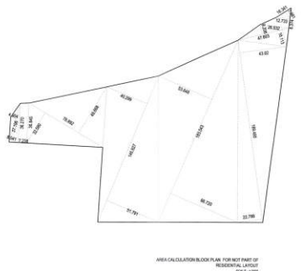
PROPOSED SITE

GOOGLE MAP (N.T.S)

D.P. MAP (N.T.S)

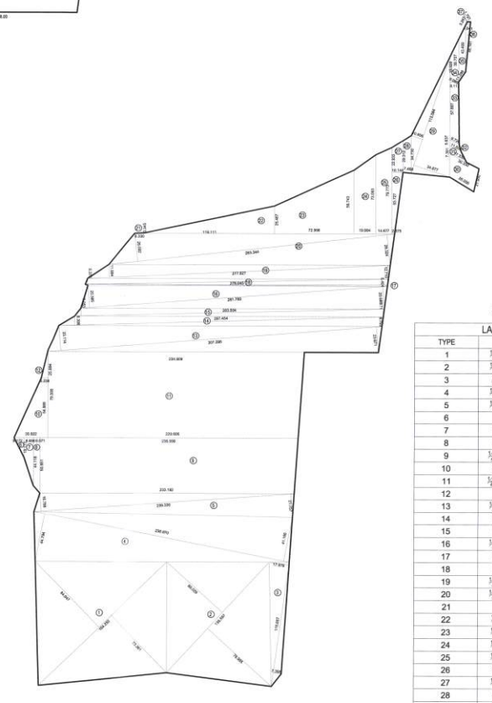
LAYOUT PLAN SCALE : 1:1000

27,893.043 SQ.M.
NOT A PART OF
RESIDENTIAL LAYOUT
SCHOOL PREMISES NOT IN
PROPOSAL



NOT A PART OF RESIDENTIAL LAYOUT
AREA CALCULATION SHEET

AREA STATEMENT		
TYPE	SIZE	LAND AREA
1	½ x 16.341 x 7.981	65.209
2	½ x (12.733+26.532) x8.374	164.403
3	½ x (9.208+16.113) x47.603	602.678
4	½ x (43.018+22.788) x169.495	5576.894
5	½ x (53.648+66.720) x183.043	11016.260
6	½ x (40.299+51.791) x145.827	6714.604
7	½ x (49.668+32.580) x 78.892	3244.355
8	½ x (36.270 + 36.845) x 7.238	267.889
9	½ x (4.904+ 8.041) x37.196	240.751
TOTAL LAND AREA		27893.043



LAD AREA CALCULATION BLOCK PLAN
SCALE : 1:2000

AREA CALCULATION SHEET

LAND AREA STATEMENT		
TYPE	SIZE	LAND AREA
1	½ x (84.647 + 73.361) x 164.250	12976.407
2	½ x (69.029 + 78.995) x 138.597	10257.841
3	½ x (7.355 + 17.978) x 115.657	1464.969
4	½ x (44.794 + 41.166) x 238.970	10270.931
5	½ x (21.757 + 16.788) x 239.336	4612.603
6	½ x (9.172 x 18.177)	83.360
7	½ x (18.177 + 44.118) x 8.686	270.547
8	½ x (44.118 + 50.951) x 6.071	288.582
9	½ x (236.599 + 233.192) x 50.951	11968.161
10	½ x (6.239 + 30.922) x 54.989	1021.723
11	½ x (234.909 + 229.606) x 79.308	18419.878
12	½ x (6.239 x 25.884)	80.745
13	½ x (23.671 + 23.114) x 307.396	7190.761
14	½ x (8.793 + 8.399) x 297.454	2556.915
15	½ x (7.053 + 7.171) x 283.934	2019.338
16	½ x (20.646 + 20.385) x 281.789	5781.042
17	½ x (1.150 + 1.140) x 277.130	317.314
18	½ x (5.404 + 5.376) x 278.045	1498.663
19	½ x (11.884 + 12.710) x 277.827	3416.439
20	½ x (26.092 + 28.324) x 263.344	7165.064
21	½ x (8.330 x 0.345)	1.437
22	½ x (25.467 + 0.345) x 119.111	1537.247
23	½ x (58.743 + 25.467) x 72.956	3071.812
24	½ x (58.743 + 73.053) x 19.904	1311.634
25	½ x (79.773 + 73.053) x 14.677	1121.514
26	½ x (10.144 + 2.675) x 53.727	344.363
27	½ x (22.933 + 29.312) x 10.144	264.987
28	½ x (29.312 + 34.730) x 7.468	119.566
29	½ x (34.677 + 10.856) x113.084	2574.527
30	½ x (26.000 + 30.330) x 21.900	616.814
31	½ x (17.330 + 11.866) x 7.391	107.857
32	½ x (11.856 +9.720) x 5.637	60.812
33	(57.667 x 8.117)	468.083
34	½ x (19.928 + 39.707) x 9.089	266.467
35	½ x (39.707 + 43.409) x 11.298	469.522
36	½ x (46.161 x 4.041)	93.268
37	½ x (3.267 x 1.797)	2.935
TOTAL LAND AREA		114094.126

PLOT Nos.	Plot Nos.	Size	Gross Area of Plot	Less Tangent Area (Sq.M.)	Net plot Area (Sq.M.)	F.S.I.	Pro- Rata Factor	Plot Area for the purpose of FSI	Front Road width (M.)	Total Nos. of Plots	Net Plot Area (Sq.M.)	Total Plot Area for FSI On Pro-Rata Basis
	A	B	C	D	E=(C-D)	F	F	G=E x F	H	I	J=E x I	L=G x I
1	PLOT - A	1/2X(2.88+17.32)X46.37 +1/2X(18.98+17.38)X11.30 +1/2X(40.88+12.98)X68.04 +1/2X(3.40+5.69)X48.29 +1/2X(7.26+16.22)X58.98 +1/2X(17.30+6.05)X5.43	3481.387	0.00	3481.387	2.10	1.80	6266.496	15.00	1	3481.387	6266.496
2	1	(24.34+23.37)/2x14.53	346.613		346.613	2.000	1.82	630.206	12.00	1	346.613	630.206
3	2	(23.37+22.40)/2x14.53	332.519		332.519	2.000	1.82	604.580	12.00	1	332.519	604.580
4	3	(22.40+21.49)/2x13.65	299.549		299.549	1.700	1.55	462.940	9.00	1	299.549	462.940
5	4	(21.49+20.57)/2x13.65	287.060		287.060	1.700	1.55	443.637	9.00	1	287.060	443.637
6	5	(20.57+19.66)/2x13.65	274.570		274.570	1.700	1.55	424.335	9.00	1	274.570	424.335
7	6	(19.66+18.75)/2x13.65	262.148		262.148	1.700	1.55	405.138	9.00	1	262.148	405.138
8	7	(18.75+17.83)/2x13.65	249.659	7.72	241.939	1.700	1.55	373.905	9.00	1	241.939	373.905
9	8,27,28,47,48,67,83,90 111,118,119,126,127,134, 135,142,143,150,151,158	10.33x12.25	126.543	7.72	118.823	1.700	1.55	183.635	9.00	20	2376.450	3672.695
10	9,26,29,46,49,66,84,89 112,117,120,125,128,133, 136,141,144,149,152,157, 183,186,207,210, 226, 229,244	9.50x12.25	116.375		116.375	1.700	1.55	179.852	9.00	27	3142.125	4856.011
11	10,11,12,13,14,15,16 19,20,21,22,23,24,25 30,31,32,33,34,35,36 39,40,41,42,43,44,45 50,51,52,53,54,55,56,59,60,61,62,63,64,65, 85,86,87,88, 113,114,115,116, 121,122,123,124, 129,130,131,132, 137,138,139,140, 145,146,147,148, 153,154,155,156, 174,175,176,177,178,179,180,181,182 187,188,189,190,191,192,193,194,195 198,199,200,201,202,203,204,205,206 211,212,213,214,215,216,217,218,219 222,223,224,225, 230,231,232,233, 236,237,238,239,240,241,242,243,	8.00x12.25	98.000		98.000	1.700	1.55	151.455	9.00	122	11956.000	18477.455
12	17,18,37,38	12.25x9.50	116.375	7.72	108.655	1.700	1.55	167.921	9.00	4	434.620	671.685
14	57	(10.89+10.19)/2x12.25	129.115	7.72	121.395	1.700	1.55	187.610	9.00	1	121.395	187.610
15	58	(11.58+10.89)/2x12.25	137.629	7.72	129.909	1.700	1.55	200.768	9.00	1	129.909	200.768
19	68	17.07x24.00	409.680	15.44	394.240	2.000	1.82	716.800	12.00	1	394.240	716.800
20	69,70,71	17.07x24.00	409.680		409.680	2.000	1.82	744.873	12.00	3	1229.040	2234.618
21	72	(19.66+21.03)/2x24.00	488.280	15.44	472.840	2.000	1.82	859.709	12.00	1	472.840	859.709
22	73	19.44x25.09	487.7496		487.750	2.000	1.82	886.817	12.00	1	487.750	886.817
23	74	19.44x25.09	487.7496	7.72	480.030	2.000	1.82	872.781	12.00	1	480.030	872.781
24	75	27.71x38.87	1077.088		1077.088	1.700	1.55	1664.590	9.00	1	1077.088	1664.590
25	76	((34.08+38.87)/2x19.93) +0.30X38.87	740.940		740.940	1.700	1.55	1145.089	9.00	1	740.940	1145.089
26	77	(((13.51+22.91)/2x20.93) +((11.41+5.36)/2x26.41)	602.583		602.583	1.700	1.55	931.265	9.00	1	602.583	931.265
27	78	(22.68+12.45)/2x25.14 +(36.52+15.86)/2x0.74)	453.565		453.565	1.700	1.55	700.964	9.00	1	453.565	700.964
28	79	(((19.69+18.08)/2x6.70)+ (((17.92+18.08)/2x1.40) + 7.76x17.92	290.789	7.76	283.031	1.700	1.55	437.412	9.00	1	283.031	437.412
29	80	(31.73+26.32)/2x6.09 +(26.32+30.11)/2x11.83	510.546		510.546	1.700	1.55	789.025	9.00	1	510.546	789.025
30	81	(31.84+30.11)/2x5.40 +(31.84+31.46)/2x12.52	563.523		563.523	1.700	1.55	870.899	9.00	1	563.523	870.899
31	82	(31.46+30.91)/2x17.92	558.835	7.72	551.115	1.700	1.55	851.723	9.00	1	551.115	851.723
32	91,94	17.92x24.50	439.040	7.72	431.320	2.000	1.82	784.218	12.00	2	862.640	1568.436
33	92,93	17.92x24.50	439.040		439.040	2.000	1.82	798.255	12.00	2	878.080	1596.509
34	95, 102	10.33x12.00	123.960	7.72	116.240	2.000	1.82	211.345	12.00	2	232.480	422.691
35	103, 110	10.33x12.00	123.960	7.72	116.240	1.700	1.55	179.644	9.00	2	232.480	359.287
36	96, 101	9.50x12.00	114.000		114.000	2.000	1.82	207.273	12.00	2	228.000	414.545
37	104, 109	9.50x12.00	114.000		114.000	1.700	1.55	176.182	9.00	2	228.000	352.364
38	97 , 98 , 99 ,100	8.00x12.00	96.000		96.000	2.000	1.82	174.545	12.00	4	384.000	698.182
39	105, 106, 107, 108	8.00x12.00	96.000		96.000	1.700	1.55	148.364	9.00	4	384.000	593.455
40	159	(17.23+16.56)/2x10.33	174.422	7.72	166.702	1.700	1.55	257.630	9.00	1	166.702	257.630
41	160	(16.54+15.91)/2x9.50	154.138		154.138	1.700	1.55	238.213	9.00	1	154.138	238.213
42	161	(15.37+15.91)/2x8.00	125.120		125.120	1.700	1.55	193.367	9.00	1	125.120	193.367
43	162	(15.37+14.84)/2x8.00	120.840		120.840	1.700	1.55	186.753	9.00	1	120.840	186.753
44	163	(14.30+14.84)/2x8.00	116.560		116.560	1.700	1.55	180.138	9.00	1	116.560	180.138
45	164	(14.30+13.77)/2x8.00	112.280		112.280	1.700	1.55	173.524	9.00	1	112.280	173.524
46	165	(13.13+13.77)/2x9.50	127.775		127.775	1.700	1.55	197.470	9.00	1	127.775	197.470
47	166	(13.13+12.44)/2x10.33	132.069	7.72	124.349	1.700	1.55	192.176	9.00	1	124.349	192.176
48	167	(20.98+19.46)/2x22.73	459.601		459.601	2.000	1.82	835.637	12.00	1	459.601	835.637
49	168	22.73X24.16	549.157	7.72	541.437	2.000	1.82	984.431	12.00	1	541.437	984.431
50	169	(43.62+42.10)/2x22.73	974.208		974.208	1.700	1.55	1505.594	9.00	1	974.208	1505.594
51	170	(42.10+40.58)/2x22.73	939.658		939.658	1.700	1.55	1452.199	9.00	1	939.658	1452.199
52	171	(40.58+39.06)/2x22.73	905.109		905.109	1.700	1.55	1398.804	9.00	1	905.109	1398.804
53	172	(14.93+21.81)/2x41.13) +1/2X38.82X9.52	940.341		940.341	1.700	1.55	1453.255	9.00	1	940.341	1453.255
54	173	(12.95+14.52)/2x12.25	168.254		168.254	1.700	1.55	260.029	9.00	1	168.254	260.029
55	184, 185, 208, 209, 227, 228, 245	12.25x17.33	212.293	7.72	204.573	2.000	1.82	371.950	12.00	7	1432.008	2603.650
56	196	(11.38+12.95)/2x12.25	149.021		149.021	1.700	1.55	230.306	9.00	1	149.021	230.306
57	197	(8.62+10.23)/2x12.25	115.456		115.456	1.700	1.55	178.432	9.00	1	115.456	178.432
58	220	(8.62+7.09)/2x12.25	96.224		96.224	1.700	1.55	148.709	9.00	1	96.224	148.709
59	221	(16.23+14.97)/2x12.25	191.100	7.72	183.380	1.700	1.55	283.405	9.00	1	183.380	283.405
60	234	(16.23+17.49)/2x12.25	206.535	7.72	198.815	1.700	1.55	307.260	9.00	1	198.815	307.260
61	235	(11.69+10.42)/2x12.25	135.424	7.72	127.704	1.700	1.55	197.360	9.00	1	127.704	197.360
62	246	27.00 x 24.02	648.540	7.72	640.820	2.000	1.82	1165.127	12.00	1	640.820	1165.127
63	247, 248, 249	20.00 X 27.00	540.000		540.000	1.700	1.55	834.545	9.00	3	1620.000	2503.636
64	250	(21.28+18.50)/2x27.00	537.030	7.72	529.310	1.700	1.55	818.025	9.00	1	529.310	818.025
65	251	(17.82+15.25)/2x35.26	583.024		583.024	1.700	1.55	901.037	9.00	1	583.024	901.037
66	252	(27.67+28.24)/2x19.50	544.928		544.928	1.700	1.55	842.161	9.00	1	544.928	842.161
67	253	(28.24+28.84)/2x19.50	556.530		556.530	1.700	1.55	860.092	9.00	1	556.530	860.092
68	254	(28.84+29.43)/2x19.50	568.133		568.133	1.700	1.55	878.023	9.00	1	568.133	878.023
69	255	(29.43+30.02)/2x19.50	579.638		579.638	1.700	1.55	895.803	9.00	1	579.638	895.803
70	256	15.01x17.33	260.123	7.72	252.403	2.000	1.82	458.915	12.00	1	252.403	458.915
71	257	(15.01+15.54)/2x17.33	264.716		264.716	2.000	1.82	481.301	12.00	1	264.716	481.301
	TOTAL		**27072.792**		**26879.754**			**44195.924**		**258**	**49380.731**	**79907.088**
72	**AMENITY SPACE**	1/2 (69.204 + 69.845) x 69.105+ 1/2(14.286 + 13.722) x 64.651	**5709.855**									
73	OPEN SPACE-1 FOR LAYOUT	1/2 x (5.134+37.055) x55.810 +1/2 x (8.002+14.852) x 58.670 +1/2 x (22.182+36.342) x 73.601 +1/2 x (55.991+52.402) x 10.710 +1/2 x (11.440+15.233) x 64.12 +1/2 x (58.670 + 44.795) x9.770 +1/2 x (44.795 + 39.695) x 7.552 +1/2 x (39.695 + 34.795) x 21.280 + 1/2 x (34.795 + 37.255) x0.990 +1/2 x (37.255+35.475) x 5.550 +1/2 x (35.475 + 16.735) x 14.100 +1/2 x (2.365 + 16.385) x 18.535 +1/2 x (1.635 x 3.245) x 15.515	8093.500									
74	OPEN SPACE-2 FOR LAYOUT	(24.500 X 13.000) + (19.000 X 11.000)	527.500									
75	**TOTAL OPEN SPACE FOR LAYOUT**		**8621.000**									
76	SPACE FOR STP	14.06 x 6.00	84.3600									
77	SPACE FOR TRANSFORMER-1 & 2	(15.00 x 6.00)+(11.00x5.50)	150.500									
	SPACE FOR ROAD WIDENING	1/2 x (6.02 + 5.87) x 24.47	145.4742									

PROPOSED PLAN FOR RESIDENTIAL LAYOUT ON LAND BEARING KH. NO.$^{74}/_{1}$,$^{74}/_{2}$, $^{73}/_{2}$, $^{73}/_{1}$ & $^{73}/_{3}$ (PART), MOUZA LAWA, TAH. & DIST. NAGPUR

BELONGING TO:-
SANDEEP DWELLERS PVT. LTD. THROUGH DIRECTOR SHRI GAURAV AGARWALA & 13 OTHERS.

DRAWING SHEET NO	01 / 01

OWNER DETAILS
1. ASHOK AGARWALA
2. REENA AGARWALA
3. ANIL AGARWALA
4. SMITA AGARWALA
5. GAURAV AGARWALA
6. AKANKSHA AGARWALA
7. RAHUL AGARWALA
8. SUBHASHKUMAR ASHOKKUMAR HUF
9. ASHOK AGARWALA & SONS huf
10. ANIL AGARWALA HUF
11. GAURAV AGARWALA HUF

THROUGH POA HOLDER GAURAV AGARWALA

12.SANDEEP DWELLERS PVT.LTD
13.KALYANI EDUCATION SOCIETY

AREA STATEMENT			
1.	Area of plot (Minimum area of a,b,c to be considered)		114094.126
	(a) As per ownership document (7/12 , CTS extract)		115640.000
	74/1		99700
	74/2		8000
	73/2		5100
	73/1 & 73/3 (P)		2840
	(b) as per measurment sheet		114094.126
	(c) as per site		114094.126
2.	Deductions for		
	(a) Proposed D.P./ D.P. Road widening Area / Service Road / Highway widening		0.000
	(b) Any D.P. Reservation area		0.000
	(c) Govt. Share		0.000
	(Total a + b)		0.000
3.	Balance area of plot (1-2)		114094.126
4.	Amenity Space (if applicable)		
	(a) Required 5% of 114094.126		5709.780
	(b) Adjustment of 2 (b), if any -		0.000
	(c) Proposed - 5%		5709.855
5.	Area Not a part of Residential Layout		27893.043
6.	Area under Consideration for Layout (Sr. No. 3-5)		86201.84
7.	Net Plot Area for plotting (Sr. No. 6 - 4(c))		80491.228
8.	Recreational Open space for plotting (if applicable)		
	(a) Required -(Sr. No. 6) x 10%		8620.180
	(b) Proposed - (10%)		8621.000
9.	SPACE FOR TRANSFORMERS		150.500
10.	Internal Road area		22109.163
11.	Area under road widening		145.474
12.	Area for STP		84.360
12.	Plotable area (if applicable)		49380.731
13.	Pro - Rata factor for net plot area for FSI		1.630

INDEX
LAND BOUNDARY SHOWN IN THUS
OPEN SPACE
AMENITY SPACE

Certificate of Area :
Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan area 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.

Owner's Declaration : -
I / We undersigned hereby confirm that I / We would abide by plans approved by Authority / Collector. I/ We would execute the structure as per approved plans. Also I / We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

For Sandeep Dwellers Pvt. Ltd
Director

For Kalyani Education Society
Authorized Signatory

Architects / Licensed Engineer / Supervisor Name and Signature

AR. RAHUL AGARWALA

JOB NO	DRAWING NO	SCALE	DRAWN BY	CHECKED BY
01 / 01	LAYOUT PLAN	1:1000	PAWAN	RAHUL