

LAYOUT PLAN

SCALE - 1:500

N

LAND AREA CALCULATION	
1/2(104.95 +107.45) X 6.90	732.78
1/2(29.05 + 48.60) X 115.75	4493.99
1/2(72.40 + 74.25) X 11.40	835.90
1/2(81.45 + 84.30) X 15.40	1276.27
1/2(84.30 + 83.75) X 20.05	1684.70
1/2(83.75 + 84.15) X 2.35	197.28
1/2(84.15 + 94.20) X 11.50	1025.51
1/2(24.20 + 4.45) X 36.00	515.70
1/2(33.05 + 35.65) X 22.95	788.33
1/2(63.70 + 64.75) X 35.65	2289.62
TOTAL	13840.08

PROPOSED LAYOUT
OF KH.NO.- 80/1

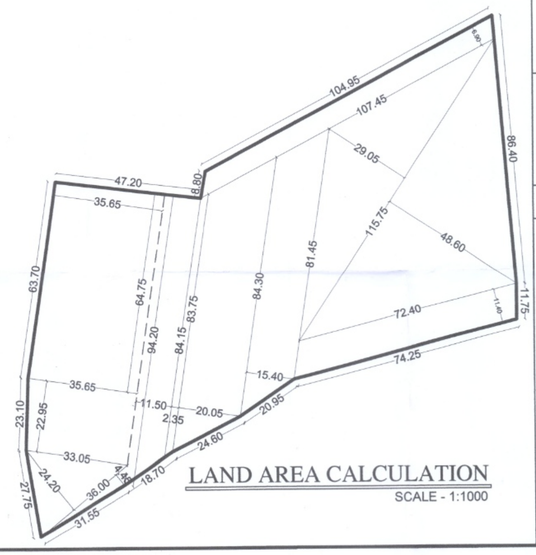


D.P. PLAN SHOWING PROPOSED SITE

SHEET NOs. 111

SCALE - NTS

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(37.55 + 35.40) X 5.00 + 1/2(12.05 + 21.80) X 56.55 + 1/2(35.60 + 34.35) X 7.00	1384.29		**1384.29**	**1384.29**
SPACE FOR ELECTRIC SUB-STATION	1/2(3.15 + 6.85) X 5.00	25.00		**25.00**	**95.00**
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	1/2(8.50 + 11.50) X 7.00	70.00		**70.00**	
PROPOSED 15.00 M. WIDE ROAD WIDENING AREA	1/2(1.90 + 2.05) X 18.30 + 1/2(2.05 + 2.00) X 12.40 + 1/2(2.00 + 1.65) X 44.55 + 1/2(1.45 + 2.80) X 5.35 + 1/2(3.10 + 5.05) X 17.00 + 1/2(5.15 + 5.15) X 25.30 + 1/2(4.95 + 5.15) X 19.90 + 1/2(5.40 + 5.30) X 3.30 + 1/2(5.25 + 4.80) X 28.60	615.32		**615.32**	**615.32**



LAND AREA CALCULATION

SCALE - 1:1000

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*1.6600)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(14.50 + 12.50) X 10.90 + 1/2(7.45 + 6.10) X 15.60	252.84		252.84	419.71	1	252.84	15.00	1.10	461.69	419.71
2	2	1/2(20.20 + 20.05) X 8.20 + 2.80 X 20.05	221.16		221.16	367.13	1	221.16	15.00	1.10	403.84	367.13
3	3	1/2(20.05 + 20.00) X 9.60 + 20.00 X 1.40	220.24		220.24	365.60	1	220.24	15.00	1.10	402.16	365.60
4	4 TO 7	11.00 X 20.00	220.00		220.00	365.20	4	880.00	15.00	1.10	401.72	1460.80
5	8	1/2(5.10 + 11.45) X 28.65 + 3.85 X 20.00	314.07	9.61	304.46	505.40	1	304.46	15.00	1.10	555.94	505.40
6	9	1/2(15.45 + 6.35) X 31.40	342.26	9.61	332.65	552.20	1	332.65	15.00	1.10	607.42	552.20
7	10	3.05 X 17.40 + 1/2(17.40 + 18.70) X 14.05 + 1/2(17.10 + 15.05) X 2.60	348.46	9.61	338.85	562.49	1	338.85	15.00	1.10	618.74	562.49
8	11	1/2(14.90 + 11.90) X 32.85 + 1/2(18.55 + 16.90) X 3.00	493.36	9.610	483.75	803.03	1	483.75	15.00	1.10	883.33	803.03
9	12	1/2(12.50 + 4.90) X 22.50	195.75		195.75	324.95	1	195.75	9.00	1.10	357.44	324.95
10	13	1/2(15.80 + 16.00) X 1.70 + 5.30 X 16.00	111.83		111.83	185.64	1	111.83	9.00	1.10	204.20	185.64
11	14 TO 20 40 TO 43	7.00 X 16.00	112.00		112.00	185.92	11	1232.00	9.00	1.10	204.51	2045.12
12	21	1/2(9.40 + 9.70) X 10.00 + 1/2(9.70 + 9.70) X 0.80 + 1/2(9.70 + 9.60) X 3.90 + 1/2(9.60 + 9.55) X 1.30	153.33	7.72	145.61	241.71	1	145.61	12.00	1.10	265.88	241.71
13	22	1/2(9.75 + 8.65) X 16.00	147.20	7.72	139.48	231.54	1	139.48	12.00	1.10	254.69	231.54
14	23 TO 27	7.50 X 16.00	120.00		120.00	199.20	5	600.00	9.00	1.10	219.12	996.00
15	28, 29	1/2(19.40 + 8.00) X 16.00	219.20		219.20	363.87	2	438.40	9.00	1.10	400.26	727.74
16	30 TO 32	8.65 X 16.00	138.40		138.40	229.74	3	415.20	9.00	1.10	252.72	689.23
17	33	1/2(8.65 + 8.00) X 9.80 + 1/2(8.00 + 12.60) X 6.20	145.44	7.72	137.72	228.62	1	137.72	12.00	1.10	251.48	228.62
18	34	1/2(8.00 + 19.80) X 16.00	222.40	7.72	214.68	356.37	1	214.68	12.00	1.10	392.01	356.37
19	35 TO 37	7.60 X 16.00	121.60		121.60	201.86	3	364.80	9.00	1.10	222.04	605.57
20	38, 39	1/2(14.95 + 8.00) X 16.00	183.60		183.60	304.78	2	367.20	9.00	1.10	335.25	609.55
21	44	1/2(7.70 + 19.55) X 16.00	218.00	7.72	210.28	349.06	1	210.28	12.00	1.10	383.97	349.06
22	45	1/2(8.00 + 22.45) X 19.60	298.41	7.72	290.69	482.55	1	290.69	12.00	1.10	530.80	482.55
23	46	10.00 X 19.60	196.00		196.00	325.36	1	196.00	12.00	1.10	357.90	325.36
24	47	1/2(8.20 + 16.65) X 19.60	243.53		243.53	404.26	1	243.53	12.00	1.10	444.69	404.26
		TOTAL					47	8337.12				13839.62

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

BELONGING TO - 1) SMT. SAUDAMINI NIRMALKUMAR ATHAWALE
2) SMT. MITHILA SANGIT CHAVAN

PROFORMA - I

AREA STATEMENT

1	**AREA OF LAND OF KH.NO. 80/1 (Minimum area of a,b,c, to be considered)**	13840.08	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	14600.00	SQ.M.	(1.46 H)
	b) AS PER MEASURMENT SHEET	13840.08	SQ.M.	
	c) AS PER SITE	13840.08	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)**	13840.08	SQ.M.	
4	**AMENITY SPACE**			
	a) REQUIRED	0.00	SQ.M.	
	b) PROPOSED	0.00	SQ.M.	
5	**NET PLOT AREA (3-4b)**	13840.08	SQ.M.	100%
6	**RECREATIONAL OPEN SPACE**			
	a) REQUIRED	1384.01	SQ.M.	10.00%
	b) PROPOSED	1384.29	SQ.M.	10.00%
7	**SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 70.00)**	95.00	SQ.M.	0.69%
8	**INTERNAL ROAD AREA**	3408.35	SQ.M.	24.63%
9	**PROPOSED 15.00 M. WIDE ROAD WIDENING AREA**	615.32	SQ.M.	4.44%
10	**PLOTABLE AREA**	8337.12	SQ.M.	60.24%
11	**PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)**	1.6600	SQ.M.	

CERTIFICATE OF AREA:

Certified that tha plot under reference was surveyed by me on 19/ 08/ 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/95/18907
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 :

1) SMT. SAUDAMINI NIRMALKUMAR ATHAWALE

2) SMT. MITHILA SANGIT CHAVAN

ARCHITECT'S SIGN :

UMESH M. LAMGE
B.Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
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ARCHITECT:-

AR. UMESH LAMGE
B.ARCH.(HONS.)
ARCHITECT & INTERIOR DESIGNER
402 , DAYA CHAMBER,
AJANI SQ. WARDHA ROAD, NAGPUR