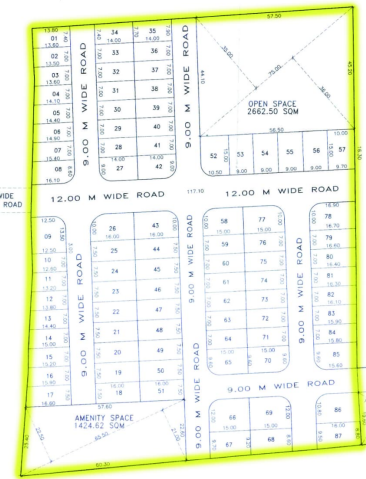
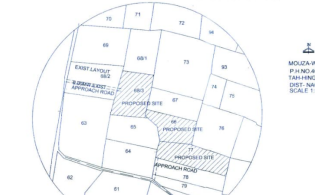
STATEMENTOFDISTRIBUTION OF F.S.I. ON EACH PLOT

PLOT NO	PLOT SIZE (M)	PLOT AREA SQMT	SHAGAN	NET AREA EACH PLOT SQMT	BUILT UP AREA ON (NO.+NO.) FS FACTOR	NO.OF PLOT	TOTAL AREA IN SQM	NET PLOT AREA FOR F.S.I. SQMT	FRONT ROAD WIDTH	BASIC F.S.I.	PERMISSIBLE BUILT-UP AREA ON BASIC F.S.I. SQMT	PLOT NO	PLOT SIZE (M)	PLOT AREA SQMT	SHAGAN	NET AREA EACH PLOT SQMT	BUILT UP AREA ON (NO.+NO.) FS FACTOR	NO.OF PLOT	TOTAL AREA IN SQM	NET PLOT AREA FOR F.S.I. SQMT	FRONT ROAD WIDTH MTS	BASIC F.S.I.	PERMISSIBLE BUILT-UP AREA ON BASIC F.S.I. SQMT
A		B	C	D	E	F	G	H	I	J	K	A		B	C	D	E	F	G	H	I	J	K
01	(13.56+13.56)/2X7.40	101.38	---	101.38	1.665	1	101.38	168.79	9.00	1.10	185.67	88	(11.20+10.90)/2X23.80	262.99	---	262.99	1.665	1	262.99	437.87	9.00	1.10	481.66
02,03	(13.56+13.46)/2X7.00	94.85	---	94.85	1.665	2	189.70	157.92	9.00	1.10	173.71	89	(19.10+25.00)/2X14.50	319.72	---	319.72	1.665	1	319.72	532.33	9.00	1.10	585.56
04	(13.60+14.10)/2X7.00	98.95	---	98.95	1.665	1	98.95	161.42	9.00	1.10	177.56	90	(20.00+27.00)/2X15.30	505.30	---	505.30	1.665	1	505.30	841.32	9.00	1.10	925.45
05	(14.10+14.40)/2X7.00	99.75	---	99.75	1.665	1	99.75	166.08	9.00	1.10	182.69	91	(14.50+14.60)/2X29.80	433.59	4.05	427.54	1.665	1	427.54	711.85	9.00	1.10	783.03
06	(14.40+14.90)/2X7.00	102.55	---	102.55	1.665	1	102.55	170.74	9.00	1.10	187.82	92	(22.50+22.90)/2X17.90	406.33	---	406.33	1.665	1	406.33	676.53	9.00	1.10	744.18
07	(14.90+15.40)/2X7.00	106.05	---	106.05	1.665	1	106.05	176.57	9.00	1.10	194.23	93	(22.50+22.90)/2X17.90	273.87	---	273.87	1.665	1	273.87	455.99	9.00	1.10	455.99
08	(15.40+15.10)/2X7.00	135.45	6.05	129.40	1.665	1	129.40	215.45	9.00	1.10	236.99	94	(14.40+14.80)/2X10.00	146.00	6.05	139.95	1.665	1	139.95	233.01	12.00	1.10	256.31
09	12.50X13.50	168.75	6.05	162.70	1.665	1	162.70	270.89	9.00	1.10	297.98	95	(14.80+15.10)/2X9.50	236.99	---	236.99	1.665	1	236.99	394.63	12.00	1.10	434.09
10	(12.50+13.60)/2X7.00	87.85	---	87.85	1.665	1	87.85	146.27	9.00	1.10	160.89	96	(15.10+15.80)/2X9.50	148.67	---	148.67	1.665	1	148.67	247.55	12.00	1.10	272.30
11	(13.20+13.60)/2X7.00	90.30	---	90.30	1.665	1	90.30	150.34	9.00	1.10	165.36	97	(16.20+16.80)/2X9.50	152.00	---	152.00	1.665	1	152.00	253.08	12.00	1.10	278.38
12	(13.20+13.86)/2X7.00	94.50	---	94.50	1.665	1	94.50	157.34	9.00	1.10	173.07	98	(16.20+16.80)/2X9.50	155.80	---	155.80	1.665	1	155.80	259.40	12.00	1.10	285.34
13	(13.80+14.40)/2X7.00	98.70	---	98.70	1.665	1	98.70	164.33	9.00	1.10	180.76	99	(16.60+16.90)/2X9.50	159.12	---	159.12	1.665	1	159.12	264.93	12.00	1.10	291.42
14	(14.40+15.00)/2X7.00	102.90	---	102.90	1.665	1	102.90	171.32	9.00	1.10	188.45	100	(16.90+17.30)/2X9.50	162.45	---	162.45	1.665	1	162.45	270.47	12.00	1.10	297.52
15	(15.00+15.20)/2X7.00	105.70	---	105.70	1.665	1	105.70	175.99	9.00	1.10	193.58	101	(17.30+17.60)/2X9.50	165.77	---	165.77	1.665	1	165.77	276.00	12.00	1.10	303.60
16	(15.20+15.90)/2X7.00	108.85	---	108.85	1.665	1	108.85	181.23	9.00	1.10	199.35	102	(17.60+17.40)/2X11.50	205.27	6.05	199.22	1.665	1	199.22	331.70	12.00	1.10	364.87
17	(15.90+16.90)/2X7.50	121.87	---	121.87	1.665	1	121.87	202.91	9.00	1.10	223.20	103	(16.60+16.40)/2X10.50	180.00	6.05	173.95	1.665	1	173.95	297.81	12.00	1.10	327.59
18	7.50X 16.00	120.00	---	120.00	1.665	19	1920.00	199.80	9.00	1.10	219.78	104	(16.10+16.80)/2X9.50	180.02	---	180.02	1.665	1	180.02	299.73	12.00	1.10	329.70
19	10.00 X 14.00	160.00	4.05	153.95	1.665	2	307.90	256.32	9.00	1.10	281.95	105	(19.10+19.50)/2X9.50	183.35	---	183.35	1.665	1	183.35	305.27	12.00	1.10	335.80
20	9.00 X 14.00	126.00	6.05	119.95	1.665	2	239.90	199.71	9.00	1.10	219.68	106	(7.20+8.30)/2X19.50	151.12	---	151.12	1.665	1	151.12	251.87	12.00	1.10	276.77
21	7.50 X 14.00	98.00	---	98.00	1.665	12	1176.00	163.17	9.00	1.10	179.48	107	(8.30+9.30)/2X13.00	114.40	---	114.40	1.665	1	114.40	190.47	9.00	1.10	209.52
22	(7.40+7.70)/2X14.00	105.70	---	105.70	1.665	1	105.70	175.99	9.00	1.10	193.58	108	9.50 X 13.00	123.50	---	123.50	1.665	10	1235.00	205.62	9.00	1.10	226.19
23	(7.70+7.90)/2X14.00	109.20	---	109.20	1.665	1	109.20	181.81	9.00	1.10	199.99	111,120	10.00 X13.00	130.00	---	130.00	1.665	2	260.00	209.20	9.00	1.10	230.12
24	10.50 X15.00	157.50	6.05	151.45	1.665	1	151.45	252.16	12.00	1.10	277.38	112	11.50 X13.00	149.50	4.35	145.15	1.665	1	145.15	241.67	9.00	1.10	265.84
53/054	8.00 X15.00	135.00	---	135.00	1.665	4	540.00	224.77	12.00	1.10	247.25	122,123	12.00 X 13.00	156.00	---	156.00	1.665	2	312.00	243.30	9.00	1.10	267.63
57	(10.00+9.70)/2X15.00	147.75	---	147.75	1.665	1	147.75	246.00	12.00	1.10	270.60	124,125	7.50 X 12.00	90.00	---	90.00	1.665	26	2340.00	149.85	9.00	1.10	164.83
58,77	10.00 X 15.00	150.00	6.05	143.95	1.665	2	287.90	239.67	9.00	1.10	263.64	134,145	11.00 X 12.00 9.00 X 12.00	132.00 108.00	4.35	127.65 103.65	1.665 1	1	127.65 103.65	212.53 172.57	9.00 9.00	1.10 1.10	233.79 189.83
59/064, 73/074, 75/076	7.00 X 15.00	105.00	---	105.00	1.665	12	1260.00	174.82	9.00	1.10	192.30	136	(7.30+8.10)/2X12.00	92.40	---	92.40	1.665	1	92.40	153.84	9.00	1.10	169.22
60,70	9.83 X 15.00	144.00	4.35	139.65	1.665	2	279.30	232.51	9.00	1.10	255.76	139	(8.10+8.80)/2X12.00	101.40	---	101.40	1.665	1	101.40	168.83	9.00	1.10	185.71
66,69	12.00 X 15.00	180.00	4.35	175.65	1.665	2	351.30	292.45	9.00	1.10	321.70	144	(11.40+10.80)/2X12.50	140.00	4.35	135.65	1.665	1	135.65	225.85	9.00	1.10	248.44
67	(9.70+9.20)/2X15.00	141.75	---	141.75	1.665	1	141.75	236.01	9.00	1.10	259.61	146,148, 149	9.00 X10.50	100.50	---	100.50	1.665	5	502.50	166.50	9.00	1.10	183.15
68	(9.20+8.60)/2X15.00	133.50	---	133.50	1.665	1	133.50	222.27	9.00	1.10	244.50	147	(9.50+8.70)/2X12.50	113.75	---	113.75	1.665	1	113.75	189.39	9.00	1.10	208.33
78	(16.10+16.70)/2X10.00	168.00	6.05	161.95	1.665	1	161.95	269.64	9.00	1.10	296.61	150	(8.70+9.40)/2X12.50	113.12	---	113.12	1.665	1	113.12	188.34	9.00	1.10	207.17
79	(16.70+16.40)/2X7.00	115.50	---	115.50	1.665	1	115.50	192.30	9.00	1.10	211.53	151	(10.90+11.30)/2X12.50	141.25	4.35	136.90	1.665	1	136.90	227.93	9.00	1.10	250.73
80	(16.40+16.30)/2X7.00	114.45	---	114.45	1.665	1	114.45	190.55	9.00	1.10	209.61	152	11.50 X 12.50	143.75	---	143.75	1.665	1	143.75	239.29	9.00	1.10	263.22
81	(16.30+16.10)/2X7.00	113.40	---	113.40	1.665	1	113.40	188.81	9.00	1.10	207.69	154	15.00 X 22.00	330.00	---	325.65	1.665	1	325.65	542.20	9.00	1.10	596.42
82	(16.10+15.90)/2X7.00	112.00	---	112.00	1.665	1	112.00	186.48	9.00	1.10	205.12	155	15.00 X 22.00	330.00	---	330.00	1.665	1	330.00	549.45	9.00	1.10	604.39
83	(15.90+15.80)/2X7.00	112.05	---	112.05	1.665	1	112.05	184.72	9.00	1.10	203.20	156	15.10 X 22.00	332.20	---	332.20	1.665	1	332.20	553.19	9.00	1.10	608.51
84	(15.60+15.80)/2X8.60	150.75	4.35	146.37	1.665	1	146.37	243.70	9.00	1.10	268.07	157	(18.11+19.50)/2X15.00	267.15	4.05	260.95	1.665	1	260.95	434.46	9.00	1.10	477.90
85	10.80 X 15.00	148.45	---	148.45	1.665	1	148.45	247.16	9.00	1.10	271.88	158/0176	8.50 X 15.00	127.50	---	127.50	1.665	1	127.50	212.29	9.00	1.10	233.52
87	(9.50+8.80)/2X15.00	146.40	---	146.40	1.665	1	146.40	243.75	9.00	1.10	268.13	177	15.22 X 15.00	228.00	4.35	223.65	1.665	1	223.65	372.37	9.00	1.10	409.61
												178	12.00 X 15.00	180.00	4.35	175.65	1.665	1	175.65	292.45	9.00	1.10	321.70
												179/0197	8.00 X 15.00	120.00	---	120.00	1.665	1	120.00	199.80	9.00	1.10	219.78
												192	(14.10+13.10)/2X15.00	219.00	4.35	214.65	1.665	1	214.65	357.39	9.00	1.10	393.13
												193	9.40 X 15.00	141.00	4.35	136.65	1.665	1	136.65	227.52	9.00	1.10	250.27
												194/0197	9.50 X 15.00	142.50	---	142.50	1.665	1	142.50	237.26	9.00	1.10	261.00
												198	(9.00+7.80)/2X15.00	126.75	---	126.75	1.665	1	126.75	211.03	9.00	1.10	232.14
												199	(8.90+7.90)/2X12.00	98.80	---	98.80	1.665	1	98.80	147.85	9.00	1.10	162.63
												200/0203	8.00 X 12.00	108.00	---	108.00	1.665	4	432.00	179.82	9.00	1.10	197.80
												204,213,221	9.40 X 12.00	112.80	4.35	108.45	1.665	1	325.35	180.56	9.00	1.10	198.62
												206	(10.05+9.00)/2X12.00	114.00	---	114.00	1.665	1	114.00	189.81	9.00	1.10	208.79
												209 TO 212, 232 TO 235	8.00 X12.00	96.00	---	96.00	1.665	8	768.00	159.84	9.00	1.10	175.82
												222,223,224	9.00 X 12.00	108.00	---	108.00	1.665	3	324.00	179.82	9.00	1.10	197.80
												215	(9.00+9.10)/2X12.00	122.60	---	102.60	1.665	1	102.60	170.82	9.00	1.10	187.91
												216	(9.40+8.50)/2X12.00	107.40	---	107.40	1.665	1	107.40	178.82	9.00	1.10	196.70
												225 TO 227, 229 TO 231	9.00 X 12.00	108.00	---	108.00	1.665	6	648.00	179.82	9.00	1.10	197.80
												228	(7.50+8.50)/2X12.00	96.00	---	96.00	1.665	1	96.00	159.84	9.00	1.10	175.82
												229	(8.70+7.80)/2X12.00	99.00	---	99.00	1.665	1	99.00	164.83	9.00	1.10	181.31
												230/0235	7.00 X 12.00	84.00	---	84.00	1.665	4	336.00	139.86	9.00	1.10	153.84
												236	(15.40+14.80)/2X9.40	141.94	4.35	137.59	1.665	1	137.59	229.08	9.00	1.10	251.99
												237	(14.40+14.30)/2X7.50	101.85	---	101.85	1.665	1	101.85	169.58	9.00	1.10	186.53
												238	(13.80+14.30)/2X7.50	98.25	---	98.25	1.665	1	98.25	163.75	9.00	1.10	180.12
												238	(13.80+13.30)/2X7.00	94.85	---	94.85	1.665	1	94.85	157.92	9.00	1.10	173.71
												239	(13.30+12.80)/2X7.00	91.35	---	91.35	1.665	1	91.35	152.09	9.00	1.10	167.30
												240	(7.60+8.60)/2X12.80	94.08	---	94.08	1.665	1	94.08	156.64	9.00	1.10	172.30
													TOTAL					240	30262.14				

TOTAL AREA =TOTAL 240 PLOTS =30262.14 SQM.



RAGHUKUL PARK-1





LAY OUT PLAN

SCALE 1:500

EXISTING RESIDENTIAL LAY OUT PLAN
ON KH.NO. 66,77/68/3,
P.H.NO. 46, MOUZA- WANADONGRI ,
TAH- HINGNA, DIST- NAGPUR

OWNER :-
SHRI.SANJAY RAMKRUSHNA JAGTAP

STAMPS OF APPROVAL OF PLANS :-

AREA STATEMENT

1.	AREA OF LAND (MINIMUM AREA OF A.B.C.TO BE CONSIDERED)		
	A) AS PER OWNERSHIP DOCUMENT(7/12 CTS EXTRACT)	=	53000.00 SQMT
	B) AS PER MEASUREMENT SHEET	=	53000.00 SQMT
	C) AS PER SITE	=	53000.00 SQMT
	MINIMUM TO BE CONSIDERED	=	53000.00 SQMT
2.	DEDUCTIONS FOR :-		
	A. ROAD WIDENING AREA FOR EXISTING ROAD FOR		
	HIGHWAY WIDENING		
	ADJUSTMENT LAND	= NIL	
	B) ANY D.P. RESERVATION AREA		
	TOTAL (A+B)	= NIL	
3.	BALANCE AREA OF PLOT(S) (1-2)	=	53000.00 SQMT
4.	AMENITY SPACE (IF APPLICABLE)		
	A) REQUIRED = 2650.00 SQM		
	B) PROPOSED	=	2664.39 SQMT
5.	NET PLOT AREA (3-4)(C)	=	50335.61 SQMT
6.	RECREATIONAL OPEN SPACE (IF APPLICABLE)		
	A) REQUIRED = 5300.00 SQMT (10%)		
	B) PROPOSED	=	5304.00 SQMT
7.	INTERNAL ROAD AREA	=	19912.51 SQMT
8.	SERVICE ROAD AND HIGHWAY WIDENING		
	PLOTABLE AREA	=	30,266.10 SQMT
10.	PRO-RATA FACTOR (FOR FSI CALCULATION ON LAYOUT PLOTS S/R)	=	1.665 (BUILT-UP AREA PERMITTED UPTO MAXIMUM 1.85)

NOTE :-

A) AS PER PROVISION OF UDCPR REGULATION NO 2.9 (iii) DISTRIBUTION OF THE SHOPS ITS OF MIT AREA WILL BE SUBJECT TO MAXIMUM RECEIVING POTENTIAL AS PER MODIFIED VALUES IN TABLE (B) VIDE NOTE NO (iii) THEREUNDER.

B) ACTUAL SITE AND AREA FOR ELECTRIC SUB-STATION WILL BE AS PER REQUIRED BY CONCERN DEPARTMENT.

C) DRAWN DETAILS OF SOIL WATER CALCULATIONS ARE UNDERNEATH FOR GREY WATER TREATMENT PLANT ALONG WITH SEPARATE LAYOUT PLAN SHOWING ALL DRAINAGE LINES CHAMBERS PLUMBING LINES WHICH SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMISSION AS PER PROVISION OF REGULATION NO 13.4 OF U.D.C.P.R.

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD CODE BY PLANS APPROVED BY AUTHORITY/ COLLECTOR / I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS AS SO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER'S NAME AND SIGNATURE
SHRI SANJAY RAMKRUSHNA JAGTAP

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 19/5/2022 AND THE DIMENSIONS OF SITE ETC. OF PLOT STATED IN PLAN ARE AS MEASURED ON SITE AND THE AREA STATED IN THE SAID PLAN AGREES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP AND RECORDS DEPARTMENT/CITY SURVEY RECORDS.

D.N.BORKAR
SURVEYOR
NAME OF ARCHITECT/LICENSED ENGINEER/SUPERVISOR
LICENSE NO. 4/1998

CERTIFICATE

THE ABOVE MENTIONED PLANS AREA PREPARED BY ME AS PER UDCPR.

D.N.BORKAR
SIGNATURE OF ARCHITECT/LICENSED ENGINEER/SUPERVISOR
NAME OF ARCHITECT/LICENSED ENGINEER/SUPERVISOR
LICENSE NO. 4/1998
CONTACT No. - 8149659883

(1) NAME OF THE ACT OF THE PLANNING AUTHORITY IF ANY WE MENTIONED M.R. & T. P. ACT 1966

OWNER SIGNATURE AND SIGNATURE

SHRI SANJAY RAMKRUSHNA JAGTAP

NAME OF ARCHITECT/LICENSED ENGINEER/SUPERVISOR

DEVIDAS NARAYAN BORKAR

D.N.BORKAR
SURVEYOR
PLOT NO. 8, H. NO. 46/1
NEAR GANESH MANDIR
NAGPUR-440 022

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	Registration / License no of Architect/ Engineer/Supervisor
		1:500 1:5000	DEWA		806