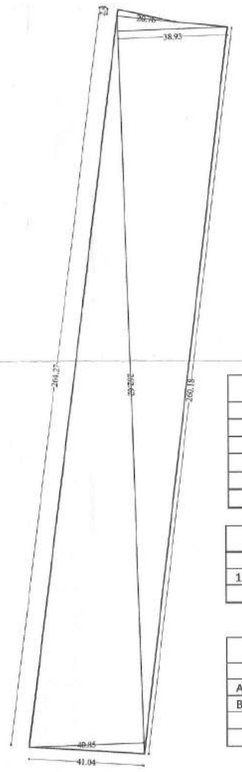
LAYOUT PLAN
1:500



LAND AREA KEY PLAN
1:1000

PLOT NO	PLOT AREA							ROUNDING AREA OF ROAD	REMAINING PLOT AREA	NOS OF PLOTS	NET PLOT AREA	Pro-Rata FSI FACTOR	Built up area on pro rata basis	FRONT ROAD WIDTH	BASIC FSI	permissible built up area on basic FSI
1	0.5	29.42	+	28.5260	x	15.501	449.110	20.098	429.012	1	429.012	1.589	681.701	9.000	1.1	749.871
2 TO 10				15.501	x	9.000	139.509		139.509	9	1255.581	1.589	1995.118	9.000	1.1	2194.630
11				15.501	x	9.000	139.509	7.72	131.789	1	131.789	1.589	209.413	9.000	1.1	230.354
12	0.5	15.576	+	15.575	x	9.400	146.409	7.72	138.689	1	138.689	1.589	220.377	9.000	1.1	242.415
13	0.5	15.575	+	15.565	x	9.400	146.358		146.358	1	146.358	1.589	232.563	9.000	1.1	255.819
14	0.5	15.565	+	15.550	x	9.400	146.240		146.240	1	146.240	1.589	232.375	9.000	1.1	255.613
15	0.5	15.550	+	15.524	x	9.400	146.047		146.047	1	146.047	1.589	232.069	9.000	1.1	255.276
16	0.5	15.524	+	15.543	x	9.400	146.014		146.014	1	146.014	1.589	232.016	9.000	1.1	255.218
17	0.5	15.543	+	15.614	x	9.400	146.437		146.437	1	146.437	1.589	232.688	9.000	1.1	255.957
18	0.5	15.614	+	15.599	x	9.400	146.701		146.701	1	146.701	1.589	233.108	9.000	1.1	256.419
19	0.5	15.599	+	15.562	x	9.400	146.456		146.456	1	146.456	1.589	232.719	9.000	1.1	255.990
20	0.5	15.562	+	15.550	x	9.788	152.262	7.72	144.542	1	144.542	1.589	229.677	9.000	1.1	252.645
21	0.5	14.800	+	14.834	x	8.551	126.700		126.700	1	126.700	1.589	201.327	9.000	1.1	221.459
22	0.5	14.846	+	14.834	x	8.000	118.720		118.720	1	118.720	1.589	188.646	9.000	1.1	207.511
23	0.5	14.842	+	14.846	x	8.000	118.752		118.752	1	118.752	1.589	188.697	9.000	1.1	207.567
24	0.5	14.917	+	14.842	x	8.000	119.036		119.036	1	119.036	1.589	189.148	9.000	1.1	208.063
25	0.5	14.976	+	14.917	x	8.000	119.572		119.572	1	119.572	1.589	190.000	9.000	1.1	209.000
26	0.5	15.019	+	14.976	x	8.549	128.214	7.72	120.494	1	120.494	1.589	191.464	9.000	1.1	210.611
27	0.5	15.072	+	15.064	x	8.948	134.828	7.72	127.108	1	127.108	1.589	201.975	9.000	1.1	222.173
28	0.5	15.064	+	15.140	x	8.500	128.367		128.367	1	128.367	1.589	203.975	9.000	1.1	224.373
29	0.5	15.140	+	15.242	x	8.500	129.124		129.124	1	129.124	1.589	205.177	9.000	1.1	225.695
30	0.5	15.242	+	15.310	x	8.500	129.846		129.846	1	129.846	1.589	206.325	9.000	1.1	226.958
31	0.5	15.381	+	15.310	x	8.500	130.437		130.437	1	130.437	1.589	207.264	9.000	1.1	227.990
32	0.5	15.445	+	15.381	x	8.500	131.011		131.011	1	131.011	1.589	208.176	9.000	1.1	228.993
33	0.5	15.525	+	15.445	x	9.000	139.365		139.365	1	139.365	1.589	221.451	9.000	1.1	243.596
34	0.5	15.525	+	15.599	x	9.000	140.058		140.058	1	140.058	1.589	222.552	9.000	1.1	244.807
35	0.5	15.680	+	15.599	x	9.000	140.756		140.756	1	140.756	1.589	223.660	9.000	1.1	246.027
36	0.5	15.680	+	15.717	x	9.000	141.287		141.287	1	141.287	1.589	224.504	9.000	1.1	246.955
37	0.5	15.717	+	15.806	x	9.000	141.854		141.854	1	141.854	1.589	225.405	9.000	1.1	247.946
38	0.5	15.806	+	15.895	x	9.000	142.655		142.655	1	142.655	1.589	226.678	9.000	1.1	249.346
39	0.5	15.895	+	15.984	x	9.000	143.456		143.456	1	143.456	1.589	227.951	9.000	1.1	250.746
40	0.5	15.984	+	16.078	x	9.000	144.279		144.279	1	144.279	1.589	229.259	9.000	1.1	252.185
41	0.5	16.078	+	16.162	x	9.000	145.080		145.080	1	145.080	1.589	230.532	9.000	1.1	253.585
42	0.5	16.162	+	16.251	x	9.000	145.859		145.859	1	145.859	1.589	231.769	9.000	1.1	254.946
43	0.5	28.007	+	27.057	x	16.251	447.423	22.555	424.868	1	424.868	1.589	675.115	9.000	1.1	742.626
TOTAL										43	6472.550					

OPEN SPACE AREA CALCULATIONS

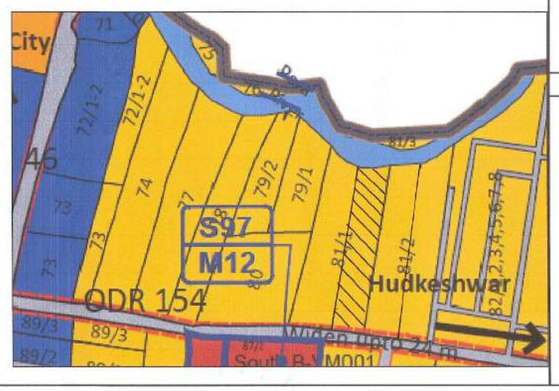
A	0.5	23.049	+	23.391	X	48.212	1119.482
B	0.5	X		2.40	X	20.76	24.912
TOTAL							1144.394
(-)ESS & WWTP							50.000
TOTAL							1094.394

ROAD CUTTING AREA CALCULATION

1	0.5	5.33	+	5.088	X	41.661	217.012
ROAD CUTTING AREA							217.012

TOTAL LAND AREA CALCULATIONS

A	0.5	38.93	+	40.85	X	262.62	10475.912
B	0.5			2.4	X	20.76	24.912
NET TOTAL AREA							10500.82
SAY							10500 SQ.M



PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. 81/1(PART), OF MOUZA - BESA, P.H. NO. 38A, TH. - NAGPUR (RURAL), DIST.- NAGPUR.

BELONGING TO :-

SHRI. KASHINATH MADHAV JABALPURE

AREA STATEMENT

1. Area of plot			
(Minimum area of a, b, c to be considered)	10500	SQ.M	
(a) As per ownership document (7/12, CTS extract)	10500	SQ.M	
(b) as per measurement sheet	10500	SQ.M	
(c) as per site	10500	SQ.M	
2. Deductions for	0		
(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	217.012		
(b) Any D.P. Reservation area	NIL		
(Total a+b)	-217.012		
3. Balance area of plot (1-2)	10282.988	SQ.M	
4. Amenity Space (if applicable)	N.A		
(a) Required -	NIL		
(b) Adjustment of 2(b), if any -	NIL		
(c) Balance Proposed -	NIL		
5. Net Plot Area (3-4 (c))	10282.988	SQ.M	100%
6. Recreational Open space (if applicable)	YES		
a) (a) Required -	1028.298	SQ.M	10%
b) (b) Proposed -	1094.394	SQ.M	10.64%
7. Internal Road area	2666.044	SQ.M	25.93%
8. Service road and Highway Widening	NIL		
9. Plotable area	6472.550	SQ.M	62.94%
10. Ess and WWTP Area	50	SQ.M	0.49%
11.Pro-rata Factor for FSI calculation on layout plots (10282.2988/6472.551) =	1.589		

Certificate of Area:

Certified that the plot under reference was surveyed by me on_____ and the dimensions of sides etc. of plot 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.

Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

: INDEX :

KHASRA BOUNDARY SHOWN THUS :

OPEN SPACE BOUNDARY SHOWN THUS :

SPACE FOR WASTE WATER TREATMENT SHOWN THUS : W.W.T.P.

ELECTRIC SUB-STATION SHOWN THUS : ELE.SUB.

OWNER

ENGINEER

NIRAJ S. BAINGANE
NIT L.S. No. 2617
Mob. No.8378888677