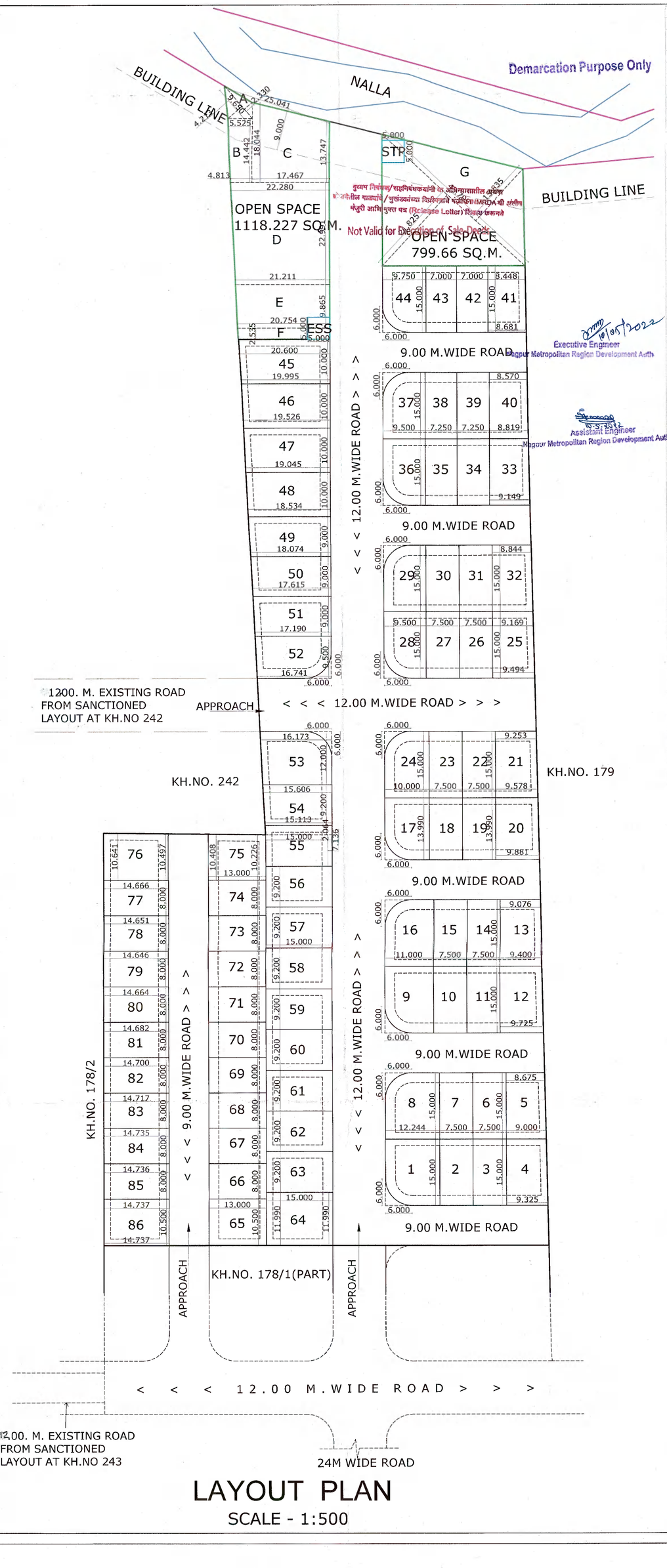
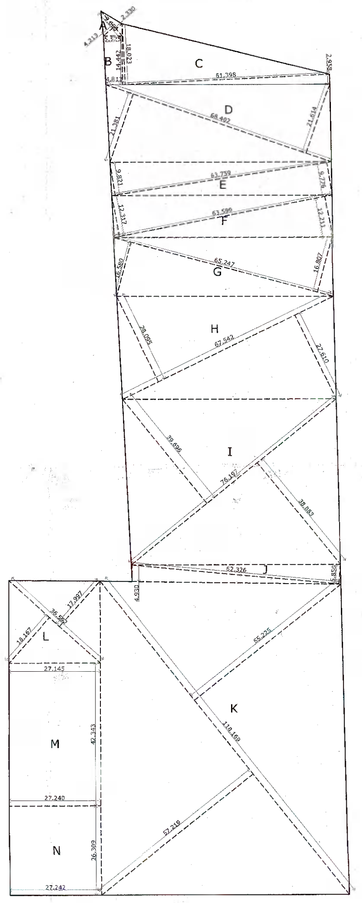


LAYOUT PLAN

SCALE - 1:500

PLOT. NO	PLOT SIZE								PLOT AREA SQ.M.	CORNER ROUNDING AREA OF ROAD (IF ANY)	REMAINING PLOT AREA IN SQ.M.		PRO-RATA F.S.I. FACTOR	B/UP AREA ON PRO-RATA BASIS ie. (D X E)	FRONT ROAD WIDTH (M.)	BASIC F.S.I.	PERMISSIBLE B/UP AREA ON BASIC FSI (F X H)	NO.OF PLOTS	NET AREA IN SQ.M.	NET PLOT AREA FOR FSI (SQ.M)
A									B	C	D		E	F	G	H	I	J	K	L
1		X		+		12.244	X	15.000	= 183.660	7.720	175.940	X	1.692	297.690	12.00/9.00	1.100	327.460	1	175.940	297.690
2 & 3		X		+		7.500	X	15.000	= 112.500	0.000	112.500	X	1.692	190.350	9.000	1.100	209.385	2	225.000	380.700
4	1/2	X	9.000	+	9.325	9.163	X	15.000	= 137.438	0.000	137.438	X	1.692	232.544	9.000	1.100	255.799	1	137.438	232.544
5	1/2	X	9.000	+	8.675	8.838	X	15.000	= 132.563	0.000	132.563	X	1.692	224.296	9.000	1.100	246.725	1	132.563	224.296
6 & 7		X		+		7.500	X	15.000	= 112.500	0.000	112.500	X	1.692	190.350	9.000	1.100	209.385	2	225.000	380.700
8		X		+		12.244	X	15.000	= 183.660	7.720	175.940	X	1.692	297.690	12.00/9.00	1.100	327.460	1	175.940	297.690
9		X		+		11.000	X	15.000	= 165.000	7.720	157.280	X	1.692	266.118	12.00/9.00	1.100	292.730	1	157.280	266.118
10 & 11		X		+		7.500	X	15.000	= 112.500	0.000	112.500	X	1.692	190.350	9.000	1.100	209.385	2	225.000	380.700
12	1/2	X	9.400	+	9.725	9.563	X	15.000	= 143.438	0.000	143.438	X	1.692	242.696	9.000	1.100	266.966	1	143.438	242.696
13	1/2	X	9.400	+	9.076	9.238	X	15.000	= 138.570	0.000	138.570	X	1.692	234.460	9.000	1.100	257.906	1	138.570	234.460
14 & 15		X		+		7.500	X	15.000	= 112.500	0.000	112.500	X	1.692	190.350	9.000	1.100	209.385	2	225.000	380.700
16		X		+		11.000	X	15.000	= 165.000	7.720	157.280	X	1.692	266.118	12.00/9.00	1.100	292.730	1	157.280	266.118
17		X		+		10.000	X	13.990	= 139.900	7.720	132.180	X	1.692	223.649	12.00/9.00	1.100	246.013	1	132.180	223.649
18 & 19		X		+		7.500	X	13.990	= 104.925	0.000	104.925	X	1.692	177.533	9.000	1.100	195.286	2	209.850	355.066
20	1/2	X	9.578	+	9.881	9.730	X	13.990	= 136.116	0.000	136.116	X	1.692	230.308	9.000	1.100	253.339	1	136.116	230.308
21	1/2	X	9.578	+	9.253	9.416	X	15.000	= 141.233	0.000	141.233	X	1.692	238.965	9.000	1.100	262.862	1	141.233	238.965
22 & 23		X		+		7.500	X	15.000	= 112.500	0.000	112.500	X	1.692	190.350	9.000	1.100	209.385	2	225.000	380.700
24		X		+		10.000	X	15.000	= 150.000	7.720	142.280	X	1.692	240.738	12.00/9.00	1.100	264.812	1	142.280	240.738
25	1/2	X	9.169	+	9.494	9.332	X	15.000	= 139.973	0.000	139.973	X	1.692	236.833	12.000	1.100	260.517	1	139.973	236.833
26 & 27		X		+		7.500	X	15.000	= 112.500	0.000	112.500	X	1.692	190.350	12.000	1.100	209.385	2	225.000	380.700
28		X		+		9.500	X	15.000	= 142.500	7.720	134.780	X	1.692	228.048	12.00/12.0	1.100	250.853	1	134.780	228.048
29		X		+		9.500	X	15.000	= 142.500	7.720	134.780	X	1.692	228.048	12.00/12.0	1.100	250.853	1	134.780	228.048
30 & 31		X		+		7.500	X	15.000	= 112.500	0.000	112.500	X	1.692	190.350	9.000	1.100	209.385	2	225.000	380.700
32	1/2	X	9.169	+	8.844	9.007	X	15.000	= 135.098	0.000	135.098	X	1.692	228.585	9.000	1.100	251.443	1	135.098	228.585
33	1/2	X	9.149	+	8.819	8.984	X	15.000	= 134.760	0.000	134.760	X	1.692	228.014	9.000	1.100	250.815	1	134.760	228.014
34 & 35		X		+		7.250	X	15.000	= 108.750	0.000	108.750	X	1.692	184.005	9.000	1.100	202.406	2	217.500	368.010
36		X		+		9.500	X	15.000	= 142.500	7.720	134.780	X	1.692	228.048	12.000/9.00	1.100	250.853	1	134.780	228.048
37		X		+		9.500	X	15.000	= 142.500	7.720	134.780	X	1.692	228.048	12.000/9.00	1.100	250.853	1	134.780	228.048
38 & 39		X		+		7.250	X	15.000	= 108.750	0.000	108.750	X	1.692	184.005	9.000	1.100	202.406	2	217.500	368.010
40	1/2	X	8.570	+	8.819	8.695	X	15.000	= 130.418	0.000	130.418	X	1.692	220.666	9.000	1.100	242.733	1	130.418	220.666
41	1/2	X	8.681	+	8.448	8.565	X	15.000	= 128.468	0.000	128.468	X	1.692	217.367	9.000	1.100	239.104	1	128.468	217.367
42 & 43		X		+		7.000	X	15.000	= 105.000	0.000	105.000	X	1.692	177.660	9.000	1.100	195.426	2	210.000	355.320
44		X		+		9.750	X	15.000	= 146.250	7.720	138.530	X	1.692	234.393	12.000/9.00	1.100	257.832	1	138.530	234.393
45	1/2	X	20.600	+	19.995	20.298	X	10.000	= 202.975	0.000	202.975	X	1.692	343.434	12.000	1.100	377.777	1	202.975	343.434
46	1/2	X	19.995	+	19.526	19.761	X	10.000	= 197.605	0.000	197.605	X	1.692	334.348	12.000	1.100	367.782	1	197.605	334.348
47	1/2	X	19.526	+	19.045	19.286	X	10.000	= 192.855	0.000	192.855	X	1.692	326.311	12.000	1.100	358.942	1	192.855	326.311
48	1/2	X	19.045	+	18.534	18.790	X	10.000	= 187.895	0.000	187.895	X	1.692	317.918	12.000	1.100	349.710	1	187.895	317.918
49	1/2	X	18.534	+	18.074	18.304	X	9.000	= 164.736	0.000	164.736	X	1.692	278.733	12.000	1.100	306.607	1	164.736	278.733
50	1/2	X	18.074	+	17.615	17.845	X	9.000	= 160.601	0.000	160.601	X	1.692	271.736	12.000	1.100	298.910	1	160.601	271.736
51	1/2	X	17.615	+	17.190	17.403	X	9.000	= 156.623	0.000	156.623	X	1.692	265.005	12.000	1.100	291.506	1	156.623	265.005
52	1/2	X	17.190	+	16.741	16.966	X	9.500	= 161.172	7.720	153.452	X	1.692	259.641	12.00/12.0	1.100	285.605	1	153.452	259.641
53	1/2	X	16.173	+	15.606	15.890	X	12.000	= 190.674	7.720	182.954	X	1.692	309.558	12.00/12.0	1.100	340.514	1	182.954	309.558
54	1/2	X	15.606	+	15.113	15.360	X	9.200	= 141.307	0.000	141.307	X	1.692	239.092	12.000	1.100	263.001	1	141.307	239.092
55	1/2	X	15.113	+	15.000	15.057	X	2.064	= 31.077	0.000	138.117	X	1.692	233.693	12.000	1.100	257.063	1	138.117	233.693
	1/2	X		+		15.000	X	7.136	= 107.040											
56 TO 63		X		+		9.200	X	15.000	= 138.000	0.000	138.000	X	1.692	233.496	12.000	1.100	256.846	8	1104.000	1867.968
64		X		+		11.990	X	15.000	= 179.850	0.000	179.850	X	1.692	304.306	12.000	1.100	334.737	1	179.850	304.306
65		X		+		10.500	X	13.000	= 136.500	0.000	136.500	X	1.692	230.958	9.000	1.100	254.054	1	136.500	230.958
66 TO 74		X		+		8.000	X	13.000	= 104.000	0.000	104.000	X	1.692	175.968	9.000	1.100	193.565	9	936.000	1583.712
75	1/2	X	10.408	+	10.226	10.317	X	13.000	= 134.121	0.000	134.121	X	1.692	226.933	9.000	1.100	249.626	1	134.121	226.933
76	1/2	X	10.497	+	10.641	10.569	X	14.666	= 155.005	0.000	155.005	X	1.692	262.268	9.000	1.100	288.495	1	155.005	262.268
77	1/2	X	14.666	+	14.651	14.659	X	8.000	= 117.268	0.000	117.268	X	1.692	198.417	9.000	1.100	218.259	1	117.268	198.417
78	1/2	X	14.651	+	14.646	14.649	X	8.000	= 117.188	0.000	117.188	X	1.692	198.282	9.000	1.100	218.110	1	117.188	198.282
79	1/2	X	14.646	+	14.664	14.655	X	8.000	= 117.240	0.000	117.240	X	1.692	198.370	9.000	1.100	218.207	1	117.240	198.370
80	1/2	X	14.664	+	14.682	14.673	X	8.000	= 117.384	0.000	117.384	X	1.692	198.614	9.000	1.100	218.475	1	117.384	198.614
81	1/2	X	14.682	+	14.700	14.691	X	8.000	= 117.528	0.000	117.528	X	1.692	198.857	9.000	1.100	218.743	1	117.528	198.857
82	1/2	X	14.700	+	14.717	14.709	X	8.000	= 117.668	0.000	117.668	X	1.692	199.094	9.000	1.100	219.004	1	117.668	199.094
83	1/2	X	14.717	+	14.735	14.726	X	8.000	= 117.808	0.000	117.808	X	1.692	199.331	9.000	1.100	219.264	1	117.808	199.331
84	1/2	X	14.735	+	14.736	14.736	X	8.000	= 117.884	0.000	117.884	X	1.692	199.460	9.000	1.100	219.406	1	117.884	199.460
85	1/2	X	14.736	+	14.737	14.737	X	8.000	= 117.892	0.000	117.892	X	1.692	199.473	9.000	1.100	219.421	1	117.892	199.473
86	1/2	X		+		14.737	X	10.500	= 154.739	0.000	154.739	X	1.692	261.818	9.000	1.100	287.999	1	154.739	261.818
																	TOTAL	86	11283.664	19091.960

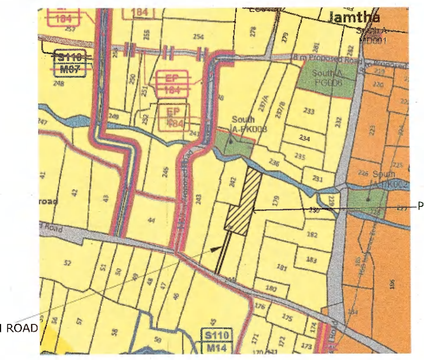


KEY PLAN FOR LAND AREA CALCULATION

SCALE - 1:1000

AREA UNDER OPEN SPACE												
A	1/2	X	2.330	+	4.213	3.2715	X	9.650	=	31.570	0	31.570
B	1/2	X	5.525	+	4.813	5.169	X	14.442	=	74.651	0	74.651
C	1/2	X	18.044	+	13.747	15.896	X	17.467	=	277.647	0	277.647
D	1/2	X	22.280	+	21.211	21.746	X	22.991	=	499.951	0	499.951
E	1/2	X	21.211	+	20.754	20.983	X	9.865	=	206.992	0	206.992
F	1/2	X	20.754	+	20.600	20.677	X	2.535	=	52.416	0	52.416
G	1/2	X	15.835	+	21.825	18.830	X	43.795	=	824.660	0	824.660
LESS AREA UNDER ESS & STP											0	50.000
										TOTAL		1917.887

AREA UNDER KHASARA NO-178/1 (PART)												
A	1/2	X	4.213	+	2.33	3.2715	X	9.650	=	31.570	0	31.570
B	1/2	X	5.525	+	4.813	5.169	X	14.442	=	74.651	0	74.651
C	1/2	X	18.023	+	2.958	10.491	X	61.398	=	644.096	0	644.096
D	1/2	X	21.614	+	21.381	21.498	X	68.402	=	1470.472	0	1470.472
E	1/2	X	9.776	+	9.821	9.7985	X	63.759	=	624.743	0	624.743
F	1/2	X	12.211	+	12.317	12.264	X	63.599	=	779.978	0	779.978
G	1/2	X	16.807	+	16.580	16.6935	X	65.247	=	1089.201	0	1089.201
H	1/2	X	28.095	+	27.610	27.8525	X	67.542	=	1881.214	0	1881.214
I	1/2	X	39.696	+	38.883	39.2895	X	76.197	=	2993.742	0	2993.742
J	1/2	X	4.930	+	5.850	5.390	X	62.326	=	335.937	0	335.937
K	1/2	X	55.225	+	57.219	56.222	X	118.169	=	6643.698	0	6643.698
L	1/2	X	17.997	+	18.167	18.082	X	36.592	=	661.657	0	661.657
M	1/2	X	27.145	+	27.240	27.193	X	42.343	=	1151.412	0	1151.412
N	1/2	X	27.240	+	27.242	27.241	X	26.309	=	716.683	0	716.683
										TOTAL		19099.052



D.P. PLAN

SHEET NO.

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. 178/1(PART) P.H.NO.42 MOUZA-JAMTHA .TAH.- NAGPUR (RURAL) - DISTT. NAGPUR.

BELONGING TO,

SHRI. ABHIMANYU MAROTRAO DHAGE

A	AREA STATEMENTS		UNIT
	1. Area of land *(Minimum area of **a, b, c** to be considered)*		
	a) As Per Ownership Document (7/12, CTS Extract)	19100.000	SQ.M.
	b) As Per Measurement Sheet (Including govt.share)	19099.052	SQ.M.
	d) As Per Site	19099.052	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)	19099.052	SQ.M.
	4. Amenity Space (if applicable)		
	(a) Required -	NA	SQ.M.
	(b) Adjustment of 2 (b),if any	000.00	SQ.M.
	(c) Balance Proposed -	0.000	SQ.M.
	5. Net Plot Area (3-4(c))	19099.052	
	6. Recreational Open Space (if applicable)		
	(a) Required - (10%)	1909.905	SQ.M.
	(b) Proposed - (10.4%)	1917.887	SQ.M.
	(C) Area under ESS & STP	50.000	SQ.M.
	7. Internal Road Area	5847.501	SQ.M.
	8. Service Road And Highway Widening	0.000	SQ.M.
	9. Plotable Area	11283.664	SQ.M.
	10.Pro-rata factor For FSI	1.692	SQ.M.

LEGEND : -

AREA UNDER KASARA BOUNDRY SHOWN IN
AREA UNDER AMENITY SPACE SHOWN IN
AREA UNDER OPEN SPACE SHOWN IN
AREA UNDER ESS & WTP SHOWN IN

OWNER :

SHRI. ABHIMANYU MAROTRAO DHAGE

ARCHITECT/LICENSED ENGINEER :

PAWAN RAVIPRASAD GUPTA
B.E. (CIVIL)
PLANNERS, BUILDERS AND DEVELOPERS
LIC. NO. N.I.T. 1969, N.M.R.D.A. 39, N.M.C. 380
OFF. :- SHOP NO. 113 SECOND FLOOR SHRIRAM SHYAM, TOWER, SADAR NAGPUR-440001.
EMAIL ID : pawan_r_gupta@yahoo.co.in
Mo.No.- 9923432949

N

DRG. NO.	SCALE	DATE	DRAWN BY
SUB-01	1 : 500	08 / 02 / 2022	G.KAWAS