	
	A) REQUIRED (10 %)	= 922.548 SQ.M
	B) PROPOSED	= 1023.600 SQ.M (10.90 %)
7	INTERNAL ROAD AREA	= 1014.256 SQ.M
8	SERVICE ROAD / HIGHWAY WIDENING	= 0.000 SQ.M
9	PLOTABLE AREA	= 7137.630 SQ.M
10	AREA FOR E.S.S. & W.W.T.P.	= 50.000 SQ.M.
	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS=(5/9))	= 1.292

AREA AS PER MEASUREMENT SHEET		OPEN SPACE		
1) 0.5 * (9.634 + 18.340) * 178.574	= 2497.714 SQ.M.	1) 0.5 * (21.392 + 22.130) * 49.336	=	1073.600 SQ.M.
2) 0.5 * (176.354 + 180.189) * 36.073	= 6430.787 SQ.M.	DEDUCTION OF E.S.S.	= 5 * 5 =	25.000 SQ.M
3) 0.5 * (17.073 + 16.053) * 188.042	= 3114.539 SQ.M.	DEDUCTION OF S.T.P	= 5 * 5 =	25.000 SQ.M
4) 0.5 * (56.510 + 47.451) * 122.272	= 6355.759 SQ.M.	TOTAL	=	1023.600 SQ.M
TOTAL =	18398.799 SQ.M.			

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BE ME ON 09-05-2018 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS LESS THAN WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

OWNER (S) NAME AND SIGNATURE

1) SHAILENDRA B. NAYAK, 2) KUSUMBAI B. NAYAK, 3) MANISH B. NAYAK,
4) VISHAL B. NAYAK, 5) NITESH B. NAYAK 6) MANISHA R. GOUR

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

Er. Dhanwal S. Harshe
NMRDA Lic. No. 01
NIT Lic. No. 3000
Mob. No. 9158855005

DATE	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. / LICENCE NO.OF ARCH / LIC. ENG. / SUPERVISOR
29/10/2021			KR	DH	

LEGEND :

KHASARA BOUNDRY SHOWN IN
OPEN SPACE SHOWN IN
AMENITY SPACE SHOWN IN
D.P. RESERVATION AREA
AREA UNDER ROAD WIDENING

D and D Projects
MB. No. - 9158855005