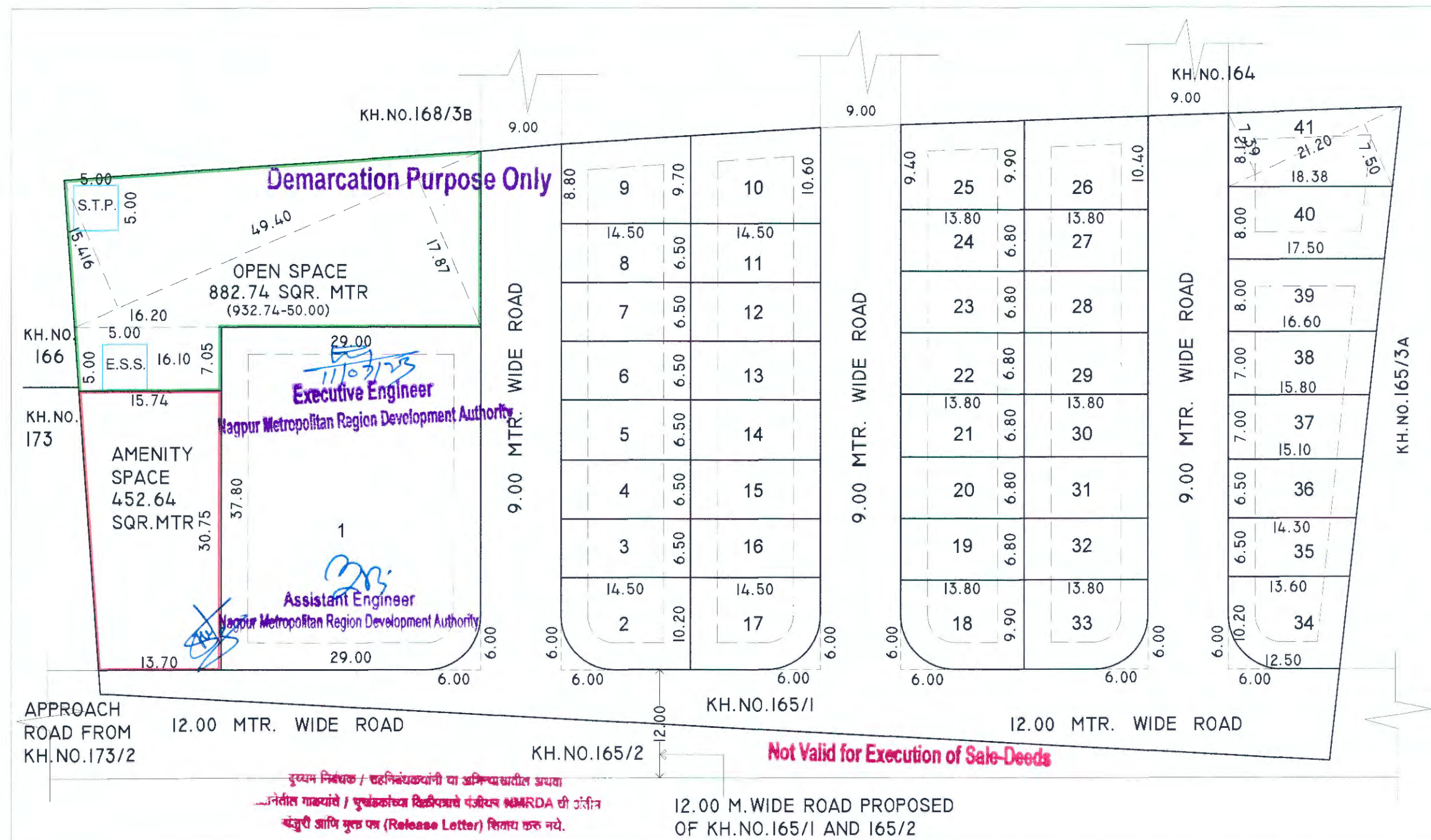




LAY OUT PLAN
SCALE 1:500

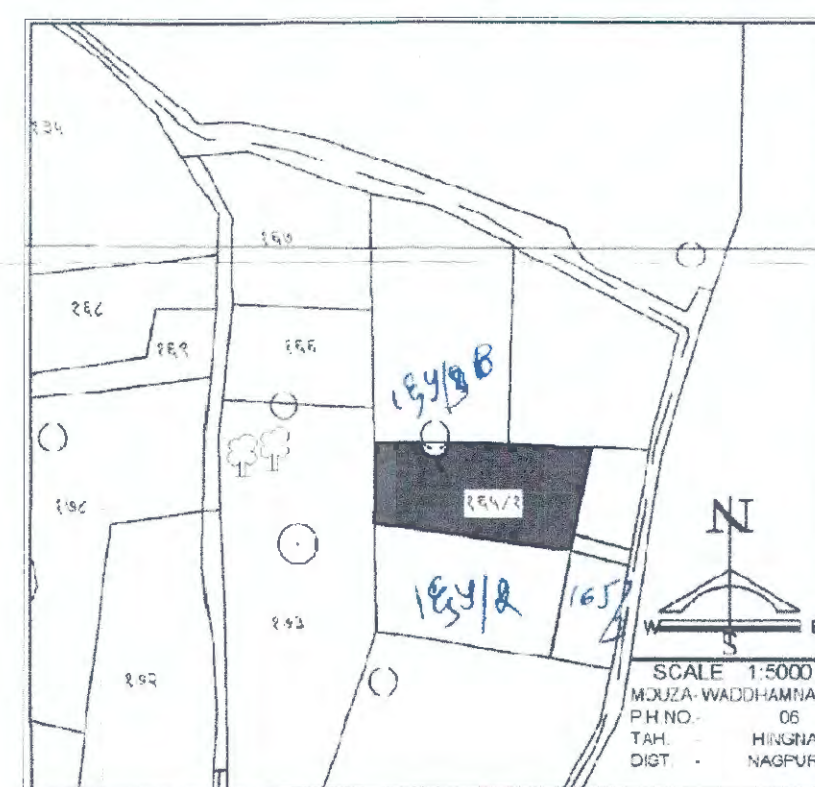
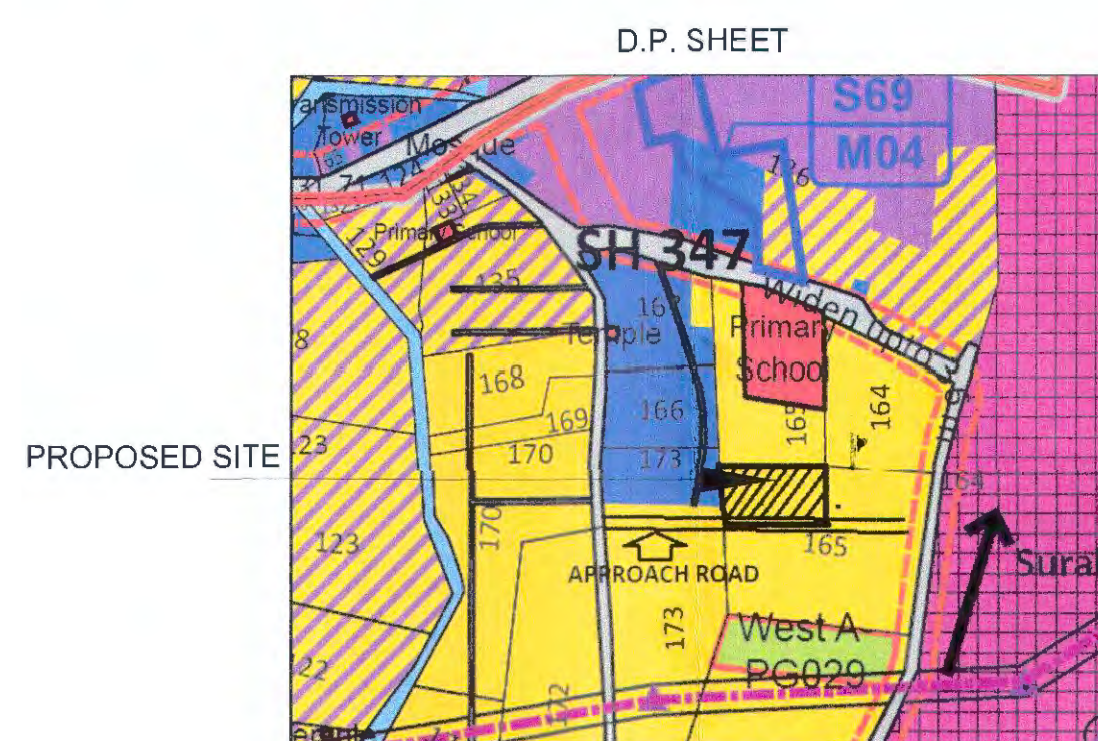
AREA STATEMENT												
165/1												
PLOT	SIZE (M)		EA (SQ.MT)	Deduct tangent (sq. mtr.)	Net Area (Sq. m.)	No. of plots (Sq. mtr.)	Total Net Area (Sq.M.)	BUILT UP AREA ON PRORATA BASIS OF EACH PLOT (E*FACTOR OF FSI) (1.54) SQR.	FRONT ROAD WIDTH M.	PERMISIBLE NORMAL FSI	PERMISSIBLE BUILT UP AREA ON BASIC FSI OF EACH PLOT (SQR. MTR.)	
A	B		C	D	E=(C-D)	G	H=(E*G)	I	J	K	L=(E*K)	
1	37.80	X	29.00	1096.20	7.72	1088.48	1	1088.48	1676.2592	12.00	1.10	1197.33
2	10.20	X	14.50	147.90	7.72	140.18	1	140.18	215.8772	12.00	1.10	154.20
03 TO 8	6.50	X	14.50	94.25	0.00	94.25	6	565.50	145.145	9.00	1.10	103.68
9	(8.80+9.70)/2	X	14.50	134.12	0.00	134.12	1	134.12	206.5448	9.00	1.10	147.53
10	(9.70+10.60)/2	X	14.50	147.17	0.00	147.17	1	147.17	226.6418	9.00	1.10	161.89
11 TO 16	6.50	X	14.50	94.25	0.00	94.25	6	565.50	145.145	9.00	1.10	103.68
17	10.20	X	14.50	147.90	7.72	140.18	1	140.18	215.8772	12.00	1.10	154.20
18	9.90	X	13.80	136.62	7.72	128.90	1	128.90	198.506	12.00	1.10	141.79
19 TO 24	6.80	X	13.80	93.84	0.00	93.84	6	563.04	144.5136	9.00	1.10	103.22
25	(9.40+9.90)/2	X	13.80	133.17	0.00	133.17	1	133.17	205.0818	9.00	1.10	146.49
26	(9.90+10.40)/2	X	13.80	140.07	0.00	140.07	1	140.07	215.7078	9.00	1.10	154.08
27 TO 32	6.80	X	13.80	93.84	0.00	93.84	6	563.04	144.5136	9.00	1.10	103.22
33	9.90	X	13.80	136.62	7.72	128.90	1	128.90	198.506	12.00	1.10	141.79
34	(12.50+13.60)/2	X	10.20	133.11	7.72	125.39	1	125.39	193.1006	12.00	1.10	137.93
35	(13.60+14.30)/2	X	6.50	90.68	0.00	90.68	1	90.68	139.6472	9.00	1.10	99.75
36	(14.30+15.10)/2	X	6.50	95.55	0.00	95.55	1	95.55	147.147	9.00	1.10	105.11
37	(15.10+15.80)/2	X	7.00	108.15	0.00	108.15	1	108.15	166.551	9.00	1.10	118.97
38	(15.80+16.60)/2	X	7.00	113.40	0.00	113.40	1	113.40	174.636	9.00	1.10	124.74
39	(16.60+17.50)/2	X	8.00	136.40	0.00	136.40	1	136.40	210.056	9.00	1.10	150.04
40	(17.50+18.30)/2	X	8.00	143.20	0.00	143.20	1	143.20	220.528	9.00	1.10	157.52
41	(7.39+7.50)/2	X	21.20	157.83	0.00	157.83	1	157.83	243.0582	9.00	1.10	173.61
						41	5408.67					

LAY OUT PLAN
SCALE 1:500

'K'-PRAT		
KEY PLAN AS 'K' PRAT	SIZE	AREA
	(07.00 +00.00)/2 X 55.00	192.50
	(09.00 +00.00)/2 X 69.50	312.75
	(08.30 +14.40)/2 X 73.00	828.55
	(03.10 +00.00)/2 X 55.00	85.25
	137.00 X 55.00	7,535.00
	TOTAL -	8,854.05
	SAY AS	8,800.00

AMENITY SPACE= $0.5 \times (13.70 + 15.74) \times 30.75$
= 452.64 SQ.MT.

OPEN SPACE = $0.5 \times (15.416 + 17.87) \times 49.40$
+ $0.5 \times (16.20 + 15.74) \times 7.05 - 2 \times 5 \times 5$
= 882.74 SQ.MT.



PROPOSED RESIDENTIAL LAY-OUT PLAN ON
KH.NO.-165/1,P.H.NO.-06,MOUZA-WADDHAMNA,
TAH-HINGNA,DIST-NAGPUR.
BELONG TO.: SMART REALTORS THROUGH
PARTNER
SHRI. SHAILESH NARAYAN THORANE
SHRI. SACHIN PRABHAKARRAO CHITRIVE
SHRI. NITESH NARAYAN THORANE

AREA STATEMENTS		
1	1. Area of land (Minimum area of a, b, c to be considered)	
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	8800.000 SQ.M.
	B) AS PER MEASUREMENT SHEET	8800.000 SQ.M.
	C) AS PER SITE	8800.000 SQ.M.
2	2. Deductions For	
	(A) PROPOSED D.P. / D.P. ROAD WIDENING AREA/SERVICE ROAD/HIGHWAY WIDENING	0.000 SQ.M.
	(b) Any D.P. Reservation Area	0.000 SQ.M.
	(Total a+b)	0.000 SQ.M.
3	3. Balance Area Of Plot (1-2)	8800.000 SQ.M.
	4. Amenity Space (if applicable)	
	(A) REQUIRED -	440.000 SQ.M.
	(B) ADJUSTMENT OF 2 (B).IF ANY	000.00 SQ.M.
	(C) BALANCE PROPOSED -	452.640 SQ.M.
5	5. Net Plot Area (3-4(c))	8347.360
	6. Recreational Open Space (if applicable)	
	(A) REQUIRED -	880.000 SQ.M.
	(B) PROPOSED -	882.740 SQ.M.
	(C) AREA FOR ESS & STP-	50.00 SQ.M.
7	7. Internal Road Area	2005.950 SQ.M.
8	8. Service Road And Highway Widening	0.000 SQ.M.
9	9. Plotable Area	5408.670 SQ.M.
10	10.Pro-rata factor For FSI Calculations On Layout Plots (5/9)	1.543 SQ.M.

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 are 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.

LAND BOUNDRY SHOWS THUS
OPEN SPACE SHOWN THUS
AMENITY SPACE SHOWN THUS
ESS AND STP SHOWN THUS

OWNERS
SMART REALTORS THROUGH PARTNER
SHRI. SHAILESH NARAYAN THORANE
SHRI. SACHIN PRABHAKARRAO CHITRIVE
SHRI. NITESH NARAYAN THORANE

ARCHITECT
AR. SACHIN WAGHMARE
CA/ 2011 / 53491
N.I.T.L.S.No. 2467
N.M.C.L.S.No. 613
Mob- 9096443017