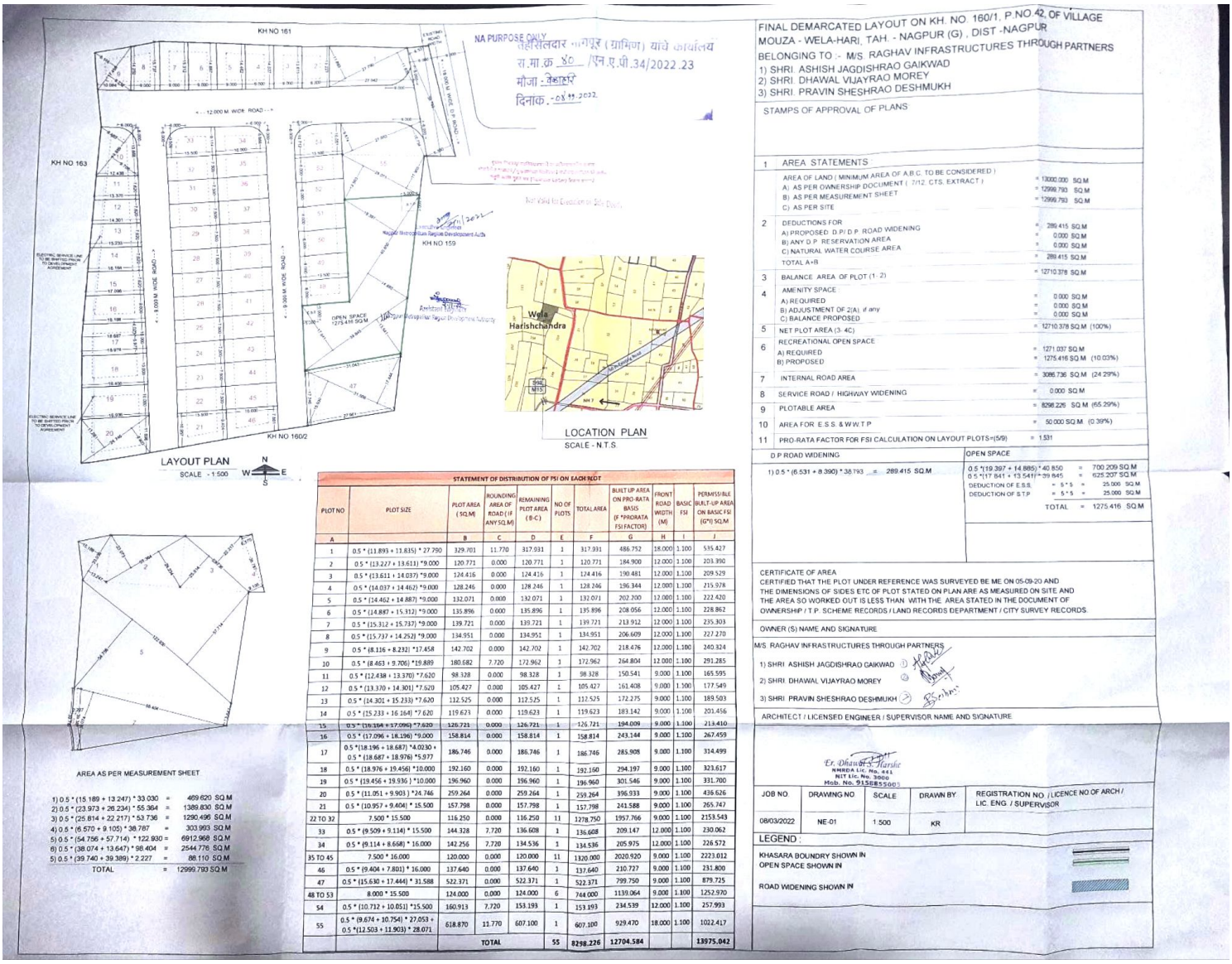


FINAL DEMARCATED LAYOUT ON KH. NO. 160/1, P.NO.42, OF VILLAGE MOUZA - WELA-HARI, TAH. - NAGPUR (G) , DIST -NAGPUR

BELONGING TO :- M/S. RAGHAV INFRASTRUCTURES THROUGH PARTNERS

1) SHRI. ASHISH JAGDISHRAO GAIKWAD
2) SHRI. DHAWAL VIJAYRAO MOREY
3) SHRI. PRAVIN SHESHRAO DESHMUKH

STAMPS OF APPROVAL OF PLANS

	AREA STATEMENTS	
1	AREA OF LAND (MINIMUM AREA OF A.B.C. TO BE CONSIDERED) A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT) B) AS PER MEASUREMENT SHEET C) AS PER SITE	= 13000.000 SQ.M = 12999.793 SQ.M = 12999.793 SQ.M
2	DEDUCTIONS FOR A) PROPOSED D.P./ D.P. ROAD WIDENING B) ANY D.P. RESERVATION AREA C) NATURAL WATER COURSE AREA TOTAL A+B	= 289.415 SQ.M = 0.000 SQ.M = 0.000 SQ.M = 289.415 SQ.M
3	BALANCE AREA OF PLOT (1-2)	= 12710.378 SQ.M
4	AMENITY SPACE A) REQUIRED B) ADJUSTMENT OF 2(A), if any C) BALANCE PROPOSED	= 0.000 SQ.M = 0.000 SQ.M = 0.000 SQ.M
5	NET PLOT AREA (3-4C)	= 12710.378 SQ.M (100%)
6	RECREATIONAL OPEN SPACE A) REQUIRED B) PROPOSED	= 1271.037 SQ.M = 1275.416 SQ.M (10.03%)
7	INTERNAL ROAD AREA	= 3086.736 SQ.M (24.29%)
8	SERVICE ROAD / HIGHWAY WIDENING	= 0.000 SQ.M
9	PLOTABLE AREA	= 8298.226 SQ.M (65.29%)
10	AREA FOR E.S.S. & W.W.T.P	= 50.000 SQ.M (0.39%)
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS=(5/9)	= 1.531

D.P ROAD WIDENING	OPEN SPACE
1) 0.5 * (6.531 + 8.390) * 38.793 = 289.415 SQ.M	0.5 *(19.397 + 14.885) * 40.850 = 700.209 SQ.M 0.5 *(17.841 + 13.541) * 39.845 = 625.207 SQ.M DEDUCTION OF E.S.S. = 5 * 5 = 25.000 SQ.M DEDUCTION OF S.T.P = 5 * 5 = 25.000 SQ.M TOTAL = 1275.416 SQ.M

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

OWNER (S) NAME AND SIGNATURE

M/S. RAGHAV INFRASTRUCTURES THROUGH PARTNERS

1) SHRI. ASHISH JAGDISHRAO GAIKWAD
2) SHRI. DHAWAL VIJAYRAO MOREY
3) SHRI. PRAVIN SHESHRAO DESHMUKH

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

Er. Dhawal S. Harsiv
NMRDA Lic. No. 441
NIT Lic. No. 3000
Mob. No. 9158855005

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	REGISTRATION NO. / LICENCE NO OF ARCH / LIC. ENG. / SUPERVISOR
08/03/2022	NE-01	1:500	KR	

LEGEND :

KHASARA BOUNDRY SHOWN IN
OPEN SPACE SHOWN IN
ROAD WIDENING SHOWN IN

AREA AS PER MEASUREMENT SHEET

1) 0.5 * (15.189 + 13.247) * 33.030	=	469.620 SQ.M
2) 0.5 * (23.973 + 26.234) * 55.364	=	1389.830 SQ.M
3) 0.5 * (25.814 + 22.217) * 53.736	=	1290.496 SQ.M
4) 0.5 * (6.570 + 9.105) * 38.787	=	303.993 SQ.M
5) 0.5 * (54.756 + 57.714) * 122.930	=	6912.968 SQ.M
6) 0.5 * (38.074 + 13.647) * 98.404	=	2544.776 SQ.M
5) 0.5 * (39.740 + 39.389) * 2.227	=	88.110 SQ.M
TOTAL	=	12999.793 SQ.M

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 (G*I) SQ.M
A		B	C	D	E	F	G	H	I	J
1	0.5 * (11.893 + 11.815) * 27.790	329.701	11.770	317.931	1	317.931	486.752	18.000	1.100	535.427
2	0.5 * (13.227 + 13.613) *9.000	120.771	0.000	120.771	1	120.771	184.900	12.000	1.100	203.390
3	0.5 * (13.611 + 14.037) *9.000	124.416	0.000	124.416	1	124.416	190.481	12.000	1.100	209.529
4	0.5 * (14.037 + 14.462) *9.000	128.246	0.000	128.246	1	128.246	196.344	12.000	1.100	215.978
5	0.5 * (14.462 + 14.887) *9.000	132.071	0.000	132.071	1	132.071	202.200	12.000	1.100	222.420
6	0.5 * (14.887 + 15.312) *9.000	135.896	0.000	135.896	1	135.896	208.056	12.000	1.100	228.862
7	0.5 * (15.312 + 15.737) *9.000	139.721	0.000	139.721	1	139.721	213.912	12.000	1.100	235.303
8	0.5 * (15.737 + 14.252) *9.000	134.951	0.000	134.951	1	134.951	206.609	12.000	1.100	227.270
9	0.5 * (8.116 + 8.232) *17.458	142.702	0.000	142.702	1	142.702	218.476	12.000	1.100	240.324
10	0.5 * (8.463 + 9.706) *19.889	180.682	7.720	172.962	1	172.962	264.804	12.000	1.100	291.285
11	0.5 * (12.438 + 13.370) *7.620	98.328	0.000	98.328	1	98.328	150.541	9.000	1.100	165.595
12	0.5 * (13.370 + 14.301) *7.620	105.427	0.000	105.427	1	105.427	161.408	9.000	1.100	177.549
13	0.5 * (14.301 + 15.233) *7.620	112.525	0.000	112.525	1	112.525	172.275	9.000	1.100	189.503
14	0.5 * (15.233 + 16.164) *7.620	119.623	0.000	119.623	1	119.623	183.142	9.000	1.100	201.456
15	0.5 * (16.164 + 17.096) *7.620	126.721	0.000	126.721	1	126.721	194.009	9.000	1.100	213.410
16	0.5 * (17.096 + 18.196) *9.000	158.814	0.000	158.814	1	158.814	243.144	9.000	1.100	267.459
17	0.5 *(18.196 + 18.687) *4.0230 + 0.5 * (18.687 + 18.976) *5.977	186.746	0.000	186.746	1	186.746	285.908	9.000	1.100	314.499
18	0.5 * (18.976 + 19.456) *10.000	192.160	0.000	192.160	1	192.160	294.197	9.000	1.100	323.617
19	0.5 * (19.456 + 19.936) *10.000	196.960	0.000	196.960	1	196.960	301.546	9.000	1.100	331.700
20	0.5 * (11.051 + 9.903) *24.746	259.264	0.000	259.264	1	259.264	396.933	9.000	1.100	436.626
21	0.5 * (10.957 + 9.404) * 15.500	157.798	0.000	157.798	1	157.798	241.588	9.000	1.100	265.747
22 TO 32	7.500 * 15.500	116.250	0.000	116.250	11	1278.750	1957.766	9.000	1.100	2153.543
33	0.5 * (9.509 + 9.114) * 15.500	144.328	7.720	136.608	1	136.608	209.147	12.000	1.100	230.062
34	0.5 * (9.114 + 8.668) * 16.000	142.256	7.720	134.536	1	134.536	205.975	12.000	1.100	226.572
35 TO 45	7.500 * 16.000	120.000	0.000	120.000	11	1320.000	2020.920	9.000	1.100	2223.012
46	0.5 * (9.404 + 7.801) * 16.000	137.640	0.000	137.640	1	137.640	210.727	9.000	1.100	231.800
47	0.5 * (15.630 + 17.444) * 31.588	522.371	0.000	522.371	1	522.371	799.750	9.000	1.100	879.725
48 TO 53	8.000 * 15.500	124.000	0.000	124.000	6	744.000	1139.064	9.000	1.100	1252.970
54	0.5 * (10.732 + 10.051) *15.500	160.913	7.720	153.193	1	153.193	234.539	12.000	1.100	257.993
55	0.5 * (9.674 + 10.754) * 27.053 + 0.5 *(12.503 + 11.903) * 28.071	618.870	11.770	607.100	1	607.100	929.470	18.000	1.100	1022.417
		TOTAL			55	8298.226	12704.584			13975.042