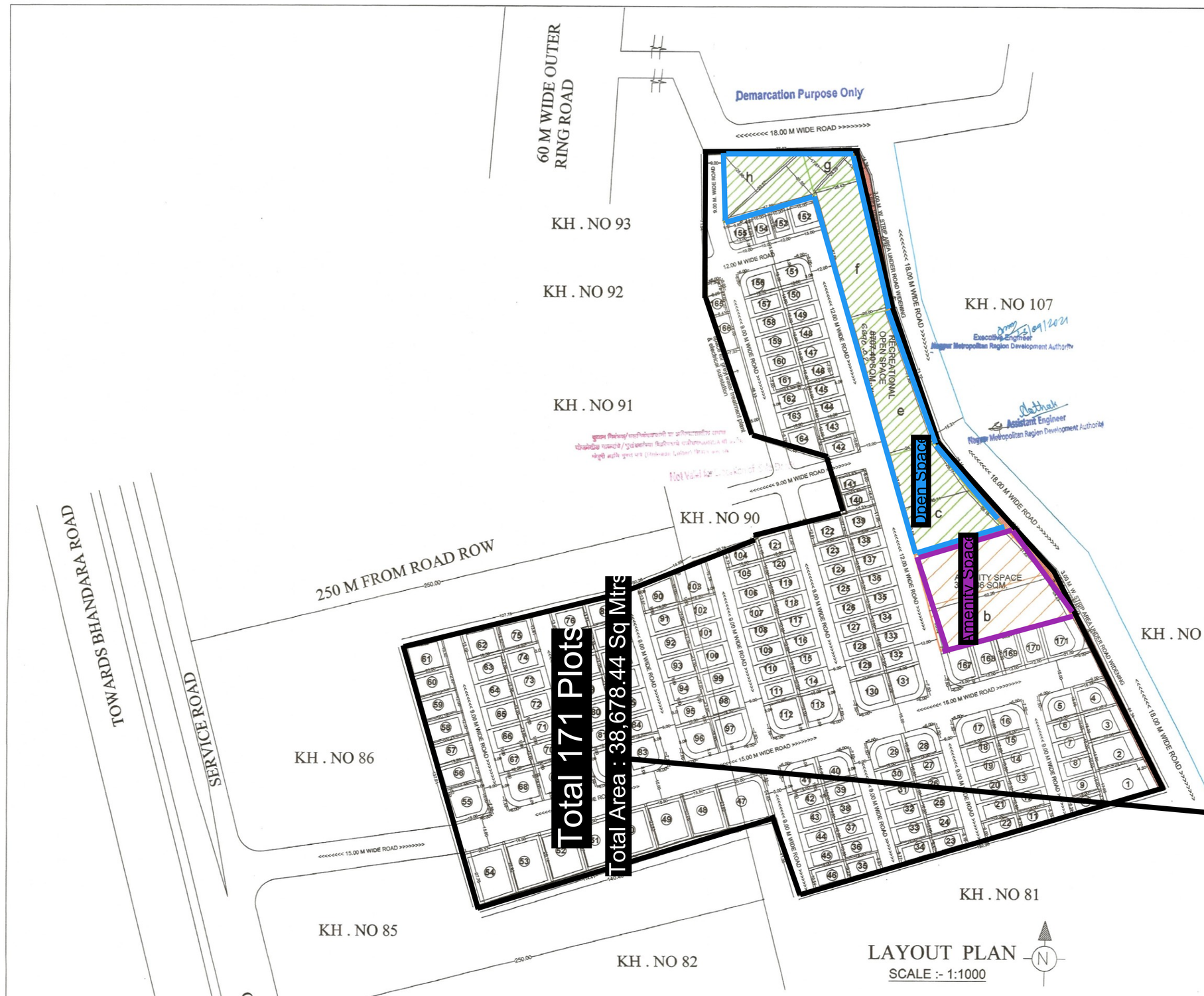
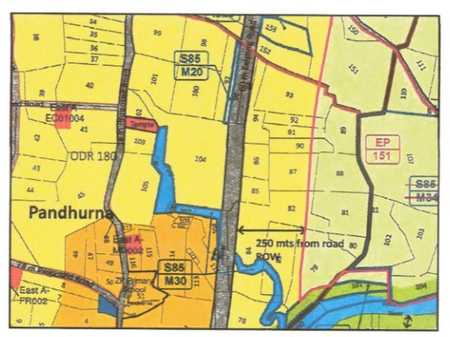
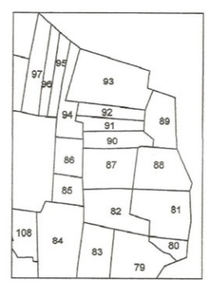


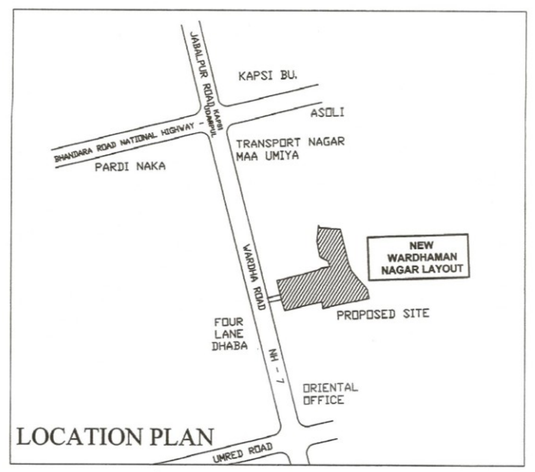
LAYOUT PLAN
SCALE :- 1:1000

METRO DP SHEET

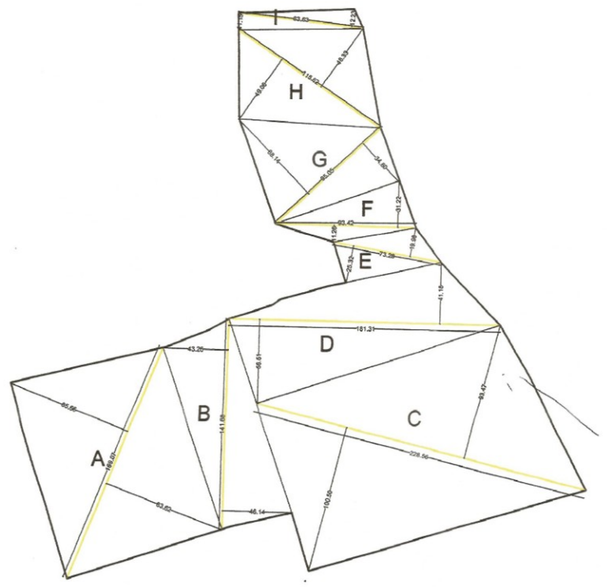


VILLAGE MAP

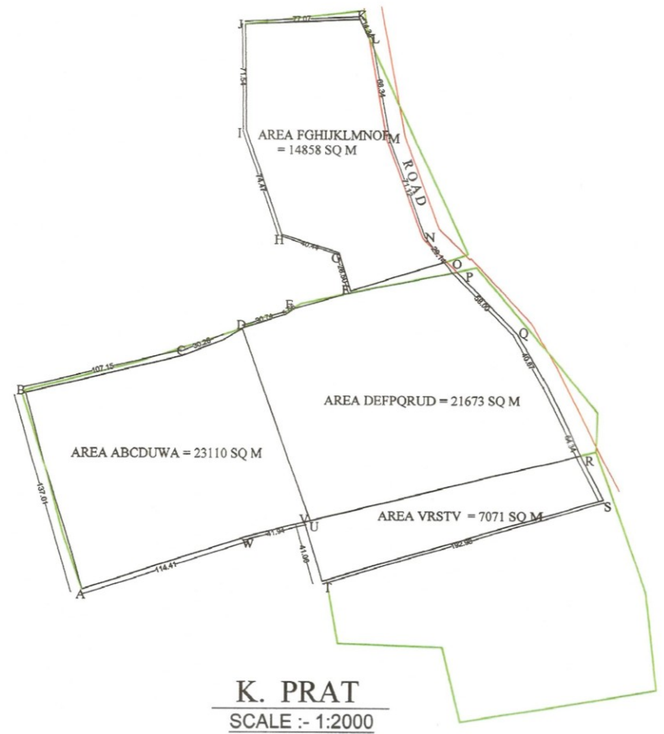




LOCATION PLAN



KH. PLAN
SCALE :- 1:2000



K. PRAT
SCALE :- 1:2000

AREA STATEMENT

PLOT NO.	AREA CALCULATION	PLOT AREA SQ.M	CORNER ROUNDING AREA OF ROAD	REMAINING PLOT AREA (b-c)	PRO RATA FSI FACTOR	BUILT UP AREA ON PRO-RATA BASIS (d x e)	FRONT ROAD WIDTH	BASIC FSI	NO. OF PLOT	TOTAL PLO AREA SQ.M
a		b	c	d	e	f	g	h		
1	17.93 X (28.23 + 24.91) /2	482.67	——	482.67	1.648	795.44	18.00	1.10	1	482.67
2	15.00 X (24.91 + 22.06) /2	352.27	——	352.27	1.648	580.54	18.00	1.10	1	352.27
3	15.00 X (19.20 + 22.06) /2	309.45	——	309.45	1.648	509.97	18.00	1.10	1	309.45
4	15.00 X (19.20 + 18.34) /2	266.55	14.75	251.18	1.648	413.94	18.00	1.10	1	251.18
5, 16,17,28,29,40,41	18.00 X 18.00	270.00	9.97	260.03	1.648	428.52	15.00	1.10	7	1820.21
06,07,08,09,12,13,14,15 18,19,20,21,24,25,26,27 30,31,32,33,36,37,38,39, 42,43,44,45, 105,106,107,108,109,110 111,114,115,115,117,118, 119,120,123,124,125,126 127,128,129,132,133,134, 135,136,137,138,143,144, 145,146,147,148, 149,150,157,158,159,160, 161,162,163.	10.00 X 18.00	180.00	——	180.00	1.648	296.64	9.00	1.10	71	12780.00
10	(8.24 + 7.93) /2 x 18.00	145.53	——	145.53	1.648	239.83	9.00	1.10	1	145.53
11	(8.70 + 8.39) /2 x 18.00	153.81	——	153.81	1.648	253.47	9.00	1.10	1	153.81
22	(8.70 + 9.00) /2 x 18.00	159.30	——	159.30	1.648	262.52	9.00	1.10	1	159.30
23	(9.47+ 9.16) /2 x 18.00	167.87	——	167.87	1.648	276.72	9.00	1.10	1	167.87
34	(9.47+ 9.77) /2 x 18.00	173.16	——	173.16	1.648	285.36	9.00	1.10	1	173.16
35	(9.93 + 10.23) /2 x 18.00	181.44	——	181.44	1.648	299.01	9.00	1.10	1	181.44
46	(10.64 + 10.23) /2 x 18.00	186.93	——	186.93	1.648	308.06	9.00	1.10	1	186.93
47	(24.63 + 23.65) /2 x 25.00	603.50	9.97	593.53	1.648	978.13	15.00	1.10	1	593.53
48	(23.06 + 23.65) /2 x 18.50	432.06	——	432.06	1.648	712.03	15.00	1.10	1	432.06
49	(23.06 + 23.83) /2 x 18.50	433.73	——	433.73	1.648	714.78	15.00	1.10	1	433.73
50	(24.60 + 23.83) /2 x 18.50	447.97	——	447.97	1.648	738.26	15.00	1.10	1	447.97
51	(24.60 + 25.37) /2 x 18.50	462.22	——	462.22	1.648	761.73	15.00	1.10	1	462.22
52	(26.14 + 25.37) /2 x 18.50	476.46	——	476.46	1.648	785.20	15.00	1.10	1	476.46
53	(26.14 + 26.92) /2 x 18.50	490.80	——	490.80	1.648	808.83	15.00	1.10	1	490.80
54	(27.76 + 26.92) /2 x 20.37	556.91	——	556.91	1.648	917.78	15.00	1.10	1	556.91
55	(19.06 + 19.48) /2 x 18.00	346.86	9.97	336.89	1.648	555.19	15.00	1.10	1	336.89
56	(19.85 + 19.48) /2 x 12.00	235.98	——	235.98	1.648	388.89	9.00	1.10	1	235.98
57	(19.85 + 20.21) /2 x 12.00	240.36	——	240.36	1.648	396.11	9.00	1.10	1	240.36
58	(20.18 + 20.21) /2 x 12.00	242.34	——	242.34	1.648	399.37	9.00	1.10	1	242.34
59	(20.18 + 20.10) /2 x 12.00	241.68	——	241.68	1.648	398.28	9.00	1.10	1	241.68
60	(20.00 + 20.10) /2 x 12.00	240.60	——	240.60	1.648	396.50	9.00	1.10	1	240.60
61	(20.00 + 19.92) /2 x (15.62 + 18.24)/2	316.96	——	316.96	1.648	522.35	9.00	1.10	1	316.96
62	(15.19 + 14.52) /2 x 18.50	274.81	——	274.81	1.648	459.47	9.00	1.10	1	274.81
63,64,65,66,67,70,71,72, 73,74,77,78,79,80,81,84, 85,86,87,88,91,92,93,94, 95,98,99,100,101,102	12.00 X 18.50	222.00	——	222.00	1.648	365.85	9.00	1.10	30	6660.00
68,69,82,83,96,97	18.00 X 18.50	333.00	9.97	323.03	1.648	532.35	15.00	1.10	6	1938.18
75	(13.81 + 14.52) /2 x 18.50	262.05	——	262.05	1.648	431.85	9.00	1.10	1	262.05
76	(13.46 + 12.74) /2 x 18.50	242.35	——	242.35	1.648	399.39	9.00	1.10	1	242.35
89	(12.70 + 12.74) /2 x 18.50	232.32	——	232.32	1.648	382.86	9.00	1.10	1	232.32
90	(13.67 + 16.00) /2 x 18.50	274.44	——	274.44	1.648	452.27	9.00	1.10	1	274.44
103	(19.34 + 16.00) /2 x 18.50	326.89	——	326.89	1.648	538.71	9.00	1.10	1	326.89
104	(9.73 + 11.45) /2 x 18.00	190.62	——	190.62	1.648	314.14	9.00	1.10	1	190.62
112, 113, 130	18.00 X 18.00	324.00	9.97	314.03	1.648	517.52	15.00	1.10	3	942.69
121	(12.52 + 11.45) /2 x 18.00	215.73	——	215.73	1.648	355.62	9.00	1.10	1	215.73
122	(12.61 + 12.13) /2 x 18.00	222.66	——	222.66	1.648	366.94	9.00	1.10	1	222.66
131	18.00 X 18.00	324.00	9.97	314.03	1.648	517.52	15.00	1.10	1	314.03
139	(11.95 + 12.13) /2 x 18.00	216.72	——	216.72	1.648	357.15	12.00	1.10	1	216.72
140	(15.48 + 15.31) /2 x 10.47	161.18	——	161.18	1.648	265.62	12.00	1.10	1	161.18
141	(15.48 + 15.63) /2 x 9.00	139.99	7.74	132.25	1.648	217.94	12.00	1.10	1	132.25
142	10.00 X 18.00	180.00	7.74	172.26	1.648	283.88	12.00	1.10	1	172.26
151	13.30 X 18.00	239.40	7.74	231.66	1.648	381.77	12.00	1.10	1	231.66
152	15.00 X 18.00	270.00	——	270.00	1.648	444.96	12.00	1.10	1	270.00
153, 154	10.00 X 15.00	150.00	——	150.00	1.648	247.20	12.00	1.10	2	298.11
155	13.00 X 15.00	195.00	7.74	187.26	1.648	308.60	9.00	1.10	1	188.92
156	13.30 X 18.00	239.40	7.74	231.66	1.648	381.77	9.00	1.10	1	231.66
164	(6.76 + 18.54) /2 x 18.00	227.70	——	227.70	1.648	375.24	9.00	1.10	1	227.70
165	(7.30 + 9.09) /2 x 6.76) + (5.41 + 9.09) /2 x 11.22)	153.73	7.74	145.99	1.648	240.59	9.00	1.10	1	145.99
166	(8.41 + 7.32) /2 x 18.00	141.57	——	141.57	1.648	233.30	9.00	1.10	1	141.57
167	16.67 X 18.00	300.00	9.97	290.03	1.648	477.96	15.00	1.10	1	290.03
168,169,170.	12.00 X 20.00	240.00	——	240.00	1.648	395.52	15.00	1.10	3	720.00
171	(16.46 + 21.89) /2 x 20.00	441.02	14.75	427.26	1.648	704.00	18.00	1.10	1	704.00
							TOTAL PLOTABLE AREA		71	38678.44
AREA FOR GWT & ELECTIC SUB STATION	(7.32 + 5.00) /2 x 48.13	296.48								

AREA UNDER AMENITY SPACE

a = (47.36 + 62.23) /2 X 27.51 = 1511.53 SQM.
b = (68.26 + 62.24) /2 X 23.53 = 1535.33 SQM.
3046.86 SQM.

AREA UNDER RECREATIONAL SPACE

c = (47.66 + 35.11) /2 X 23.58 = 975.85 SQM.
d = (24.77 + 35.11) /2 X 27.92 = 835.92 SQM.
e = (24.77 + 20.00) /2 X 71.64 = 1603.66 SQM.
f = (26.43 + 20.00) /2 X 67.89 = 1576.06 SQM.
g = (17.61 + 13.98) /2 X 28.29 = 446.84 SQM.
h = (25.86 + 21.52) /2 X 53.57 = 1269.07 SQM.
6707.40 SQM.

DEDUCT 9M TANGENT AREA

CORNER ROUNDING AREA OF ROAD = 17.38 SQM.

TOTAL AREA UNDER RECREATIONAL SPACE = 6690.02 SQM.

AREA CALULATION AS PER "K" PRAT

A = (85.66 + 83.62) /2 X 169.07 = 14310.00 SQM.
B = (43.26 + 46.14) /2 X 141.68 = 6333.09 SQM.
C = (93.47 +100.50) /2 X 228.56 = 22166.89 SQM.
D = (41.18 + 56.51) /2 X 181.31 = 8856.08 SQM.
E = (25.32 + 19.98) /2 X 73.28 = 1659.79 SQM.
F = (11.26 + 31.22) /2 X 93.42 = 1984.24 SQM.
G = (34.60 + 68.14) /2 X 95.05 = 4882.71 SQM.
G = (48.33 + 49.06) /2 X 115.62 = 5630.11 SQM.
G = (12.23 + 11.15) /2 X 83.63 = 977.34 SQM.
66800 SQM.

STAMP OF APPROVAL

BELONGS TO	SIGN:
1) SHRI DHIRAJ OMPRAKASH AGRAWAL	
2) SHRI RAVI OMPRAKASH AGRAWAL	
3) L7 MEDIA PVT . LTD. THROUGH DIRECTOR DHIRAJ OMPRAKASH AGRAWAL	

PROPOSED SUBDIVISION OF LAND AS PLOTTED LAYOUT BEARING KH. NO.- 81/2,87,88,89, PH.NO. - 34/A, MOUZA- PANDHURNA, TAH.- KAMPTEE, DIST.- NAGPUR

AREA STATEMENT		SQ.M.
1. AREA OF PLOT -		
(a) AS PER OWNERSHIP DOCUMENT(AS PER "K" PRAT)		66800.00
(b) AS PER MEASURMENT SHEET		66800.00
(c) AS PER SITE		——
2. DEDUCTIONS FOR		——
(a) PROPOSED DP/DP ROAD WIDENING AREA/ SEVICE ROAD/ HIGHWAY WIDENING/OUTER RING ROAD WIDENING		——
(b) ANY DP RESERVATION AREA		——
TOTAL (a+b)		——
3. BALANCE AREA OF PLOT (1-2)	(100%)	66800.00
4. RECREATIONAL OPEN SPACE (IF APPLICABLE)		——
(a) REQUIRED 10 % 66800.00 X 0.10	(10%)	6680.00
(b) PROPOSED	(10.015%)	6690.02
5. NET BALANCE PLOT AREA OF PLOT (3-4b)		60092.60
6. AMENITY SPACE(IF APPLICABLE)		——
(a) REQUIRED 5 % i.e. 60092.60 X 0.05	(5%)	3004.63
(b) ADJUSTMENT OF 2(b), IF ANY		——
(c) BALANCE PROPOSED	(4.561%)	3046.86
7. INTERNAL ROAD AREA -	(27.078%)	18088.2
8.GREY WATER TREATMENT& ELEC SUB STATION	(0.443%)	296.48
9. PLOTABLE AREA	(57.901%)	38678.44
10. PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS =(59) 83753.14 / 38678.44		1.648
17. AREA OF INCLUSIVE HOUSING		——
(a) REQUIRED		——
(b) PROPOSED		——

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON_____ AND THE DIMENTIONS OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE 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 RECORD.

CONSULTANT ENGINEER
DEVAANG KOTHARY

OWNER'S NAME - OWNER'S SIGN:

1) SHRI DHIRAJ OMPRAKASH AGRAWAL
2) SHRI RAVI OMPRAKASH AGRAWAL
3) L7 MEDIA PVT . LTD. THROUGH DIRECTOR DHIRAJ OMPRAKASH AGRAWAL

LEGEND

- KH. BOUNDARY AS PER "K" PRAT SHOWN IN THICK BLACK
- KH. BOUNDARY AS PER WAHIVAT SHOWN IN DOTTED BLACK
- PROPO. PLOT BOUNDARY SHOWN IN BLACK
- RECREATION OPEN SPACE SHOWN GREEN
- AMENITY SPACE SHOWN ORANGE
- AREA UNDER ROAD WIDENING SHOWN
- EXISTING ROAD SHOWN BLUE

CONSULTANT ENGINEER

DEVAANG M. KOTHARY B.E.(CIVIL) CONSULTANT ENGINEER
DEVAANG M. KOTHARY (B.E. CIVIL)
BEHIND CITY POST OFFICE, ITWARI, NAGPUR-2
N.M.C. L.S. NO. L-6
N.I.T. L. S. NO. 1803

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY:	L.S. NO. OF CONSULTANT ENGINEER
		1:1000			N.M.C. L.S. NO. L-6 N.I.T. L. S. NO. 1803