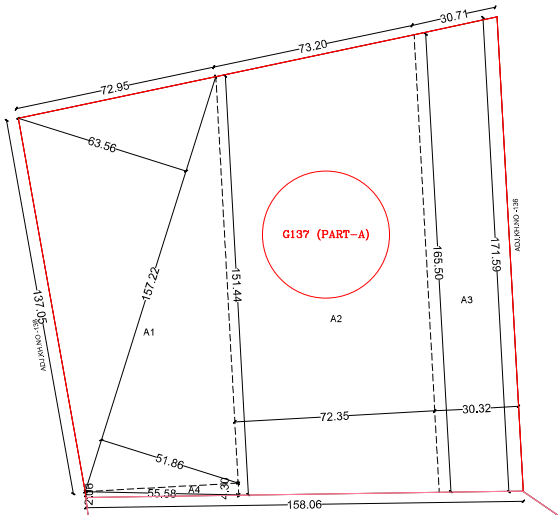
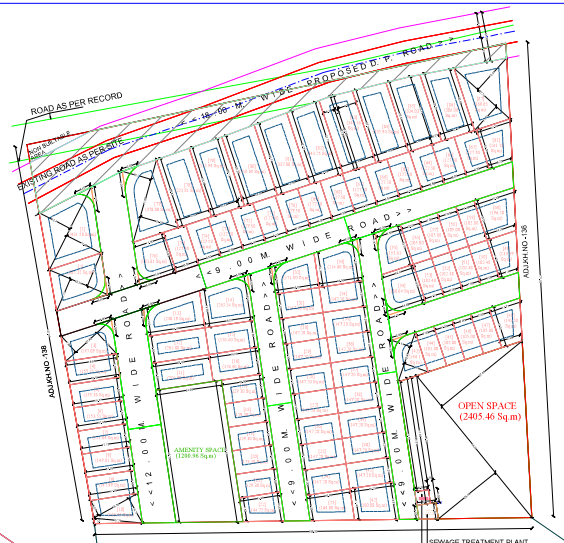
PROPOSED PLOTTALBE RESIDENTIAL LAYOUT PLAN ON KH.NO. - 137(PART-A) , P.H. NO. - 42A , MOUZA -PANJRI (FARM), TAH. - NAGPUR(GRAMIN) , DIST. - NAGPUR
BELONGING TO :-
M/S. VAN SANIDHYA PARTNERSHIP FIRM



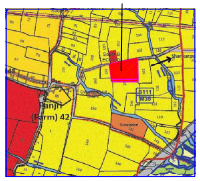
LAND AREA UNDER LAYOUT CALCULATIONS
SCALE-1:500



SEWAGE TREATMENT PLANT
ELECTRIC SUB-STATION

Project Details
Proposal Code - 3HRDQ-234443
Zone Type - Residential(Zone-ID: 1)
Location - Non-Congested
Name of land - Layout Approved
Sub service - Layout Tentative
Khasra No. - 137 (PART)
Tahsil - Nagpur gramin
Mouza - PANJRI(FARM)
Prorata value - 0.00
Separation/CRZ Zone Area -

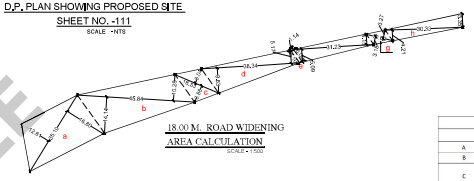
PROPOSED LAYOUT ON KH.NO. 137(PART-A)



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. -111
SCALE -1:10

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	52679.57
	(a) As per ownership document (7/12, CTS extract)	54900.00
	(b) as per measurement sheet	52679.57
	(c) as per site	52679.57
2.	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	1813.45
	(b) Any D.P. Reservation area	0.00
	(c) External structure in plot	0.00
	(d) Area not Under Layout	26854.07
	(Total a+b+c+d)	28667.52
3.	Balance area of plot (1-2)	24012.05
4.	Amenity Space (if applicable)	
	(a) Required -	1200.60
	(b) Adjustment of 2(b), if any -	---
	(c) Proposed -	1200.96
5.	Net Plot Area (3-4 (c))	22811.09
6.	Recreational Open space/Play Ground (if applicable)	
	(a) Required -	2401.21
	(b) Proposed -	2405.46
7.	Internal Road area (net plot =(Plotable area + open space + MSEB + external structure + WWTP))	5118.47
8.	Service road and Highway widening	---
9.	Plotable area	15223.80
10.	Pro-rata factor for FSI calculation on layout plots = (5/9)	1.49
11.	Area for inclusive housing	
	(a) Required -	4546.86
	(b) Proposed -	--
12.	Area for ESS	25.00
13.	Area for WWTP	38.36



18.00 M. ROAD WIDENING
AREA CALCULATION
SCALE - 1:500

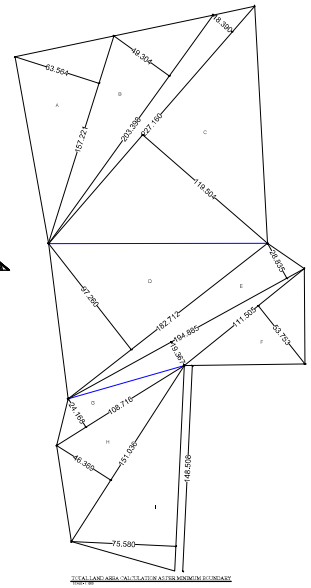
	TOTAL LAND AREA CALCULATION	
	SIZE	AREA (SQ.M.)
A	1/2*157.221 * 63.564	4996.80
B	1/2* 203.398 * 49.304	5014.17
C	1/2*(18.390 + 119.504)*227.160	15662.00
D	1/2*182.712* 97.260	8885.28
E	1/2*(28.835 + 19.367)*194.885	4696.92
F	1/2*111.505 * 53.753	2996.86
G	1/2* 108.716 * 24.168	1313.72
H	1/2* 151.036 * 46.369	3501.69
I	1/2* 148.508 * 75.580	5612.12
	TOTAL	52679.57

AREA NOT UNDER LAYOUT OF KH.NO. 137
(BALANCE AGRICULTURE LAND)

AREA NOT UNDER LAYOUT OF KH.NO. 137
(BALANCE AGRICULTURE LAND)

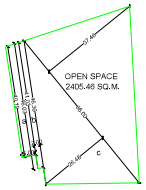
ADJ.KH.NO.-135
ADJ.KH.NO.-140
ADJ.KH.NO.-141
N A L L A H

NOT FOR SALE

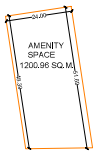


TOTAL LAND AREA CALCULATION AFTER MINIMUM BOUNDARY
SCALE - 1:500

LAYOUT PLAN
SCALE - 1:500



OPEN SPACE
AREA CALCULATION
SCALE - 1:500



AMENITY SPACE
AREA CALCULATION
SCALE - 1:500

	Size (M)	Area (Sq.m.)	Deduct Tangent Area (i.e. as)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
1	OPEN SPACE				
a	1/2*(40.19+41.00)*5.00	203.05			2405.46
b	1/2 *(40.19+40.34)* 6.00	216.32			
c	1/2*(37.46+26.48)*66.00	2110.02			
	TOTAL	2405.46		2405.46	
2	AMENITY SPACE				1200.96
a	1/2*(48.38+51.69)*24.00	1200.96			
3	WWTP				38.36
	1/2*(5.00+5.96)*7.00	38.36			
	TOTAL	38.36		38.36	
3	ESS				25.00
	5.00*5.00	25.00			
	TOTAL	25.00		25.00	
4	18.00 M. WIDE ROAD WIDENING AREA				1813.45
a	1/2*(12.61+16.80)*35.10	516.15			
b	1/2*(14.16+10.28)*45.84	559.71			
c	1/2*(6.88+6.06)*18.53	119.70			
d	1/2*(8.84+5.17)*38.84	267.55			
e	1/2*(6.00+6.10)*1.14	6.90			
f	1/2*(3.00+4.15)*31.22	114.48			
g	1/2*(3.18+3.27)*10.60	34.19			
h	1/2*(4.21+5.35)*30.33	144.98			
	TOTAL	1813.45		1813.45	

	LAND AREA UNDER LAYOUT CALCULATION	
	SIZE	AREA (SQ.M.)
A1	1/2*(63.56+51.86)*157.22	9073.17
A2	1/2*(151.44+165.50)*72.35	11465.30
A3	1/2*(171.59+165.50)*30.32	5110.28
A4	1/2*(2.06+4.30)*55.58	176.74
	TOTAL	25825.50

PROPOSED LAYOUT ON KH.NO. 137(PART-A)

GOOGLE MAP SHOWING
PROPOSED SITE
co-ordinates - 21°02'15.3"N 79°04'12.0"E

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	No of Plots	Total Plot Area (Sq.M.)	Built up area on Prorata basis (Sq. M.)	Front Road width (M.)	Basic FSI	Permissible builtup area on Basic FSI (Sq.m.)
A	B	C	D	E=(C-D)	F	G=E*F	H=(G* PRORATA FACTOR)	I	J	K=F*J
1	1/2*(12.41+13.98)*33.60	443.35	11.77	431.58	1	431.58	646.68	18.00 /12.00	1.10	711.35
2	1/2*(12.70+12.96)*22.84	293.04	7.72	285.32	1	285.32	427.52	12.00/9.00	1.10	470.27
3	1/2*(7.89+10.38)*22.42	204.81	7.72	197.09	1	197.09	295.31	12.00	1.10	324.85
4	1/2*(18.61+18.39)*8.50	157.25		157.25	1	157.25	235.62	12.00	1.10	259.19
5	1/2*(18.17+18.39)*8.50	155.38		155.38	1	155.38	232.82	12.00	1.10	256.10
6	1/2*(18.17+17.95)*8.50	153.51		153.51	1	153.51	230.02	12.00	1.10	253.02
7	1/2*(17.73+17.95)*8.50	151.64		151.64	1	151.64	227.22	12.00	1.10	249.94
8	1/2*(17.73+17.52)*8.50	149.81		149.81	1	149.81	224.48	12.00	1.10	246.93
9	1/2*(17.30+17.52)*8.50	147.99		147.99	1	147.99	221.74	12.00	1.10	243.91
10	1/2*(6.07 + 10.18)*18.30 + 1/2 * 17.70 * 2.03	166.65		166.65	1	166.65	249.71	12.00	1.10	274.68
11,12	9.80*21.00	205.80		205.80	2	411.60	616.74	12.00	1.10	678.42
13	1/2*(10.05+13.56)*21.00	247.91	7.72	240.19	1	240.19	359.89	12.00/9.00	1.10	395.88
14	1/2*(13.56+16.58)*18.00	271.26	7.72	263.54	1	263.54	394.89	9.00	1.10	434.38
15,16	9.80*18.00	176.40		176.40	2	352.80	528.64	9.00	1.10	581.50
17 TO 21	8.62*15.00	129.30		129.30	5	646.50	968.72	9.00	1.10	1065.59
22	1/2*(8.62+10.68)*15.00	144.75		144.75	1	144.75	216.89	9.00	1.10	238.58
23	1/2*(9.20+11.46)*16.00	164.80		164.80	1	164.80	246.94	9.00	1.10	271.63
24 TO 31 34 TO 41	9.20*16.00	147.20		147.20	16	2355.20	3529.03	9.00	1.10	3881.93
32	1/2*(9.88+12.56)*16.00	179.52	7.72	171.80	1	171.80	257.43	9.00	1.10	283.17
33	1/2*(15.23+12.56)*16.00	222.32	7.72	214.60	1	214.60	321.56	9.00	1.10	353.71
42	1/2*(11.40+13.61)*16.00	200.08		200.08	1	200.08	299.80	9.00	1.10	329.78
43	1/2*(7.13 + 9.14)*18.91	153.83	7.72	146.11	1	146.11	218.94	9.00	1.10	240.83
44 TO 47	7.00*15.00	105.00		105.00	4	420.00	629.33	9.00	1.10	692.26
48	1/2*(7.69+11.72)*15.00	145.58		145.58	1	145.58	218.13	9.00	1.10	239.94
49	1/2*(7.16+11.09)*14.64	133.59		133.59	1	133.59	200.17	9.00	1.10	220.19
50 TO 53	7.00*14.64	102.48		102.48	4	409.92	614.22	9.00	1.10	675.65
54	1/2*(12.01+14.46)*14.64	193.76	7.72	186.04	1	186.04	278.76	9.00	1.10	306.64
55	1/2*(12.01+9.58)*15.00	161.33	7.72	153.61	1	153.61	230.16	9.00	1.10	253.18
56 TO 59	7.00*15.00	105.00		105.00	4	420.00	629.33	9.00	1.10	692.26
60	1/2*(15.12+11.09)*15.00	196.58		196.58	1	196.58	294.55	9.00	1.10	324.00
61	1/2*(8.73+12.76)*15.00	161.18		161.18	1	161.18	241.50	9.00	1.10	265.66
62 TO 75	8.50*15.00	127.50		127.50	14	1785.00	2674.64	9.00	1.10	2942.11
76	1/2*(11.50+14.01)*15.00	191.33	7.72	183.61	1	183.61	275.11	9.00	1.10	302.63
77	1/2*(10.71+14.37)*31.08	389.77	11.77	378.00	1	378.00	566.39	18.00 /12.00	1.10	623.03
78	1/2*(25.82+25.99)*12.50	323.81		323.81	1	323.81	485.20	18.00	1.10	533.72
79	1/2*(25.99+26.13)*10.72+1/2 * (26.13+26.20)*1.78	325.94		325.94	1	325.94	488.38	18.00	1.10	537.22
80	1/2*(26.20+26.71)*12.50	330.69		330.69	1	330.69	495.50	18.00	1.10	545.05
81	1/2*(27.21+26.71)*12.50	337.00		337.00	1	337.00	504.96	18.00	1.10	555.46
82	1/2*(27.21+27.71)*12.50	343.25		343.25	1	343.25	514.33	18.00	1.10	565.76
83	1/2*(27.89+27.71)*4.34 + 1/2*(27.89+27.85)*1.21 + 1/2*(27.85+27.34)*6.95	346.16		346.16	1	346.16	518.69	18.00	1.10	570.55
84	1/2*(27.34+26.41)*12.50	335.94		335.94	1	335.94	503.37	18.00	1.10	553.71
85	1/2*(26.41 + 25.75)*8.99 + 1/2 *(25.75+25.29)*3.51	324.03		324.03	1	324.03	485.53	18.00	1.10	534.09
86	1/2*(25.29+23.68)*12.50	306.06		306.06	1	306.06	458.35	18.00	1.10	504.19
87	1/2*(15.44+11.70)*27.24	369.65		369.65	1	369.65	553.88	18.00	1.10	609.27
TOTAL					87	15223.80	22811.09			

Signature valid

LEGEND
KHASRA BOUNDARY SHOWN IN
AMENITY SPACE SHOWN IN
OPEN SPACE SHOWN IN
ROAD SHOWN IN

WAVE
DESIGNER & PLANNERS
ph.no - 9176256659
Near Ajni Sq.Nagpur-440015

LEGENDS:

PLOT BOUNDRY SHOWN WHITE
PROPOSED WORK SHOWN RED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE DOTTED
ENCLOSED BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN BAL SHOWN BRAWN
EXSTING SHOWN BLUE HATCHED

Name Of Owner : M/S. VAN SANIDHYA PARTNERSHIP FIRM

Postal Address : Flat no 71, Aditya 101 A- square apartment, Bhaktar Nagar Nagpur Maharashtra-440010

Phone No.9822489023

DESCRIPTION OF PROJECT :-
Type of Proposal : Residential
Layout Tentative

SITE ADDRESS
KH.NO. - 137(PART-A) , P.H.NO. - 42A , MOUZA -PANJRI(FARM) , TAH. - NAGPUR(GRAMIN) , DIST. - NAGPUR.D

Name of Engineer : MAHESH GAWAI (MCA)

Name of Owner : M/S. VAN SANIDHYA PARTNERSHIP FIRM

SIGNATURE OF OWNER

Signature valid

SCALE - 1 : 500
DATE 04/05/24
JOB NO.- 3DRDQ-234443
CHECKED BY -

SUBMISSION DRAWING