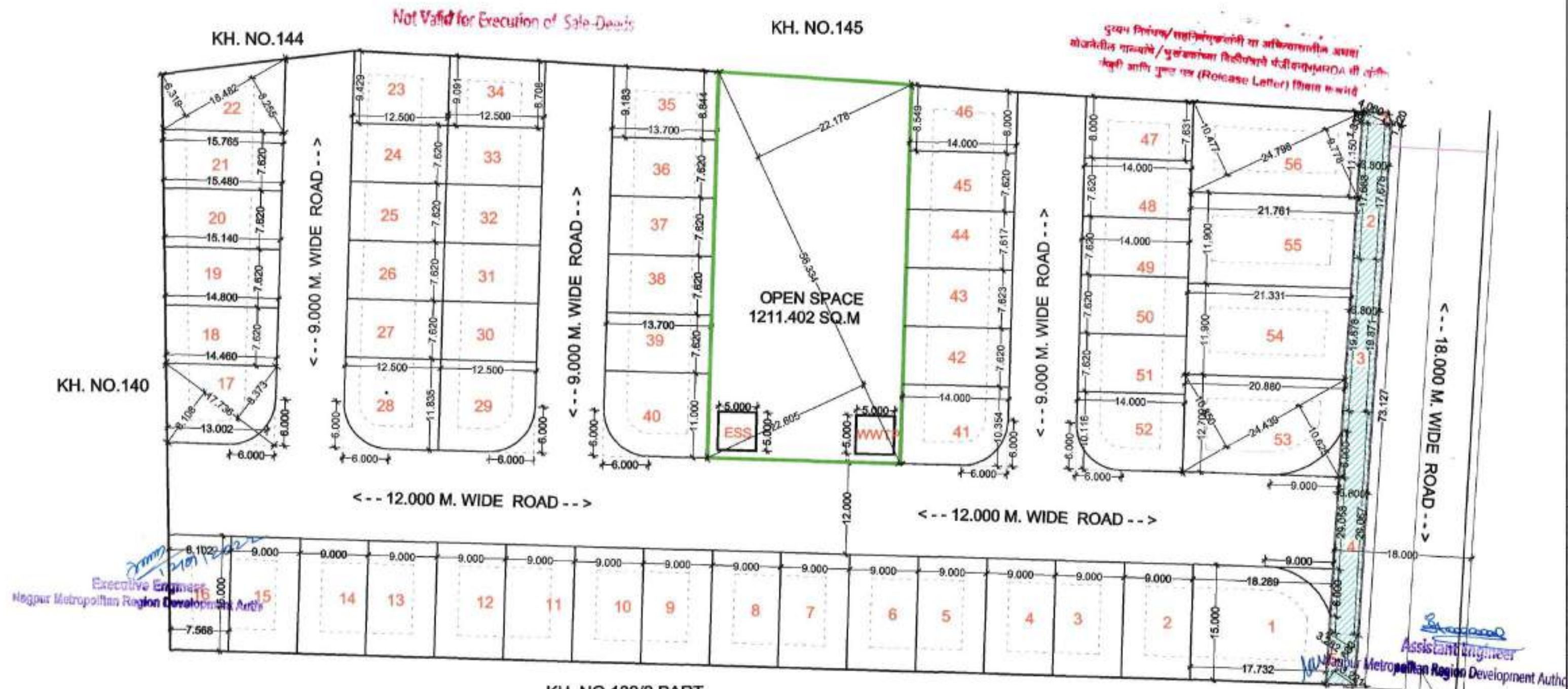
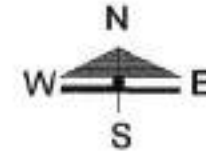
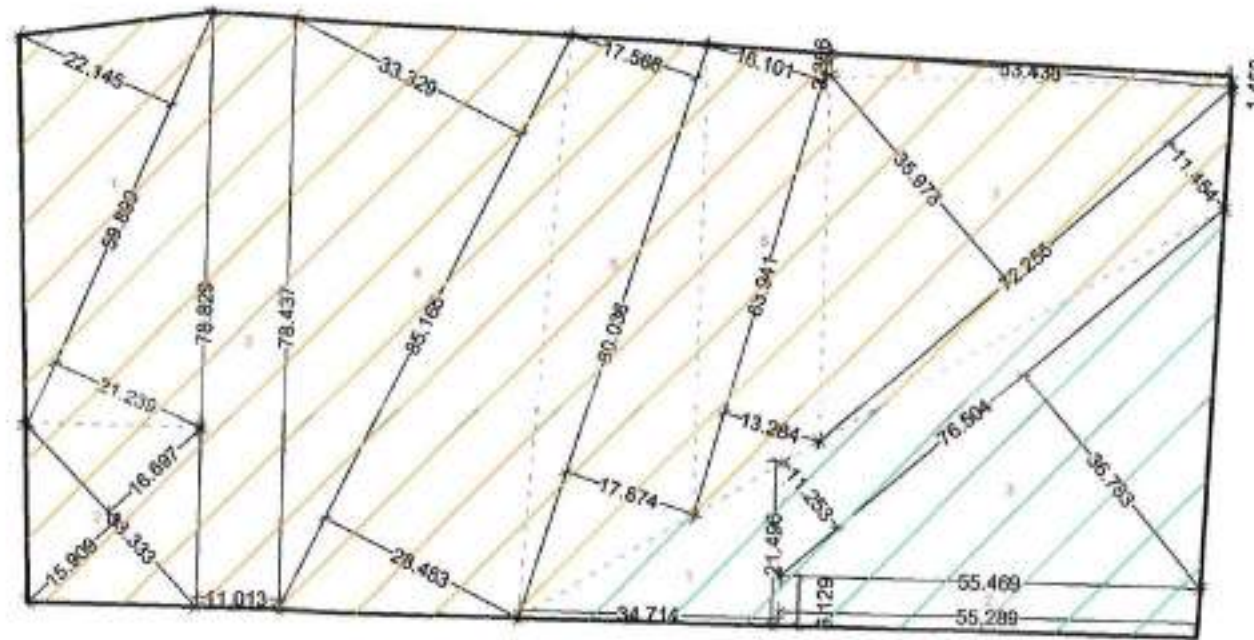


Demarcation Purpose Only



KH. NO.139/2 PART

LAYOUT PLAN
SCALE - 1:500



AREA UNDER RESIDENTIAL ZONE

1) 0.5 * (22.145 + 21.239) * 59.899	=	1299.329 SQ.M
2) 0.5 * (15.909 + 16.697) * 33.333	=	543.427 SQ.M
3) 0.5 * (78.829 + 78.437) * 11.013	=	865.985 SQ.M
4) 0.5 * (33.329 + 28.483) * 85.165	=	2632.109 SQ.M
5) 0.5 * (17.568 + 17.874) * 80.036	=	1418.317 SQ.M
6) 0.5 * (16.101 + 13.284) * 63.941	=	939.453 SQ.M
7) 0.5 * (35.978 + 11.454) * 72.255	=	1713.599 SQ.M
8) 0.5 * (2.866 + 1.452) * 53.438	=	115.372 SQ.M
TOTAL	=	9549.591 SQ.M

AREA UNDER AGRICULTURAL ZONE

1) 0.5 * 34.714 * 21.496	=	373.106 SQ.M
2) 0.5 * (55.469 + 55.289) * 6.129	=	339.418 SQ.M
3) 0.5 * (11.253 + 36.783) * 76.504	=	1837.473 SQ.M
TOTAL	=	2549.997 SQ.M

TOTAL = 9549.591 + 2549.997

AREA UNDER MEASUREMENT SHEET = 12099.588 SQ.M.



PROPOSED LAYOUT
KH. NO. 139/2 (PART)
DP SHEET NO. 98

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*(18.289 + 17.732)*15.000	270.158	11.770	258.388	1	258.388	425.047	18.000	1.100	467.552
2 TO 15	9.000 * 15.000	135.000	0.000	135.000	14	1890.000	3109.050	12.000	1.100	3419.955
16	0.5*(8.102 + 7.568)*15.000	117.525	0.000	117.525	1	117.525	193.329	12.000	1.100	212.661
17	0.5 * (8.108 + 8.373)*17.736	146.154	7.720	138.434	1	138.434	227.723	12.000	1.100	250.495
18	0.5 * (14.460 + 14.800) * 7.620	111.481	0.000	111.481	1	111.481	183.386	9.000	1.100	201.724
19	0.5 * (14.800 + 15.140) * 7.620	114.071	0.000	114.071	1	114.071	187.647	9.000	1.100	206.412
20	0.5 * (15.140 + 15.480) * 7.620	116.662	0.000	116.662	1	116.662	191.909	9.000	1.100	211.100
21	0.5 * (15.480 + 15.765) * 7.620	119.043	0.000	119.043	1	119.043	195.826	9.000	1.100	215.409
22	0.5*(6.319 + 8.255)*18.482	134.678	0.000	134.678	1	134.678	221.546	9.000	1.100	243.700
23	0.5*(9.429 + 9.091)*12.500	115.750	0.000	115.750	1	115.750	190.409	9.000	1.100	209.450
24 TO 27, 30 TO 33	7.620 * 12.500	95.250	0.000	95.250	8	762.000	1253.490	9.000	1.100	1378.839
28 & 29	11.835 * 12.500	147.938	7.720	140.218	2	280.436	461.317	12.000	1.100	507.449
34	0.5*(9.091 + 8.708)*12.500	111.244	0.000	111.244	1	111.244	182.996	9.000	1.100	201.296
35	0.5*(9.183 + 8.844)*13.700	123.485	0.000	123.485	1	123.485	203.133	9.000	1.100	223.446
36 TO 39	7.620 * 13.700	104.394	0.000	104.394	4	417.576	686.913	9.000	1.100	755.604
40	11.000 * 13.700	150.700	7.720	142.980	1	142.980	235.202	12.000	1.100	258.722
41	10.354 * 14.000	144.956	7.720	137.236	1	137.236	225.753	12.000	1.100	248.329
42 TO 45	7.620 * 14.000	106.680	0.000	106.680	4	426.720	701.954	9.000	1.100	772.150
46	0.5*(8.549 + 8.000)*14.000	115.843	0.000	115.843	1	115.843	190.562	9.000	1.100	209.618
47	0.5*(8.000 + 7.631)*14.000	109.417	0.000	109.417	1	109.417	179.991	9.000	1.100	197.990
48 TO 51	7.620 * 14.000	106.680	0.000	106.680	4	426.720	701.954	9.000	1.100	772.150
52	10.116 * 14.000	141.624	7.720	133.904	1	133.904	220.272	12.000	1.100	242.299
53	0.5*(10.850 + 10.625)*24.439	262.414	11.770	250.644	1	250.644	412.309	18.000	1.100	453.540
54	0.5*(20.880 + 21.331)*11.900	251.155	0.000	251.155	1	251.155	413.151	9.000	1.100	454.466
55	0.5*(21.331 + 21.761)*11.900	256.397	0.000	256.397	1	256.397	421.774	9.000	1.100	463.951
56	0.5*(10.477 + 9.778)*24.798	251.142	0.000	251.142	1	251.142	413.128	9.000	1.100	454.441
TOTAL					56	7312.931	12029.772			13232.749

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. 139/2(PART), MOUZA -WELAHARI, TAH. - NAGPUR, DIST. - NAGPUR.

BELONGING TO :- M/S. SHRI SAI MANI LAND DEVELOPERS THROUGH ITS PARTNER

- 1) MR. MOHANKUMAR BADRICHAND JAIN
- 2) MR. RAVI SHRIDHAR SAWARKAR
- 3) MRS. ROSHANI RAVI SAWARKAR
- 4) MR. VINODKUMAR BADARICHAND JAIN
- 5) MR. VISHAL ANILRAO WADIBHASME
- 6) MRS. SUJATA VISHAL WADIBHASME

AREA STATEMENTS :

1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)	
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	= 12100.000 SQ.M
	B) AS PER MEASUREMENT SHEET	= 12099.588 SQ.M
	C) AS PER SITE	= 12099.588 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)	= 12099.588 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
	NET PLOT AREA (3-4C)	= 12099.588 SQ.M (100%)
6	RECREATIONAL OPEN SPACE :	
	A) REQUIRED	= 1209.958 SQ.M
	B) PROPOSED	= 1211.402 SQ.M (10.01%)
7	INTERNAL ROAD AREA	= 3241.986 SQ.M
8	SERVICE ROAD / HIGHWAY WIDENING	= 283.269 SQ.M
9	PLOTTABLE AREA	= 7312.931 SQ.M
10	SPACE FOR E.S.S. & W.W.T.P.	= 50.000 SQ.M.
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS=(5/9)	= 1.654

OPEN SPACE	D.P. ROAD WIDENING AREA
0.5 * (22.178 + 22.605) * 56.334 = 1261.402 SQ.M	1) 0.5 * (1.338 + 1.220) * 4.060 = 5.192 SQ.M
DEDUCTION OF E.S.S. = 5 * 5 = 25.000 SQ.M	2) 0.5 * (17.668 + 17.678) * 3.800 = 67.150 SQ.M
DEDUCTION OF WWTP = 5 * 5 = 25.000 SQ.M	3) 0.5 * (19.876 + 19.871) * 3.800 = 75.519 SQ.M
TOTAL = 1211.402 SQ.M	4) 0.5 * (29.058 + 29.067) * 3.800 = 110.437 SQ.M
	5) 0.5 * (3.282 + 3.221) * 7.680 = 24.971 SQ.M
	TOTAL = 283.269 SQ.M

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 10-12-2020 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 THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

OWNER (S) NAME AND SIGNATURE

M/S. SHRI SAI MANI LAND DEVELOPERS THROUGH ITS PARTNER

1) MR. MOHANKUMAR BADRICHAND JAIN 2) MR. RAVI SHRIDHAR SAWARKAR 3) MRS. ROSHANI RAVI SAWARKAR

4) MR. VINODKUMAR BADARICHAND JAIN 5) MR. VISHAL ANILRAO WADIBHASME 6) MRS. SUJATA VISHAL WADIBHASME

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
05-01-2022	LAY-02	1:500	KR	DHAWAL	

LEGEND :

KHASARA BOUNDARY SHOWN IN
OPEN SPACE SHOWN IN
AMENITY SPACE SHOWN IN



WAVE INFRAVENTURE
ENGINEERS, DEVELOPERS, CONTRACTORS
flat no.G-6,Cheenan Apt.Chunnabhatti Road,
Near Ajni Sq.Nagpur-440003