

REVISED PROPOSED RESIDENTIAL LAYOUT PLAN ON KH.NO. -158/1 & 158/2, P.H. NO. - 42, MOUZA - JAMTHA, TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR BELONGING TO :- SADESH REALTY BUILDERS LLP THROUGH AUTHORISED SIGNATORY SHRI. DILIP PRALHADRAO AGRAWAL.

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (Sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE	1/2(126.40 X 46.25)	2923.00	14.92	2908.08	2908.08
AMENITY SPACE	1/2(48.25 + 46.70) X 0.35 + 1/2(48.70 + 42.70) X 26.65 + 1/2(42.70 + 24.50) X 22.25 + 1/2(19.50 + 15.40) X 5.00 + 1/2(11.85 + 11.85) X 5.30 + 1/2(16.05 + 13.85) X 3.65 + 1/2(11.40 + 8.60) X 26.70 + 1/2(6.55 X 14.50)	2613.11		2613.11	2613.11
PROPOSED 24.00 M. WIDE D.P. ROAD WIDENING AREA	1/2(179.50 + 185.20) X 12.00	2188.20		2188.20	2188.20

LAND AREA CALCULATION

1	1/2(21.60 + 13.60) X 70.15	1234.64
2	1/2(13.35 + 14.85) X 52.65	742.37
3	1/2(119.55 + 131.15) X 34.60	4337.11
4	1/2(131.15 + 168.55) X 34.98	5241.75
5	1/2(168.55 + 180.35) X 26.40	4605.48
6	1/2(180.35 + 160.85) X 21.20	3616.72
7	1/2(160.85 + 170.15) X 17.50	2896.25
8	1/2(170.15 + 185.20) X 31.75	5641.18
TOTAL		28315.50

STAMPS OF APPROVAL

PROFORMA - I

AREA STATEMENT

Sl. No.	Description	Area (Sq.M.)	Percentage
1	AREA OF LAND OF KH.NO. 158/1 & 158/2 (As Per Proposal)	28315.50	
a)	AS PER OWNERSHIP DOCUMENT (7/12 EXTRACT)	29000.00	(1.90 H)
b)	AS PER MEASUREMENT SHEET	28315.50	
c)	AS PER SITE	28315.50	
2	DEDUCTIONS FOR		
a)	PROPOSED 24.00 M. WIDE D.P. ROAD AREA	2188.20	
b)	ANY D.P. RESERVATION AREA	0.00	
c)	NATURAL WATER COURSE AREA	0.00	
	TOTAL (a+b+c)	2188.20	
3	BALANCE AREA OF PLOT (1 - 2)	26127.30	
4	AMENITY SPACE		
a)	REQUIRED	2612.73	10.00%
b)	PROPOSED	2613.11	10.00%
5	NET PLOT AREA (3-4b)	23514.19	100%
6	RECREATIONAL OPEN SPACE		
a)	REQUIRED	2351.42	10.00%
b)	PROPOSED	2908.08	12.37%
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 34.84)	59.84	0.25%
8	INTERNAL ROAD AREA	6790.55	28.88%
9	SERVICE ROAD & HIGH-WAY WIDENING	0.00	
10	PLOTTABLE AREA	13755.72	58.50%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.7094	

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 21/05/2022 and the dimensions of sides etc. of plots 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.

UMESH M. LAMJE
B.Arch. (Hons.)
ARCHITECTS & INTERIOR DESIGNER
Reg. No. CA/95/1807
NMC Lic No.: R-90
NIT Lic No.: 865
ARCHITECT'S SIGN.

D.P. ROAD CALCULATION SCALE - 1:1000

LAND AREA CALCULATION SCALE - 1:1000

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

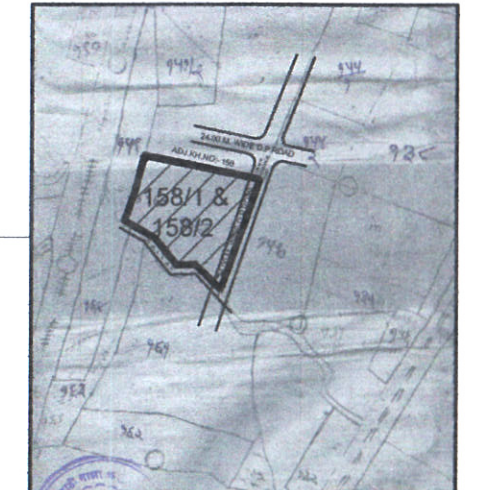
Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	Built up area on Prorata basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI	Permissible built up area on Basic FSI (Sq. M.)	Total Built up area on Prorata basis (Sq. M.)
A	B	C	D	E=(C-D)	F=(E*1.7094)	G	H=E*G	I	J	K=F*J	L=F*G	
1	1	1/2(12.25 + 17.05) X 23.80	348.67	14.92	333.75	570.51	1	333.75	24.00	1.10	627.56	570.51
2	2, 3, 4	15.80 X 23.80	376.04		376.04	642.80	3	1128.12	24.00	1.10	707.08	1928.41
3	5	1/2(16.50 + 15.55) X 23.80	381.40	16.92	364.48	623.03	1	364.48	24.00	1.10	685.34	623.03
4	6	1/2(13.35 + 12.70) X 14.65	190.82	7.72	183.10	312.98	1	183.10	12.00	1.10	344.28	312.98
5	7 TO 14	7.25 X 14.65	106.21		106.21	181.56	8	849.70	9.00	1.10	199.72	1452.48
6	15	1/2(8.50 + 11.40) X 14.65	145.76	7.72	138.04	235.97	1	138.04	9.00	1.10	259.56	235.97
7	16	1/2(9.00 + 12.00) X 14.65	153.82	7.72	146.10	249.74	1	146.10	9.00	1.10	274.72	249.74
8	17 TO 24	7.65 X 14.65	112.07		112.07	191.58	8	896.58	9.00	1.10	210.73	1532.61
9	25	1/2(13.35 + 12.75) X 14.65	191.18	7.72	183.46	315.61	1	183.46	12.00	1.10	344.97	315.61
10	26	1/2(13.35 + 14.00) X 14.65	200.34	7.72	192.62	329.26	1	192.62	12.00	1.10	360.19	329.26
11	27 TO 34	7.85 X 14.65	115.00		115.00	196.59	8	920.02	9.00	1.10	216.24	1572.68
12	35	1/2(9.35 + 12.30) X 14.65	158.58	7.72	150.86	257.88	1	150.86	9.00	1.10	283.67	257.88
13	36	1/2(10.20 + 13.30) X 14.65	172.13	7.72	164.41	281.04	1	164.41	9.00	1.10	309.15	281.04
14	37 TO 44	8.00 X 14.65	117.20		117.20	200.34	8	937.60	9.00	1.10	220.38	1602.73
15	45	1/2(15.70 + 15.10) X 14.65	225.61	7.72	217.89	372.45	1	217.89	12.00	1.10	409.71	372.46
16	46	1/2(14.50 + 15.10) X 14.65	216.82	7.72	209.10	357.44	1	209.10	12.00	1.10	393.18	357.44
17	47 TO 55	7.40 X 14.65	108.41		108.41	185.32	9	975.69	9.00	1.10	203.85	1667.84
18	56	1/2(10.60 + 13.55) X 14.65	176.89	7.72	169.17	289.18	1	169.17	9.00	1.10	318.10	289.18
19	57	1/2(15.00 + 17.40) X 12.00	194.40	7.72	186.68	319.11	1	186.68	9.00	1.10	351.02	319.11
20	58 TO 65	8.00 X 12.00	96.00		96.00	164.10	16	1536.00	9.00	1.10	180.51	2625.64
21	66	1/2(17.05 + 16.55) X 12.00	201.60	7.72	193.88	331.42	1	193.88	12.00	1.10	364.56	331.42
22	67	1/2(16.55 + 16.25) X 6.75 + 1/2(16.25 + 16.60) X 5.25	196.93	7.72	189.21	323.44	1	189.21	12.00	1.10	355.78	323.44
23	76	1/2(17.40 + 19.80) X 12.00	223.20	7.72	215.48	368.34	1	215.48	9.00	1.10	405.18	368.34
24	77	1/2(9.35 + 11.35) X 23.60	244.26		244.26	417.54	1	244.26	9.00	1.10	459.29	417.54
25	78	1/2(18.85 + 17.80) X 7.60	139.27		139.27	238.07	1	139.27	9.00	1.10	261.87	238.07
26	79	1/2(17.80 + 16.70) X 7.60	131.10		131.10	224.10	1	131.10	9.00	1.10	246.51	224.10
27	80	1/2(16.70 + 15.70) X 7.35	119.07		119.07	203.54	1	119.07	9.00	1.10	223.89	203.54
28	81	1/2(15.70 + 14.65) X 7.35	111.53		111.53	190.65	1	111.53	9.00	1.10	209.71	190.65
29	82	1/2(14.65 + 13.65) X 7.35	104.00		104.00	177.78	1	104.00	9.00	1.10	195.56	177.78
30	83	1/2(13.65 + 12.60) X 7.35	96.46		96.46	164.89	1	96.46	9.00	1.10	181.38	164.89
31	84	1/2(12.60 + 11.60) X 7.35	88.93		88.93	152.02	1	88.93	9.00	1.10	167.22	152.02
32	85	1/2(11.60 + 11.30) X 2.25 + 1/2(11.80 + 11.30) X 5.10	84.66		84.66	144.72	1	84.66	9.00	1.10	159.19	144.72
33	86	1/2(11.80 + 12.55) X 7.35	89.48		89.48	152.96	1	89.48	9.00	1.10	168.25	152.96
34	87	1/2(12.55 + 13.55) X 7.35	95.18		95.18	162.70	1	95.18	9.00	1.10	178.97	162.70
35	88	1/2(8.65 + 8.60) X 19.10	164.73	7.72	157.01	268.39	1	157.01	12.00	1.10	295.23	268.39
36	89	1/2(48.25 + 46.00) X 18.65	692.38		692.38	1183.55	1	692.38	12.00	1.10	1301.91	1183.55
37	90	1/2(16.00 + 24.55) X 1.25 + 1/2(27.50 + 24.55) X 9.75	285.33		285.33	487.74	1	285.33	12.00	1.10	536.52	487.74
37	91	1/2(27.50 + 29.95) X 7.95 + 1/2(29.95 + 31.10) X 4.55	367.24		367.24	627.76	1	367.24	12.00	1.10	690.54	627.76
39	92	1/2(12.80 + 12.55) X 38.25	484.81	16.92	467.89	799.81	1	467.89	24.00	1.10	879.79	799.81
							92	13755.72				23514.03

LAYOUT PLAN SCALE - 1:500



PROPOSED LAYOUT OF KH.NO.158/1 & 158/2

PROPOSED LAYOUT OF KH.NO.158/1 & 158/2



LOCATION PLAN SCALE - NTS

SHEET NO. 110 SCALE - NTS

NOTE: -
 x AREA UNDER LAYOUT SHOWN THUS
 x AREA UNDER OPEN SPACE SHOWN THUS
 x AREA UNDER AMENITY SPACE SHOWN THUS
 x RESIDENTIAL PLOTS SHOWN THUS
 x APPROACH ROAD SHOWN THUS

OWNER'S SIGN : SADESH REALTY BUILDERS LLP THROUGH AUTHORISED SIGNATORY

ARCHITECT'S SIGN :

AR. UMESH LAMJE
 B.Arch. (Hons.)
 ARCHITECT & INTERIOR DESIGNER
 402, DAYA CHAMBER,
 AJANI SQ. WARDHA ROAD, NAGPUR

SHRI. DILIP PRALHADRAO AGRAWAL