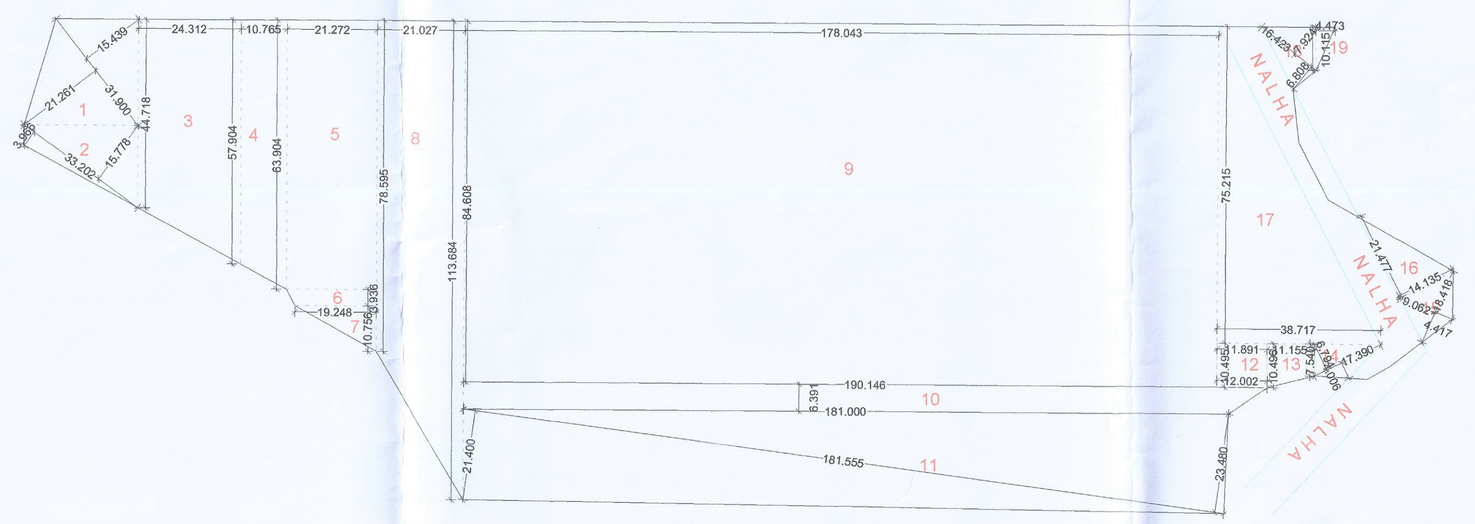
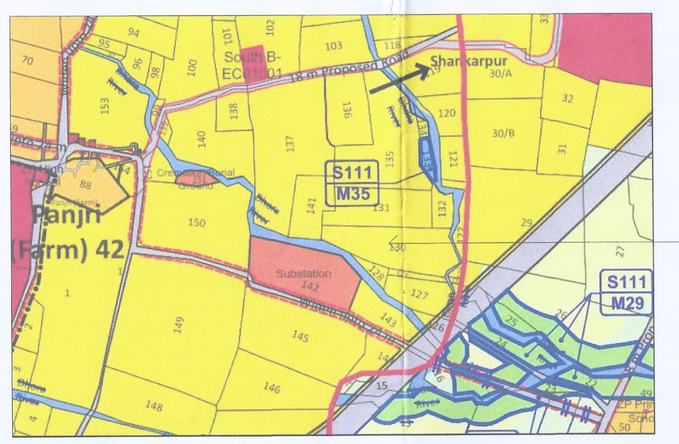
LAYOUT PLAN
SCALE - 1:500

N
W E
S





AREA AS PER MEASUREMENT SHEET

1)	0.5 * (15.439 + 21.261) * 31.900	=	585.365 SQ.M
2)	0.5 * (15.778 + 3.966) * 33.202	=	327.770 SQ.M
3)	0.5 * (57.904 + 44.718) * 24.312	=	1247.473 SQ.M
4)	0.5 * (57.904 + 63.904) * 10.765	=	655.631 SQ.M
5)	63.904 * 21.272	=	1359.365 SQ.M
6)	0.5 * (21.272 + 19.248) * 3.936	=	79.743 SQ.M
7)	0.5 * 10.756 * 19.248	=	103.515 SQ.M
8)	0.5 * (78.595 + 113.684) * 21.027	=	2021.525 SQ.M
9)	178.043 * 84.608	=	15063.862 SQ.M
10)	0.5 * (190.146 + 181.000) * 6.391	=	1185.997 SQ.M
11)	0.5 * (21.400 + 23.480) * 181.555	=	4074.094 SQ.M
12)	0.5 * (11.891 + 12.002) * 10.495	=	125.3785 SQ.M
13)	0.5 * (10.496 + 7.540) * 11.155	=	100.595 SQ.M
14)	0.5 * (6.794 + 4.006) * 17.390	=	93.906 SQ.M
15)	0.5 * (9.062 + 4.417) * 18.418	=	124.128 SQ.M
16)	0.5 * 14.135 * 21.477	=	151.788 SQ.M
17)	0.5 * 38.717 * 75.215	=	1456.049 SQ.M
18)	0.5 * (7.924 + 6.808) *16.423	=	120.971 SQ.M
19)	0.5 * 4.473 * 10.115	=	22.622 SQ.M
	TOTAL	=	28899.777 SQ.M

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	14.090 * 16.000 + 0.5 * (16.000 + 14.891) * 0.740 + 0.5 * (2.818 + 9.564) * 19.611	358.281	0.000	358.281	1	358.281	580.416	12.000	1.100	638.457
2	9.000 * 16.000	144.000	0.000	144.000	1	144.000	233.280	12.000	1.100	256.608
3	10.000 * 16.000	160.000	7.720	152.280	1	152.280	246.694	12.000	1.100	271.363
4	0.5 * (33.090 + 26.683) * 12.288 + 0.5 * (26.683 + 25.198) * 12.834 + 0.5 * (17.689 + 25.198) * 14.719	1015.793	0.000	1015.793	1	1015.793	1645.584	9.000	1.100	1810.142
5 & 18, 19 & 32, 33 & 46	16.500 * 8.500	140.250	0.000	140.250	6	841.500	1363.230	9.000	1.100	1499.553
6 TO 10, 13 TO 17, 20 TO 24, 27 TO 31, 34 TO 38, 41 TO 45	16.500 * 7.000	115.500	0.000	115.500	30	3465.000	5613.300	9.000	1.100	6174.630
11 & 12, 25 & 26, 39 & 40	16.500 * 12.339	203.594	7.720	195.874	6	1175.241	1903.890	12.000	1.100	2094.279
47 TO 52	7.620 * 14.000	106.680	0.000	106.680	6	640.080	1036.930	9.000	1.100	1140.623
55 TO 60, 61 TO 66	7.620 * 14.000	106.680	0.000	106.680	12	1280.160	2073.859	12.000	1.100	2281.245
53, 54 & 67	10.119 * 14.000	141.666	7.720	133.946	3	401.838	650.978	12.000	1.100	716.075
68	10.119 * 15.000	151.785	7.710	144.075	1	144.075	233.402	12.000	1.100	256.742
69 TO 74	7.620 * 15.000	114.300	0.000	114.300	6	685.800	1110.996	9.000	1.100	1222.096
75	10.023 * 18.800	188.432	7.720	180.712	1	180.712	292.754	12.000	1.100	322.029
76 TO 78	9.000 * 18.800	169.200	0.000	169.200	3	507.600	822.312	9.000	1.100	904.543
79	0.5 * (9.000 + 9.212) * 18.800	171.193	0.000	171.193	1	171.193	277.332	9.000	1.100	305.066
80, 92, 104	0.5 * (8.500 + 8.680) * 16.500	141.735	0.000	141.735	3	425.205	688.832	9.000	1.100	757.715
81 TO 84, 87 TO 90, 93 TO 96, 99 TO 102, 105 TO 108, 111 TO 114	16.500 * 7.000	115.500	0.000	115.500	24	2772.000	4490.640	12.000	1.100	4939.704
85 & 86	16.500 * 9.832	162.228	7.720	154.508	2	309.016	500.606	12.000	1.100	550.667
91, 103, 115	0.5 * (8.861 + 8.680) * 16.500	144.713	0.000	144.713	3	434.140	703.306	9.000	1.100	773.637
97 & 98	16.500 * 10.292	169.818	7.720	162.098	2	324.196	525.198	12.000		
109 & 110	16.500 * 10.751	177.392	7.720	169.672	2	339.343	549.736	12.000	1.100	604.709
116	0.5 * (9.984 + 9.656) * 7.895	77.529	0.000	77.529	1	77.529	125.597	9.000	1.100	138.156
117	0.5 * (9.984 + 10.317) * 8.000	81.204	0.000	81.204	1	81.204	131.550	9.000	1.100	144.706
118	0.5 * (10.423 + 10.422) *5.474 + 0.5 * (10.422 + 10.317)*2.526 + 0.5 * (5.446 + 2.952) * 3.577	98.266	0.000	98.266	1	98.266	159.191	9.000	1.100	175.110
119	8.500 * 14.000	119.000	0.000	119.000	1	119.000	192.780	9.000	1.100	212.058
120	10.316 * 14.000	144.424	7.720	136.704	1	136.704	221.460	12.000	1.100	243.607
121	0.5 * (21.762 + 17.871) * 5.569 + 0.5 * (17.871 + 16.829) * 3.431	169.886	0.000	169.886	1	169.886	275.215	12.000	1.100	302.737
122	0.5 * (16.829 + 14.915) * 6.300 + 0.5 * (14.915 + 15.123) * 3.900	158.568	0.000	158.568	1	158.568	256.880	12.000	1.100	282.568
123	0.5 * (15.123 + 15.652) * 9.912 + 0.5 *(15.652 + 12.554) * 5.435 + 0.5 * (3.865 + 5.387) * 13.195	290.211	0.000	290.211	1	290.211	470.141	12.000	1.100	517.156
			TOTAL		123	16898.820	27376.089			29535.980

FIANL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. 130, P.NO. 37, MOUZA -PANJRI FARM, TAH. - NAGPUR, DIST. - NAGPUR.

BELONGING TO :-

MANGALDEEP DEVELOPERS THROUGH PARTNER

1) SHRI. AJAY SAKHARAMJI GEED
2) SHRI. ABHISHEK VIJAY INGLE
3) SHRI.WAMAN BHAGWANJI JADHAO
4) SHRI. VISHNU NARAYAN RATHOD

AREA STATEMENTS :

1	AREA OF LAND (MINIMUM AREA OF A,B,C, TO BE CONSIDERED)		
	A) AS PER OWNERSHIP DOCUMENT (7/12, CTS, EXTRACT)	=	28900.000 SQ.M
	B) AS PER MEASUREMENT SHEET	=	28899.777 SQ.M
	C) AS PER SITE	=	28899.777 SQ.M
2	DEDUCTIONS FOR :		
	A) PROPOSED D.P/ D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING	=	39.106 SQ.M
	B) ANY D.P. RESERVATION AREA	=	0.000 SQ.M
	C) AREA NOT UNDER LAYOUT	=	0.000 SQ.M
	TOTAL A+B+C	=	39.106 SQ.M
3	BALANCE AREA OF PLOT (1- 2)	=	28860.667 SQ.M
4	AMENITY SPACE :		
	A) REQUIRED	=	1443.033 SQ.M (5%)
	B) ADJUSTMENT OF 2(A), if any	=	0.00 SQ.M
	C) BALANCE PROPOSED	=	1469.203 SQ.M
	NET PLOT AREA (3- 4C)	=	27391.464 SQ.M (100%)
6	RECREATIONAL OPEN SPACE :		
	A) REQUIRED	=	2739.146 SQ.M (10%)
	B) PROPOSED	=	2751.927 SQ.M (10.04%)
7	INTERNAL ROAD AREA	=	7667.470 SQ.M (28.01%)
8	SERVICE ROAD / HIGHWAY WIDENING	=	000.000 SQ.M
9	PLOTABLE AREA	=	16898.820 SQ.M (61.69%)
10	SPACE FOR E.S.S. & W.W.T.P.	=	73.247 SQ.M. (0.26%)
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS=(5/9)	=	1.620

OPEN SPACE

A) 0.5 * (54.473 + 61.834) * 25.230	=	1467.212 SQ.M	
B) 0.5 * (61.834 + 62.140) * 5.733	=	355.371 SQ.M	
C) 0.5 * (23.094 + 5.422) * 66.934	=	954.344 SQ.M	
TOTAL	=	2776.927 SQ.M	
DEDUCTION OF E.S.S.	= 5 * 5 =	25.000 SQ.M	
TOTAL	=	2751.927 SQ.M	

AMENITY SPACE

1) 0.5 * (10.569 + 7.004) * 58.057	=	510.117 SQ.M
2) 0.5 * (25.788 + 11.314) * 51.700	=	959.086 SQ.M
TOTAL	=	1469.203 SQ.M

AREA NOT UNDER LAYOUT

1) 0.5 * (4.879 + 0.279) * 11.619 + 0.5 * 4.442 * 10.203	=	52.626 SQ.M.
2) 0.5 * 10.250 * 3.112	=	15.949 SQ.M.
TOTAL	=	68.575 SQ.M.

SPACE FOR WWTP & ESS

WWTP =	0.5*(4.440 + 4.434)*10.874	=	48.247 SQ.M
ESS	= 5 * 5	=	25.000 SQ.M
	TOTAL	=	73.247 SQ.M

D.P. ROAD WIDENING AREA

1) 0.5 * 3.452 * 1.402	=	2.419 SQ.M
2) 0.5*(2.831 + 2.381)* 14.078	=	36.687 SQ.M
TOTAL	=	39.106 SQ.M

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BE ME ON 10-12-2020 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 THE DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORDS / LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

OWNER (S) NAME AND SIGNATURE
MANGALDEEP DEVELOPERS THROUGH PARTNER
1) SHRI. AJAY SAKHARAMJI GEED
2) SHRI. ABHISHEK VIJAY INGLE
3) SHRI.WAMAN BHAGWANJI JADHAO
4) SHRI. VISHNU NARAYAN RATHOD

ARCHITECT / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE

Er. Dhawal S. Harshe
NMRDA Lic. No. 441
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
16-12-2021	LAY-02	1:500	KR	DHAWAL	

LEGEND :
KHASARA BOUNDRY SHOWN IN
OPEN SPACE SHOWN IN
AMENITY SPACE SHOWN IN

WAVE INFRAVENTURE
ENGINEERS . DEVELOPERS . CONTRACTORS
flat no.G-6,Cheenab Apt.Chunnabhatti Road,
Near Ajni Sq.Nagpur-440003