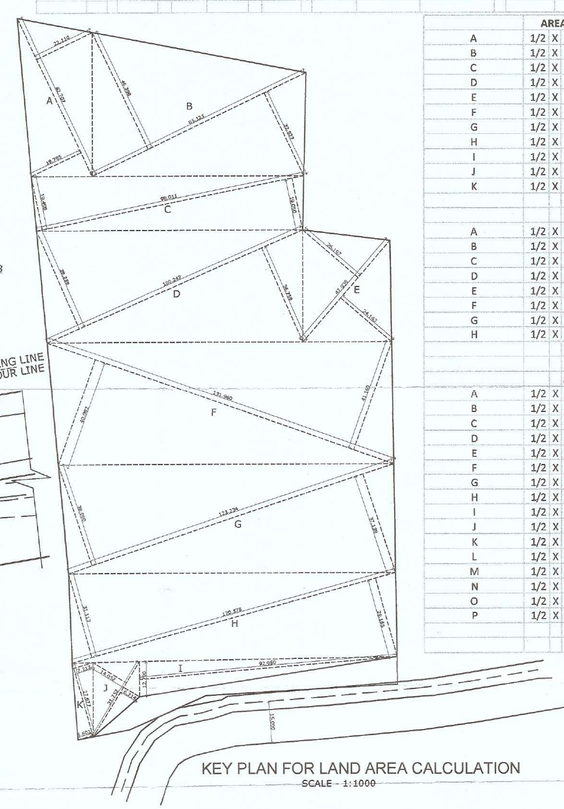
LAYOUT PLAN

SCALE - 1:500

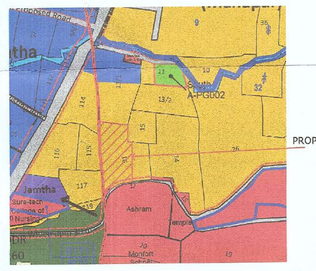
PLOT. NO			PLOT SIZE							PLOT AREA SQ.M.	CORNER ROUNDING AREA OF ROAD (IF ANY)	REMAINING PLOT AREA IN SQ.M.		PRO-RATA F.S.I. FACTOR	B/UP AREA ON PRO-RATA BASIS ie. (D X E)	FRONT ROAD WIDTH (M.)	BASIC F.S.I.	PERMISSIBLE B/UP AREA ON BASIC FSI (F X H)	NO.OF PLOTS	NET AREA IN SQ.M.	NET PLOT AREA FOR FSI (SQ.M)
A										B	C	D		E	F	G	H	I	J	K	L
1	1/2	X	2.578	+	2.945	2.762	X	26.117	=	72.122											
	1/2	X	25.988	+	26.454	26.221	X	5.777	=	151.479	0.000	449.584	X	1.559	700.901	30.00/9.00	1.100	770.991	1	449.584	700.901
	1/2	X	26.454	+	26.519	26.487	X	8.532	=	225.983											
2	1/2	X	26.519	+	26.335	26.427	X	12.392	=	327.483											
	1/2	X	26.335	+	26.204	26.270	X	4.658	=	122.363	0.000	449.846	X	1.559	701.310	30.00/9.00	1.100	771.441	1	449.846	701.310
3	1/2	X	26.204	+	26.188	26.196	X	3.942	=	103.265											
	1/2	X	26.188	+	26.447	26.318	X	12.424	=	326.969	18.260	452.658	X	1.559	705.693	30.00/9.00	1.100	776.262	1	452.658	705.693
	1/2	X	26.447	+	26.631	26.539	X	1.533	=	40.684											
4	1/2	X	23.023	+	24.751	23.887	X	7.888	=	188.421											
	1/2	X	24.751	+	26.117	25.434	X	6.140	=	156.165	18.260	501.291	X	1.559	781.513	30.00/9.00	1.100	859.664	1	501.291	781.513
	1/2	X	26.117	+	28.203	27.160	X	6.442	=	174.965											
5		X		+		10.500	X	18.000	=	189.000	7.720	181.280	X	1.559	282.616	12.00/9.00	1.100	310.877	1	181.280	282.616
6 TO 9		X		+		8.500	X	18.000	=	153.000	0.000	153.000	X	1.559	238.527	9.000	1.100	262.380	4	612.000	954.108
10	1/2	X	9.031	+	10.525	9.778	X	18.000	=	176.004	0.000	176.004	X	1.559	274.390	9.000	1.100	301.829	1	176.004	274.390
11	1/2	X	13.856	+	14.870	14.363	X	10.988	=	157.821	7.720	150.101	X	1.559	234.007	9.000	1.100	257.408	1	150.101	234.007
12	1/2	X	14.870	+	15.554	15.212	X	7.500	=	114.090	0.000	114.090	X	1.559	177.866	9.000	1.100	195.653	1	114.090	177.866
13	1/2	X	15.554	+	16.226	15.890	X	7.500	=	119.175	0.000	119.175	X	1.559	185.794	9.000	1.100	204.373	1	119.175	185.794
14	1/2	X	16.226	+	17.032	16.629	X	9.000	=	149.661	0.000	149.661	X	1.559	233.321	9.000	1.100	256.654	1	149.661	233.321
15	1/2	X	17.032	+	17.839	17.436	X	9.000	=	156.920	0.000	156.920	X	1.559	244.638	9.000	1.100	269.101	1	156.920	244.638
16	1/2	X	17.839	+	18.646	18.243	X	9.000	=	164.183	0.000	164.183	X	1.559	255.961	9.000	1.100	281.557	1	164.183	255.961
17	1/2	X	18.646	+	19.464	19.055	X	9.000	=	171.495	0.000	171.495	X	1.559	267.361	9.000	1.100	294.097	1	171.495	267.361
18	1/2	X	19.464	+	20.397	19.931	X	10.000	=	199.305	0.000	199.305	X	1.559	310.716	9.000	1.100	341.788	1	199.305	310.716
19	1/2	X	20.397	+	21.331	20.864	X	10.000	=	208.640	0.000	208.640	X	1.559	325.270	9.000	1.100	357.797	1	208.640	325.270
20	1/2	X	21.331	+	22.265	21.798	X	10.000	=	217.980	0.000	217.980	X	1.559	339.831	9.000	1.100	373.814	1	217.980	339.831
21	1/2	X	11.132	+	12.721	11.927	X	17.012	=	202.894	0.000	202.894	X	1.559	316.311	9.000	1.100	347.942	1	202.894	316.311
22		X		+		11.132	X	17.012	=	189.378	7.720	181.658	X	1.559	283.204	9.00/9.00	1.100	311.525	1	181.658	283.204
23		X		+		9.000	X	15.000	=	135.000	7.720	127.280	X	1.559	198.430	9.00/9.00	1.100	218.272	1	127.280	198.430
24 TO 33		X		+		9.000	X	15.000	=	135.000	0.000	135.000	X	1.559	210.465	9.000	1.100	231.512	10	1350.000	2104.650
34		X		+		10.000	X	15.000	=	150.000	7.720	142.280	X	1.559	221.815	9.00/9.00	1.100	243.996	1	142.280	221.815
35		X		+		10.000	X	18.000	=	180.000	7.720	172.280	X	1.559	268.585	12.00/9.000	1.100	295.443	1	172.280	268.585
36 TO 45		X		+		9.000	X	18.000	=	162.000	0.000	162.000	X	1.559	252.558	12.000	1.100	277.814	10	1620.000	2525.580
46		X		+		9.000	X	18.000	=	162.000	7.720	154.280	X	1.559	240.523	12.00/9.000	1.100	264.575	1	154.280	240.523
47		X		+		10.400	X	15.000	=	156.000	0.000	156.000	X	1.559	243.204	9.000	1.100	267.524	1	156.000	243.204
48		X		+		9.500	X	15.000	=	142.500	0.000	142.500	X	1.559	222.158	9.000	1.100	244.373	1	142.500	222.158
49		X		+		12.000	X	17.000	=	204.000	7.720	196.280	X	1.559	306.001	12.000/9.00	1.100	336.601	1	196.280	306.001
50 & 51		X		+		10.000	X	17.000	=	170.000	0.000	170.000	X	1.559	265.030	12.000	1.100	291.533	2	340.000	530.060
52	1/2	X	12.702	+	8.981	10.842	X	17.000	=	184.306	0.000	184.306	X	1.559	287.332	12.000	1.100	316.066	1	184.306	287.332
53	1/2	X	11.102	+	7.488	9.295	X	15.547	=	144.509	0.000	144.509	X	1.559	225.290	12.000	1.100	247.819	1	144.509	225.290
54	1/2	X	15.547	+	15.575	15.561	X	9.000	=	140.049	0.000	140.049	X	1.559	218.336	12.000	1.100	240.170	1	140.049	218.336
55 to 56		X		+		9.000	X	15.575	=	140.175	0.000	140.175	X	1.559	218.533	12.000	1.100	240.386	2	280.350	437.066
57	1/2	X	15.575	+	15.585	15.580	X	9.500	=	148.010	0.000	148.010	X	1.559	230.748	12.000	1.100	253.822	1	148.010	230.748
58	1/2	X	15.585	+	15.595	15.590	X	9.500	=	148.105	0.000	148.105	X	1.559	230.896	12.000	1.100	253.985	1	148.105	230.896
59	1/2	X		+		15.000	X	5.116	=	76.740											
	1/2	X	15.595	+	15.603	15.599	X	7.472	=	116.556	0.000	193.296	X	1.559	301.348	12.000	1.100	331.483	1	193.296	301.348
60 TO 67		X		+		9.500	X	15.000	=	142.500	0.000	142.500	X	1.559	222.158	12.000	1.100	244.373	8	1140.000	1777.260
68		X		+		10.500	X	15.000	=	157.500	7.720	149.780	X	1.559	233.507	9.00/12.00	1.100	256.858	1	149.780	233.507
69		X		+		10.500	X	13.000	=	136.500	7.720	128.780	X	1.559	200.768	9.00/12.00	1.100	220.845	1	128.780	200.768
70 TO 78		X		+		8.000	X	13.000	=	104.000	0.000	104.000	X	1.559	162.136	9.000	1.100	178.350	9	936.000	1459.224
79	1/2	X	9.116	+	10.313	9.715	X	13.000	=	126.289	0.000	126.289	X	1.559	196.884	9.000	1.100	216.572	1	126.289	196.884
80	1/2	X	9.641	+	10.089	9.865	X	4.655	=	45.875											
	1/2	X	6.134	+	6.505	6.320	X	13.192	=	83.367	0.000	129.242	X	1.559	201.488	9.000	1.100	221.637	1	129.242	201.488
81	1/2	X	13.178	+	13.292	13.235	X	7.250	=	95.954	0.000	95.954	X	1.559	149.592	9.000	1.100	164.551	1	95.954	149.592
82	1/2	X	13.292	+	13.407	13.350	X	7.250	=	96.784	0.000	96.784	X	1.559	150.886	9.000	1.100	165.975	1	96.784	150.886
83	1/2	X	13.407	+	13.521	13.464	X	7.250	=	97.614	0.000	97.614	X	1.559	152.180	9.000	1.100	167.398	1	97.614	152.180
84	1/2	X	13.521	+	13.635	13.578	X	7.250	=	98.441	0.000	98.441	X	1.559	153.469	9.000	1.100	168.816	1	98.441	153.469
85	1/2	X	13.635	+	13.754	13.695	X	7.500	=	102.709	0.000	102.709	X	1.559	160.123	9.000	1.100	176.135	1	102.709	160.123
86	1/2	X	13.754	+	13.872	13.813	X	7.500	=	103.598	0.000	103.598	X	1.559	161.509	9.000	1.100	177.659	1	103.598	161.509
87	1/2	X	13.872	+	13.990	13.931	X	7.500	=	104.483	0.000	104.483	X	1.559	162.888	9.000	1.100	179.177	1	104.483	162.888
88	1/2	X	13.990	+	14.109	14.050	X	7.500	=	105.371	0.000	105.371	X	1.559	164.274	9.000	1.100	180.701	1	105.371	164.274
89	1/2	X	14.109	+	14.227	14.168	X	7.500	=	106.260	0.000	106.260	X	1.559	165.659	9.000	1.100	182.225	1	106.260	165.659
90	1/2	X	14.227	+	14.345	14.286	X	7.500	=	107.145	0.000	107.145	X	1.559	167.039	9.000	1.100	183.743	1	107.145	167.039
91	1/2	X	14.345	+	14.503	14.424	X	10.000	=	144.240	7.720	136.520	X	1.559	212.835	9.000	1.100	234.118	1	136.520	212.835
92	1/2	X	9.635	+	9.839	9.737	X	12.950	=	126.094	0.000	126.094	X	1.559	196.581	9.000	1.100	216.239	1	126.094	196.581
93		X		+		7.500	X	12.950	=	97.125	0.000	97.125	X	1.559	151.418	9.000	1.100	166.560	1	97.125	151.418
94 to 96		X		+		8.000	X	12.950	=	103.600	0.000	103.600	X	1.559	161.512	9.000	1.100	177.664	3	310.800	484.537
97		X		+		10.510	X	12.950	=	136.105	7.720	128.385	X	1.559	200.151	12.00/9.00	1.100	220.167	1	128.385	200.151
																		TOTAL	97	14925.664	23269.100



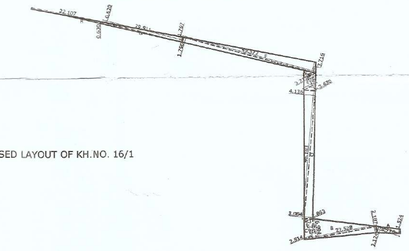
KEY PLAN FOR LAND AREA CALCULATION

SCALE - 1:1000

AREA UNDER KHASARA NO-16/1													
A	1/2	X	22.110	+	19.785	20.9475	X	62.707	=	1313.555	0	1313.555
B	1/2	X	46.398	+	32.827	39.6125	X	85.125	=	3372.014	0	3372.014
C	1/2	X	19.498	+	19.050	19.274	X	98.011	=	1889.064	0	1889.064
D	1/2	X	38.258	+	36.759	37.509	X	100.247	=	3760.115	0	3760.115
E	1/2	X	26.197	+	24.143	25.17	X	47.938	=	1206.599	0	1206.599
F	1/2	X	40.082	+	41.160	40.621	X	131.960	=	5360.347	0	5360.347
G	1/2	X	38.080	+	37.138	37.609	X	123.234	=	4634.708	0	4634.708
H	1/2	X	31.113	+	29.165	30.139	X	120.578	=	3634.100	0	3634.100
I	1/2	X		+		12.790	X	92.950	=	594.415	0	594.415
J	1/2	X	14.052	+	6.714	10.383	X	31.752	=	329.681	0	329.681
K	1/2	X	7.217	+	5.602	6.410	X	27.677	=	177.396	0	177.396
										TOTAL		26271.994
AREA UNDER NOT IN POSSESSION												
A	1/2	X	1.524	+	2.124	1.824	X	8.770	=	15.996	0	15.996
B	1/2	X	2.187	+	6.994	4.591	X	23.528	=	108.005	0	108.005
C	1/2	X	2.863	+	2.814	2.839	X	7.727	=	21.933	0	21.933
D	1/2	X	3.084	+	4.136	3.610	X	46.183	=	166.721	0	166.721
E	1/2	X	3.630	+	3.275	3.453	X	8.566	=	29.574	0	29.574
F	1/2	X	3.716	+	1.790	2.753	X	49.572	=	136.472	0	136.472
G	1/2	X	1.797	+	0.620	1.209	X	29.911	=	36.147	0	36.147
H	1/2	X		+		0.630	X	22.107	=	6.964	0	6.964
										TOTAL		521.812
										TOTAL LAND		25750.182
AREA UNDER 30.00 M ROAD WIDENING												
A	1/2	X	1.085	+	1.185	1.135	X	6.662	=	7.561	0	7.561
B	1/2	X	1.827	+	1.469	1.648	X	6.487	=	10.691	0	10.691
C	1/2	X	4.353	+	4.137	4.245	X	8.589	=	36.460	0	36.460
D	1/2	X	4.359	+	4.946	4.6525	X	10.071	=	46.855	0	46.855
E	1/2	X	4.794	+	5.468	5.131	X	11.256	=	57.755	0	57.755
F	1/2	X	8.796	+	7.097	7.9465	X	14.812	=	117.704	0	117.704
G	1/2	X	3.495	+	3.691	3.593	X	12.221	=	43.910	0	43.910
H	1/2	X	9.543	+	8.988	9.2655	X	18.363	=	170.142	0	170.142
I	1/2	X	5.682	+	4.667	5.1745	X	14.332	=	74.161	0	74.161
J	1/2	X	6.119	+	7.259	6.689	X	15.353	=	102.696	0	102.696
K	1/2	X	10.546	+	9.681	10.1135	X	18.125	=	183.307	0	183.307
L	1/2	X	8.321	+	8.028	8.1745	X	17.392	=	142.171	0	142.171
M	1/2	X	8.288	+	2.307	5.2975	X	12.625	=	66.881	0	66.881
N	1/2	X	6.286	+	6.566	6.426	X	14.313	=	91.975	0	91.975
O	1/2	X	4.522	+	3.898	4.21	X	9.606	=	40.441	0	40.441
P	1/2	X	4.499	+	1.572	3.0355	X	8.323	=	25.264	0	25.264
											TOTAL	1217.975
										TOTAL BALANCE LAND AREA		24532.206



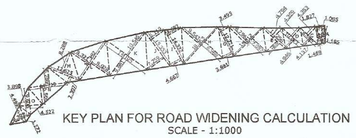
D.P. PLAN / LOCATION PLAN



KEY PLAN FOR NOT IN POSSESSION CALCULATION

SCALE - 1:1000

AREA UNDER OPEN SPACE												
	1/2	X	23.708	+	31.157	27.433	X	69.177	=	1897.698	0	1897.698
	1/2	X	31.130	+	29.793	30.4615	X	15.000	=	456.923	0	456.923
LESS AREA UNDER WWTP												25.000
										TOTAL		2329.621
AREA UNDER AMENITY SPACE												
A	1/2	X	21.150	+	21.456	21.303	X	43.456	=	925.743	0	925.743
B	1/2	X	6.918	+	3.835	5.377	X	32.336	=	173.855	0	173.855
C	1/2	X	6.779	+	3.696	5.238	X	17.457	=	91.431	0	91.431
D	1/2	X	7.684	+	1.077	4.381	X	15.652	=	68.564	0	68.564
LESS AREA UNDER ESS											0	25.000
										TOTAL		1234.593



KEY PLAN FOR ROAD WIDENING CALCULATION

SCALE - 1:1000

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. 16/1 P.H.NO.42 MOUZA-GAWSI MANAPUR .TAH.- NAGPUR (RURAL) - DISTT. NAGPUR.

BELONGING TO,
1) SHRI MADHAV WAMANRAO DESHPANE,
2) ABHIJEET BAPURAO DUDHANE THROUGH P.O.A. SHRI MADHAV WAMANRAO DESHPANE,
3) RAHUL JAGDISH BONDRE,
4) SHRI ANISH BHAWARILAL CHHAJED

A	AREA STATEMENTS		UNIT
	1. Area of land *(Minimum area of a, b, c to be considered)*		
	a) As Per Ownership Document (7/12, CTS Extract)	26700.000	SQ.M.
	b) As Per Measurement Sheet (Including govt.share)	26271.994	SQ.M.
	d) As Per Site	25750.182	SQ.M.
	2. Deductions For		
	(a) Proposed D.P./ D.P. Road Widening Area/Service Road/Highway Widening	1217.975	SQ.M.
	(b) Any D.P. Reservation Area	0.000	SQ.M.
	(Total a+b)	1217.975	SQ.M.
	3. Balance Area Of Plot (1-2)	24532.207	SQ.M.
	4. Amenity Space (if applicable)		
	(a) Required -	1226.610	SQ.M.
	(b) Adjustment of 2 (b),if any	000.00	SQ.M.
	(c) Balance Proposed -	1234.593	SQ.M.
	(d) area under wtp -	25.000	SQ.M.
	5. Net Plot Area (3-4(c))	23272.614	
	6. Recreational Open Space (if applicable)		
	(a) Required -	2327.261	SQ.M.
	(b) Proposed -	2329.621	SQ.M.
	(C) Area under ESS	25.000	SQ.M.
	7. Internal Road Area	5992.329	SQ.M.
	8. Service Road And Highway Widening	0.000	SQ.M.
	9. Plotable Area	14925.664	SQ.M.
	10.Pro-rata factor For FSI	1.559	SQ.M.

LEGEND : -

AREA UNDER KASARA BOUNDRY SHOWN IN
AREA UNDER AMENITY SPACE SHOWN IN
AREA UNDER OPEN SPACE SHOWN IN
AREA UNDER ESS & WTP SHOWN IN

OWNER :

1) SHRI MADHAV WAMANRAO DESHPANE,
2) ABHIJEET BAPURAO DUDHANE THROUGH P.O.A. SHRI MADHAV WAMANRAO DESHPANE,
3) RAHUL JAGDISH BONDRE,
4) SHRI ANISH BHAWARILAL CHHAJED

ARCHITECT/LICENSED ENGINEER :

PAWAN RAVIPRASAD GUPTA
B.E. (CIVIL)
PLANNERS, BUILDERS AND DEVELOPERS
LIC. NO. N.I.T. 1989, N.M.R.D.A. 39, N.M.C. 380
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DRG. NO.	SCALE	DATE	DRAWN BY
SUB-01	1 : 500	10 / 02 / 2022	G.KAWAS