FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN FOR KH.NO. 28/1,28/2, P.NO. 04 OF VILLAGE MOUZA - LAVA, TAH. - NAGPUR (G) , DIST -NAGPUR

BELONGING TO :- M/S. SHREE REALTORS THROUGH PARTNER
1) SHRI. MANSUKLAL V. SAGLANI , 2) SMT. VISHAKHA A. WELEKAR,
3) SMT. POOJA A. BHAIYYA, 4) SMT. SMITA P. DHIRAN,
5) SHRI. GAURAV I. KHOSLA , 6) SHRI. SAURABH I. KHOSLA,
7) SUSHANT S. KHANGAR

ROAD WIDENING

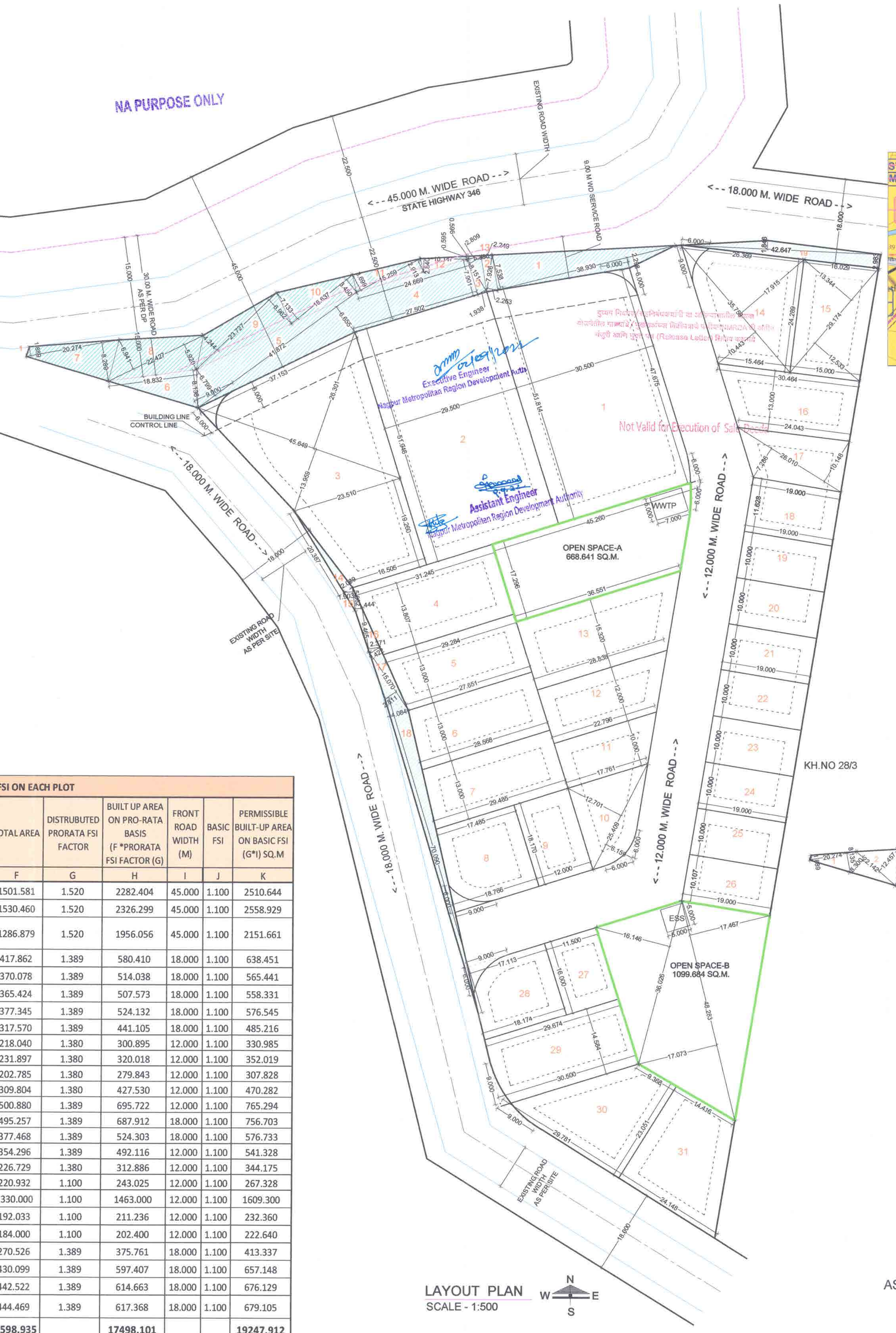
1)	0.5 * (7.538 + 2.298) * 38.930	=	191.457 SQ.M
2)	0.5 * (2.263 + 2.249) * 7.926	=	17.881 SQ.M
3)	0.5 * (1.938 + 2.809) * 8.151	=	19.346 SQ.M
4)	0.5 * (27.502 + 24.669) * 7.901	=	206.101 SQ.M
5)	0.5 * (6.799 + 6.655) * 41.872	=	281.672 SQ.M
6)	0.5 * (8.136 * 18.832)	=	76.608 SQ.M
	TOTAL	=	793.065 SQ.M.

नाक. / प्रस्तुत / निलंबीकारी / कार्या-1491/2022
नागपुर - 32 / एनएपी-४४/2022-2023
नीजा- लोकेट ता. 29-09-2022 (सु.)

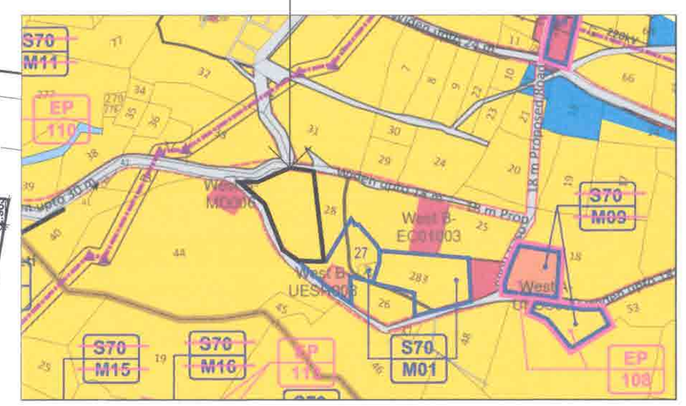
NA PURPOSE ONLY

DP ROAD WIDENING

7)	0.5 * (1.889 + 8.289) * 20.274	=	103.174 SQ.M
8)	0.5 * (5.920 + 6.941) * 22.427	=	144.216 SQ.M
9)	0.5 * (6.962 + 4.244) * 23.727	=	132.942 SQ.M
10)	0.5 * (3.450 + 7.133) * 16.637	=	88.034 SQ.M
11)	0.5 * (3.699 + 2.913) * 15.259	=	50.446 SQ.M
12)	0.5 * (0.595 +2.840) * 10.147	=	17.427 SQ.M
13)	0.5 * (0.596 * 5.380)	=	1.603 SQ.M
	TOTAL	=	536.842 SQ.M.
14)	0.5 * 20.387 * 2.089	=	21.294 SQ.M
15)	0.5 * (1.903 + 1.444) * 5.062	=	8.471 SQ.M
16)	0.5 * (1.462 + 2.371) * 9.465	=	18.139 SQ.M
17)	0.5 * (2.422 + 2.811) * 15.070	=	39.430 SQ.M
18)	0.5 * 70.090 * 4.084	=	143.123 SQ.M
19)	0.5 * (1.846 + 2.983) * 42.647	=	102.971 SQ.M
	ADDITION OF TANGENT	=	17.380 SQ.M.
	ADDITION OF TANGENT	=	11.770 SQ.M.
	TOTAL	=	362.578 SQ.M
	TOTAL	=	536.842 + 362.578 = 899.420 SQ.M.



LAYOUT PLAN
SCALE - 1:500

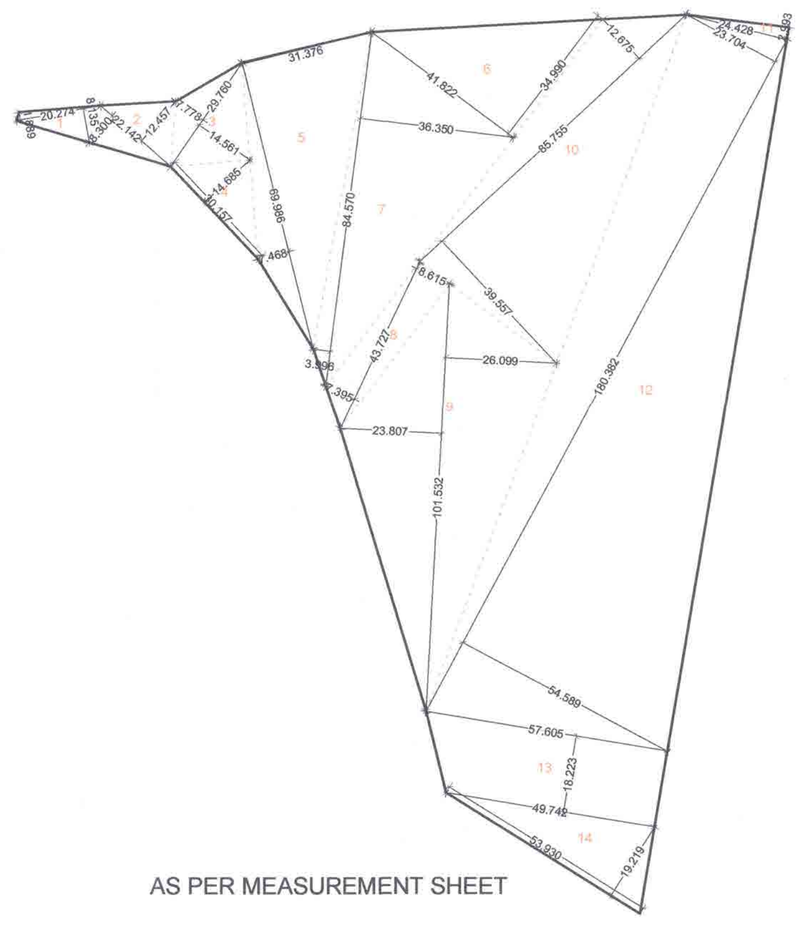


LOCATION PLAN
SCALE - N.T.S.

AS PER MEASUREMENT SHEET

1)	0.5 * (1.889 + 8.135) * 20.274	=	101.613 SQ.M.
2)	0.5 * (8.300 + 12.457) * 22.142	=	229.800 SQ.M.
3)	0.5 * (7.778 + 14.561) * 29.760	=	332.404 SQ.M.
4)	0.5 * 30.157 * 14.685	=	221.427 SQ.M.
5)	0.5 * (31.376 + 7.468) * 69.986	=	1359.268 SQ.M.
6)	0.5 * 41.822 * 34.990	=	731.675 SQ.M.
7)	0.5 * (36.350 + 3.996) * 84.570	=	1706.030 SQ.M.
8)	0.5 * (8.615 + 7.395) * 43.727	=	350.034 SQ.M.
9)	0.5 * (23.807 + 26.099) * 101.532	=	2533.527 SQ.M.
10)	0.5 * (12.675 + 39.557) * 85.755	=	2239.577 SQ.M.
11)	0.5 * 24.428 * 2.993	=	36.556 SQ.M.
12)	0.5 * (23.704 + 54.589) * 180.382	=	7061.323 SQ.M.
13)	0.5 * (57.605 + 49.742) * 18.223	=	978.092 SQ.M.
14)	0.5 * 53.930 * 19.219	=	518.240 SQ.M.
	TOTAL	=	18399.566 SQ.M.

KH.NO 28/3



AS PER MEASUREMENT SHEET

	AREA STATEMENTS :		
1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)		
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	=	18400.000 SQ.M (0.92+0.92 H)
	B) AS PER MEASUREMENT SHEET	=	18399.566 SQ.M
	C) AS PER SITE	=	18399.566 SQ.M
2	DEDUCTIONS FOR :		
	A) PROPOSED D.P/ D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING	=	899.420 SQ.M
	B) AREA NOT UNDER LAYOUT	=	0.000 SQ.M
	TOTAL A+B	=	899.420 SQ.M
3	BALANCE AREA OF PLOT (1- 2)	=	17500.146 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
5	NET PLOT AREA (3- 4C)	=	17500.146 SQ.M (100%)
6	RECREATIONAL OPEN SPACE :		
	A) REQUIRED	=	1750.014 SQ.M
	B) PROPOSED	=	1768.325 SQ.M
7	INTERNAL ROAD AREA	=	2279.821 SQ.M
8	SERVICE ROAD / HIGHWAY WIDENING	=	793.065 SQ.M
9	PLOTABLE AREA	=	12598.935 SQ.M
10	SPACE FOR E.S.S. & W.W.T.P.	=	60.000 SQ.M.
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS=(5/9)	=	1.389

OPEN SPACE

OPEN SPACE - A

1)	0.5 *(45.260 + 36.551) *17.296	=	707.501 SQ.M.
	DEDUCTION FOR S.T.P.	= 5 * 7 =	35.000 SQ.M
	HALF TANGENT DEDUCTION 7.72/2 =		3.860 SQ.M
	TOTAL	=	668.641 SQ.M

OPEN SPACE - B

2)	0.5 * 36.026 * 16.146	=	290.837 SQ.M.
3)	0.5 * (17.467 + 17.073) * 48.283	=	833.847 SQ.M.
	DEDUCTION FOR E.S.S.	= 5 * 5 =	25.000 SQ.M
	TOTAL	=	1099.684 SQ.M.
	TOTAL (A + B)	=	1768.325 SQ.M.

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	DISTRUBUTED PRORATA FSI FACTOR	BUILT UP AREA ON PRO-RATA BASIS (F *PRORATA FSI FACTOR (G)	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	K
1	0.5*(47.675 + 51.814)*30.500	1517.207	15.626	1501.581	1	1501.581	1.520	2282.404	45.000	1.100	2510.644
2	0.5*(51.814 + 51.946)*29.500	1530.460	0.000	1530.460	1	1530.460	1.520	2326.299	45.000	1.100	2558.929
3	0.5*(26.301 + 13.959)*45.649 + 0.5*(23.510 + 16.505)*19.260	1304.259	17.380	1286.879	1	1286.879	1.520	1956.056	45.000	1.100	2151.661
4	0.5*(31.245 + 29.284)*13.807	417.862	0.000	417.862	1	417.862	1.389	580.410	18.000	1.100	638.451
5	0.5*(29.284 + 27.651)*13.000	370.078	0.000	370.078	1	370.078	1.389	514.038	18.000	1.100	565.441
6	0.5*(27.651 + 28.568)*13.000	365.424	0.000	365.424	1	365.424	1.389	507.573	18.000	1.100	558.331
7	0.5*(28.568 + 29.485)*13.000	377.345	0.000	377.345	1	377.345	1.389	524.132	18.000	1.100	576.545
8	0.5*(17.485 + 18.766)*18.170	329.340	11.770	317.570	1	317.570	1.389	441.105	18.000	1.100	485.216
9	12.000 * 18.170	218.040	0.000	218.040	1	218.040	1.380	300.895	12.000	1.100	330.985
10	0.5*(12.701 + 6.159)*25.409	239.607	7.710	231.897	1	231.897	1.380	320.018	12.000	1.100	352.019
11	0.5*(17.761 + 22.796)*10.000	202.785	0.000	202.785	1	202.785	1.380	279.843	12.000	1.100	307.828
12	0.5*(22.796 + 28.838)*12.000	309.804	0.000	309.804	1	309.804	1.380	427.530	12.000	1.100	470.282
13	0.5*(28.838 + 36.551)*15.320	500.880	0.000	500.880	1	500.880	1.389	695.722	12.000	1.100	765.294
14	0.5*(10.443 + 17.915)*35.759	507.027	11.770	495.257	1	495.257	1.389	687.912	18.000	1.100	756.703
15	0.5*(13.344 + 12.533)*29.174	377.468	0.000	377.468	1	377.468	1.389	524.303	18.000	1.100	576.733
16	0.5*(30.464 + 24.043)*13.000	354.296	0.000	354.296	1	354.296	1.389	492.116	12.000	1.100	541.328
17	0.5*(7.286 + 10.148)*26.010	226.729	0.000	226.729	1	226.729	1.380	312.886	12.000	1.100	344.175
18	11.628 * 19.000	220.932	0.000	220.932	1	220.932	1.100	243.025	12.000	1.100	267.328
19 TO 25	10.000 * 19.000	190.000	0.000	190.000	7	1330.000	1.100	1463.000	12.000	1.100	1609.300
26	10.107 * 19.000	192.033	0.000	192.033	1	192.033	1.100	211.236	12.000	1.100	232.360
27	11.500 * 16.000	184.000	0.000	184.000	1	184.000	1.100	202.400	12.000	1.100	222.640
28	0.5*(17.113 + 18.174)*16.000	282.296	11.770	270.526	1	270.526	1.389	375.761	18.000	1.100	413.337
29	0.5*(30.500 + 29.674)*14.584	438.789	8.690	430.099	1	430.099	1.389	597.407	18.000	1.100	657.148
30	0.5*(29.781 + 9.368)*23.051	451.212	8.690	442.522	1	442.522	1.389	614.663	18.000	1.100	676.129
31	0.5*(14.416 + 24.148)*23.051	444.469	0.000	444.469	1	444.469	1.389	617.368	18.000	1.100	679.105
		TOTAL			31	12598.935		17498.101			19247.912

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BE ME ON 03-03-2022 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. SHREE REALTORS THROUGH PARTNER,
1) SHRI. MANSUKLAL V. SAGLANI , 2) SMT. VISHAKHA A. WELEKAR, 3) SMT. POOJA A. BHAIYYA, 4) SMT. SMITA P. DHIRAN
5) SHRI. GAURAV I. KHOSLA , 6) SHRI. SAURABH I. KHOSLA, 7) SUSHANT S. KHANGAR

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE
Ar. Dhananjay Thakre
NHRDA Lic. No. 441
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
12-05-2022	LAY-02	1:500	KR	DH	

LEGEND :
KHASARA BOUNDRY SHOWN IN
OPEN SPACE SHOWN IN
ROAD WIDENING SHOWN IN

WAVE
DESIGNERS & PLANNERS
flat no.G-6,Cheenab Apt.Chunnabhatti Road,
Near Ajni Sq.Nagpur-440003