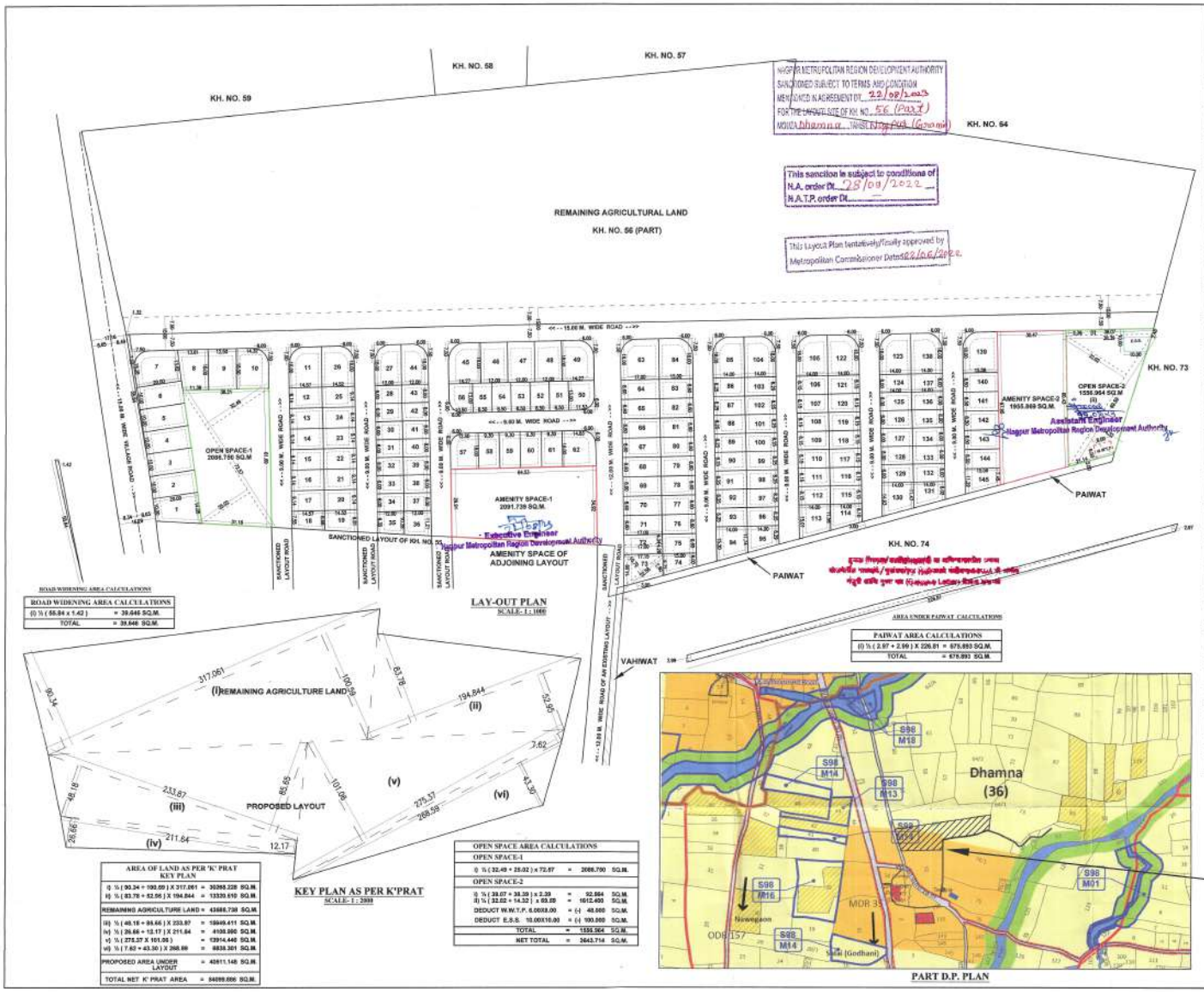


LAY-OUT PLAN
SCALE- 1 : 1000

ROAD WIDENING AREA CALCULATIONS

ROAD WIDENING AREA CALCULATIONS	
(i) ½ (56.84 x 1.42)	= 39.646 SQ.M.
TOTAL	= 39.646 SQ.M.

PAIWAT AREA CALCULATIONS

PAIWAT AREA CALCULATIONS	
(i) ½ (2.97 + 2.99) X 226.81	= 675.893 SQ.M.
TOTAL	= 675.893 SQ.M.

AREA UNDER PAIWAT CALCULATIONS

KEY PLAN AS PER K'PRAT
SCALE- 1 : 2000

AREA OF LAND AS PER 'K' PRAT KEY PLAN

i) ½ (90.24 + 190.69) X 317.061	=	36268.228 SQ.M.
ii) ½ (83.78 + 52.56) X 194.844	=	13320.610 SQ.M.
REMAINING AGRICULTURE LAND	=	43886.738 SQ.M.
iii) ½ (48.18 + 85.65) X 233.87	=	15949.411 SQ.M.
iv) ½ (26.66 + 12.17) X 211.84	=	4130.886 SQ.M.
v) ½ (275.37 X 101.06)	=	13914.440 SQ.M.
vi) ½ (7.62 + 43.30) X 268.58	=	6838.301 SQ.M.
PROPOSED AREA UNDER LAYOUT	=	40811.148 SQ.M.
TOTAL NET K' PRAT AREA	=	84698.886 SQ.M.

OPEN SPACE AREA CALCULATIONS

OPEN SPACE AREA CALCULATIONS		
OPEN SPACE-1		
i) ½ (32.49 + 28.02) x 72.97	=	2088.750 SQ.M.
OPEN SPACE-2		
i) ½ (28.07 + 38.39) x 2.39	=	92.864 SQ.M.
ii) ½ (32.02 + 14.32) x 69.05	=	1612.400 SQ.M.
DEDUCT W.W.T.P. 6.00X8.00	= (-)	48.000 SQ.M.
DEDUCT E.S.S. 10.00X10.00	= (-)	100.000 SQ.M.
TOTAL	=	1555.964 SQ.M.
NET TOTAL	=	3643.714 SQ.M.

PART D.P. PLAN

PROPOSED LAYOUT
KH. NO. 56
D.P. SHEET NO. 98

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 (D*E) SQ.M.
A		B	C	D	E	F	G	H	I	J
1	0.5 X (10.00+14.05) X 20.00	240.500		240.500	1	240.500	412.698	15.000	1.100	453.968
2 TO 6	10.00 X 20.00	200.000		200.000	5	1000.000	1716.000	15.000	1.100	1887.600
7	0.5 X (16.28+13.82) X 20.00	301.000	12.071	288.929	1	288.929	495.802	15.000	1.100	545.382
8	0.5 X (13.61+11.39) X 18.00	225.000		225.000	1	225.000	386.100	15.000	1.100	424.710
9	12.50 X 18.00	225.000		225.000	1	225.000	386.100	15.000	1.100	424.710
10	14.32 X 18.00	257.760	9.610	248.150	1	248.150	425.825	15.000	1.100	468.408
11	14.57 X 18.00	262.260	9.610	252.650	1	252.650	433.547	15.000	1.100	476.902
12 TO 17	9.14 X 14.57	133.170		133.170	6	799.019	1371.116	9.000	1.100	1508.228
18	0.5 X (7.55 + 8.68) X 14.57	118.236		118.236	1	118.236	202.892	9.000	1.100	223.181
19	0.5 X (9.81 + 8.68) X 14.52	134.237		134.237	1	134.237	230.353	9.000	1.100	253.387
20 TO 25	9.14 X 14.52	132.713		132.713	6	796.277	1366.411	9.000	1.100	1503.052
26	14.52 X 18.00	261.360	9.610	251.750	1	251.750	432.009	15.000	1.100	475.205
27	18.00 X 12.00	216.000	9.610	206.390	1	206.390	354.165	15.000	1.100	389.582
28 TO 34	8.00 X 12.00	96.000		96.000	7	672.000	1153.152	9.000	1.100	1268.467
35	0.5 X (9.35+10.28) X 13.00	117.780		117.780	1	117.780	202.130	9.000	1.100	222.322
36	0.5 X (11.21+10.28) X 12.00	128.940		128.940	1	128.940	221.261	9.000	1.100	243.387
37 TO 43	8.00 X 12.00	96.000		96.000	7	672.000	1153.152	9.000	1.100	1268.467
44	18.00 X 12.00	216.000	9.610	206.390	1	206.390	354.165	15.000	1.100	389.582
45	14.27 X 18.00	256.860	9.610	247.250	1	247.250	424.281	15.000	1.100	466.709
46 TO 48	12.00 X 18.00	216.000		216.000	3	648.000	1111.968	15.000	1.100	1223.165
49	14.27 X 18.00	256.860	9.610	247.250	1	247.250	424.281	15.000	1.100	466.709
50	11.53 X 13.00	149.890	7.720	142.170	1	142.170	243.964	12.000	1.100	268.360
51 TO 55	8.50 X 13.00	110.500		110.500	5	552.500	948.090	9.000	1.100	1042.899
56	10.50 X 13.00	136.500	7.720	128.780	1	128.780	220.986	9.000	1.100	243.085
57	12.50 X 16.00	200.000	7.720	192.280	1	192.280	329.952	9.000	1.100	362.948
58 TO 61	9.50 X 16.00	148.800		148.800	4	595.200	1021.363	9.000	1.100	1123.500
62	14.83 X 16.00	237.280	7.720	229.560	1	229.560	393.925	12.000	1.100	433.317
63	18.00 X 17.00	306.000	9.610	296.390	1	296.390	508.605	15.000	1.100	559.466
64 TO 71	8.60 X 17.00	146.200		146.200	8	1169.600	2007.034	12.000	1.100	2207.737
72	0.5 X (17.00 +17.00) X 4.34 + 0.5 X (17.00 +17.15) X 4.26	146.520		146.520	1	146.520	251.427	12.000	1.100	276.570
73	0.5 X (7.60+10.70) X 22.58	206.607		206.607	1	206.607	354.538	12.000	1.100	389.991
74	0.5 X (6.02+9.72) X 15.00	118.050		118.050	1	118.050	202.574	9.000	1.100	222.831
75 TO 83	8.60 X 15.00	129.000		129.000	9	1161.000	1992.276	9.000	1.100	2191.504
84	18.00 X 15.00	270.000	9.610	260.390	1	260.390	446.829	15.000	1.100	491.512
85	18.00 X 14.00	252.000	9.610	242.390	1	242.390	415.941	15.000	1.100	457.535
86 TO 93	8.25 X 14.00	115.500		115.500	8	924.000	1585.584	9.000	1.100	1744.142
94	0.5 X (15.10+11.74) X 14.00	188.580		188.580	1	188.580	323.605	9.000	1.100	355.966
95	0.5 X (8.29+11.74) X 14.00	140.230		140.230	1	140.230	240.660	9.000	1.100	264.660
96 TO 103	8.25 X 14.00	115.500		115.500	8	924.000	1585.584	9.000	1.100	1744.142
104	18.00 X 14.00	252.000	9.610	242.390	1	242.390	415.941	15.000	1.100	457.535
105	18.00 X 14.00	252.000	9.610	242.390	1	242.390	415.941	15.000	1.100	457.535
106 TO 112	8.15 X 14.00	114.100		114.100	7	798.700	1370.569	9.000	1.100	1507.626
113	0.5 X (15.01+11.56) X 14.00	185.990		185.990	1	185.990	319.159	9.000	1.100	351.075
114	0.5 X (8.10+11.56) X 14.00	137.620		137.620	1	137.620	236.156	9.000	1.100	259.772
115 TO 121	8.15 X 14.00	114.100		114.100	7	798.700	1370.569	9.000	1.100	1507.626
122	18.00 X 14.00	252.000	9.610	242.390	1	242.390	415.941	15.000	1.100	457.535
123	18.00 X 14.00	252.000	9.610	242.390	1	242.390	415.941	15.000	1.100	457.535
124 TO 129	8.00 X 14.00	112.000		112.000	6	672.000	1153.152	9.000	1.100	1268.467
130	0.5 X (14.93+11.47) X 14.00	184.800		184.800	1	184.800	317.117	9.000	1.100	348.828
131	0.5 X (8.02+11.47) X 14.00	136.430		136.430	1	136.430	234.114	9.000	1.100	257.525
132 TO 137	8.00 X 14.00	112.000		112.000	6	672.000	1153.152	9.000	1.100	1268.467
138	14.00 X 18.00	252.000	9.610	242.390	1	242.390	415.941	15.000	1.100	457.535
139	15.56 X 18.00	280.080	9.610	270.470	1	270.470	464.127	15.000	1.100	510.539
140 TO 144	8.50 X 15.56	132.260		132.260	5	661.300	1134.791	9.000	1.100	1248.270
145	0.5 X (7.45+11.25) X 15.56	145.797		145.797	1	145.797	250.188	9.000	1.100	275.207
TOTAL					145	21219.731	36413.059			40094.365

AMENITY SPACE AREA CALCULATION		
AMENITY SPACE-1		
i) ½ (28.01 + 34.52) x 64.62	=	2091.739 SQ.M.
AMENITY SPACE-2		
i) ½ (67.95 + 50.43) x 20.47	=	1555.869 SQ.M.
TOTAL	=	4047.608 SQ.M.

FINAL DEMARCATED PLAN OF RESIDENTIAL LAY-OUT ON KH. NO. 56(PART), P.H.NO- 36 MOUZA – DHAMNA, TAHSIL - NAGPUR(GRAMIN), DIST :- NAGPUR.
BELONGING TO :-

JAI GURUDEV BUILDERS & LAND DEVELOPERS THROUGH PARTNERS,

1) SH. SACHIN ROSHANLAL BANODE
2) SH. ROSHAN GANGADHAR NAGPURE
3) SH. WAMAN MAROTRAV BALPANDE

AREA STATEMENT

1. AREA OF LAND			
(a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)		=	84100.000 SQ.M.
(b) AS PER MEASUREMENT SHEET		=	84099.886 SQ.M.
(c) AREA UNDER PROPOSAL		=	40511.148 SQ.M.
(d) BALANCE AGRICULTURAL LAND		=	43588.738 SQ.M.
MINIMUM AREA OF LAYOUT		=	40511.148 SQ.M.
2. DEDUCTION FOR			
(a) PROPOSED D.P./ D.P. ROAD WIDENING AREA		=	39.646 SQ.M.
(b) ANY D.P. RESERVATION AREA		=	0.000 SQ.M.
(c) NATURAL WATER COURSE AREA		=	0.000 SQ.M.
TOTAL DEDUCTION (a+b+c)		=	(-) 39.646 SQ.M.
3. GROSS AREA OF PLOT (1-2) (40511.148 - 39.646)	(100.000 %)	=	40471.502 SQ.M.
4. AMENITY SPACE			
(a) REQUIRED -	(10.000 %)	=	4047.150 SQ.M.
(b) PROPOSED -	(10.001 %)	=	4047.608 SQ.M.
5. NET AREA OF PLOTS FOR FSI		=	36423.894 SQ.M.
CALCULATION = (3 - 4b) = 40471.502 - 4047.608			
6. RECREATIONAL OPEN SPACE			
(a) REQUIRED -	(10.000 %)	=	3642.390 SQ.M.
(b) PROPOSED -	(10.004 %)	=	3643.714 SQ.M.
(c) W.W.T.P. AREA +E.S.S. AREA - (6.00X8.00) + (10.00 X 10.00)	(0.366 %)	=	148.00 SQ.M.
7. SERVICE ROAD & HIGHWAY WIDENING	(0.000%)	=	0.000 SQ.M.
8. AREA UNDER PAIWAT	(1.670 %)	=	675.893 SQ.M.
9. INTERNAL ROAD AREA	(25.528 %)	=	10736.556 SQ.M.
10. AREA UNDER LAYOUT PLOTS	(52.431 %)	=	21219.731 SQ.M.
11. PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS = (5/10) = 36423.894 / 21219.731		=	1.716
12. BASIC ZONAL FSI		=	1.1

INDEX :

KHASRA BOUNDARY SHOWN THUS	:
OPEN SPACE BOUNDARY SHOWN THUS	:
AMENITY SPACE BOUNDARY SHOWN THUS	:
(EWS/ LIG) AFFORDABLE PLOT SHOWN THUS	:
SPACE FOR WASTE WATER TREATMENT SHOWN THUS	: WWTP
ELECTRIC SUB-STATION SHOWN THUS	: SUB-STATION

SCALE :-	1:1000, 1:2000
DATE :-	16- 08- 2023
SHEET No. :-	1
DEALT BY :-	ER. SHIVAMSINGH
DWG No. :-	189
CHECKED BY :-	ER. PRIYANKA
Ref. No. :-	1892

N
W E
S

OWNERS	ARCHITECT / ENGINEER
JAI GURUDEV BUILDERS & LAND DEVELOPERS THROUGH PARTNERS,	" PRIYA RAVINDRASINGH "
1) SH. SACHIN ROSHANLAL BANODE	15.08.2023
2) SH. ROSHAN GANGADHAR NAGPURE	ER. RAVINDRASINGH G. JANEWAR
2) SH. WAMAN MAROTRAV BALPANDE	License Numbers- STATE/R/2022/APL/02520 N.M.R.D.A.:- 10 N. I. T. :- 2742, N. M. C.:- L-648, TOWN PLANNING:- 1707/2017 7378433537, 8793779299 Er. Ravindrasingh Janewar
	E.C.I. Reg. No. PE /00063 / 16 ravijanewar@gmail.com E-15, Sulangari, Beside Central Bank, Omkar Nagar, Nagpur-440027