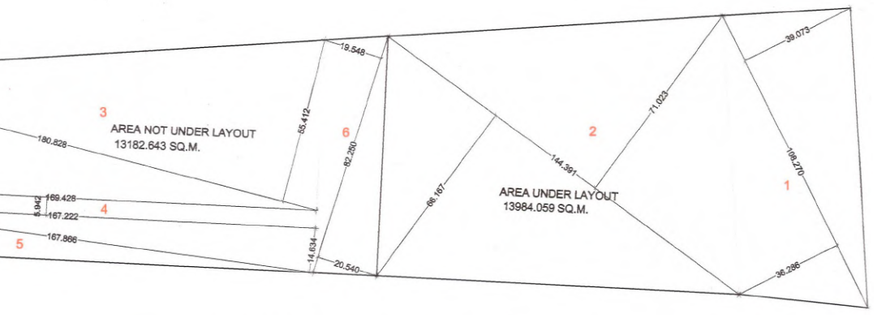
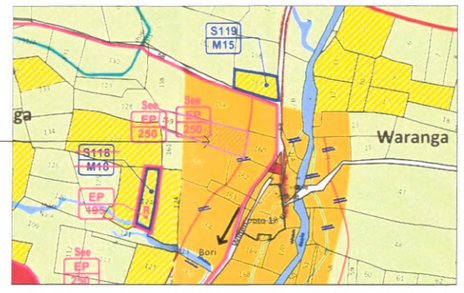
NA PURPOSE ONLY



LAYOUT PLAN
SCALE - 1:500



AREA AS PER MEASUREMENT SHEET



PROPOSED LAYOUT
KH. NO. 159 PART
DP SHEET NO. 118

LOCATION PLAN
SCALE - N.T.S.

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 (D*I) SQ.M
A	B	C	D	E	F	G	H	I	J	K
1	0.5*(8.320 + 10.076)*22.885	210.496	0.000	210.496	1	210.496	373.841	15.000	1.100	411.225
2	10.500 * 19.489	204.635	0.000	204.635	1	204.635	363.431	15.000	1.100	399.774
3	11.500 * 19.489	224.124	9.610	214.514	1	214.514	380.976	15.000	1.100	419.074
4,11	15.000 * 14.816	222.240	9.610	212.630	2	425.260	755.262	15.000	1.100	830.788
5 TO 9, 12 TO 16	15.000 * 7.250	108.750	0.000	108.750	10	1087.500	1931.400	9.000	1.100	2124.540
10	0.5*(9.430 + 11.109)*15.000	154.043	0.000	154.043	1	154.043	273.579	9.000	1.100	300.937
17	0.5*(7.750 + 9.430)*15.000	128.850	0.000	128.850	1	128.850	228.838	9.000	1.100	251.721
18	0.5*(9.220 + 10.689)*13.125	130.653	0.000	130.653	1	130.653	232.039	9.000	1.100	255.243
19 TO 22, 25 TO 28	7.620 * 13.125	100.013	0.000	100.013	8	800.104	1420.985	9.000	1.100	1563.083
23,24	16.639 * 13.125	218.387	9.610	208.777	2	417.554	741.575	15.000	1.100	815.733
29	0.5*(7.750 + 9.220)*13.125	111.366	0.000	111.366	1	111.366	197.785	9.000	1.100	217.564
30	0.5*(9.180 + 7.443)*15.000	124.673	0.000	124.673	1	124.673	221.418	9.000	1.100	243.560
31 TO 34	15.000 * 7.620	114.300	0.000	114.300	4	457.200	811.987	9.000	1.100	893.186
35	15.000 * 14.202	213.030	9.610	203.420	1	203.420	361.274	15.000	1.100	397.401
36 TO 43	12.920 * 15.500	200.260	0.000	200.260	8	1602.080	2845.294	15.000	1.100	3129.823
44	13.740 * 15.500	212.970	9.610	203.360	1	203.360	361.167	15.000	1.100	397.284
45	0.5*(15.800 + 16.511)*13.100	211.637	9.610	202.027	1	202.027	358.800	15.000	1.100	394.680
46	0.5*(16.511 + 17.156)*11.900	200.319	0.000	200.319	1	200.319	355.766	15.000	1.100	391.343
47	0.5*(8.585 + 9.834)*21.763	200.426	0.000	200.426	1	200.426	355.957	15.000	1.100	391.553
			TOTAL		47	7078.449	12571.374			13828.514

FINAL DEMARCATED RESIDENTIAL LAYOUT ON KH. NO.159 P
P.NO. 70, OF VILLAGE MOUZA - WARANGA, TAH. - NAGPUR (

BELONGING TO :- SMT.NANDA DILIP POHEKAR

1	AREA STATEMENTS :	
	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)	
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	= 284
	B) AS PER MEASUREMENT SHEET	= 27
	C) AS PER SITE	= 27
2	DEDUCTIONS FOR :	
	A) PROPOSED D.P/ D.P. ROAD WIDENING	=
	B) ANY D.P. RESERVATION AREA	=
	C) AREA NOT UNDER LAYOUT	= 1
	TOTAL A+B+C	= 1
3	BALANCE AREA OF PLOT (1- 2)	= 1
4	AMENITY SPACE :	
	A) REQUIRED 10%	= 1
	B) ADJUSTMENT OF 2(A), if any	=
	C) BALANCE PROPOSED 10.02%	= 1
5	NET PLOT AREA (3- 4C)	= 12
6	RECREATIONAL OPEN SPACE :	
	A) REQUIRED 10%	= 12
	B) PROPOSED 10.03%	= 1
7	INTERNAL ROAD AREA	= 4
8	SERVICE ROAD / HIGHWAY WIDENING	=
9	PLOTABLE AREA	= 70
10	AREA FOR E.S.S. & W.W.T.P.	=
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS=(5/9))	= 1.

AREA AS PER MEASUREMENT SHEET		OPEN SPACE	
AREA UNDER LAYOUT		1) 0.5 * (23.101 + 25.686)	
1) 0.5 * (39.073 + 36.286) * 108.270	= 4079.559 SQ.M	DEDUCTION OF E.S.S.	
2) 0.5 * (71.023 + 66.167) * 144.391	= 9904.500 SQ.M	DEDUCTION OF S.T.P	
A) TOTAL	= 13984.059 SQ.M		TO
AREA NOT UNDER LAYOUT		AMENITY SPACE	
3) 0.5 * (55.412 + 34.666) * 180.828	= 8144.312 SQ.M	1) 0.5 * (49.063+ 52.182	
4) 0.5 * (169.428 + 167.222) * 5.942	= 1000.187 SQ.M		
5) 0.5 * (13.833 + 14.634) * 167.866	= 2389.320 SQ.M		
6) 0.5 * (19.548 + 20.545) * 82.250	= 1648.824 SQ.M		
B) TOTAL	= 13182.643 SQ.M		
TOTAL (A + B)	= 27166.702 SQ.M		

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BE ME ON 05-09-20 A
THE DIMENSIONS OF SIDES ETC OF PLOT STATED ON PLAN ARE AS MEASURED ON SI
THE AREA SO WORKED OUT IS LESS THAN WITH THE AREA STATED IN THE DOCUME
OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY

OWNER (S) NAME AND SIGNATURE

Smt. N.D. Pohekar

SMT.NANDA DILIP POHEKAR

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

Er. Dhanraj S. Harshe
NMRDA Lic. No. 441
NIT Lic. No. 3000
Mob. No. 9158855005

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	REGISTRATION NO. / LIC LIC. ENG. / SUPERVISOR
10/08/2021	NE-01	1:500	KR	

LEGEND :

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

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