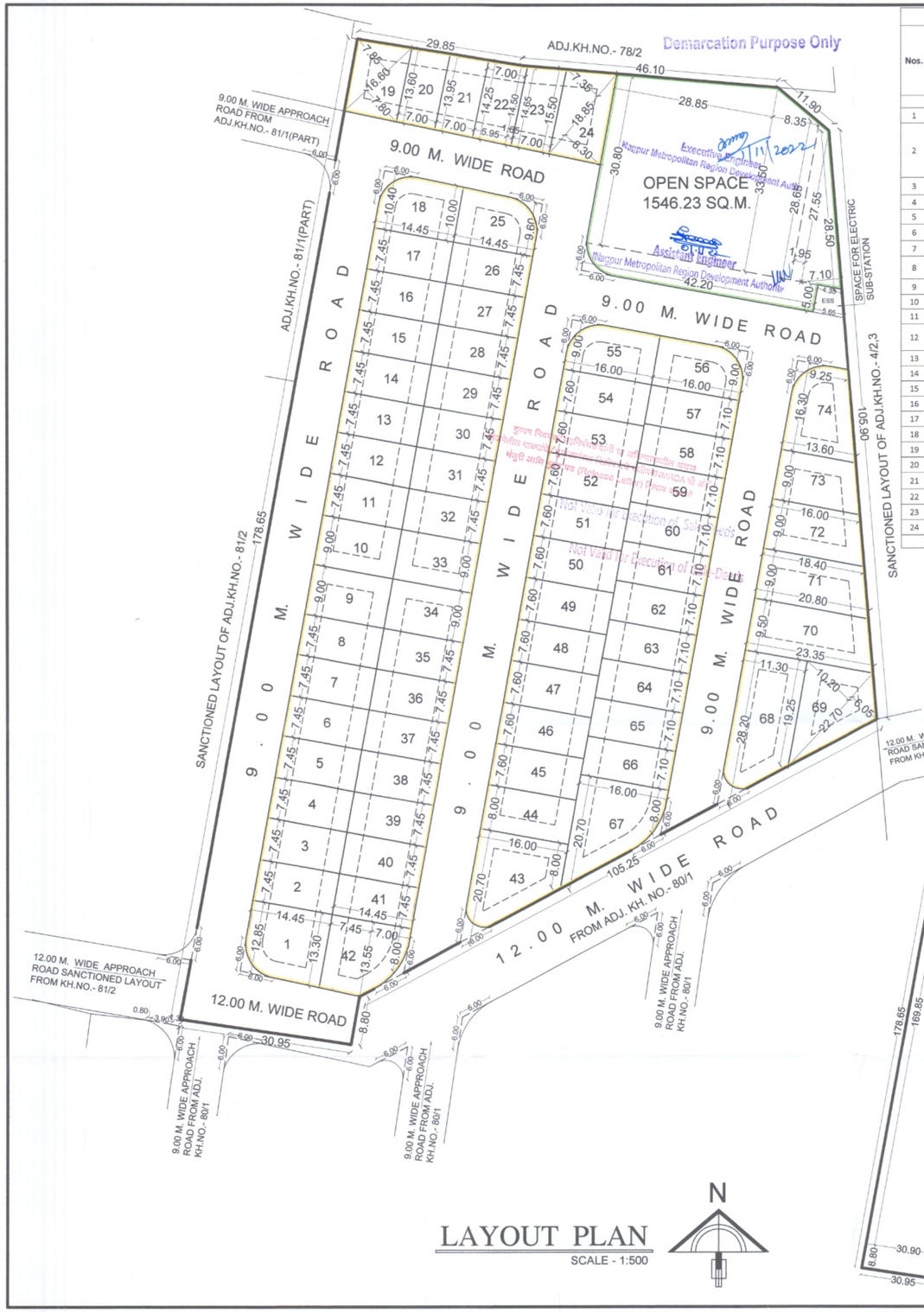
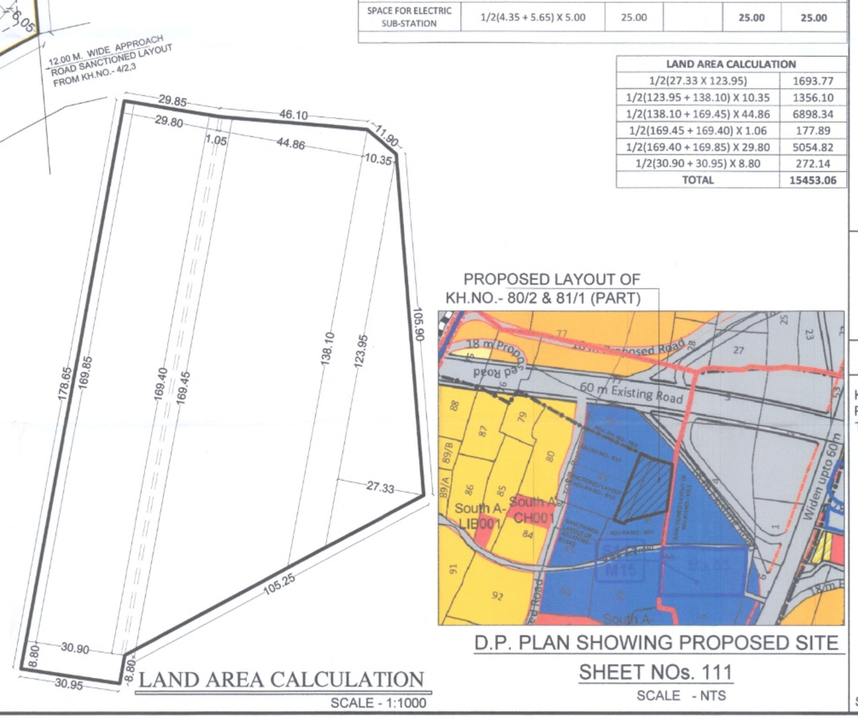
In Commercial Zone

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO.- 80/2 & 81/1 (PART), P. H. NO.- 42, MOUZA - JAMTHA, TAL.- NAGPUR (GRAMIN), DIST. - NAGPUR.

BELONGING TO - KS SHREEYA HOMES & INFRASTRUCTURE PRIVATE LIMITED
THROUGH AUTHORIZED DIRECTOR
SHRI. PRAVIN RATANLAL JAIN



LAYOUT PLAN
SCALE - 1:500



D.P. PLAN SHOWING PROPOSED SITE
SHEET NOs. 111
SCALE - NTS

LAND AREA CALCULATION
SCALE - 1:1000

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	Built up area on Prorata basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI	Permissible builtup area on Basic FSI (Sq.m.)	Total Built up area on Prorata basis (Sq. M.)
	A	B	C	D	E=(C-D)	F=(E*1.6563)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(12.85 + 13.30) X 14.45	188.93	7.72	181.21	300.14	1	181.21	12.00	1.10	330.15	300.14
2	2 TO 8 11 TO 17 26 TO 32 35 TO 41	7.45 X 14.45	107.65		107.65	178.30	28	3014.20	9.00	1.10	196.13	4992.42
3	9, 10, 33, 34	9.00 X 14.45	130.05		130.05	215.40	4	520.20	9.00	1.10	236.94	861.61
4	18	1/2(10.40 + 10.00) X 14.45	147.39	7.72	139.67	231.34	1	139.67	9.00	1.10	254.47	231.34
5	19	1/2(7.85 + 7.80) X 16.60	129.89		129.89	215.14	1	129.89	9.00	1.10	236.65	215.14
6	20	1/2(13.60 + 13.95) X 7.00	96.42		96.42	159.70	1	96.42	9.00	1.10	175.67	159.70
7	21	1/2(13.95 + 14.25) X 7.00	98.70		98.70	163.48	1	98.70	9.00	1.10	179.82	163.48
8	22	1/2(14.25 + 14.50) X 5.95 + 1/2(14.50 + 14.65) X 1.05	100.83		100.83	167.00	1	100.83	9.00	1.10	183.71	167.00
9	23	1/2(14.65 + 15.50) X 7.00	105.52		105.52	174.77	1	105.52	9.00	1.10	192.25	174.77
10	24	1/2(7.35 + 8.30) X 18.85	147.50		147.50	244.30	1	147.50	9.00	1.10	268.73	244.30
11	25	1/2(10.00 + 9.60) X 14.45	141.61	7.72	133.89	221.76	1	133.89	9.00	1.10	243.94	221.76
12	42	1/2(13.30 + 13.55) X 7.45 + 1/2(13.55 + 8.00) X 7.00	175.44	7.72	167.72	277.79	1	167.72	12.00	1.10	305.57	277.79
13	43, 67	1/2(20.70 + 8.00) X 16.00	229.60	7.72	221.88	367.50	2	443.76	12.00	1.10	404.25	735.00
14	44	8.00 X 16.00	128.00		128.00	212.01	1	128.00	9.00	1.10	233.21	212.01
15	45 TO 54	7.60 X 16.00	121.60		121.60	201.41	10	1216.00	9.00	1.10	221.55	2014.06
16	55, 56	9.00 X 16.00	144.00	7.72	136.28	225.72	2	272.56	9.00	1.10	248.29	451.44
17	57 TO 66	7.10 X 16.00	113.60		113.60	188.16	10	1136.00	9.00	1.10	206.97	1881.56
18	68	1/2(28.20 +19.25) X 11.30	268.09	7.72	260.37	431.25	1	260.37	12.00	1.10	474.38	431.25
19	69	1/2(10.20 + 6.05) X 22.70	184.43		184.43	305.47	1	184.43	12.00	1.10	336.02	305.47
20	70	1/2(23.35 + 20.80) X 9.50	209.71		209.71	347.34	1	209.71	9.00	1.10	382.08	347.34
21	71	1/2(20.80 + 18.40) X 9.00	176.40		176.40	292.17	1	176.40	9.00	1.10	321.39	292.17
22	72	1/2(18.40 + 16.00) X 9.00	154.80		154.80	256.40	1	154.80	9.00	1.10	282.03	256.40
23	73	1/2(16.00 + 13.60) X 9.00	133.20		133.20	220.62	1	133.20	9.00	1.10	242.68	220.62
24	74	1/2(9.25 + 13.60) X 16.30	186.22	7.72	178.50	295.65	1	178.50	9.00	1.10	325.21	295.65
		TOTAL					74	9329.48				15452.42

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE	1/2(30.80 + 33.50) X 28.85 + 1/2(33.50 + 28.65) X 8.35 + 1/2(28.65 + 27.55) X 1.95 + 1/2(28.50 X 7.10) + 42.20 X 5.00	1553.95	7.72	**1546.23**	**1546.23**
SPACE FOR ELECTRIC SUB-STATION	1/2(4.35 + 5.65) X 5.00	25.00		**25.00**	**25.00**

LAND AREA CALCULATION

1/2(27.33 X 123.95)	1693.77
1/2(123.95 + 138.10) X 10.35	1356.10
1/2(138.10 + 169.45) X 44.86	6898.34
1/2(169.45 + 169.40) X 1.06	177.89
1/2(169.40 + 169.85) X 29.80	5054.82
1/2(30.90 + 30.95) X 8.80	272.14
TOTAL	**15453.06**

PROFORMA - I

AREA STATEMENT

1	**AREA OF LAND OF KH.NO. 80/2 & 81/1 (PART) (Minimum area of a,b,c, to be considered)**	15453.06	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT) (80/2 = 0.99 H + 81/1 (PART) = 0.56 H)	15500.00	SQ.M.	(1.55 H)
	b) AS PER MEASURMENT SHEET	15453.06	SQ.M.	
	c) AS PER SITE	15453.06	SQ.M.	
2	**DEDUCTIONS FOR**		SQ.M.	
	a) PROPOSED D.P./D.P. ROAD WIDENING AREA	0.00	SQ.M.	
	b) ANY D.P. RESERVATION AREA	0.00	SQ.M.	
	c) NATURAL WATER COURSE AREA	0.00	SQ.M.	
	TOTAL (a+b+c)	0.00	SQ.M.	
3	**BALANCE AREA OF PLOT (1 - 2)**	15453.06	SQ.M.	
4	**AMENITY SPACE**			
	a) REQUIRED	0.00	SQ.M.	
	b) PROPOSED	0.00	SQ.M.	
5	**NET PLOT AREA (3-4b)**	15453.06	SQ.M.	100%
6	**RECREATIONAL OPEN SPACE**			
	a) REQUIRED	1545.31	SQ.M.	10.00%
	b) PROPOSED	1546.23	SQ.M.	10.01%
7	**SPACE FOR ELECTRIC SUB-STATION**	25.00	SQ.M.	0.16%
8	**INTERNAL ROAD AREA**	4552.35	SQ.M.	29.46%
9	**SERVICE ROAD HIGHWAY WIDENING AREA**	0.00	SQ.M.	0.00%
10	**PLOTABLE AREA**	9329.48	SQ.M.	60.37%
11	**PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)**	1.6563	SQ.M.	

CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 28/ 07/ 2022 and the dimensions of sides etc. of plots stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership / T.P. Scheme records / Land records Department / City Survey records.

UMESH M. LAMGE
B.Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg.No. CA/85/18007
NMC Lic No.: R-90
NIT Lic No.: 865

ARCHITECT'S SIGN.

NOTE: -
- x AREA UNDER LAYOUT SHOWN THUS
- x AREA UNDER OPEN SPACE SHOWN THUS
- x RESIDENTIAL PLOTS SHOWN THUS
- x APPROACH ROAD SHOWN THUS

OWNER'S SIGN :

KS SHREEYA HOMES & INFRASTRUCTURE PRIVATE LIMITED
THROUGH AUTHORIZED DIRECTOR

SHRI. PRAVIN RATANLAL JAIN

ARCHITECT'S SIGN :

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