PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH.NO. - 167/2/1, P.H. NO. - 38(A), MOUZA - WELA (HARI), TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR.

BELONGING TO :- 1)SHRI. ANAND SUDHAKARSINGH TOWAR
2)SMT. PAYAL SANJAY KHANORKAR

NA PURPOSE ONLY

Not Valid for Execution of Sale-Deeds

LAYOUT PLAN

SCALE - 1:500

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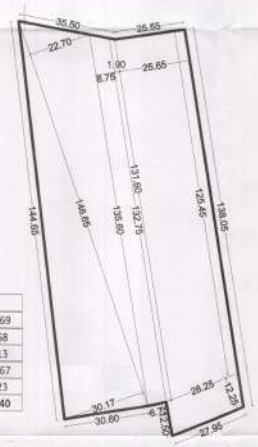
STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

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*1.6098)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(12.65 + 9.10) X 25.70	279.48		279.48	449.91	1	279.48	9.00	1.10	494.90	449.91
2	2	1/2(17.45 + 17.30) X 11.50	201.55		201.55	324.46	1	201.55	9.00	1.10	356.90	324.46
3	3	1/2(17.30 + 17.20) X 8.00	138.00		138.00	222.15	1	138.00	9.00	1.10	244.37	222.15
4	4	1/2(17.20 + 17.10) X 8.00	137.20		137.20	220.86	1	137.20	9.00	1.10	242.95	220.86
5	5	1/2(8.50 + 7.65) X 18.75	151.40	7.72	143.68	231.30	1	143.68	9.00	1.10	254.43	231.30
6	6	1/2(15.95 + 15.50) X 8.00	125.80		125.80	202.51	1	125.80	9.00	1.10	222.76	202.51
7	7	1/2(15.10 + 15.50) X 8.00	122.40		122.40	197.04	1	122.40	9.00	1.10	216.74	197.04
8	8	1/2(15.10 + 14.65) X 8.00	119.00		119.00	191.57	1	119.00	9.00	1.10	210.72	191.57
9	9	1/2(14.65 + 14.20) X 8.00	115.40		115.40	185.77	1	115.40	9.00	1.10	204.35	185.77
10	10	1/2(14.20 + 13.75) X 8.00	111.80		111.80	179.98	1	111.80	9.00	1.10	197.97	179.98
11	11	1/2(7.05 + 5.80) X 11.75 + 1/2(8.85 + 8.80) X 6.05	128.88		128.88	207.47	1	128.88	9.00	1.10	228.22	207.47
12	12	1/2(8.45 + 8.25) X 15.00	125.25		125.25	201.63	1	125.25	9.00	1.10	221.79	201.63
13	13 TO 17	8.25 X 15.00	123.75		123.75	199.21	5	618.75	9.00	1.10	219.13	996.06
14	18	1/2(8.80 + 9.40) X 15.00	136.50	7.72	128.78	207.31	1	128.78	9.00	1.10	228.04	207.31
15	19	1/2(14.35 + 15.00) X 15.20	223.06	7.72	215.34	346.65	1	215.34	9.00	1.10	381.32	346.65
16	20, 21	12.20 X 15.20	185.44		185.44	298.52	2	370.88	9.00	1.10	328.37	597.04
17	22	6.10 X 15.20	92.72		92.72	149.26	1	92.72	9.00	1.10	164.19	149.26
18	23	8.40 X 15.20	127.68		127.68	205.54	1	127.68	9.00	1.10	226.09	205.54
19	24	8.00 X 16.00	128.00		128.00	206.05	1	128.00	9.00	1.10	226.66	206.05
20	25 TO 29	6.90 X 16.00	110.40		110.40	177.72	5	552.00	9.00	1.10	195.49	888.61
21	30	1/2(11.55 + 12.20) X 16.00	190.00	7.72	182.28	293.43	1	182.28	9.00	1.10	322.78	293.43
22	31	9.00 X 16.00	144.00	7.72	136.28	219.38	1	136.28	9.00	1.10	241.32	219.38
23	32	1/2(8.45 + 9.10) X 16.00	140.40		140.40	226.02	1	140.40	9.00	1.10	248.62	226.02
24	33	1/2(18.15 + 18.55) X 9.90	181.66		181.66	292.44	1	181.66	9.00	1.10	321.68	292.44
25	34	1/2(18.55 + 18.95) X 9.95	186.56		186.56	300.32	1	186.56	9.00	1.10	330.36	300.32
26	35	1/2(18.95 + 19.40) X 10.00	191.75		191.75	308.68	1	191.75	9.00	1.10	339.55	308.68
27	36	1/2(19.40 + 19.80) X 9.85	193.06		193.06	310.79	1	193.06	9.00	1.10	341.87	310.79
28	37	1/2(8.75 + 8.55) X 22.40	193.76		193.76	311.91	1	193.76	9.00	1.10	343.11	311.91
		TOTAL					37	5388.34				8674.15

LAND AREA CALCULATION	
1/2(22.70 + 30.17) X 146.65	3876.69
1/2(135.60 + 132.75) X 6.75	905.68
1/2(132.75 + 131.60) X 1.90	251.13
1/2(131.60 + 125.45) X 25.65	3296.67
1/2(28.25 + 27.95) X 12.25	344.23
TOTAL	8674.40



LAND AREA CALCULATION

SCALE - 1:1000

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE-1	1/2(10.00 + 10.10) X 7.00 + 1/2(12.00 + 11.95) X 5.00 + 1/2(8.95 + 9.80) X 20.60	323.34	7.72	315.62	872.00
OPEN SPACE-2	10.85 X 1.75 + 1/2(10.85 + 10.50) X 6.40 + 10.50 X 23.05 + 1/2(11.10 + 6.40) X 25.95	556.38		556.38	
SPACE FOR ELECTRIC SUB-STATION	5.00 X 5.00	25.00		25.00	74.00
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	7.00 X 7.00	49.00		49.00	

PROFORMA - I

AREA STATEMENT

1	AREA OF LAND OF KH.NO. 167/2/1 (Minimum area of a,b,c, to be considered)	8674.40	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT) (0.40 + 0.47)	8700.00	SQ.M.	(0.87 H)
	b) AS PER MEASURMENT SHEET	8674.40	SQ.M.	
	c) AS PER SITE	8674.40	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a) PROPOSEDD.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)	8674.40	SQ.M.	
4	AMENITY SPACE			
	a) REQUIRED	NIL	SQ.M.	
	b) PROPOSED	NIL	SQ.M.	
	c) PROPOSED	NIL	SQ.M.	
5	NET PLOT AREA (3-4C)	8674.40	SQ.M.	100%
6	RECREATIONAL OPEN SPACE			
	a) REQUIRED	867.44	SQ.M.	10.00%
	b) PROPOSED	872.00	SQ.M.	10.02%
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 49.00)	74.00	SQ.M.	0.89%
8	INTERNAL ROAD AREA	2340.06	SQ.M.	27.83%
9	SERVICE ROAD HIGH-WAY WIDENING	0.00	SQ.M.	
10	PLOTABLE AREA	5388.34	SQ.M.	61.26%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.6098	SQ.M.	

CERTIFICATE OF AREA:

Certified that tha plot under reference was surveyed by me on 26 / 06 / 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/95/18007
NMC Lic No.: R-30
NIT Lic No.: 885

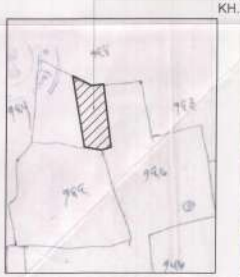
ARCHITECT'S SIGN.

NOTE: -

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

OWNER'S SIGN :	ARCHITECT'S SIGN :
1)SHRI. ANAND SUDHAKARSINGH TOWAR	UMESH M. LAMGE B. ARCH. ARCHITECT & INTERIOR DESIGNER FIFTH FLOOR, DAYA CHAMBERS, AJNI SQ., WARDHA ROAD, NAGPUR
2)SMT. PAYAL SANJAY KHANORKAR	

PROPOSED LAYOUT OF KH.NO 167/2/1



LOCATION PLAN

SCALE - NTS

D.P. PLAN SHOWING PROPOSED SITE

SHEET NO. 97 & 98

SCALE - NTS

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