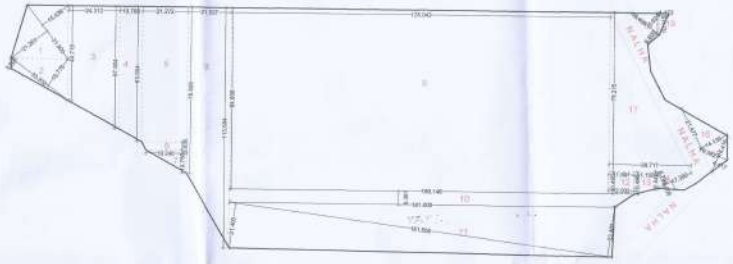


LAYOUT PLAN
SCALE - 1:500





PROPOSED LAYOUT
RDT. NO. 130
DP SHEET NO. 111

AREA AS PER MEASUREMENT SHEET

1)	0.5 * (15.439 + 21.261) * 31.900	=	585.365 SQ.M
2)	0.5 * (15.778 + 3.966) * 33.202	=	327.770 SQ.M
3)	0.5 * (57.904 + 44.718) * 24.312	=	1247.473 SQ.M
4)	0.5 * (57.904 + 53.904) * 10.765	=	559.601 SQ.M
5)	93.804 * 21.272	=	1599.355 SQ.M
6)	0.5 * (21.272 + 19.248) * 3.696	=	79.743 SQ.M
7)	0.5 * 10.756 * 19.248	=	103.515 SQ.M
8)	0.5 * (78.596 + 113.684) * 21.027	=	2021.325 SQ.M
9)	178.043 * 84.608	=	15063.852 SQ.M
10)	0.5 * (190.146 + 181.000) * 8.391	=	1185.997 SQ.M
11)	0.5 * (21.409 + 23.480) * 181.555	=	4074.094 SQ.M
12)	0.5 * (11.891 + 12.002) * 10.495	=	125.5785 SQ.M
13)	0.5 * (10.496 + 7.540) * 11.155	=	100.595 SQ.M
14)	0.5 * (8.794 + 4.006) * 17.390	=	93.808 SQ.M
15)	0.5 * (8.062 + 4.417) * 18.418	=	124.128 SQ.M
16)	0.5 * 14.135 * 21.477	=	151.783 SQ.M
17)	0.5 * 39.717 * 73.215	=	1435.049 SQ.M
18)	0.5 * (7.924 + 6.808) *16.425	=	120.671 SQ.M
19)	0.5 * 4.473 * 10.115	=	22.622 SQ.M
	TOTAL	=	26996.777 SQ.M

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. 130, P.NO. 37 , MOUZA -PANJRI FARM, TAH. - NAGPUR, DIST. - NAGPUR.

BELONGING TO :-
1) SMT. CHANDADEVI RAMSWARUP SARDA
2) SMT. VEENA RAJESH SARDA

AREA STATEMENTS :

1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)		
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	=	26900.000 SQ.M
	B) AS PER MEASUREMENT SHEET	=	26996.777 SQ.M
	C) AS PER SITE	=	26996.777 SQ.M
2	DEDUCTIONS FOR :		
	A) PROPOSED D.P./ D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING	=	39.106 SQ.M
	B) ANY D.P. RESERVATION AREA	=	0.000 SQ.M
	C) AREA NOT UNDER LAYOUT	=	0.000 SQ.M
	TOTAL A+B+C	=	39.106 SQ.M
3	BALANCE AREA OF PLOT (1- 2)	=	26860.667 SQ.M
4	AMENITY SPACE :		
	A) REQUIRED	=	1443.033 SQ.M (5%)
	B) ADJUSTMENT OF 2(A), if any	=	0.00 SQ.M
	C) BALANCE PROPOSED	=	1469.203 SQ.M
	NET PLOT AREA (3- 4C)	=	27391.464 SQ.M (100%)
6	RECREATIONAL OPEN SPACE :		
	A) REQUIRED	=	2739.146 SQ.M (10%)
	B) PROPOSED	=	2751.927 SQ.M (10.04%)
7	INTERNAL ROAD AREA	=	7667.480 SQ.M (28.01%)
8	SERVICE ROAD / HIGHWAY WIDENING	=	000.000 SQ.M
9	PLOTABLE AREA	=	16898.810 SQ.M (61.69%)
10	SPACE FOR E.S.S. & W.W.T.P.	=	73.247 SQ.M. (0.26%)
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS=(5/6)	=	1.620

OPEN SPACE			AMENITY SPACE			
A) 0.5 * (54.473 + 81.834) * 25.230	=	1457.212 SQ.M	1) 0.5 * (10.566 + 7.094) * 58.057	=	510.117 SQ.M
B) 0.5 * (81.834 + 62.140) * 5.733	=	385.371 SQ.M	2) 0.5 * (25.708 + 11.314) * 51.700	=	959.086 SQ.M
C) 0.5 * (23.094 + 5.422) * 66.934	=	954.344 SQ.M	TOTAL	=	1469.203 SQ.M
TOTAL	=	2776.927 SQ.M			
DEDUCTION OF E.S.S. = 5 * 5 =		25.000 SQ.M	AREA NOT UNDER LAYOUT		
TOTAL	=	2751.927 SQ.M	1) 0.5 * (4.879 + 0.279) * 11.819 + 0.5 * 4.442 * 10.203	=	52.626 SQ.M.
SPACE FOR WWTP & ESS			2) 0.5 * 10.250 * 3.112	=	15.949 SQ.M.
WWTP = 0.5*(4.440 + 4.434)*10.874	=	48.247 SQ.M	TOTAL	=	68.575 SQ.M
ESS = 5 * 5	=	25.000 SQ.M	D.P. ROAD WIDENING AREA		
TOTAL	=	73.247 SQ.M	1) 0.5 * 3.452 * 1.402	=	2.419 SQ.M
			2) 0.5*(2.851 + 2.581)* 14.078	=	36.687 SQ.M
			TOTAL	=	39.106 SQ.M

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

PLOT NO	PLOT SIZE	PLOT AREA (SQ.M)	ADDITIONAL LOSS OF ROAD (IF ANY SQ.M)	ROAD WIDENING PLOT AREA (A+C)	NO OF PLOTS	TOTAL AREA	BASE FSI AREA CONSID-ERATA 94.00% (FSI FACTOR)	PREMI-UM FSI	PREMIUM FSI AREA	BUILT-UP AREA (IN BASIC FSI (370) SQ.M
A		b	C	D	E	F	G	H	I	J
1	14.000 * 16.000 + 0.5 * (16.000 + 14.001) * (1.741 + 0.5 * (2.838 + 0.546) * 18.621	358.281	0.000	358.281	1	358.281	586.416	12.000	1.100	638.437
2	9.000 * 16.000	144.000	0.000	144.000	1	144.000	233.280	12.000	1.100	256.608
3	10.000 * 16.000	160.000	7.720	152.280	1	152.280	246.694	12.000	1.100	271.363
4	0.5 * (30.080 + 26.683) * 12.288 + 0.5 * (26.683 + 25.198) * 12.834 + 0.5 * (17.689 + 25.198) * 14.759	1035.793	0.000	1035.793	1	1035.793	1845.564	9.000	1.100	1830.142
5 & 18, 19 & 32, 20 & 46	10.500 * 8.500	140.250	0.000	140.250	6	841.500	1365.250	9.000	1.100	1499.550
6 TO 10, 13 TO 17, 20 TO 24, 27 TO 31, 34 TO 38, 41 TO 45	16.500 * 7.000	115.500	0.000	115.500	30	3465.000	5613.300	9.000	1.100	6174.630
11 & 12, 25 & 26, 39 & 40	16.500 * 12.359	203.594	7.720	195.874	6	1175.241	1903.890	12.000	1.100	2094.279
47 TO 52	7.000 * 14.000	108.000	0.000	108.000	6	648.000	1050.000	9.000	1.100	1155.023
53 TO 60, 61 TO 68	7.000 * 14.000	106.000	0.000	106.000	12	1288.160	2073.600	12.000	1.100	2280.240
51, 54 & 97	10.115 * 14.000	141.610	7.720	133.540	3	402.830	650.978	12.000	1.100	716.075
69	10.115 * 15.000	151.725	7.720	144.005	1	144.005	233.287	12.000	1.100	256.616
69 TO 74	7.000 * 15.000	114.000	0.000	114.000	6	685.000	1110.996	9.000	1.100	1221.094
75	10.000 * 16.000	168.432	7.720	160.712	1	160.712	260.756	12.000	1.100	322.020
76 TO 78	9.000 * 16.000	168.000	0.000	168.000	3	507.000	822.312	9.000	1.100	904.543
79	0.5 * (8.000 + 9.210) * 18.800	171.193	0.000	171.193	1	171.193	277.552	9.000	1.100	305.065
80, 81, 104	0.5 * (8.500 + 9.665) * 16.900	141.731	0.000	141.731	3	425.193	689.812	9.000	1.100	757.715
82 TO 84, 87 TO 90, 93 TO 96, 99 TO 102, 105 TO 108, 111 TO 114	16.500 * 7.000	133.500	0.000	125.500	24	2772.000	4496.640	12.000	1.100	4895.784
85 & 86	16.500 * 9.611	162.228	7.720	154.508	2	309.016	500.606	12.000	1.100	550.667
91, 103, 115	0.5 * (8.861 + 9.680) * 16.900	154.713	0.000	146.713	3	434.140	703.908	9.000	1.100	773.937
97 & 98	16.500 * 10.250	169.815	7.720	162.095	2	324.190	525.588	12.000	-	-
109 & 110	16.500 * 10.751	177.332	7.720	169.671	2	339.343	549.736	12.000	1.100	604.709
116	0.5 * (9.984 + 9.656) * 7.855	77.520	0.000	77.520	1	77.520	125.597	9.000	1.100	138.156
117	0.5 * (9.984 + 10.217) * 8.800	81.204	0.000	81.204	1	81.204	131.550	9.000	1.100	144.706
118	0.5 * (10.433 + 10.422) *5.474 + 0.5 * (10.422 + 10.217)*3.526 + 0.5 * (5.446 + 2.952) * 3.177	88.286	0.000	88.286	1	88.286	159.191	9.000	1.100	175.110
119	8.500 * 14.000	119.000	0.000	119.000	1	119.000	192.780	9.000	1.100	212.058
120	10.316 * 14.000	144.424	7.720	136.704	1	136.704	221.462	12.000	1.100	243.607
121	0.5 * (21.762 + 17.671) * 5.549 + 0.5 * (17.671 + 16.828) * 5.431	168.886	0.000	168.886	1	168.886	275.215	12.000	1.100	302.737
122	0.5 * (14.829 + 14.916) * 5.300 + 0.5 * (14.916 + 15.125) * 8.980	158.998	0.000	158.998	1	158.998	256.880	12.000	1.100	282.568
123	0.5 * (15.125+ 15.652) * 9.012 + 0.5 *(15.652 + 12.554) * 5.436 + 0.5 * (9.965 + 5.367) * 13.255	280.211	0.000	280.211	1	280.211	490.143	12.000	1.100	527.158
	TOTAL				123	16898.810	27376.073			29595.949

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BE 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

1) SMT. CHANDADEVI RAMSWARUP SARDA

2) SMT. VEENA RAJESH SARDA

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

Er. Dhawal S. Harshe
NMRDA Lic. No. 61
NIT Lic. No. 3020
Mah. No. 9156850316

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. / LICENCE NO.OF ARCH / LIC. ENG. / SUPERVISOR
16-12-2021	LAY-02	1:500	KR	DHAWAL	

LEGEND :

KHASARA BOUNDRY SHOWN IN
OPEN SPACE SHOWN IN
AMENITY SPACE SHOWN IN

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