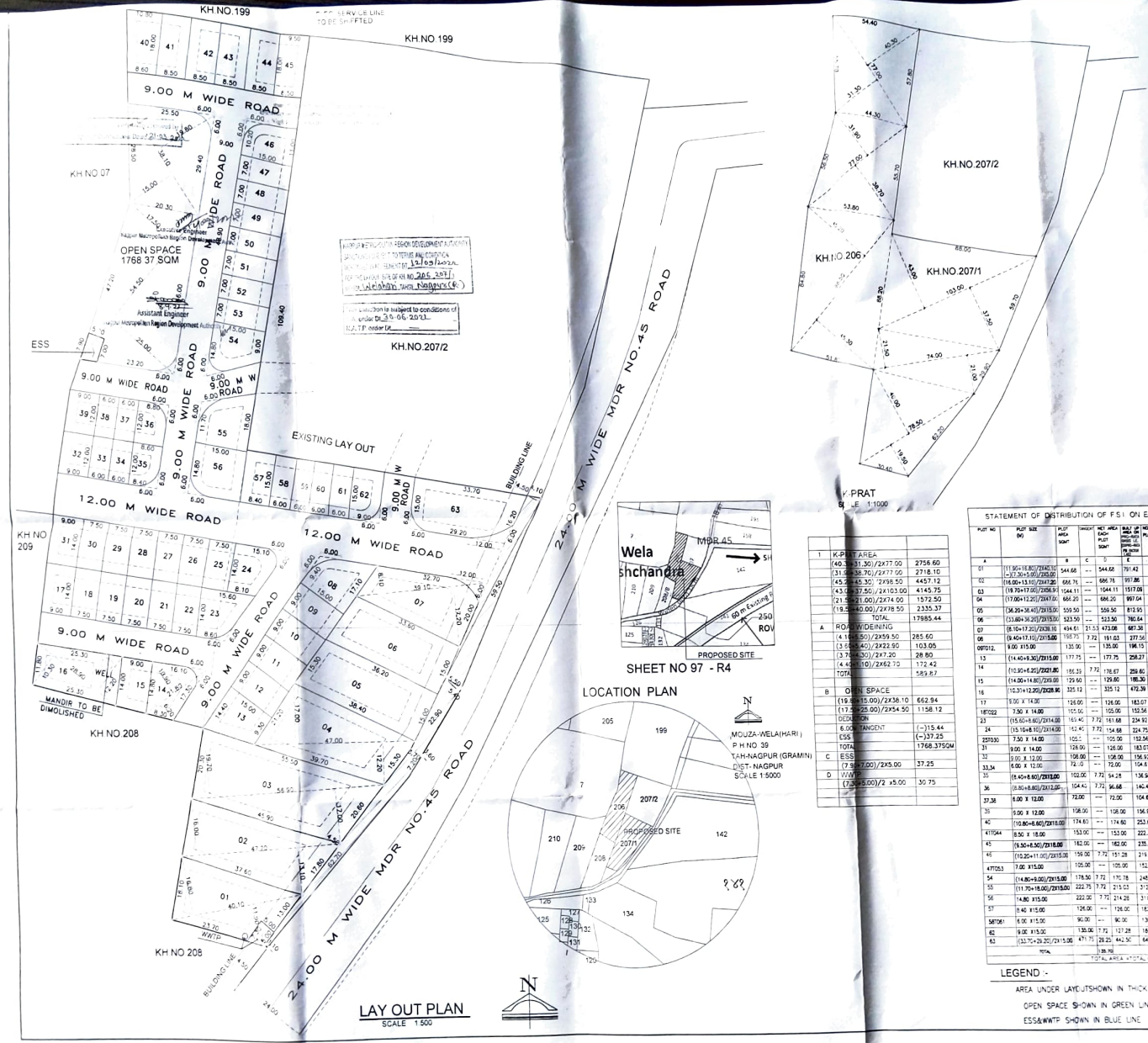
DEMARCATED RESIDENTIAL LAY OUT PLAN
ON KH NO 206,207/1,P.H.NO.39, MOUZA-WELA(HARI.) TAH-NAGPUR (GRAMIN) , DIST-NAGPUR

OWNER :- SHRI. SANJAY SHALIKRAM NANDWASHI

Stamps of Approval of Plans



1	K-PRAT AREA			
	(40.3+31.30)/2X77.00			2756.60
	(31.30+39.70)/2X77.00			2718.10
	(45.2+45.30)/2X98.50			4457.12
	(43.0+37.50)/2X103.00			4145.75
	(21.5+21.00)/2X74.00			1572.50
	(19.5+40.00)/2X78.50			2335.37
	TOTAL			17985.44
A	ROAD WIDEINING			
	(4.1+5.50)/2X59.50			285.60
	(3.6+5.40)/2X22.90			103.05
	(3.7+4.30)/2X7.20			28.80
	(4.4+5.10)/2X62.70			172.42
	TOTAL			589.87
B	OPEN SPACE			
	(19.6+15.00)/2X38.10			662.94
	(17.5+25.00)/2X54.50			1158.12
	DEDUCTION			
	6.00 X TANGENT			(-)15.44
	TOTAL			(-)37.25
	TOTAL			1768.37SQM
C	ESS			
	(7.5+7.00)/2X5.00			37.25
D	WWTP			
	(7.5+5.00)/2 x5.00			30.75

AREA STATEMENT

1.	AREA OF LAND Minimum area a,b,c, to be considered		
	a) as per ownership document (7/12,CTS extract (0.81+0.99=1.80+)	=	18000.00 SQMT
	b) as per measurment sheet	=	17985.44 SQMT
	c) as per site	=	17985.44 SQMT
2.	Deduction For		
	a) Proposed D.P.Road Widening area /serviceroad/ Highway widening	=	589.87 SQM
	b) Any D.P.Reservation area	=	NIL
	(c) Natural water course area	=	NIL
	Total (a+b+c)	=	589.87 SQMT
3.	Balance Area of land (1-2)	=	17395.57 SQMT (100.00%)
4.	Amenity space		
	a) Required = 0.00 SQMT (0.00%)		
	b) Adjustment of 2(b)if any		
	c) Balance Proposed = 0.00SQMT(00.00%)	=	0.00 SQMT (0.00%)
5.	Net Plot Area (3-4)	=	17395.57 SQMT
6	Recreational Open Space (if applicable)		
	a) Required = 1739.557 SQMT(10.00%)	=	1768.37 SQMT (10.17%)
	b) Proposed = 1741.12 SQMT (10.17%)		
	c) ESS&WWTP (37.25+30.75)	=	68.00 SQMT (0.39%)
7	Internal road area	=	3590.13 SQMT (20.64%)
8	Service Road & Highway Road Widening	=	
9	Plotable area	=	11959.07 SQMT (68.80%)
10	Pro-rata factor for FSI Calculation = (5/9)	=	1.453 SQMT (100.00%)

STATEMENT OF DISTRIBUTION OF F.S.I. ON EACH PLOT

PLOT NO.	PLOT SIZE (M)	PLOT AREA SQMT	SHAPE	NET AREA EACH PLOT SQMT	BALC. UP AREA OR VERANDAH UNDER I.E. PROJECTION OF ROOF SQMT	NO.OF PLOT	TOTAL AREA	NET PLOT AREA FOR F.S.I. SQMT	FRONT ROAD WIDTH	BASIC F.S.I.	PERMISSIBLE B.U.C.+P ON EACH PLOT SQMT
A	B	C	D	E			F	G	H		
01	(11.90+16.80)/2X40.10	544.68	--	544.68	791.42	1	544.68	791.42	24.00	1.10	870.56
02	(17.20+15.00)/2X55.00	686.76	--	686.76	997.86	1	686.76	997.86	24.00	1.10	1097.64
03	(19.70+17.00)/2X56.90	1044.11	--	1044.11	1517.09	1	1044.11	1517.09	24.00	1.10	1668.80
04	(17.00+12.20)/2X47.00	666.20	--	666.20	997.64	1	666.20	997.64	24.00	1.10	1096.75
05	(36.20+36.40)/2X15.00	559.50	--	559.50	812.95	1	559.50	812.95	24.00	1.10	894.24
06	(33.60+34.20)/2X15.00	523.50	--	523.50	760.64	1	523.50	760.64	24.00	1.10	836.71
07	(8.10+17.20)/2X38.10	494.61	21.53	473.08	687.36	1	473.08	687.36	24.00	1.10	756.12
08	(9.40+17.10)/2X15.00	198.75	7.72	191.03	277.56	1	191.03	277.56	9.00	1.10	305.32
09TO12,	9.00 X15.00	135.00	--	135.00	196.15	4	540.00	784.62	9.00	1.10	215.71
13	(14.40+9.30)/2X15.00	177.75	--	177.75	258.27	1	177.75	258.27	9.00	1.10	284.09
14	(10.90+6.20)/2X21.80	186.33	7.72	178.61	259.60	1	178.61	259.60	9.00	1.10	285.56
15	(14.00+14.80)/2X9.00	129.60	--	129.60	188.30	1	129.60	188.30	9.00	1.10	207.13
16	(10.30+12.20)/2X28.90	325.12	--	325.12	472.39	1	325.12	472.39	9.00	1.10	519.63
17	9.00 X 14.00	126.00	--	126.00	183.07	1	126.00	183.07	9.00	1.10	201.38
18TO22	7.50 X 14.00	105.00	--	105.00	152.56	5	525.00	762.82	9.00	1.10	167.82
23	(15.60+8.60)/2X14.00	169.40	7.72	161.68	234.92	1	161.68	234.92	9.00	1.10	258.41
24	(15.10+8.10)/2X14.00	162.40	7.72	154.68	224.75	1	154.68	224.75	9.00	1.10	247.22
25TO30	7.50 X 14.00	105.0	--	105.00	152.56	6	630.00	915.36	12.00	1.10	167.82
31	9.00 X 14.00	126.00	--	126.00	183.07	1	126.00	183.07	12.00	1.10	201.38
32	9.00 X 12.00	108.00	--	108.00	156.92	1	108.00	156.92	12.00	1.10	172.61
33,34	6.00 X 12.00	72.00	--	72.00	104.61	2	144.00	209.23	12.00	1.10	115.07
35	(8.40+8.60)/2X12.00	102.00	7.72	94.28	136.98	1	94.28	136.98	12.00	1.10	150.66
36	(8.80+8.80)/2X12.00	104.40	7.72	96.68	140.47	1	96.68	140.47	9.00	1.10	154.52
37,38	6.00 X 12.00	72.00	--	72.00	104.61	2	144.00	209.23	9.00	1.10	115.07
39	9.00 X 12.00	108.00	--	108.00	156.92	1	108.00	156.92	9.00	1.10	172.61
40	(10.80+8.60)/2X18.00	174.60	--	174.60	253.69	1	174.60	253.69	9.00	1.10	279.06
41TO44	8.50 X 18.00	153.00	--	153.00	222.30	4	612.00	889.23	9.00	1.10	244.53
45	(9.50+8.50)/2X18.00	162.00	--	162.00	235.38	1	162.00	235.38	9.00	1.10	258.92
46	(10.20+11.00)/2X15.00	156.00	7.72	151.28	219.80	1	151.28	219.80	9.00	1.10	241.79
47TO53	7.00 X15.00	105.00	--	105.00	152.56	7	735.00	1067.91	9.00	1.10	167.82
54	(14.80+9.00)/2X15.00	178.50	7.72	170.78	248.14	1	170.78	248.14	9.00	1.10	272.95
55	(11.70+18.00)/2X15.00	222.75	7.72	215.03	312.43	1	215.03	312.43	9.00	1.10	343.68
56	14.80 X15.00	222.00	7.72	214.28	311.34	1	214.28	311.34	9.00	1.10	342.48
57	8.40 X15.00	126.00	--	126.00	183.07	1	126.00	183.07	12.00	1.10	201.38
58TO61	6.00 X15.00	90.00	--	90.00	130.77	4	360.00	523.08	12.00	1.10	143.84
62	9.00 X15.00	135.00	7.72	127.28	184.93	1	127.28	184.93	12.00	1.10	203.43
63	(33.70+29.20)/2X15.00	471.75	29.25	442.50	642.95	1	442.50	642.95	24.00	1.10	707.24
TOTAL			29.25			43	11959.07	17395.85			

TOTAL AREA TOTAL 63 PLOTS = 17959.07 SQM

LEGEND :-

AREA UNDER LAYOUTSHOWN IN THICK BLACK LINE

OPEN SPACE SHOWN IN GREEN LINE

ESS&WWTP SHOWN IN BLUE LINE

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me or _____ and the dimensions of sides etc. of plot plotted on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership / P.R.Scheme Record / Land Records Department /City Survey records

D. N. BORKAR
Licensed Engineer/Supervisor

Owner (s) name and signature

SHRI. SANJAY SHALIKRAM NANDWASHI

Architect/Licensed Engineer/Supervisor name and signature

DEVDAS NARAYAN BORKAR

D. N. BORKAR
Civil Engineer
R.L.P.L.A. NO. 3826
R.N.C.L.A. NO. 47
M.M.R.D.A.R.A. NO. 46

Job No	Drawing No	Scale	Drawn by	Checked by	Registration / Licence no of Arch/Lic Engr/Supervisor
		1:500 1:1000 1:5000	DE.N.A		2829