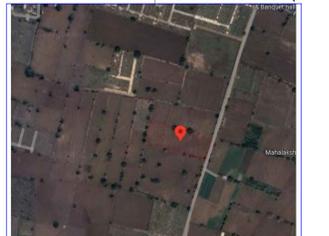


STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

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.)	Front Road width (M.)	Prorata Factor	Built up area on Prorata basis (Sq. M.)	Basic FSI	Permissible built up area on Basic FSI (Sq.m.)
A	B	C	D	E=(C-D)	F	G=E*F	H	I	J=G*PRORATA FACTOR	K	L=J*K
1	1/2*(19.81+18.97)*13.50	261.77	11.77	250.00	1	250.00	18.00/9.00	1.61	402.49	1.10	442.74
2	9.10*13.50	122.85		122.85	1	122.85	9.00	1.54	189.19	1.10	208.11
3	6.85*13.50	92.48		92.48	1	92.48	9.00	1.54	142.41	1.10	156.65
4	6.85*13.50	92.48		92.48	1	92.48	9.00	1.54	142.41	1.10	156.65
5	6.85*13.50	92.48		92.48	1	92.48	9.00	1.54	142.41	1.10	156.65
6	6.85*13.50	92.48		92.48	1	92.48	9.00	1.54	142.41	1.10	156.65
7	6.85*13.50	92.48		92.48	1	92.48	9.00	1.54	142.41	1.10	156.65
8	9.10*13.50	122.85		122.85	1	122.85	9.00	1.54	189.19	1.10	208.11
9	9.30*13.50	125.55		125.55	1	125.55	9.00	1.54	193.35	1.10	212.68
10	7.00*13.50	94.50		94.50	1	94.50	9.00	1.54	145.53	1.10	160.08
11	7.00*13.50	94.50		94.50	1	94.50	9.00	1.54	145.53	1.10	160.08
12	7.00*13.50	94.50		94.50	1	94.50	9.00	1.54	145.53	1.10	160.08
13	7.00*13.50	94.50		94.50	1	94.50	9.00	1.54	145.53	1.10	160.08
14	7.00*13.50	94.50		94.50	1	94.50	9.00	1.54	145.53	1.10	160.08
15	7.00*13.50	94.50		94.50	1	94.50	9.00	1.54	145.53	1.10	160.08
16	7.00*13.50	94.50		94.50	1	94.50	9.00	1.54	145.53	1.10	160.08
17	1/2*(8.05+7.46)*16.82	130.44		130.44	1	130.44	9.00	1.54	200.88	1.10	220.96
18	1/2*(9.83+10.67)*21.66	222.02	7.72	214.30	1	214.30	9.00	1.54	330.01	1.10	363.02
19	18.25*10.00	182.50		182.50	1	182.50	9.00	1.54	281.05	1.10	309.16
20	18.25*10.00	182.50		182.50	1	182.50	9.00	1.54	281.05	1.10	309.16
21	1/2*(10.00+10.34)*18.25	185.60		185.60	1	185.60	9.00	1.54	285.83	1.10	314.41
22	1/2*(8.38+8.67)*22.53	192.07		192.07	1	192.07	9.00	1.54	295.79	1.10	325.36
23	1/2*(5.12+9.27)*20.99+ 1/2*20.77*4.18	194.43		194.43	1	194.43	9.00	1.54	299.43	1.10	329.37
24	1/2*(8.29+7.66)*18.26	145.62	7.72	137.90	1	137.90	9.00	1.54	212.37	1.10	233.61
25	1/2*(15.38+15.26)*7.00	107.24		107.24	1	107.24	9.00	1.54	165.15	1.10	181.66
26	1/2*(15.26+15.15)*7.00	106.44		106.44	1	106.44	9.00	1.54	163.91	1.10	180.30
27	1/2*(15.15+15.03)*7.00	105.63		105.63	1	105.63	9.00	1.54	162.67	1.10	178.94
28	1/2*(6.35+5.70)*16.58+ 1/2*14.95*0.67	104.90		104.90	1	104.90	9.00	1.54	161.55	1.10	177.71
29	1/2*(14.93+14.95)*7.00	104.58		104.58	1	104.58	9.00	1.54	161.05	1.10	177.16
30	1/2*(14.95+14.97)*7.00	104.72		104.72	1	104.72	9.00	1.54	161.27	1.10	177.40
31	1/2*(14.97+14.99)*7.00	104.86		104.86	1	104.86	9.00	1.54	161.48	1.10	177.63
32	1/2*(14.99+15.01)*7.00	105.00		105.00	1	105.00	9.00	1.54	161.70	1.10	177.87
33	1/2*(15.01+15.03)*8.50	127.67		127.67	1	127.67	9.00	1.54	196.61	1.10	216.27
34	1/2*(15.03+15.05)*8.50	127.84		127.84	1	127.84	9.00	1.54	196.87	1.10	216.56
35	1/2*(15.05+15.07)*6.87	103.46		103.46	1	103.46	9.00	1.54	159.33	1.10	175.26
36	1/2*(6.25+5.43)*16.56+ 1/2*15.12*0.90	103.51		103.51	1	103.51	9.00	1.54	159.41	1.10	175.35
37	1/2*(15.09+15.11)*6.87	103.74		103.74	1	103.74	9.00	1.54	159.75	1.10	175.73
38	1/2*(15.11+15.13)*6.87	103.87		103.87	1	103.87	9.00	1.54	159.97	1.10	175.96
39	1/2*(15.13+15.15)*6.87	104.01		104.01	1	104.01	9.00	1.54	160.18	1.10	176.20
40	1/2*(15.15+15.17)*6.87	104.15		104.15	1	104.15	9.00	1.54	160.39	1.10	176.43
41	1/2*(6.26+4.10)*16.65+ 1/2*15.37*2.36	104.38		104.38	1	104.38	9.00	1.54	160.75	1.10	176.83
42	1/2*(15.26+15.53)*8.10	124.70		124.70	1	124.70	9.00	1.54	192.04	1.10	211.24
43	1/2*(9.71+13.44)*20.45+ 1/2*16.57*3.08	262.23	11.77	250.46	1	250.46	18.00/9.00	1.61	403.24	1.10	443.56
TOTAL					43	5366.03			8297.46		

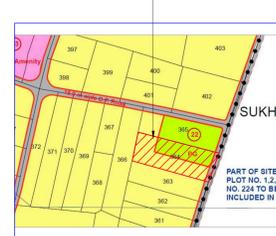
LAND AREA CALCULATION		
SIZE	AREA (SQ.M.)	
A	1/2*56.05*13.97	391.51
B	1/2*75.47*28.24	1065.64
C	1/2*81.11*4.26	172.76
D	1/2*84.04*2.58	108.41
E	1/2*(45.71+22.58)*202.22	6904.80
F	1/2*143.80*21.16	1521.40
G	1/2*132.86*21.46	1425.59
H	1/2*81.32*14.54	591.20
I	1/2*71.46*13.94	498.08
J	1/2*43.95*16.55	363.69
K	1/2*32.18*5.60	90.10
TOTAL	13133.18	

PROPOSED PLOTABLE LAYOUT ON KH.NO.- 364 (PART)



GOOGLE MAP SHOWING PROPOSED PLOTABLE SITE
CO-ORDINATES: 21°03'50.0"N 78°58'11.6"E

PROPOSED PLOTABLE LAYOUT ON KH.NO.- 364 (PART)



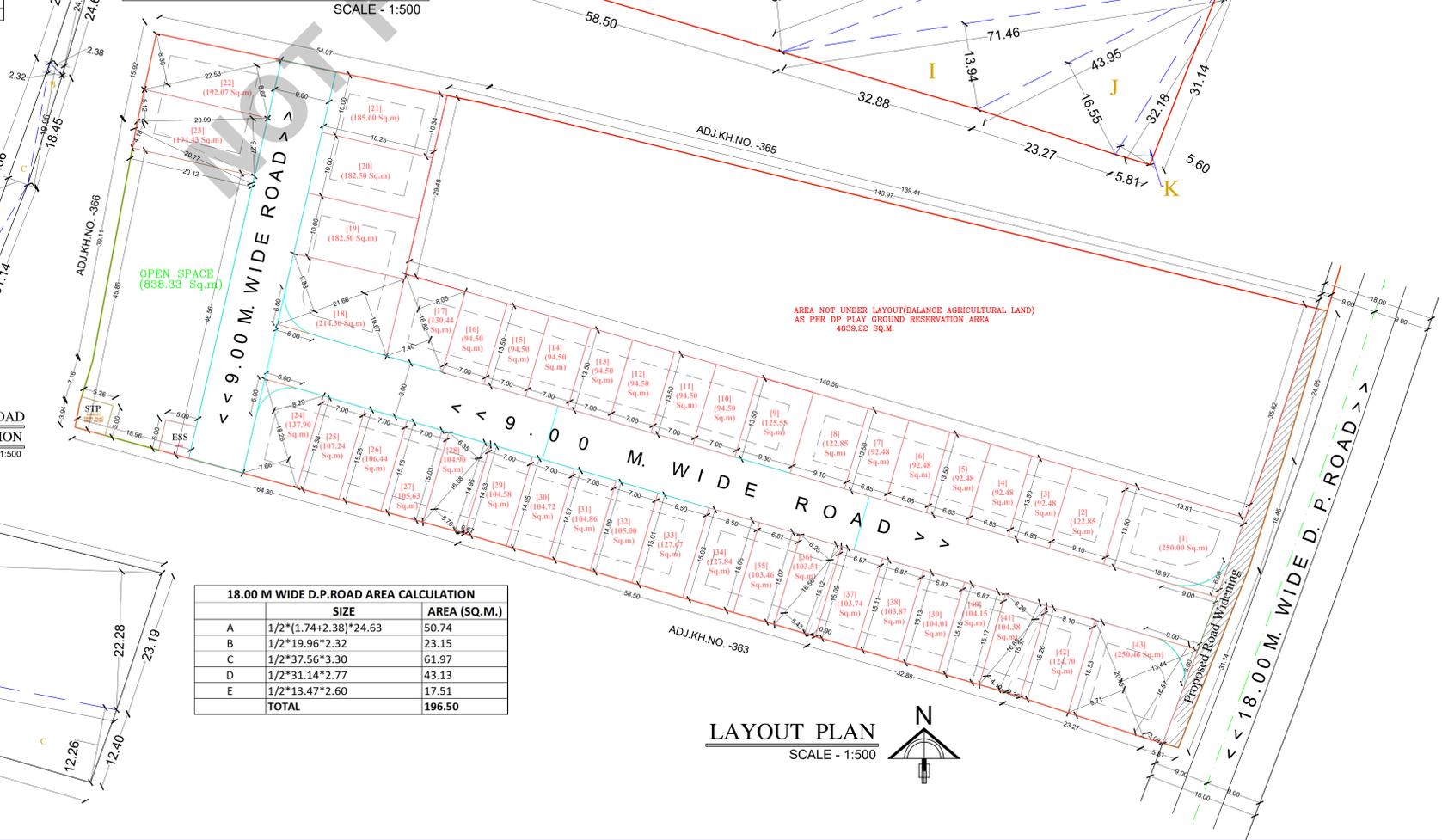
D.P. PLAN SHOWING PROPOSED PLOTABLE SITE
SCALE - NTS

AREA STATEMENT	
1. Area of Plot (Minimum area of a, b, c to be considered)	13133.18
a) As per ownership document (7/12, CTS extract)	13400.00
b) As per measurement sheet	13133.18
(c) As per site	13133.18
2. Deductions for	
(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	196.50
(b) Any D.P. Reservation area	0.00
(c) External structure in plot	0.00
(d) Area Not Under Layout (Balance Agricultural LAND) (AREA UNDER RESERVATION)	4639.22
(Total a+b+c+d)	4835.72
3. Balance area of plot (1-2)	8297.46
4. Amenity Space (if applicable)	
(a) Required -	NA
(b) Adjustment of 2(b), if any -	---
(c) Proposed -	NA
5. Net Plot Area (3-4 (c))	8297.46
6. Recreational Open space/Play Ground (if applicable)	
(a) Required -	829.74
(b) Proposed -	838.33
7. Internal Road area (net plot - (Plotable area + open space + MSEP + external structure))	2042.20
8. Service road and Highway widening	---
9. Plotable area	5366.03
10. Pro-rata factor for FSI calculation on layout plots = (5/9)	1.55
11. Area for inclusive housing	
(a) Required -	NA
(b) Proposed -	NA
12. Area for ESS	25.00
13. Area for STP	25.90

PROPOSED PLOTABLE RESIDENTIAL LAYOUT PLAN ON KH.NO.- 364 (PART), P.H. NO. - 49, MOUZA - HINGNA, TAH. - HINGNA, DIST. - NAGPUR

- BELONGING TO :-
- 1) PRAVIN VASANTA JADHAV
 - 2) PRIYA VASANTA JADHAV
 - 3) NIRMALA VASANTA JADHAV
 - 4) PRASHANT MAROTI JADHAV
 - 5) DAMODAR MAROTI JADHAV
 - 6) MALA RAJESH KAILKAR
 - 7) SHALU SANJAY INGOLE
 - 8) SEEMA SUDHIRRAO JAGNADE

LAND AREA CALCULATION



Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE				
A	1/2*(12.39+18.47)*50.72	782.61		
B	1/2*22.02*6.30	69.36		
C	1/2*19.66*3.79	37.26		
TOTAL	889.23		889.23	
DEDUCTION				
ESS				
5.00*5.00	25.00			
TOTAL	25.00		25.00	838.33
STP				
1/2*5.41*1.04	25.90			
1/2*(2.99+3.54)*7.07	25.90			
TOTAL	51.80		51.80	838.33
NET TOTAL				
Area Not Under Layout (AREA UNDER RESERVATION)				
A	1/2*30.26*6.15	93.05		
B	1/2*(27.86+22.28)*146.64	3676.26		
C	1/2*141.91*12.26	869.91		
TOTAL	4639.22		4639.22	4639.22

AREA NOT UNDER LAYOUT (BALANCE AGRICULTURAL LAND) AS PER DP PLAY GROUND RESERVATION AREA CALCULATION
SCALE - 1:500

WAVE
DESIGNER & PLANNERS
Ph.No - 9176256659
Prashant Nagar, Near Ajni Sq., Nagpur 440015

Name of Owner: PRAVIN VASANTA JADHAV AND PRIYA VASANTA JADHAV AND NIRMALA VASANTA JADHAV AND PRASHANT MAROTI JADHAV AND DAMODAR MAROTI JADHAV AND MALA RAJESH KAILKAR AND SHALU SANJAY INGOLE AND SEEMA SUDHIRRAO JAGNADE
Postal Address: -Shankar, Nagpur Maharashtra-441105

Phone No: 7507879877
DESCRIPTION OF PROJECT :
Type of Proposal: Residential
Layout Tentative

SITE ADDRESS:
PLOT NO. - 364 (PART), P.H. NO. - 49, MOUZA - HINGNA, TAH. - HINGNA, DIST. - NAGPUR

Name of Architect: P. S. Sankar Shinde
ADDRESS OF OFFICE:
Office
Plot 1, Lane 1, Ayodhya Nagar, Nagpur 440024

OWNERS SIGN: _____
TECHNICAL PERSON SIGN: _____

SCALE - 1:100
JOB NO - NPHN-24-80088
28/09/24
CHECK BY - _____

SUBMISSION DRAWING