



KH-NO- 102 = 0.75 M
KH-NO- 103 = 0.48 M
KH-NO- 104 = 0.65 M
= 1.48 M

PROPOSED RESIDENTIAL LAYOUT PLAN ON
KH. NO. -102,103,104, P.H. NO. - 72, MOUZA -KOTEWADA
TAH. - NAGPUR (G), DIST. - NAGPUR.

BELONGING TO :-

- 1) SHRI. GAURISHANKAR DEVRAO ITANKAR
- 2) SHRI. LUMESHVAR DEVROA ITANKAR
- 3) SHRI. DINESH TILAKRAJ CHADDA
- 4) SHRI. TILAKRAJ INDRAJIT CHADDA
- 5) SHRI. GULSHAN MADANLALJI CHADDA

AREA STATEMENTS :

1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED) A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT) A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT) B) AS PER MEASUREMENT SHEET C) AS PER SITE	= 14800.000 SQ.M = 14800.000 SQ.M = 14798.638 SQ.M = 14798.638 SQ.M
2	DEDUCTIONS FOR : A) PROPOSED D.P./ D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING B) ANY D.P. RESERVATION AREA C) AREA NOT UNDER LAYOUT TOTAL A+B+C	= 0.000 SQ.M = 0.000 SQ.M = 0.000 SQ.M = 0.000 SQ.M
3	BALANCE AREA OF PLOT (1- 2)	= 14798.638 SQ.M (100 %)
4	AMENITY SPACE : A) REQUIRED B) ADJUSTMENT OF 2(A), if any C) BALANCE PROPOSED	= 000.000 SQ.M = 0.00 SQ.M = 000.000 SQ.M
	NET PLOT AREA (3- 4C)	= 14798.638 SQ.M
6	RECREATIONAL OPEN SPACE : A) REQUIRED B) PROPOSED	= 1479.863 SQ.M = 1482.179 SQ.M
7	INTERNAL ROAD AREA	= 3185.181 SQ.M
8	SERVICE ROAD / HIGHWAY WIDENING	= 000.000 SQ.M
9	PLOTTABLE AREA	= 10081.278 SQ.M
10	SPACE FOR E.S.S. & W.W.T.P.	= 50.000 SQ.M.
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS = (5/9) = 1.467	
OPEN SPACE		
	1) 0.5 * (10.301 + 26.154) * 43.551 DEDUCTION OF E.S.S. = 5 * 5 DEDUCTION OF W.W.T.P. = 5 * 5 TOTAL (A)	= 793.825 SQ.M = 25.000 SQ.M = 25.000 SQ.M = 743.825 SQ.M
	2) 0.5 * (5.729 + 24.319) * 49.145 TOTAL	= 738.354 SQ.M = 1482.179 SQ.M

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 10-03-2022 OF
PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES
WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND
RECORDS DEPARTMENT / CITY SURVEY RECORDS.

OWNER (S) NAME AND SIGNATURE

- 1) SHRI. GAURISHANKAR DEVRAO ITANKAR
- 2) SHRI. LUMESHVAR DEVROA ITANKAR
- 3) SHRI. TILAKRAJ INDRAJIT CHADDA
- 4) SHRI. GULSHAN MADANLALJI CHADDA

5) SHRI. DINESH TILAKRAJ CHADDA

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

Er. Dhawal S. Barshi
NMRDA Lic. No. 441
MIT Lic. No. 3000
Mob. No. 9158855005

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. / LIC. ENG. NO./ SUPERVISOR
30-03-2021	LAY-02	1:500	ST	DHAWAL	61, 441

LEGEND :

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

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

PROPOSED LAYOUT
KH. NO. 102,103,104/1/A PART
DP SHEET NO. 95 1/P

