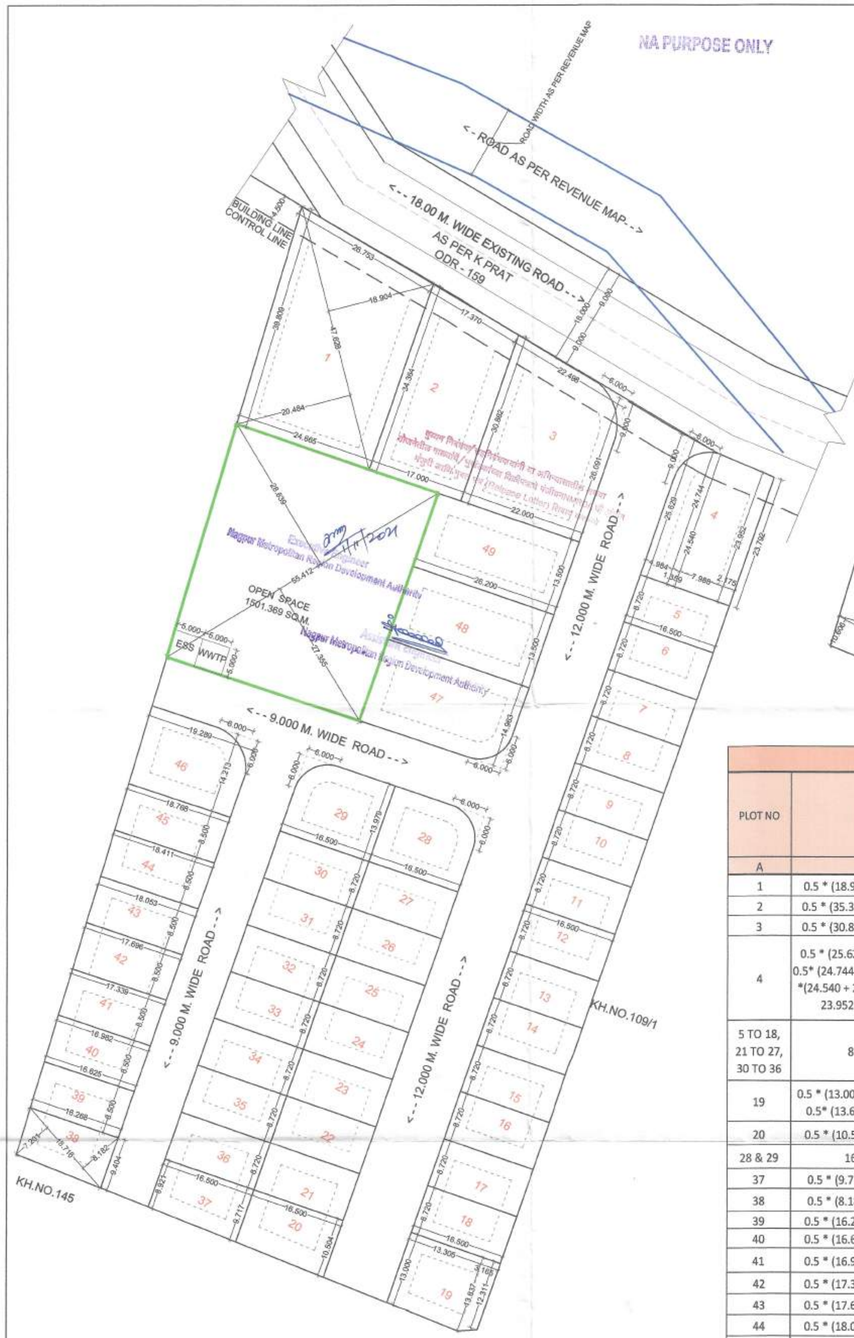
NA PURPOSE ONLY



LAYOUT PLAN
SCALE - 1:500

PROPOSED LAYOUT
KH. NO. 108/1 part
DP SHEET NO.111



AREA AS PER MEASUREMENT SHEET

1)	0.5 * (27.447 + 29.704) * 104.735	=	2992.854 SQ.M
2)	0.5 * (92.408 + 90.720) * 5.573	=	510.286 SQ.M
3)	0.5 * (90.720 + 81.444) * 36.234	=	3119.095 SQ.M
4)	0.5 * (81.444 + 79.304) * 9.832	=	790.237 SQ.M
5)	0.5 * (7.848 + 6.828) * 79.600	=	584.104 SQ.M
6)	0.5 * 78.389 * 2.164	=	84.816 SQ.M
7)	0.5 * (89.601 + 88.407) * 28.569	=	2542.755 SQ.M
8)	0.5 * (88.407 + 88.174) * 2.929	=	258.602 SQ.M
9)	0.5 * (88.174 + 87.965) * 7.664	=	674.964 SQ.M
10)	0.5 * (87.965 + 86.980) * 23.587	=	2063.213 SQ.M
11)	0.5 * (10.606 + 17.921) * 84.979	=	1212.097 SQ.M
12)	0.5 * (3.914 + 2.919) * 18.786	=	64.182 SQ.M
	TOTAL	=	14897.205 SQ.M

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 (G*I) SQ.M
A		B	C	D	E	F	G	H	I	J
1	0.5 * (18.904 + 20.484) *47.628	937.986	0.000	937.986	1	937.986	1388.219	18.000	1.100	1527.041
2	0.5 * (35.364 + 30.862) * 17.000	562.921	0.000	562.921	1	562.921	833.123	18.000	1.100	916.435
3	0.5 * (30.862 + 26.091) * 22.000	626.483	11.770	614.713	1	614.713	909.775	18.000	1.100	1000.753
4	0.5 * (25.629 + 24.744) * 4.984 + 0.5* (24.744 + 24.540)* 1.359 + 0.5 *(24.540 + 23.952) * 7.988 + 0.5*(23.952 + 23.792) * 2.175	404.617	11.770	392.847	1	392.847	581.413	12.000	1.100	639.554
5 TO 18, 21 TO 27, 30 TO 36	8.720*16.500	143.880	0.000	143.880	28	4028.640	5962.387	12.000	1.100	6558.626
19	0.5 * (13.000 + 13.637) * 13.305 + 0.5* (13.637 + 12.311) * 3.165	218.265	0.000	218.265	1	218.265	323.033	12.000	1.100	355.336
20	0.5 * (10.504 + 9.717) * 16.500	166.823	0.000	166.823	1	166.823	246.898	12.000	1.100	271.588
28 & 29	16.500*13.979	230.654	7.720	222.934	2	445.868	659.885	12.000	1.100	725.873
37	0.5 * (9.717 + 8.921) * 16.500	153.764	0.000	153.764	1	153.764	227.570	9.000	1.100	250.327
38	0.5 * (8.182 + 7.201) * 18.716	143.954	0.000	143.954	1	143.954	213.052	9.000	1.100	234.357
39	0.5 * (16.268 + 16.625) * 8.500	139.795	0.000	139.795	1	139.795	206.897	9.000	1.100	227.587
40	0.5 * (16.625 + 16.982) * 8.500	142.830	0.000	142.830	1	142.830	211.388	9.000	1.100	232.527
41	0.5 * (16.982 + 17.339) * 8.500	145.864	0.000	145.864	1	145.864	215.879	9.000	1.100	237.467
42	0.5 * (17.339 + 17.696) * 8.500	148.899	0.000	148.899	1	148.899	220.370	9.000	1.100	242.407
43	0.5 * (17.696 + 18.053) * 8.500	151.933	0.000	151.933	1	151.933	224.861	9.000	1.100	247.347
44	0.5 * (18.053 + 18.411) * 8.500	154.972	0.000	154.972	1	154.972	229.359	9.000	1.100	252.294
45	0.5 * (18.411 + 18.768) * 8.500	158.011	0.000	158.011	1	158.011	233.856	9.000	1.100	257.242
46	0.5 * (18.768 + 19.289) * 14.213	270.452	7.720	262.732	1	262.732	388.843	9.000	1.100	427.728
47	14.963 * 26.200	392.031	7.720	384.311	1	384.311	568.780	9.000	1.100	625.658
48 & 49	13.500 * 26.200	353.700	0.000	353.700	2	707.400	1046.952	12.000	1.100	1151.647
				TOTAL	49	10062.528	14892.540			16381.795

FINAL DEMARCATED RESIDENTIAL LAYOUT IN COMMERTIAL ZONE ON KH. NO. 108/1(PART) P.NO.42, OF VILLAGE MOUZA - JAMATHA, TAH. - NAGPUR (G) , DIST -NAGPUR
BELONGING TO :-
AYODHYA ESTATE L.L.P. THROUGH PARTNER SHRI. KAPIL VIJAY CHANDAK

AREA STATEMENTS :

1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)	
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	= 14900.000 SQ.M
	B) AS PER MEASUREMENT SHEET	= 14897.205 SQ.M
	C) AS PER SITE	= 14897.205 SQ.M
2	DEDUCTIONS FOR :	
	A) PROPOSED D.P/ D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING	= 0.000 SQ.M
	B) ANY D.P. RESERVATION AREA	= 0.000 SQ.M
	TOTAL A+B	= 0.000 SQ.M
3	BALANCE AREA OF PLOT (1- 2)	= 14897.205 SQ.M
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)	= 14897.205 SQ.M (100 %)
6	RECREATIONAL OPEN SPACE :	
	A) REQUIRED	= 1489.720 SQ.M (10.00 %)
	B) PROPOSED	= 1501.369 SQ.M (10.08 %)
7	INTERNAL ROAD AREA	= 3283.308 SQ.M (22.04 %)
8	SERVICE ROAD / HIGHWAY WIDENING	= 0.000 SQ.M
9	PLOTABLE AREA	= 10062.528 SQ.M (67.55 %)
10	SPACE FOR E.S.S. + W.W.T.P.	= 50.000 SQ.M. (0.33 %)
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS=(5/9))	= 1.480

OPEN SPACE

1) 0.5 * (28.639 + 27.355) *55.412 = 1551.369 SQ.M
DEDUCTION FOR E.S.S. = 5 * 5 = 25.000 SQ.M
DEDUCTION FOR W.W.T.P. = 5 * 5 = 25.000 SQ.M
TOTAL = 1501.369 SQ.M

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BE ME ON 09-06-2021 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
AYODHYA ESTATE L.L.P. THROUGH PARTNER

AYODHYA ESTATE L.L.P. NAGPUR 440010 * 110, BAJAJ NAGAR *

SHRI. KAPIL VIJAY CHANDAK

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

Er. Dhawal S. Harshe
NMRDA Lic. No. 61
NIT Lic. No. 3000
Mob. No. 9158855005

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. / LICENCE NO.OF ARCH / LIC. ENG. / SUPERVISOR
15/09/21	NE-01	1:500	DH	DH	

LEGEND :

KHASARA BOUNDRY SHOWN IN
OPEN SPACE SHOWN IN

WAVE
DESIGNERS & PLANNERS
flat no.G-6,Cheenab Apt.Chunnabhatti Road,
Near Ajni Sq.Nagpur-440003