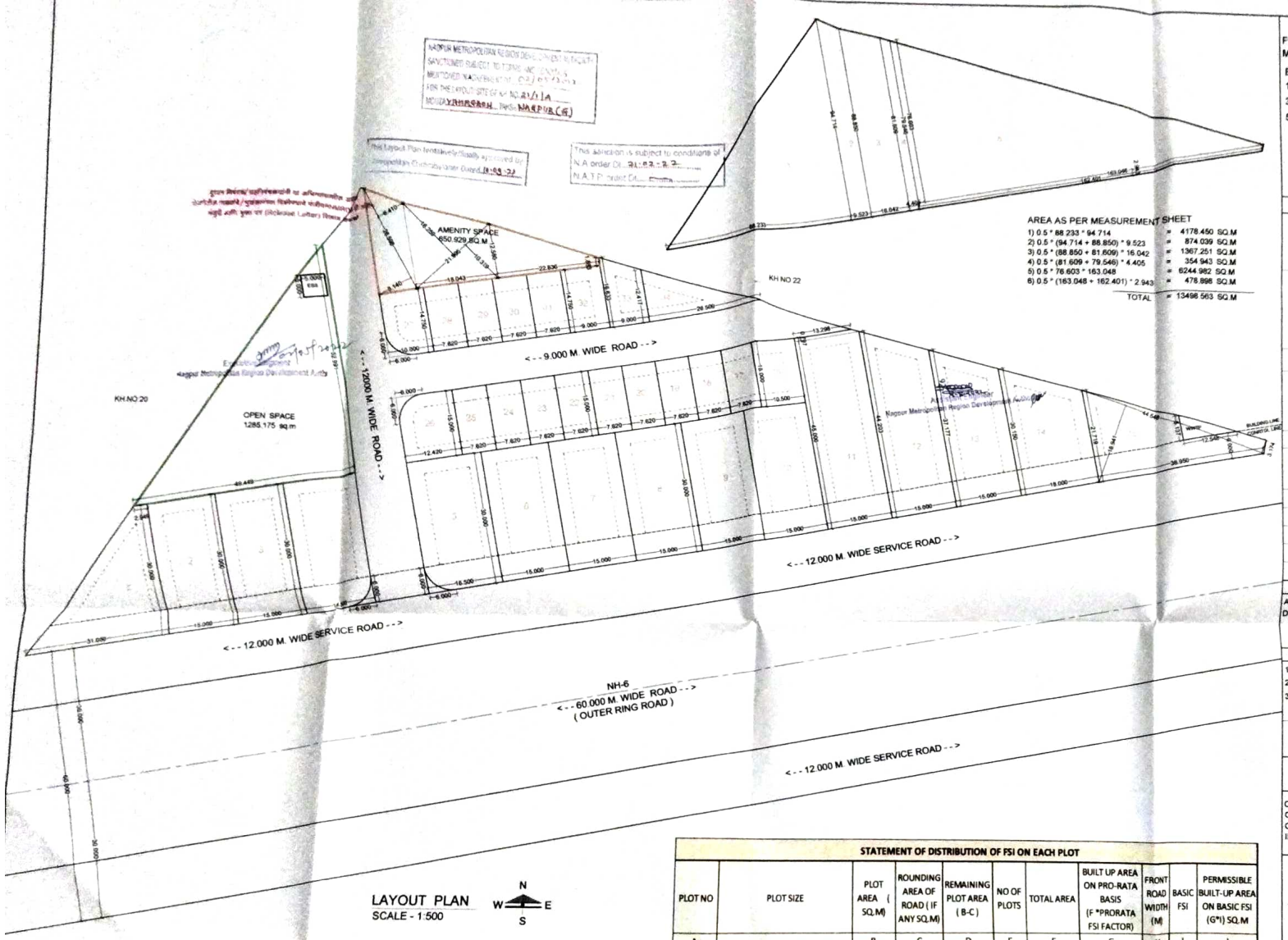
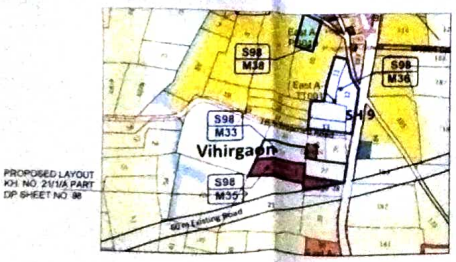


LAYOUT PLAN
SCALE - 1:500

N
W E
S

AREA AS PER MEASUREMENT SHEET

1) 0.5 * 88.233 * 94.714	=	4178.450 SQ.M
2) 0.5 * (94.714 + 88.850) * 9.523	=	874.039 SQ.M
3) 0.5 * (88.850 + 81.609) * 16.042	=	1367.251 SQ.M
4) 0.5 * (81.609 + 79.546) * 4.405	=	354.943 SQ.M
5) 0.5 * 76.603 * 163.048	=	6244.982 SQ.M
6) 0.5 * (163.048 + 162.401) * 2.943	=	478.898 SQ.M
TOTAL	=	13498.563 SQ.M



PROPOSED LAYOUT
KH. NO. 21/1/A PART
DP SHEET NO. 88

LOCATION PLAN
SCALE - N T S

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. 21/1/A PART, P.NO. 37 ,
MOUZA -VIHIRGAON,TAH. - NAGPUR, DIST. - NAGPUR.

BELONGING TO :-

1) SHRI. SHEKHAR VASANTRAO THAKARE
2) SHRI. VIJAY VANSANTRAO THAKARE
3) SHRI. VINOD VASANTRAO THAKARE
4) SMT. SANGEETA RAJU KALMEGH
5) SHRI. ANIL VASANTRAO THAKARE

AREA STATEMENTS :

1	AREA OF LAND (MINIMUM AREA OF A,B,C TO BE CONSIDERED)		
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS. EXTRACT)	=	13500.000 SQ.M
	B) AS PER MEASUREMENT SHEET	=	13498.563 SQ.M
	C) AS PER SITE	=	13498.563 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	=	000.00 SQ.M
3	BALANCE AREA OF PLOT (1- 2)	=	13498.563 SQ.M (100 %)
4	AMENITY SPACE		
	A) REQUIRED	=	649.856 SQ.M
	B) ADJUSTMENT OF 2(A), if any	=	0.00 SQ.M
	C) BALANCE PROPOSED	=	650.929 SQ.M
	NET PLOT AREA (3- 4C)	=	12847.634 SQ.M
6	RECREATIONAL OPEN SPACE		
	A) REQUIRED	=	1284.870 SQ.M
	B) PROPOSED	=	1285.175 SQ.M
7	INTERNAL ROAD AREA	=	1771.232 SQ.M
8	SERVICE ROAD / HIGHWAY WIDENING	=	000.000 SQ.M
9	PLOTABLE AREA	=	9727.723 SQ.M
10	SPACE FOR E.S.S. & W.W.T.P	=	63.504 SQ.M.
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS=(5/9)	=	1.320

OPEN SPACE

A) 0.5 * 49.449 * 52.991	=	1310.175 SQ.M
DEDUCTION OF E.S.S.	= 5 * 5 =	25.000 SQ.M
TOTAL (A)	=	1285.175 SQ.M

AMENITY SPACE

1) 0.5 * (6.410 + 8.140) * 26.598	=	193.500 SQ.M
2) 0.5 * (10.319 +16.259) * 21.995	=	292.291 SQ.M
3) 0.5 * (12.580 + 1.883) * 22.836	=	165.138 SQ.M
TOTAL	=	650.929 SQ.M

SPACE FOR WWTP

1) 0.5 * 6.137 * 12.548	=	38.504 SQ.M
SPACE FOR E.S.S.	= 5 * 5 =	25.000 SQ.M
TOTAL	=	63.504 SQ.M

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) SHRI. SHEKHAR VASANTRAO THAKARE
2) SHRI. VIJAY VANSANTRAO THAKARE
3) SHRI. VINOD VASANTRAO THAKARE
4) SMT. SANGEETA RAJU KALMEGH
5) SMT. ANIL VASANTRAO THAKARE

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. / LICENCE NO. OF ARCHI./ LIC. ENG. / SUPERVISOR
30-03-2021	LAY-02	1:500	DHAWAL		

LEGEND :

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

WAVE INFRATECH
ENGINEERS DEVELOPERS CONTRACTORS
flat no.G-6, Cheenab Apt Chunnabhatti Road,
Near Ajni Sq Nagpur-440001

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*(31.050 + 2.949)*30.000	509.985	0.000	509.985	1	509.985	673.180	60.000	1.100	740.498
2, 3 & 6 to 10	15.000 * 30.000	450.000	0.000	450.000	7	3150.000	4158.000	60.000	1.100	4573.800
4,5	16.500 * 30.000	495.000	7.720	487.280	2	974.560	1286.419	60.000	1.100	1415.061
11	(15.000 * 44.203) + 0.5*(15.000 + 13.298)*0.797	674.322	0.000	674.322	1	674.322	890.105	60.000	1.100	979.115
12	0.5*(44.203 + 37.177)*15.000	610.350	0.000	610.350	1	610.350	805.662	60.000	1.100	886.228
13	0.5*(30.150 + 37.177)*15.000	504.953	0.000	504.953	1	504.953	666.537	60.000	1.100	733.191
14	0.5*(30.150 + 21.719)*18.000	466.821	0.000	466.821	1	466.821	616.204	60.000	1.100	677.824
15	0.5*(18.941 + 3.174)*44.548	492.590	38.504	454.086	1	454.086	599.393	60.000	1.100	659.332
16	10.500 * 15.000	157.500	0.000	157.500	1	157.500	207.900	9.000	1.100	228.690
17 TO 25	7.620 * 15.000	114.300	0.000	114.300	9	1028.700	1357.884	9.000	1.100	1493.672
26	12.450 * 15.000	186.750	7.720	179.030	1	179.030	236.320	9.000	1.100	259.952
27	10.000 * 14.750	147.500	7.720	139.780	1	139.780	184.510	9.000	1.100	202.961
28 TO 31	7.620 * 14.750	112.395	0.000	112.395	4	449.580	593.446	9.000	1.100	652.790
32	9.000 * 14.750	132.750	0.000	132.750	1	132.750	175.230	9.000	1.100	192.753
33	0.5*(16.633 + 12.417)*9.000	130.725	0.000	130.725	1	130.725	172.557	9.000	1.100	189.813
34	0.5 * 26.509 *12.417	164.581	0.000	164.581	1	164.581	217.247	9.000	1.100	238.972
			TOTAL		34	9727.723	12840.593			14124.652