PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO.- 71/3, P.H. NO. - 45, MOUZA - SUKLI (GUPCHUP), TAH. - HINGNA, DIST. - NAGPUR.

BELONGING TO :- 1) SHRI. DHIRAJLAL RATILAL MANDAVIYA
2) SHRI. NARENDRA DHIRAJLAL MANDAVIYA
3) SMT. YAMINI NARENDRA MANDAVIYA



LAYOUT PLAN
SCALE - 1:500

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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*1.6310)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(16.00 + 15.30) X 15.00	234.75	9.61	225.14	367.20	1	225.14	15.00	1.10	403.92	367.20
2	2	9.00 X 15.00	135.00		135.00	220.19	1	135.00	12.00	1.10	242.20	220.19
3	3 TO 8, 11	7.00 X 15.00	105.00		105.00	171.26	7	735.00	12.00	1.10	188.38	1198.79
4	9, 10	8.70 X 15.00	130.50		130.50	212.85	2	261.00	12.00	1.10	234.13	425.69
5	12	5.80 X 15.00 + 1.20 X 15.00	105.00		105.00	171.26	1	105.00	12.00	1.10	188.38	171.26
6	13	1/2(15.00 + 14.85) X 7.00	104.47		104.47	170.39	1	104.47	12.00	1.10	187.43	170.39
7	14	1/2(14.70 + 14.85) X 7.00	103.42		103.42	168.68	1	103.42	12.00	1.10	185.55	168.68
8	15	1/2(14.70 + 14.55) X 7.00	102.37		102.37	166.97	1	102.37	12.00	1.10	183.66	166.97
9	16	1/2(14.40 + 14.55) X 7.00	101.32		101.32	165.25	1	101.32	12.00	1.10	181.78	165.25
10	17	1/2(8.15 + 7.40) X 17.20	133.73		133.73	218.11	1	133.73	12.00	1.10	239.92	218.11
11	18	1/2(7.20 + 8.10) X 20.45	156.44	7.72	148.72	242.56	1	148.72	12.00	1.10	266.82	242.56
12	19	1/2(18.00 + 17.30) X 8.00	141.20		141.20	230.30	1	141.20	9.00	1.10	253.33	230.30
13	20	1/2(17.30 + 16.70) X 7.20	122.40		122.40	199.63	1	122.40	9.00	1.10	219.60	199.63
14	21	1/2(16.05 + 16.70) X 7.20	117.90		117.90	192.29	1	117.90	9.00	1.10	211.52	192.29
15	22	1/2(16.05 + 15.40) X 7.20	113.22		113.22	184.66	1	113.22	9.00	1.10	203.13	184.66
16	23	1/2(14.80 + 15.40) X 7.20	108.72		108.72	177.32	1	108.72	9.00	1.10	195.05	177.32
17	24	1/2(14.80 + 14.15) X 7.20	104.22		104.22	169.98	1	104.22	9.00	1.10	186.98	169.98
18	25	1/2(13.50 + 14.15) X 7.20	99.54		99.54	162.35	1	99.54	9.00	1.10	178.58	162.35
19	26	1/2(13.50 + 12.90) X 7.20	95.04		95.04	155.01	1	95.04	9.00	1.10	170.51	155.01
20	27	1/2(8.05 + 7.35) X 16.50	127.05		127.05	207.22	1	127.05	9.00	1.10	227.94	207.22
21	28, 39, 40	9.50 X 13.40	127.30		127.30	207.63	3	381.90	9.00	1.10	228.39	622.88
22	29 TO 32 35 TO 38	7.05 X 13.40	94.47		94.47	154.08	8	755.76	9.00	1.10	169.49	1232.64
23	33	1/2(9.80 + 10.30) X 13.40	134.67	7.72	126.95	207.06	1	126.95	12.00	1.10	227.76	207.06
24	34	1/2(10.30 + 10.75) X 13.40	141.03	7.72	133.31	217.43	1	133.31	12.00	1.10	239.17	217.43
25	41 TO 44	7.30 X 13.40	97.82		97.82	159.54	4	391.28	9.00	1.10	175.50	638.18
26	45, 46, 65	1/2(10.00 + 10.45) X 13.40	137.01	7.72	129.29	210.87	3	387.87	12.00	1.10	231.96	632.62
27	47 TO 54	7.65 X 13.40	102.51		102.51	167.19	8	820.08	9.00	1.10	183.91	1337.55
28	55, 56	1/2(9.50 + 9.90) X 13.40	129.98		129.98	212.00	2	259.96	9.00	1.10	233.20	423.99
29	57 TO 64	7.85 X 13.40	105.19		105.19	171.56	8	841.52	9.00	1.10	188.72	1372.52
30	66	1/2(10.75 + 10.25) X 24.30	255.15	9.61	245.54	400.48	1	245.54	15.00	1.10	440.52	400.48
31	67	1/2(20.55 + 20.40) X 12.00	245.70		245.70	400.74	1	245.70	15.00	1.10	440.81	400.74
32	68	1/2(20.40 + 20.25) X 12.00	243.90		243.90	397.80	1	243.90	15.00	1.10	437.58	397.80
33	69	1/2(20.25 + 20.20) X 3.70 + 1/2(19.18 + 20.20) X 8.30	238.25		238.25	388.59	1	238.25	15.00	1.10	427.44	388.59
34	70	1/2(19.80 + 19.25) X 12.00	234.30		234.30	382.14	1	234.30	15.00	1.10	420.36	382.14
35	71	1/2(19.25 + 18.70) X 12.00	227.70		227.70	371.38	1	227.70	15.00	1.10	408.52	371.38
36	72	1/2(9.50 + 9.70) X 21.70	208.32		208.32	339.77	1	208.32	15.00	1.10	373.75	339.77
		TOTAL					72	8926.80				14559.61

PROFORMA - I
AREA STATEMENT

1	AREA OF LAND OF KH.NO. 71/3 (Minimum area of a,b,c, to be considered)	14560.15	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	14600.00	SQ.M.	(1.46 H)
	b) AS PER MEASURMENT SHEET	14560.15	SQ.M.	
	c) AS PER SITE	14560.15	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a) PROPOSED D.P./D.P. ROAD AREA	0.00	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)	0.00	SQ.M.	
3	BALANCE AREA OF PLOT (1 - 2)	14560.15	SQ.M.	
4	AMENITY SPACE			
	a) REQUIRED	NIL	SQ.M.	
	b) PROPOSED	NIL	SQ.M.	
5	NET PLOT AREA (3-4b)	14560.15	SQ.M.	100%
6	RECREATIONAL OPEN SPACE			
	a) REQUIRED	1456.02	SQ.M.	10.00%
	b) PROPOSED	1456.87	SQ.M.	10.01%
7	SPACE FOR ELECTRIC SUB-STATION	60.50	SQ.M.	0.42%
8	INTERNAL ROAD AREA	3547.53	SQ.M.	24.36%
9	PROPOSED 15.00 M. WIDE ROAD WIDENING AREA	568.45	SQ.M.	3.90%
10	PLOTABLE AREA	8926.80	SQ.M.	61.31%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.6310	SQ.M.	

CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 26 / 11 / 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	1/2(23.20 + 23.65) X 47.70 + 1/2(30.50 + 30.40) X 5.90 + 1/2(25.40 + 25.35) X 2.10 + 1/2(4.90 + 5.25) X 21.00	1456.87		1456.87	1456.87
SPACE FOR ELECTRIC SUB-STATION	1/2(5.00 + 5.10) X 5.00	25.25		25.25	60.50
SPACE FORWASTE WATER TREATMENT & RECYCLING PLANT	1/2(7.00 + 7.10) X 5.00	35.25		35.25	
15.00 M. WIDE ROAD WIDENING AREA	1/2(3.30 + 5.05) X 43.80 + 1/2(4.95 + 5.60) X 24.70 + 1/2(5.70 + 5.80) X 44.40	568.45		568.45	568.45

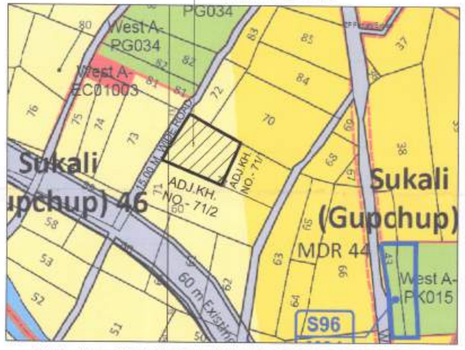
LAND AREA CALCULATION	
1/2(41.05 + 33.55) X 102.60	3826.98
1/2(96.15 + 97.90) X 24.05	2333.45
1/2(97.90 + 100.50) X 43.70	4335.04
1/2(105.95 + 105.50) X 5.20	549.77
1/2(105.50 + 103.10) X 33.70	3514.91
TOTAL	14560.15

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

PROPOSED SITE OF KH.NO.- 71/3



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 95 & 96
SCALE - NTS

OWNER'S SIGN :

1) SHRI. DHIRAJLAL RATILAL MANDAVIYA

2) SHRI. NARENDRA DHIRAJLAL MANDAVIYA

3) SMT. YAMINI NARENDRA MANDAVIYA

ARCHITECT'S SIGN :

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ARCHITECT:-

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402 , DAYA CHAMBER,
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