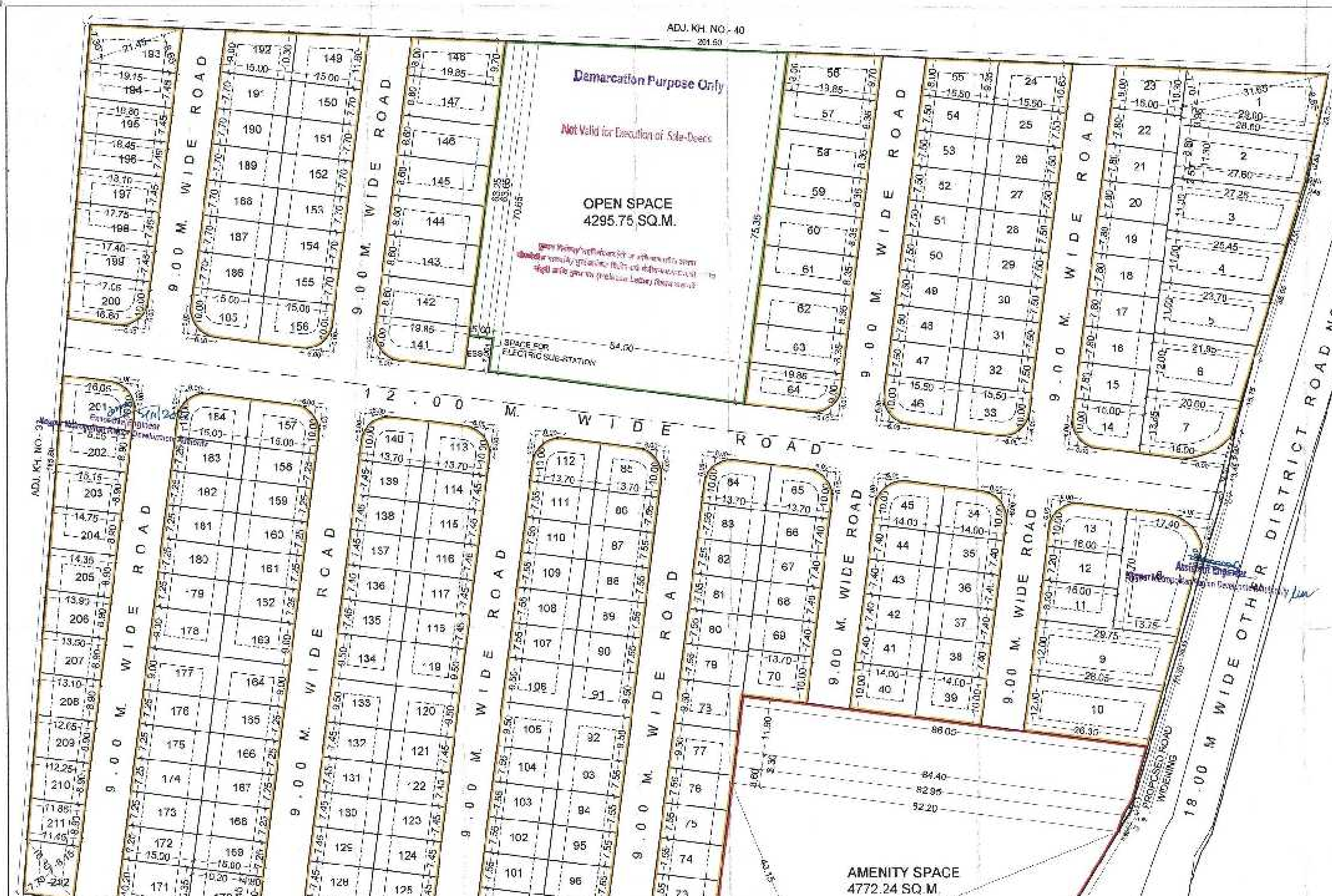
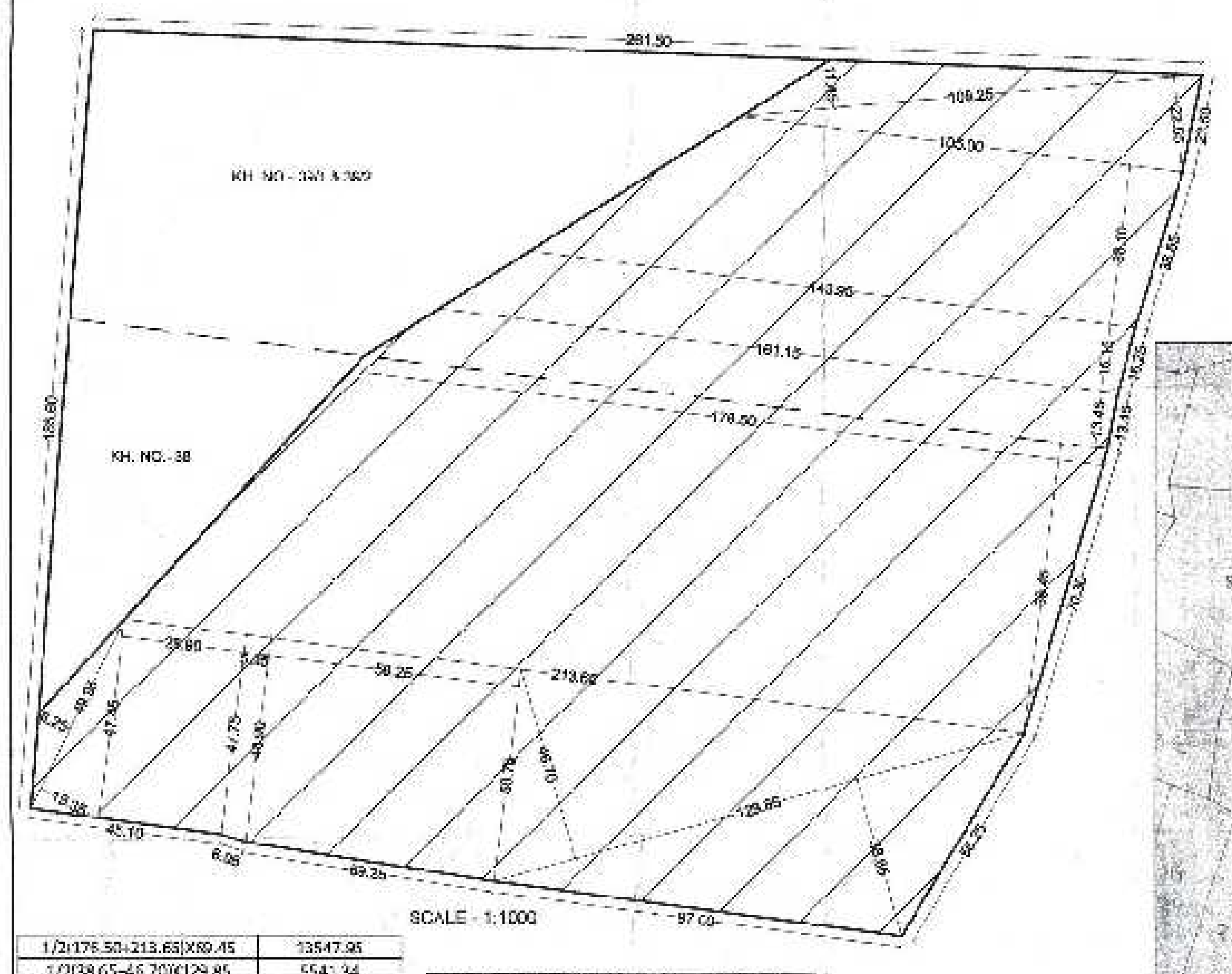
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH.NO.- 38, 39/1 & 39/2, P. H. NO.- 63, MOUZA - ZARI (RITHI), TAL.- NAGPUR (GRAMIN) , DIST.- NAGPUR.

BELONGING TO : 1) M/s SHARMA CONSTRUCTION COMPANY THROUGH PARTNERS SHRI. RITESH RADHESHYAM SHARMA & 2 OTHERS
2) SMT. NARMADADEVI RADHESHYAM SHARMA
3) SMT. ASHA ANIL SHARMA
4) SHRI. RITESH RADHESHYAM SHARMA
5) SHRI. UMESH RADHESHYAM SHARMA



LAYOUT PLAN
SCALE - 1:500



SCALE - 1:1000

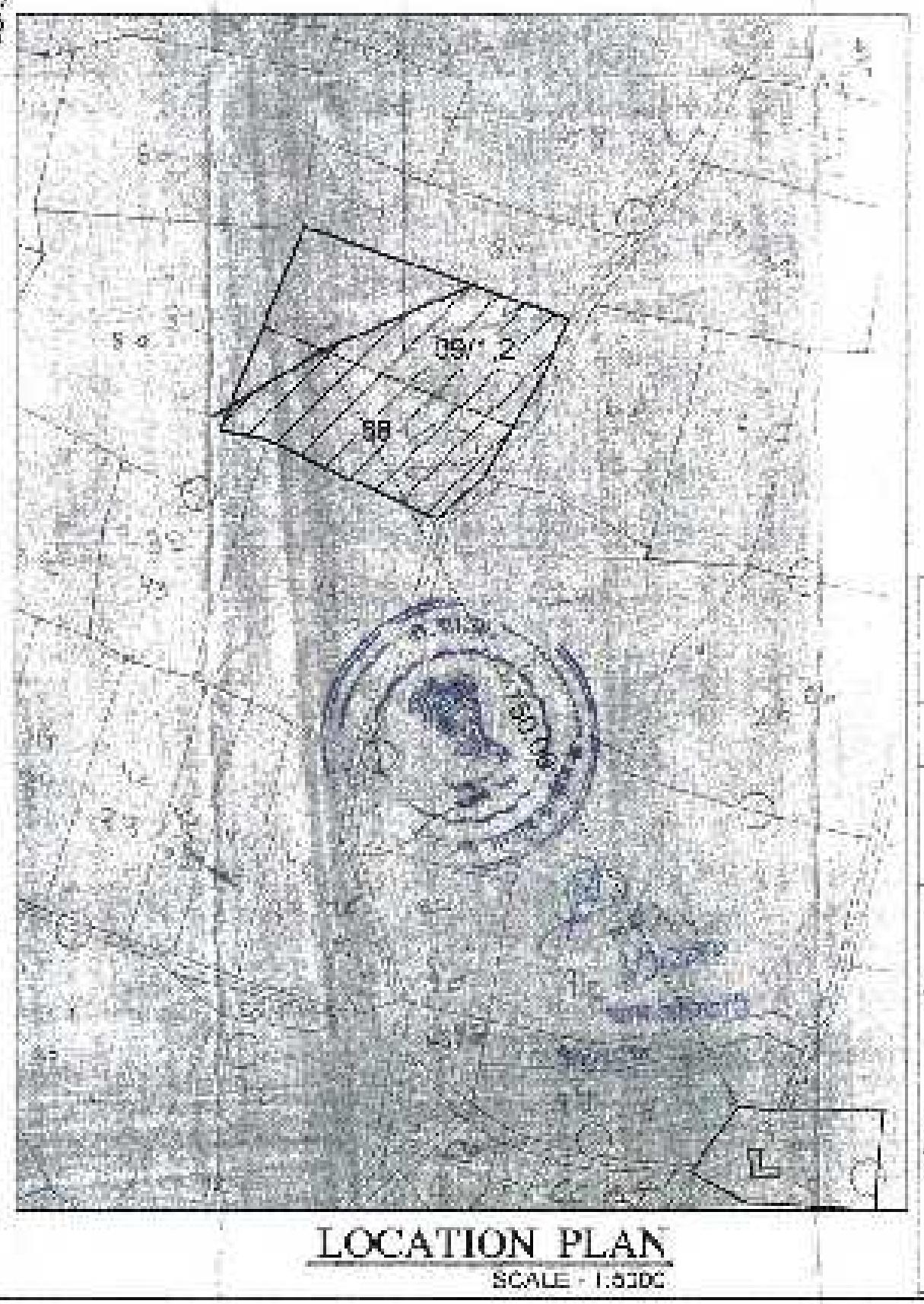
1/2(176.50+213.65)X69.45	13547.95
1/2(38.65+46.70)X129.85	5541.34
1/2(50.75+48.90)X59.25	2952.13
1/2(48.90+47.75)X5.95	287.53
1/2(47.45+47.75)X28.90	1375.64
1/2(8.25+15.35)X49.95	589.41
TOTAL	24294.00

1/2(176.50+161.15)X13.45	2270.69
1/2(161.15+143.95)X16.15	2463.68
1/2(143.95+105.00)X38.10	4742.49
1/2(22.55+11.45)X109.25	1857.25
TOTAL	11334.11

(A)	LAND AREA OF KH. NO. 38 (AREA AS PER 7/12)	28300.00
(B)	LAND AREA OF KH. NO. 38 (AREA AS PER K-PRAT)	27590.42
(C)	AREA UNDER 750.00 M. DISTANCE FROM GAONTHAN	24294.00 (88.05 %)

(A)	LAND AREA OF KH. NO. 39/1 & 39/2 (AREA AS PER 7/12)	20200.00
(B)	LAND AREA OF KH. NO. 39/1 & 39/2 (AREA AS PER K-PRAT)	20200.00
(C)	AREA UNDER 750.00 M. DISTANCE FROM GAONTHAN	11334.11 (56.10 %)

PROPOSED SITE
OF KH.NO. 38, 39/1 & 39/2



LOCATION PLAN
SCALE - 1:5000

PROPOSED SITE
OF KH.NO.- 38, 39/1 & 39/2



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 111

LAND AREA CALCULATIONS	SQ.M.
1/2(261.50+258.70)X23.25	6047.32
1/2(250.40+258.70)X37.40	9520.17
1/2(250.40+247.55)X15.90	3958.70
1/2(246.20+247.55)X33.35	8235.78
1/2(136.15+121.85)X68.25	8804.25
1/2(38.65+17.80)X29.85	4963.11
1/2(108.65+101.70)X59.10	6215.84
1/2(100.05+101.70)X5.90	595.15
1/2(100.05+95.70)X44.85	4389.69
TOTAL	47790.42

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE A	1/2(75.35+70.65)X54.50 + 1/2(69.65+63.25)X5.00	4295.75		4295.75	4295.75
AMENITY SPACE	1/2(86.05+84.40)X11.90 + 1/2(84.40+82.95)X3.30 + 1/2(82.95+82.20)X8.60 + 1/2(90.05+40.15)X94.20	4922.24	WWTP 150.00	4772.24	4772.24
SPACE FOR ELECTRIC SUB-STATION	5.00 X 7.00	35.00		35.00	185.00
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	10.00 X 15.00	150.00		150.00	
PROPOSED 18.00 M. WIDE OTHER DISTRIC ROAD NO. 160 WIDENING AREA	1/2(1.75 X 3.80) + 1.85 X 0.75 + 1/2(0.75+0.25)X1.85 + 1/2(0.80+1.50)X48.45 + 1/2(1.50+0.50)X33.15 + 1/2(0.50+0.45)X0.30 + 1/2(0.45 X 15.75) + 1/2(7.50 X 0.75) + 1/2(12.85 X 0.45)	93.35		93.35	93.35

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*1.5475)	G	H=E*G	I	J	K=E*J	L=F*G
1	1	1/2(9.85+7.70)X31.65 + 1/2(28.00-28.60)X3.95	391.48		391.48	605.82	1	391.48	18.00	1.10	566.40	605.82
2	2	1/2(28.00+27.60)X8.80 + 1/2(27.60-27.25)X2.53	311.94		311.94	482.75	1	311.94	18.00	1.10	337.64	482.75
3	3	1/2(27.25+25.45)X11.30	297.75		297.75	460.77	1	297.75	18.00	1.10	[illegible]	460.77
4	4	1/2(25.45+23.70)X11.10	270.32		270.32	418.32	1	270.32	18.00	1.10	460.15	418.32
5	5	1/2(21.95+23.70)X11.00	251.07		251.07	388.53	1	251.07	18.00	1.10	427.33	388.53
6	6	1/2(21.95+20.00)X12.00	251.70		251.70	389.51	1	251.70	18.00	1.10	428.45	389.51
7	7	1/2(20.00+18.00)X13.65	263.25	11.77	251.48	389.01	1	251.48	18.00	1.10	427.91	389.01
8	8	1/2(17.40+13.75)X25.70	400.27	11.77	388.50	601.20	1	388.50	18.00	1.10	661.32	601.20
9	9	1/2(29.75+28.05)X12.00	346.80		346.80	536.67	1	346.80	18.00	1.10	590.34	536.67
10	10	1/2(28.05+26.35)X12.00	326.40		326.40	505.10	1	326.40	18.00	1.10	555.61	505.10
11	11	8.50 X 16.00	136.00		136.00	210.46	1	136.00	9.00	1.10	231.51	210.46
12	12	7.20 X 16.00	115.20		115.20	178.27	1	115.20	9.00	1.10	196.10	178.27
13	13	10.00 X 16.00	160.00	7.72	152.28	235.65	1	152.28	12.00	1.10	259.22	235.65
14	14	10.00 X 15.00	150.00	7.72	142.28	220.18	1	142.28	12.00	1.10	242.20	220.18
15	15 TO 22	7.80 X 15.00	117.00		117.00	181.06	8	936.00	9.00	1.10	199.16	1448.46
16	23	1/2(9.00+10.30)X15.00	144.75		144.75	224.00	1	144.75	9.00	1.10	246.41	224.00
17	24	1/2(9.35+10.70)X15.50	155.00		155.00	239.86	1	155.00	9.00	1.10	263.85	239.86
18	25 TO 32, 47 TO 54	7.50 X 15.50	116.25		116.25	179.90	16	1860.00	9.00	1.10	197.84	2878.35
19	33, 46	10.00 X 15.50	155.00	7.72	147.28	227.92	2	294.56	12.00	1.10	250.71	455.83
20	34, 45	10.00 X 14.00	140.00	7.72	132.28	204.71	2	264.55	12.00	1.10	225.17	409.41
21	35 TO 38, 41 TO 44	7.40 X 14.00	103.60		103.60	160.32	8	828.80	9.00	1.10	176.35	1282.57
22	39, 40	10.00 X 14.00	140.00		140.00	216.65	2	280.00	9.00	1.10	238.32	433.30
23	55	1/2(8.00+9.35)X15.50	134.46		134.46	208.08	1	134.46	9.00	1.10	228.11	208.08
24	56	1/2(8.00+9.70)X19.85	175.67		175.67	271.85	1	175.67	9.00	1.10	299.04	271.85
25	57 TO 63	8.35 X 19.85	165.74		165.74	256.48	7	1160.18	9.00	1.10	282.13	1795.38
26	64, 141	9.00 X 19.85	178.65	7.72	170.93	264.51	2	341.85	12.00	1.10	290.97	529.01
27	65, 84, 85, 112, 113, 140	10.00 X 13.70	137.00	7.72	129.28	200.06	6	775.68	12.00	1.10	220.07	1200.36
28	66 TO 69	7.40 X 13.70	101.38		101.38	156.89	4	405.52	9.00	1.10	172.57	627.54
29	70	10.00 X 13.70	137.00		137.00	212.01	1	137.00	9.00	1.10	233.21	212.01
30	71	1/2(9.65+9.75)X13.70	132.89		132.89	205.65	1	132.89	9.00	1.10	226.21	205.65
31	72 TO 76, 79 TO 83, 86 TO 90, 93 TO 97, 100 TO 104, 107 TO 111	7.55 X 13.70	103.43		103.43	160.06	30	3102.90	9.00	1.10	176.06	4801.74
32	77, 78, 91, 92, 105, 106, 119, 120, 133, 134	9.50 X 13.70	130.15		130.15	201.41	10	1301.50	9.00	1.10	221.55	2014.07
33	98	1/2(9.55+9.45)X13.70	130.15		130.15	201.41	1	130.15	9.00	1.10	221.55	201.41
34	99, 127	1/2(9.00+9.45)X13.70	126.36		126.36	195.57	2	252.72	9.00	1.10	215.13	391.13
35	114 TO 118, 121 TO 125, 128 TO 132, 135 TO 139	7.45 X 13.70	102.06		102.06	157.94	20	2041.20	9.00	1.10	173.73	3158.76
36	126	1/2(9.85+9.45)X13.70	132.20		132.20	204.58	1	132.20	9.00	1.10	225.04	204.58
37	142 TO 147	8.60 X 19.85	170.71		170.71	264.17	6	1024.26	9.00	1.10	290.59	1585.04
38	148	1/2(8.00+9.70)X19.85	175.67		175.67	271.85	1	175.67	9.00	1.10	299.04	271.85
39	149	1/2(11.80+10.30)X15.00	164.25		164.25	254.18	1	164.25	9.00	1.10	279.59	254.18
40	150 TO 155, 186 TO 191	7.70 X 15.00	115.50		115.50	178.74	12	1386.00	9.00	1.10	196.61	2144.84
41	156, 157, 184, 185	10.00 X 15.00	150.00	7.72	142.28	220.18	4	569.12	12.00	1.10	242.20	880.71
42	158 TO 162, 165 TO 169, 172 TO 176, 179 TO 183	7.25 X 15.00	108.75		108.75	168.29	20	2175.00	9.00	1.10	185.12	3365.81
43	163, 164, 177, 178	9.00 X 15.00	135.00		135.00	208.91	4	540.00	9.00	1.10	229.80	835.65
44	170	1/2(11.40+10.45)X4.00 + 1/2(10.35+10.45)X10.20	158.52		158.52	245.31	1	158.52	9.00	1.10	269.84	245.31
45	171	1/2(10.35+10.20)X15.00	154.12		154.12	238.50	1	154.12	9.00	1.10	262.35	238.50
46	192	1/2(9.00+10.30)X15.00	144.75		144.75	224.00	1	144.75	9.00	1.10	246.40	224.00
47	193	1/2(6.65+7.30)X21.45	171.06		171.06	264.72	1	171.06	9.00	1.10	291.19	264.72
48	194	1/2(19.15+18.80)X7.45	141.36		141.36	218.75	1	141.36	9.00	1.10	240.63	218.75
49	195	1/2(18.45+18.80)X7.45	138.75		138.75	214.72	1	138.75	9.00	1.10	236.19	214.72
50	196	1/2(18.45+18.10)X7.45	136.14		136.14	210.68	1	136.14	9.00	1.10	231.74	210.68
51	197	1/2(18.10+17.75)X7.45	133.54		133.54	206.65	1	133.54	9.00	1.10	227.32	206.65
52	198	1/2(17.75+17.40)X7.45	130.93		130.93	202.61	1	130.93	9.00	1.10	222.88	202.61
53	199	1/2(17.40+17.05)X7.45	128.32		128.32	198.58	1	128.32	9.00	1.10	218.43	198.58
54	200	1/2(17.05+16.60)X10.00	168.25	7.72	160.53	248.42	1	160.53	12.00	1.10	273.26	248.42
55	201	1/2(16.05+15.55)X10.00	158.00	7.72	150.28	232.56	1	150.28	12.00	1.10	255.81	232.56
56	202	1/2(15.55+15.15)X8.90	136.61		136.61	211.41	1	136.61	9.00	1.10	232.54	211.40
57	203	1/2(14.75+15.15)X8.90	133.05		133.05	205.89	1	133.05	9.00	1.10	226.48	205.89
58	204	1/2(14.75+14.35)X8.90	129.49		129.49	200.39	1	129.49	9.00	1.10	220.42	200.39
59	205	1/2(14.35+13.90)X8.90	125.71		125.71	194.54	1	125.71	9.00	1.10	213.99	194.54
60	206	1/2(13.90+13.50)X8.90	121.93		121.93	188.69	1	121.93	9.00	1.10	207.55	188.69
61	207	1/2(13.50+13.10)X8.90	118.37		118.37	183.18	1	118.37	9.00	1.10	201.50	183.18
62	208	1/2(13.10+12.65)X8.90	114.58		114.58	177.31	1	114.58	9.00	1.10	195.04	177.31
63	209	1/2(12.65+12.25)X8.90	110.80		110.80	171.46	1	110.80	9.00	1.10	188.61	171.46
64	210	1/2(12.25+11.85)X8.90	107.24		107.24	165.95	1	107.24	9.00	1.10	182.55	165.95
65	211	1/2(11.85+11.45)X8.90	103.68		103.68	160.44	1	103.68	9.00	1.10	176.49	160.44
66	212	1/2(8.15+7.70)X16.30	129.17		129.17	199.89	1	129.17	9.00	1.10	219.88	199.89
		TOTAL					212	27737.87				42924.35

STAMPS OF APPROVAL

PROFORMA - I
AREA STATEMENT

1	AREA OF LAND OF KH.NO. 38, 39/1 & 39/2 (Minimum area of a,b,c, to be considered)	47790.42	SQ.M.	4.77 H
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT) (39/1 - 1.00 + 39/2 - 1.02 + 38 - 2.83)	48500.00	SQ.M.	(4.85 H)
	b) AS PER MEASUREMENT SHEET	47790.42	SQ.M.	
	c) AS PER SITE	47790.42	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a) PROPOSED 18.00 M. WIDE OTHER DISTRICT ROAD NO. 160 WIDENING AREA	93.35	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)	93.35	SQ.M.	
3	BALANCE AREA OF PLOT (1 - 2)	47697.07	SQ.M.	
4	AMENITY SPACE			
	a) REQUIRED (10% OF 47697.07 SQ.M.)	4769.71	SQ.M.	10.00%
	b) PROPOSED	4772.24	SQ.M.	10.01%
5	NET PLOT AREA (3-4b)	42924.83	SQ.M.	100%
6	RECREATIONAL OPEN SPACE			
	a) REQUIRED	4292.48	SQ.M.	10.00%
	b) PROPOSED	4295.75	SQ.M.	10.01%
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (35.00 + 150.00)	185.00	SQ.M.	0.43%
8	INTERNAL ROAD AREA	10705.21	SQ.M.	24.94%
9	SERVICE ROAD HIGH-WAY WIDENING	0.00	SQ.M.	
10	PLOTABLE AREA	27737.87	SQ.M.	64.62%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.5475	SQ.M.	

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 15/09/2021 ... dimensions of sides of plots stated on plan are as measured on site and the area so worked out tallies with 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-60
NIT Lic No.: 865
ARCHITECT'S SIGN.



LAND AREA CALCULATION
SCALE - 1:1000

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

OWNER'S SIGN :

1) M/s SHARMA CONSTRUCTION COMPANY THROUGH PARTNERS

a) SHRI. RITESH RADHESHYAM SHARMA

b) SHRI. UMESH RADHESHYAM SHARMA

c) SHRI. ANIL RADHESHYAM SHARMA

N. R. Sharma
2) SMT. NARMADADEVI RADHESHYAM SHARMA

A. A. Sharma
3) SMT. ASHA ANIL SHARMA

4) SHRI. RITESH RADHESHYAM SHARMA

5) SHRI. UMESH RADHESHYAM SHARMA

ARCHITECT'S SIGN :

UMESH M. LAMGE
B.Arch (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg No. CA/95/18907
NMC Lic No.: R-60
NIT Lic No.: 865

ARCHITECT:-

AR. UMESH LAMGE
B.ARCH. (HONS.)
ARCHITECT & INTERIOR DESIGNER
402, DAYA CHAMBER,
AJANI SQ. WARDHA ROAD, NAGPUR

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT