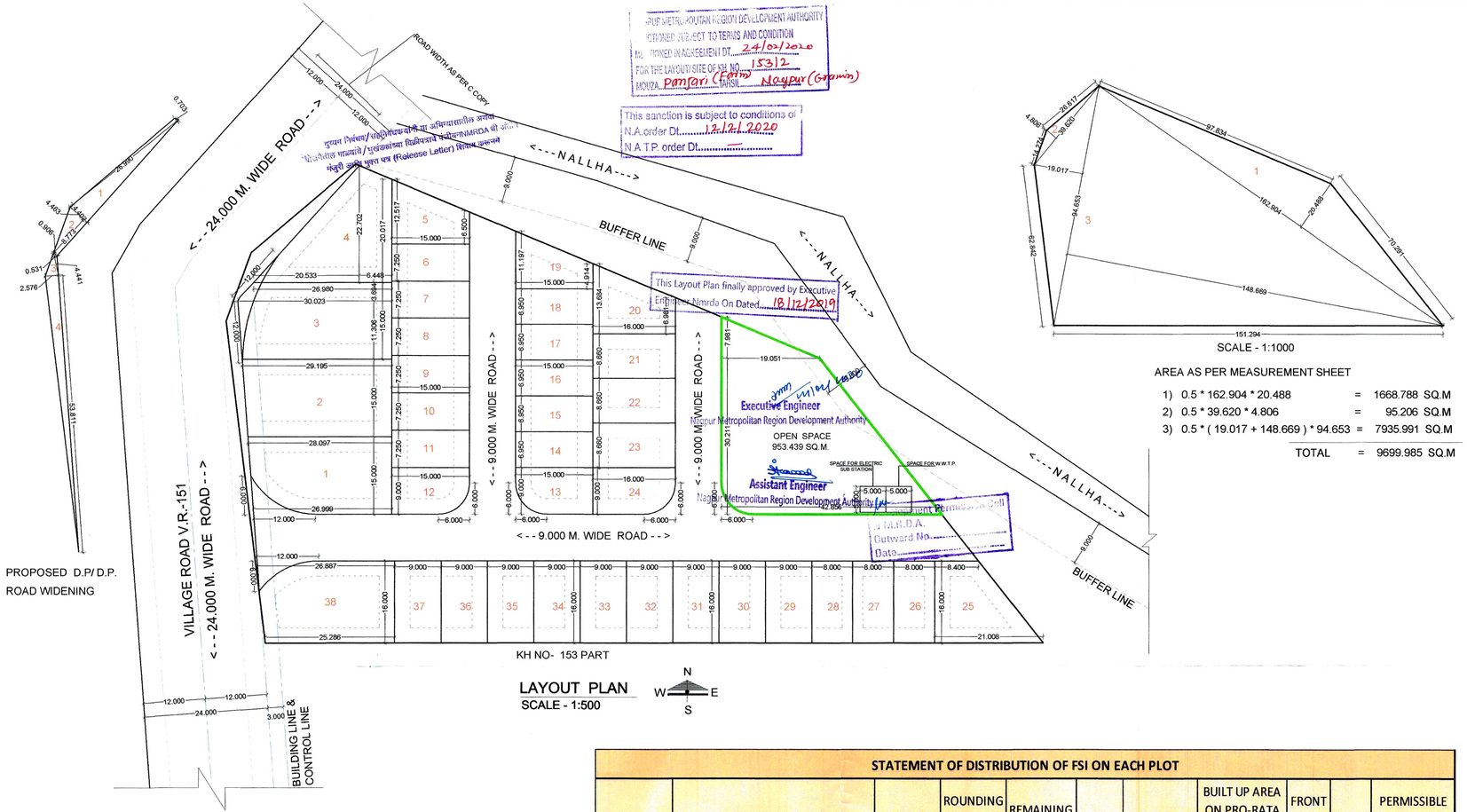
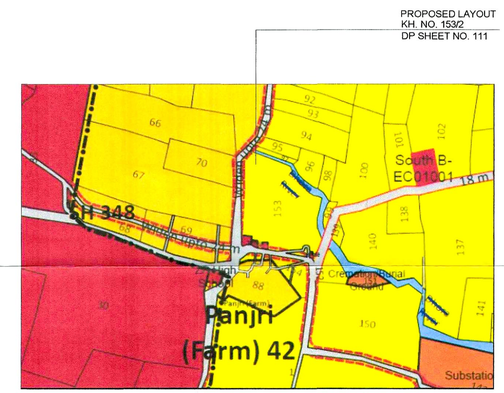


LAYOUT PLAN
SCALE - 1:500

SCALE - 1:1000

AREA AS PER MEASUREMENT SHEET

1)	0.5 * 162.904 * 20.488	=	1668.788 SQ.M
2)	0.5 * 39.620 * 4.806	=	95.206 SQ.M
3)	0.5 * (19.017 + 148.669) * 94.653	=	7935.991 SQ.M
	TOTAL	=	9699.985 SQ.M



LOCATION PLAN
SCALE - N.T.S.

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

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 (G*I) SQ.M
A		B	C	D	E	F	G	H	I	J
1	0.5 * (26.999 + 28.097) * 15.000	413.220	14.920	398.300	1	398.300	599.043	24.000	1.100	658.948
2	0.5 * (29.195 + 28.097) * 15.000	429.690	0.000	429.690	1	429.690	646.254	24.000	1.100	710.879
3	0.5 * (29.195 + 30.023) * 11.306 + 0.5 * (26.980 + 30.023) * 3.694	440.044	21.900	418.144	1	418.144	628.888	24.000	1.100	691.777
4	0.5 * (22.702 + 20.017) * 6.448 + (0.5 * 22.702 * 20.533)	370.796	9.000	361.796	1	361.796	544.141	24.000	1.100	598.556
5	0.5 * (12.517 + 6.500) * 15.000	142.628	0.000	142.628	1	142.628	214.512	9.000	1.100	235.963
6 to 11	15.000 * 7.250	108.750	0.000	108.750	6	652.500	981.360	9.000	1.100	1079.496
12 & 13	15.000 * 9.000	135.000	7.720	127.280	2	254.560	382.858	9.000	1.100	421.144
14 to 18	15.000 * 6.950	104.250	0.000	104.250	5	521.250	783.960	9.000	1.100	862.356
19	0.5 * (11.197 + 4.914) * 15.000	120.833	0.000	120.833	1	120.833	181.732	9.000	1.100	199.905
20	0.5 * (13.684 + 6.981) * 16.000	165.320	0.000	165.320	1	165.320	248.641	9.000	1.100	273.505
21,22,23	16.000 * 8.660	138.560	0.000	138.560	3	415.680	625.183	9.000	1.100	687.701
24	16.000 * 9.000	144.000	7.720	136.280	1	136.280	204.965	9.000	1.100	225.462
25	0.5 * (8.400 + 21.008) * 16.000	235.264	0.000	235.264	1	235.264	353.837	9.000	1.100	389.221
26,27,28	8.000 * 16.000	128.000	0.000	128.000	3	384.000	577.536	9.000	1.100	635.290
29 to 37	9.000 * 16.000	144.000	0.000	144.000	9	1296.000	1949.184	9.000	1.100	2144.102
38	0.5 * (26.887 + 25.286) * 16.000	417.384	14.920	402.464	1	402.464	605.306	9.000	1.100	665.836
			TOTAL		38	6334.708	9527.401			10480.141

FINAL DEMARCATED RESIDENTIAL LAYOUT ON KH. NO. 153/2, P.NO.40, OF VILLAGE MOUZA - PANJRI (FARM), TAH. - NAGPUR (G) , DIST -NAGPUR

BELONGING TO :-

1) M/S. MAULI ASSOCIATES THROUGH ITS AUTORIZED PROPRIETOR SHRI. PRAVIN RATANLAL JAIN

AREA STATEMENTS :

1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)		
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	= 9700.000 SQ.M	
	B) AS PER MEASUREMENT SHEET	= 9699.985 SQ.M	
	C) AS PER SITE	= 9699.985 SQ.M	
2	DEDUCTIONS FOR :		
	A) PROPOSED D.P/ D.P. ROAD WIDENING	= 168.649 SQ.M	
	B) ANY D.P. RESERVATION AREA	= 0.000 SQ.M	
	C) NATURAL WATER COURSE AREA	= 0.000 SQ.M	
	TOTAL A+B	= 168.649 SQ.M	
3	GROSS AREA OF PLOT (1- 2)	= 9531.336 SQ.M (100 %)	
4	RECREATIONAL OPEN SPACE :		
	A) REQUIRED	= 953.133 SQ.M	
	B) PROPOSED	= 953.439 SQ.M (10.00 %)	
5	AMENITY SPACE :		
	A) REQUIRED	= N.A SQ.M	
	B) PROPOSED	= 0.000 SQ.M	
6	SPACE FOR E.S.S. & W.W.T.P.	= 50.000 SQ.M (0.52 %)	
7 A	SERVICE ROAD / HIGHWAY WIDENING	= 0.000 SQ.M	
7 B	INTERNAL ROAD AREA	= 2193.189 SQ.M (23.01 %)	
8	AREA UNDER LAYOUT PLOTS	= 6334.708 SQ.M (66.47 %)	
9	NET PLOT AREA FOR FSI CALCULATIONS = (3- 5B)	= 9531.336 SQ.M	
10	PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS = (9/8)	= 1.504	

OPEN SPACE

1)	0.5 * 7.981 * 19.051	=	76.023 SQ.M
2)	0.5 * (19.051 + 42.856) * 30.211	=	935.136 SQ.M
	TANGENT DEDUCTION	=	7.720 SQ.M
	TOTAL	=	1003.439 SQ.M
	DEDUCTION FOR E.S.S. = 5 * 5	=	25.000 SQ.M
	DEDUCTION FOR W.W.T.P = 5 * 5	=	25.000 SQ.M
	TOTAL	=	953.439 SQ.M

PROPOSED D.P/ D.P. ROAD WIDENING

1)	0.5 * (4.402 + 0.703) * 26.990	=	68.891 SQ.M
2)	0.5 * (4.463 + 0.906) * 8.773	=	23.551 SQ.M
3)	0.5 * (2.576 + 0.531) * 4.441	=	6.899 SQ.M
4)	0.5 * 2.576 * 53.811	=	69.308 SQ.M
	TOTAL	=	168.649 SQ.M

CERTIFICATE OF AREA :

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BE ME ON 09-12-2018 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS LESS THAN WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

Er. Dhawal S. Harshe
NIT Lic. No.- 3000
Mob. No. 9158855005

OWNER (S) NAME AND SIGNATURE

Mauli Associates
Proprietor

M/S. MAULI ASSOCIATES THROUGH ITS AUTORIZED PROPRIETOR SHRI. PRAVIN RATANLAL JAIN

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

Er. Dhawal S. Harshe
NIT Lic. No.- 3000
Mob. No. 9158855005

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. / LICENCE NO.OF ARCH / LIC. ENG. / SUPERVISOR
18/02/20	NE-01	1:500	DH	DH	

LEGEND :

KHASARA BOUNDRY SHOWN IN
OPEN SPACE SHOWN IN
ROAD WIDENING SHOWN IN

WAVE
DESIGNERS & PLANNERS
flat no.G-6,Cheenab Apt.Chunnabhatti Road,
Near Ajni Sq.Nagpur-440003