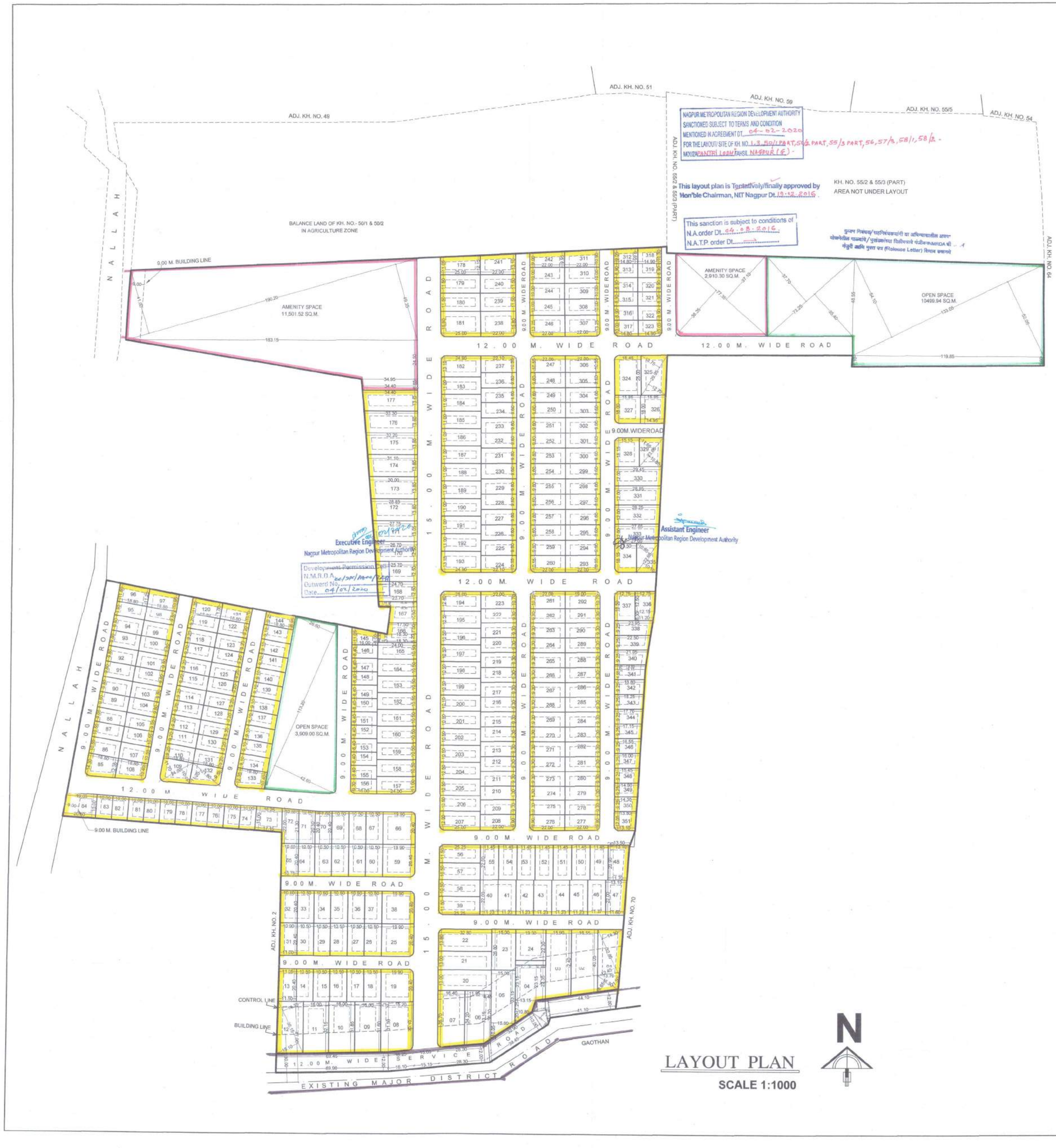

LAYOUT PLAN

SCALE 1:1000

N

SR. NO.	PLOT NO.	SIZE (IN MTRS)	AREA (IN SQ. M.)	LESS TAN	NO.OF. PLOT	TOTAL AREA (IN SQ.M.)	USER
01	AMENITY SPACE	1/2X(41.00+49.35)X190.20 =	8592.28+				
		1/2X(183.15+34.95)X24.50 =	2671.72+			11,501.52 +	
		1/2X(34.95+34.40)X6.85 =	237.52 +		1	2,910.30	AMENITY SPACE
			11,501.52			14,411.82	
		1/2X(38.35+37.10)X77.35 =	2,918.02	7.72			
02	OPEN SPACE	1/2X(26.60+42.80)X113.20 =	3916.72 +	7.72			
		1/2X(37.70+35.40)X73.25 =	2677.28+		1	3,909.00 +	OPEN SPACE
		1/2X(54.10+52.05)X133.05 =	7061.62+			10,499.94	
		1/2X(7.10+5.60)X119.85 =	761.04			14,408.94	
			10,499.94				
03	12.00M. SERVICE ROAD	1/2X(69.45+69.90) X 12.00 =	836.10 +				
		1/2X(15.25+16.10) X 12.00 =	188.10 +				
		1/2X(15.05+15.15) X 12.00 =	181.20 +				
		28.30 X 12.00 =	339.60 +				
		1/2X(12.00+13.70) X3.05 =	39.19 +		1	2,693.17	12.00M. SERVICE ROAD
		1/2X3.05X1.70 =	2.59 +				
		1/2X(32.90+39.45) X12.00 =	434.10 +				
		1/2X(3.95+6.50) X12.70 =	66.35 +				
		1/2X3.95 X1.90 =	3.75+				
		5.10 X1.90 =	9.69 +				
		7.50 X6.90 =	51.75 +				
		1/2X3.35 X6.90 =	11.55 +				
		44.10 X12.00 =	529.20				
			2,693.17				

AREA STATEMENT

A) AREA FOR KH. NO. 1	-	22,400.00 SQ. M. (2.24 H.)
B) AREA FOR KH. NO. 3	-	11,400.00 SQ. M. (1.14 H.)
C) AREA FOR KH. NO. 55/3 (PART)	-	15,100.00 SQ. M. (1.51 H.)
D) AREA FOR KH. NO. 56	-	21,400.00 SQ. M. (2.14 H.)
E) AREA FOR KH. NO. 57/3	-	7,000.00 SQ. M. (0.70 H.)
F) AREA FOR KH. NO. 58/1	-	27,600.00 SQ. M. (2.76 H.)
G) AREA FOR KH. NO. 58/2	-	24,000.00 SQ. M. (2.40 H.)
H) AREA FOR KH. NO. 50/1& 50/2 (PART) (UNDER RESIDENTIAL ZONE)	-	21,166.97 SQ. M. (2.11 H.)
I) AREA FOR KH. NO. 1,3,50/1 & 50/2 (PART),55/3 (PART), 56, 57/3, 58/1, 58/2 (AS PER 7/12)	-	1,50,066.97 SQ. M. (15.006 H.)
J) AREA FOR KH. NO. 1,3,50/1& 50/2 (PART),55/3 (PART), 56, 57/3, 58/1, 58/2 (AS PER K - PRINT WITH IN MINIMUM BOUNDARIES))	-	1,44,073.97 SQ. M. (100 %)
K) AREA UNDER D. P. PROPOSALS	-	0.00 SQ.M.
L) GROSS AREA UNDER LAYOUT	-	1,44,073.97 SQ. M. (100 %)
1) AREA UNDER OPEN SPACE	-	14,408.94 SQ.M. (10.00 %)
2) AREA UNDER AMENITY SPACE	-	14,411.82 SQ. M. (10.00 %)
3) AREA UNDER APPROACH & VEHICULAR ROAD	-	29,868.25 SQ. M. (20.73%)
4) AREA UNDER 12.00 M. SERVICE ROAD AS PER CLAUSE 24.1	-	2,693.17 SQ. M. (1.87 %)
5) AREA UNDER RESIDENTIAL PLOTS	-	82,691.79 SQ. M. (57.40%).....(A)
	TOTAL -	1,44,073.97 SQ. M. (100 %)

NA 1 - Net plot area for layout @ 90% of area excluding Amenity Space, D. P. / R. P. Proposals, if any , & Area for road Widening as per clause 24.1 from Gross area under layout, as per clause13.4.1 of SDCPR
= 90 % [1,44,073.97 - (14,411.82 +2,693.17)] = 1,14,272.082 SQ.M.
Multiplying Factor for distribution of above Net plot area (FSI) on pro-rata basis 'X' as per clause 13.4.1 (iii) of SDCPR = NA1 / A
X = 1,14,272.082 /82,691.79 = 1.381
NA 2 - Additional FSI for area under D.P./R.P. road + area for road widening & service road as per clause 24.1
= Area for 12.00 M. SERVICE ROAD = 2,693.17 sq.m.
Multiplying Factor for distribution of above Additional FSI on pro-rata basis
'Y' as per clause 24.1 of SDCPR = NA2 / A
Y = 2,693.17 /82,692.67 =0.0325
Note - Additional FSI shown above is subject to compliance of provisions of clause no.-24.1 of SDCPR by the Land Owner.

NOTE:-
- x KHASRA BOUNDRY SHOWN THUS
- x OPEN SPACE SHOWN THUS
- x AMENITY SPACE SHOWN THUS
- x RESI. PLOTS SHOWN THUS
- x MAIN APPROCH ROAD SHOWN THUS

PROJECT :-

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. - 1, 3, 50/1, 50/2, 55/3 (PART), 56, 57/3, 58/1,58/2, P. H. NO. - 73, MOUZA - PANJARI LODHI, TAL. - NAGPUR (GRAMIN), DIST.- NAGPUR.
BELONGING TO - 1) SHRI. KRISHNAKUMAR MANNILAL GUPTA
2) RENAISANCE ENTERPRISES PVT. LTD.

OWNER'S SIGN :	ARCHITECT'S SIGN :
1) SHRI. KRISHNAKUMAR MANNILAL GUPTA 2) RENAISANCE ENTERPRISES PVT. LTD. THROUGH DIRECTOR SHRI. KRISHNAKUMAR MANNILAL GUPTA	UMESH M. LAMGE B. Arch. (Hons) ARCHITECTS & INTERIOR DESIGNERS Reg. No. CA/95/18007 NMC Lic. No.:- R-60 NIT Lic. No.:- 695 UMESH M. LAMGE B. ARCH. ARCHITECT & INTERIOR DESIGNER 402, DAYA CHAMBERS, AJNI SQ., WARDHA ROAD, NAGPUR

PLOT AREA CALCULATIONS

Nos.	Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (Sq.m.)	Net Area (Sq.m.)	Net Plot Area For FSI (Sq. M.)	No of Plots	Total Net Area (Sq.M.)	Total Net Plot Area For FSI (SQ.M.)	Total Additional FSI	Total Additional FSI
	A	B	C	D	E=(C-D)	F=(E*K)	G	H=E*G	I=F*G	J=E*Y	K=G*J
1	1	1/2(14.30+12.45)x32.85 + 1/2(8.65+7.50)x15.30	562.90		562.90	777.36	1	562.90	777.3649	18.2943	18.2943
2	2	1/2(140.05+42.40)x16.55	682.27		682.27	942.21	1	682.27	942.2149	22.1738	22.1738
3	3	1/2(42.40+44.65)x15.90	692.04		692.04	955.71	1	692.04	955.7072	22.4913	22.4913
4	4	1/2 (23.15x22.35)95.85 + 1/2(13.15+10.80)x7.25+ 1/2(10.80)7.20+ 23.15 X 13.35	563.19		563.19	777.76	1	563.19	777.7600	18.3037	18.3037
5	5	15.00 X 33.15+ 1/2 X 15.00 X 10.05	572.63		572.63	790.80	1	572.63	790.7951	18.6103	18.6103
6	6	1/2(30.20+33.15)x4.45 + 1/2(33.15+34.20)x11.95	543.36		543.36	750.38	1	543.36	750.3802	17.6592	17.6592
7	7	1/2(34.20+35.70)x16.40	573.18	18.99	554.19	765.34	1	554.19	765.3364	18.0112	18.0112
8	8	1/2(30.30+31.50)x15.20 + 1/2(31.50+31.60)x4.70	616.44	18.99	597.45	825.07	1	597.45	825.0700	19.4171	19.4171
9	9	1/2(31.60+31.85)x16.00	507.60		507.60	700.99	1	507.60	700.9900	16.4970	16.4970
10	10	1/2(31.85+32.15)x16.00	512.00		512.00	707.07	1	512.00	707.0720	16.6400	16.6400
11	11	1/2(32.15+32.45)x16.00	516.80		516.80	713.708	1	516.80	713.7068	16.7960	16.7960
12	12	1/2(14.35+15.10)x36.15	532.30		532.30	735.100	1	532.30	735.1000	17.2998	17.2998
13	13	1/2(11.05+11.50)x20.40	230.01		230.01	317.6438	1	230.01	317.6438	7.4753	7.4753
14	14 TO 18 24 TO 30 33 TO 37 60 TO 64 67 TO 69	10.50x20.40	214.20		214.20	295.81	23	4926.60	6803.6346	6.9615	160.1145
15	20, 21	13.00x32.80	426.40		426.40	588.85	2	852.80	1177.7000	13.8580	27.7160
16	22	32.80x13.80	452.64	9.61	443.03	611.82	1	443.03	611.8244	14.3985	14.3985
17	19 ,25 ,26 ,59,66	19.90x20.40	405.96	9.61	396.35	547.36	5	1981.75	2736.7968	12.8814	64.4069
18	23	15.00 X 26.80	402.00		402.00	555.1620	1	402.00	555.1620	13.0650	13.0650
19	24	19.00 X 22.30	423.70		423.70	585.13	1	423.70	585.1297	13.7703	13.7703
20	31	1/2(11.00+10.90)x20.40	223.38		223.38	308.49	1	223.38	308.4878	7.2599	7.2599
21	32	1/2(10.90+10.80)x20.40	221.34		221.34	305.67	1	221.34	305.6795	7.1936	7.1936
22	39 ,56	11.50x25.25	290.37	9.61	280.76	387.73	2	561.52	775.4591	9.1247	18.2494
23	47	1/2(11.60+13.10)x22.00	273.70		273.70	379.22	1	273.70	379.2217	8.8303	8.8303
24	40 TO 45	11.23x22.00	247.06		247.06	341.19	6	1482.36	2047.1392	8.0295	48.1767
25	46	11.37x22.00	250.14		250.14	345.44	1	250.14	345.4413	8.1296	8.1296
26	48	1/2(11.70+13.10)x20.90+ 1/2(11.10+13.30)X1.10	273.79	273.79	378.10	1	273.79	378.1040	8.8982	8.8982	
27	49 TO 55	11.45x22.00	251.90		251.90	347.87	7	1763.30	2435.1173	8.1868	57.3073
28	57 ,58	10.50x25.25	265.12		265.12	366.13	2	530.24	732.2614	8.6164	17.2328
29	65	1/2(10.65+10.75)x20.40	218.28		218.28	301.44	1	218.28	301.4447	7.0941	7.0941
30	70	20.40x7.60 + 1/2(20.40+20.50)X2.90	214.34		214.34	296.00	1	214.34	296.0035	6.9661	6.9661
31	71	1/2(20.50+21.30)x30.50	219.45		219.45	303.06	1	219.45	303.0605	7.1321	7.1321
32	72	1/2(21.30+22.00)x30.65	230.57		230.57	318.4172	1	230.57	318.4172	7.4935	7.4935
33	73	1/2(16.25+17.15)x15.00	250.50		250.50	345.94	1	250.50	345.9405	8.1413	8.1413
34	74 TO 83	10.00 X 15.00	150.00		150.00	207.15	10	1500.00	2071.5000	4.8750	48.7500
35	84	1/2(19.05+20.60)x15.00	297.37		297.37	410.67	1	297.37	410.6680	9.6645	9.6645
36	85	1/2(14.30+12.35)x18.80	250.51	7.72	242.79	335.29	1	242.79	335.2930	7.8907	7.8907
37	86, 87, 106, 107	10.55x18.80	198.34		198.34	273.91	4	793.36	1095.6302	6.4491	25.7942
38	88, 105	9.05x18.80	170.14		170.14	234.96	2	340.28	469.9267	5.5295	11.0591
39	89 TO 95, 98 TO 104	9.80x18.80	184.24		184.24	254.44	14	2579.36	3562.0962	5.9878	83.8292
40	96	1/2(11.60+11.25)x18.80	214.79		214.79	296.62	1	214.79	296.6250	6.9807	6.9807
41	97	1/2(11.25+10.95)x18.80	208.68		208.68	288.1871	1	208.68	288.1871	6.7821	6.7821
42	108 , 133	1/2(12.35+10.40)x18.80	213.85	7.72	206.13	284.67	2	412.26	569.3311	6.6992	13.3985
43	109	1/2(11.70+10.15)x24.00	262.20	7.72	254.48	351.44	1	254.48	351.4369	8.2706	8.2706
44	110 TO 119 122 TO 131	9.20x18.80	172.96		172.96	238.86	20	3459.20	4777.1552	5.6212	112.4240
45	120	1/2(11.35+11.00)x18.80	210.09		210.09	290.13	1	210.09	290.1343	6.8279	6.8279
46	121	1/2(11.00+10.70)x18.80	203.98		203.98	281.6964	1	203.98	281.6964	6.6294	6.6294
47	132	1/2(11.20+9.50)x21.80	225.63	7.72	217.91	300.93	1	217.91	300.9317	7.0821	7.0821
48	134 TO 143	9.30x18.80	171.08		171.08	236.26	10	1710.80	2362.6148	5.5601	55.6010
49	144	1/2(9.25+8.95)x18.80	171.08		171.08	236.2615	1	171.08	236.2615	5.5601	5.5601
50	145	1/2(11.05+8.00)x16.00	152.40		152.40	210.46	1	152.40	210.4644	4.9530	4.9530
51	146 TO 155	8.40x16.00	134.40		134.40	185.61	10	1344.00	1856.0640	4.3680	43.6800
52	156	9.30x16.00	148.80	7.72	141.08	194.83	1	141.08	194.8315	4.5851	4.5851
53	157	11.00x24.00	264.00	9.61	254.39	351.3126	1	254.39	351.3126	8.2677	8.2677
54	158 TO 165	10.50X24.00	252.00		252.00	348.01	8	2016.00	2784.0960	8.1900	65.5200
55	166	1/2(17.50+18.30)x7.00 + 18.30x5.20 + 1/2(6.30+5.20)x5.70	253.23		253.23	349.71	1	253.23	349.7106	8.2300	8.2300
56	167	1/2(17.50+16.30)x10.50 + 16.30x3.40 + 1/2(7.40+7.15)x3.40	257.60		257.60	355.75	1	257.60	355.7456	8.3720	8.3720
57	168	1/2(23.70+24.70)x12.50	302.50		302.50	417.75	1	302.50	417.7525	9.8313	9.8313
58	169	1/2(24.70+25.70)x12.50	313.00		313.00	435.02	1	313.00	435.0250	10.2375	10.2375
59	170	1/2(25.70+26.70)x12.50	327.50		327.50	452.2775	1	327.50	452.2775	10.6438	10.6438
60	171	1/2(26.70+27.75)x13.05	355.28		355.28	490.64	1	355.28	490.6417	11.5466	11.5466
61	172	1/2(27.75+28.85)x13.80	390.54		390.54	539.35	1	390.54	539.3357	12.6926	12.6926
62	173	1/2(28.85+30.00)x13.80	406.06		406.06	560.77	1	406.06	560.7689	13.1970	13.1970
63	174	1/2(30.00+31.10)x13.80	421.59		421.59	582.2158	1	421.59	582.2158	13.7017	13.7017
64	175	1/2(31.10+32.20)x13.80	436.77		436.77	603.18	1	436.77	603.1794	14.1950	14.1950
65	176	1/2(32.20+33.30)x13.80	451.95		451.95	624.14	1	451.95	624.1430	14.6884	14.6884
66	177	1/2(33.30+34.40)x13.80	467.13		467.13	645.1065	1	467.13	645.1065	15.1817	15.1817
67	178	1/2(12.15+11.05)x25.00	290.00		290.00	400.49	1	290.00	400.4900	9.4250	9.4250
68	179, 180	11.50x25.00	287.50		287.50	397.04	2	575.00	794.0750	9.3438	18.6875
69	181	15.80x25.00	395.00	9.61	385.39	532.22	1	385.39	532.2236	12.5252	12.5252
70	182 , 183	13.15x24.90	327.43	9.61	317.82	438.91	2	635.64	877.8188	10.3292	20.6583
71	183 TO 192	11.00x24.90	273.90		273.90	378.26	10	2739.00	3782.5590	8.9018	89.0175
72	194	12.40x25.00	310.00	9.61	300.39	414.84	1	300.39	414.8386	9.7627	9.7627
73	195 TO 199 202 TO206	10.50x25.00	262.50		262.50	362.51	10	2625.00	3625.1250	8.5313	85.3125
74	200	10.10x25.00	252.50		252.50	348.70	1	252.50	348.7025	8.2063	8.2063
75	201	10.90x25.00	272.50		272.50	376.32	1	272.50	376.3225	8.8583	8.8583
76	207	12.00x25.00	300.00	9.61	290.39	401.0285	1	290.39	401.0285	9.4377	9.4377
77	208, 209, 277	9.90x22.00	217.80	7.72	210.08	290.12	3	630.24	870.3614	6.8276	20.4828
78	209 TO 222 262 TO 275 278 TO 291	9.30x22.00	204.60		204.60	282.55	42	8593.20	11867.2092	6.6995	279.2790
79	223, 261, 292	10.70x22.00	235.40	7.72	227.68	314.43	3	683.04	943.2782	7.3996	22.1988
80	224, 237	10.55x22.10	233.15	7.72	225.43	311.32	2	450.86	622.6377	7.3265	14.6530
81	225 TO 236	9.60x22.10	212.16		212.16	292.99	12	2545.92	3515.9155	6.8953	82.7424
82	238	22.00x15.80	347.60	7.72	339.88	469.37	1	339.88	469.3743	11.0461	11.0461
83	239, 240	11.50x22.00	253.00		253.00	349.39	2	506.00	698.7800	8.2225	16.4450
84	241	1/2(13.30+12.15)x22.00	277.75		277.75	383.57	1	277.75	383.5728	9.0269	9.0269
85	242	1/2(9.00+9.95)x22.00	208.45		208.45	287.87	1	208.45	287.8695	6.7746	6.7746
86	243 TO 245 308 TO 310	10.00x22.00	220.00		220.00	303.82	6	1320.00	1822.9200	7.1500	42.9000
87	246 ,307	13.25x22.00	291.50	7.72	283.78	391.90	2	567.56	783.8004	9.2229	18.4457
88	247,260, 293, 306	10.55x22.00	232.10	7.72	224.38	309.87	4	897.52	1239.4751	7.2924	29.1694
89	248 TO 259 294 TO 305	9.60x22.00	211.20		211.20	291.67	24	5068.80	7000.0128	6.8640	164.7360
90	311	1/2(10.90+9.95)x22.00	229.35		229.35	316.73	1	229.35	316.7324	7.4539	7.4539
91	312	1/2(9.65+9.00)x14.80	138.38		138.38	191.10	1	138.38	191.1018	4.4974	4.4974
92	313 TO 316	8.90x14.80	131.72		131.72	181.91	4	526.88	727.6213	4.2809	17.1236
93	317	10.00x14.80	148.00	7.72	140.28	193.73	1	140.28	193.7267	4.5591	4.5591
94	318	1/2(10.30+9.65)x14.90	148.62		148.62	205.24	1	148.62	205.2442	4.8302	4.8302
95	319 TO 322	8.90x14.90	132.61		132.61	183.13	4	530.44	732.5376	4.3098	17.2393
96	323	10.00x14.90	149.00	7.72	141.28	195.11	1	141.28	195.1077	4.5916	4.5916
97	324	16.45x25.00	411.25	7.72	403.53	557.27	3	1210.59	1671.8192	13.1147	39.3441
98	325	1/2(13.75+12.70)x29.95	396.08		396.08	546.99	1	396.08	546.9865	12.8726	12.8726
99	326	1/2(15.85+14.95)x18.00	277.20		277.20	382.81	1	277.20	382.8132	9.0090	9.0090
100	327	15.85x18.00	285.30	7.72	277.58	383.3380	1	277.58	383.3380	9.0214	9.0214
101	328	15.15x18.15	274.97	7.72	267.25	369.07	1	267.25	369.0723	8.6856	8.6856
102	329	1/2(11.65+10.95)x23.65	267.24		267.24	369.06	1	267.24	369.0584	8.6853	8.6853
103	330	1/2(19.45+28.85)x12.00	349.80		349.80	483.0738	1	349.80	483.0738	11.3685	11.3685
104	331	1/2(28.85+28.35)x12.00	342.60		342.60	473.12	1	342.60	473.1806	11.1345	11.1345
105	332	1/2(28.25+27.65)x12.00	335.40		335.40	463.19	1	335.40	463.1874	10.9005	10.9005
106	333	1/2(27.65+27.90)x12.00	327.30		327.30	452.0293	1	327.30	452.0293	10.6568	10.6568
107	334	15.50x18.15	245.02	7.72	237.30	327.71	1	237.30	327.7113	7.7123	7.7123
108	335	1/2(10.85+10.10)x22.65	237.22		237.22	327.64	1	237.22	327.6423	7.7106	7.7106
109	336	1/2(11.30+12.15)x6.00+ 1/2(12.15+12.75)x13.50	225.82		225.82	311.58	1	225.82	311.5812	7.3327	7.3327
110	337	12.75x18.50	235.87	7.72	228.15	315.08	1	228.15	315.0752	7.4149	7.4149
111	338	1/2(22.50+23.95)x9.25	214.83		214.83	296.68	1	214.83	296.6802	6.9820	6.9820
112	339	1/2(21.05+22.50)x9.25	201.41		201.41	278.15	1	201.41	278.1472	6.5458	6.5458
113	340	1/2(19.60+21.05)x9.25	188.00		188.00	259.63	1	188.00	259.6280	6.1100	6.1100
114	341	1/2(8.80+19.15)x6.55 + 1/2(19.15+19.60)x2.70	176.59		176.59	243.87	1	176.59	243.8708	5.7392	5.7392
115	342	1/2(18.25+18.80)x9.25	171.35		171.35	236.63	1	171.35	236.6344	5.5689	5.5689
116	343	1/2(17.70+18.25)x9.25	166.26		166.26	229.61	1	166.26	229.6051	5.4035	5.4035
117	344	1/2(17.15+17.70)x9.25	161.18		161.18	222.59	1	161.18	222.5896	5.2384	5.2384
118	345	1/2(16.55+17.15)x9.25	155.86		155.86	215.24	1	155.86	215.2427	5.0655	5.0655
119	346	1/2(16.00+16.55)x9.25	150.54		150.54	207.8957	1	150.54	207.8957	4.8926	4.8926
120	347	1/2(15.45+16.00)x9.25	145.45		145.45	200.8665	1	145.45	200.8665	4.7271	4.7271
121	348	1/2(14.90+15.45)x9.25	140.36		140.36	193.847	1	140.36	193.8372	4.5617	4.5617
122	349	1/2(14.35+14.90)x9.25	135.28		135.28	186.8217	1	135.28	186.8217	4.3966	4.3966
123	350	1/2(13.80+14.35)x9.25	130.19		130.19	179.7924	1	130.19	179.7924	4.2312	4.2312
124	351	1/2(13.10+13.80)x12.05	152.07	7.72	154.35	213.1574	1	154.35	213.1574	5.0164	5.0164
						TOTAL	351	82691.79	114197.31	1135.62	2687.48