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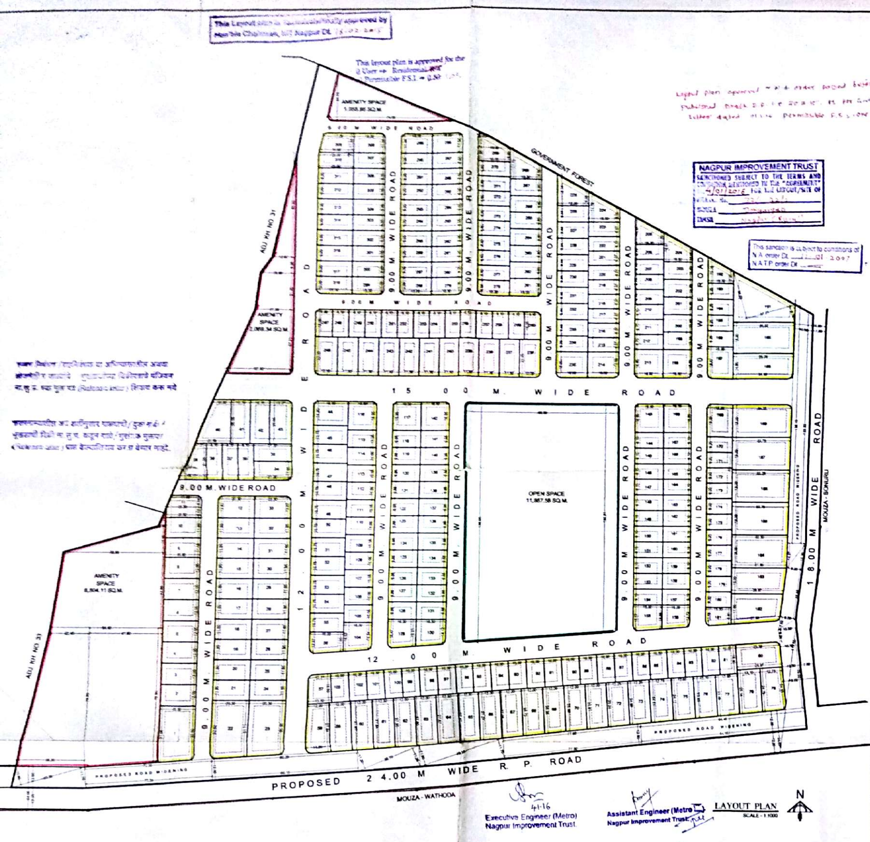

PROJECT :

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. - 32/1 & 32/2, P. H. NO - 76, MOUZA- DONGARGAON TAL.- NAGPUR (GRAMIN)

BELONGING TO : TIRUPATI DEVELOPER'S

1) SHRI. PRASHANT MANOHARRAO BOGIRWAR

2) SHRI. RAHUL ARUNRAO UPGANLAWAR

NOTE :-

- KHASRA BOUNDRY SHOWN THUS
- OPEN SPACE SHOWN THUS
- AMENITY SPACE SHOWN THUS
- PLOTABLE AREA SHOWN THUS
- MAIN APPROCH ROAD SHOWN THUS

SR. NO.	PLOT NO.	SIZE (IN MTRS)	AREA (IN SQ. M.)	LESS TAN	NO OF PLOT	TOTAL AREA (IN SQ M)	USER
01	AMENITY SPACE	1/2x4.60x10.75 = 1/2x(4.60+58.00)x15.50 = 1/2x(58.00+64.40)x42.85 = 1/2x(22.45+38.30)x79.80 = 1/2x(79.80+75.80)x41.90 = 1/2 x(37.42+21.65)x37.21 = 1/2 x(21.65+18.99)x21.20 = 1/2 x(18.99+12.87)x9.30 = 1/2 x12.87x60.63 = 1/2x74.08x28.52 =	24.72+ 485.15+ 2622.42+ 2432.99+ 3238.87 8,804.11 1098.99 + 430.78 + 148.42 + 390.15 2,068.34 1,055.85	(8.00 M TANGENT) 7.72 + 8.61	1	11,912.07	AMENITY SPACE
02	OPEN SPACE	1/2X(138.65+132.31)X88.00 =	11,922.24	(8.00 M TANGENT) 7.72 x2+ 6.61x2	1	11,887.58	OPEN SPACE
03	AREA UNDER 24.00 M. WIDE R.P. ROAD	1/2X(10.86+11.75)X43.56 = 1/2X(72.35+72.25)X12.00 = 1/2X(80.25+80.15)X12.00 = 1/2X(11.30+11.35)X36.70 = 1/2X(11.60+11.70)X48.15 = 1/2X(77.60+77.80)X12.00 = 1/2X(94.45+94.55)X12.0 =	492.11 + 867.60 + 962.40 + 415.62 + 572.59 + 932.40 + 1134.00		1	5,376.72	AREA UNDER 24.00 M. WIDE
04	AREA UNDER 18.00 M. WIDE R.P. ROAD	10.50X39.05 = 10.50X6.94 = 9.00X7.52 = 9.00X28.48 = 9.00X15.35 = 1/2X(133.33+138.10)X10.50 =	410.02 + 72.87 + 67.68 + 256.32+ 138.15+ 1425.00		1	2,370.34	AREA UNDER 18.00 M. WIDE R.P. ROAD

AREA STATEMENT

A) AREA FOR KH. NO. 32/1 - 62,400.00 SQ. M. (6.24 H)
B) AREA FOR KH. NO. 32/2 - 62,400.00 SQ. M. (6.24 H)
C) TOTAL AREA FOR KH. NO. 32/1 & 32/2 - 1,24,800.00 SQ. M. (12.48 H)
D) NET AREA FOR KH. NO. 32/1 & 32/2 (AS PER DEMARCATION) - 1,24,237.00 SQ. M.
DEDUCT
E) AREA UNDER 24.00 M. R. P. ROAD FROM KH. NO. 32/1 &32/2 - 5,376.72 SQ. M.
F) GROSS AREA UNDER LAYOUT - 1,18,860.28 SQ. M. (100%)
1) AREA UNDER OPEN SPACE - 11,887.58 SQ.M. (10.00 %)
2) AREA UNDER AMENITY SPACE - 11,912.07 SQ. M. (10.02 %)
3) AREA UNDER 18.00 M. ROAD WIDENING - 2,370.34 SQ. M. (1.99 %)
4) AREA UNDER APPROACH & VEHICULAR ROAD - 25,970.15 SQ. M. (21.85 %)
5) AREA UNDER RESIDENTIAL PLOTS - 66,720.14 SQ. M. (56.14 %).....(A)
TOTAL - 1,18,860.28 SQ. M. (100 %)

NA 1 - Net plot area for layout @ 90% of area excluding Amenity Space,D. P. / R. P. Proposals, if any , & Area road Widening as per clause 24.1 from Gross area under layout, as perclause13.4.1SDCPR = 90 % [1,18,860.28 - (11,912.07+ 2,370.34)] = 94,120.08 SQ.M.

Multiplying Factor for distribution of above Net plot area (FSI) on pro-rata basis 'X' as per clause 13.4.1 (iii) of SDCPR = NA1 / A
X =94,120.08 / 66,720.14 = 1.4106

NA 2 - Area under D.P/ R.P. road +area for road widening and service road as per clause 24.1 = (5,376.72+ 2,370.34) sq m. = 7,747.06 sq m.

Multiplying Factor for distribution of above Additional FSI on pro-rata basis 'Y' as per clause 24.1 of SDCPR = NA2 / A
Y = 7,747.06 / 66,720.14 = 0.1161

Note - Additional FSI shown above is subject to compliance of provisions of clause no 24.1 of SDCPR by the Land Owner.

OWNER'S SIGN :

1) SHRI. PRASHANT MANOHARRAO BOGIRWAR

2) SHRI. RAHUL ARUNRAO UPGANLAWAR

ARCHITECT'S SIGN :

UMESH M. LAMGE
B. Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg. No. CA/95/18907
NMC Lic. No. : R-90
NIT Lic. No. : 885

ARCHITECT:-

UMESH M. LAMGE
B. ARCH.
ARCHITECT & INTERIOR DESIGNER
402, 5TH FLOOR, DAYA CHAMBERS,
A.84 SQ. WARDHA ROAD, NAGPUR

PLOT AREA CALCULATIONS

Nos.	Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Net Plot Area For FSI (Sq. M.)	No of Plots	Total Net Area (Sq.M.)	Total Net Plot Area For FSI (SQ.M.)	Additional FSI	Total Additional FSI
	A	B	C	D	E=(C-D)	F=(E*X)	G	H=E*G	I=F*G	J=E*Y	K=G*J
1	1	1/2(31.96+30.50)x20.30	633.96	14.92	619.04	873.2178	1	619.04	873.2178	72.1182	72.1182
2	2 TO 8	12.00x20.30	243.60		243.60	343.6222	7	1705.20	2405.3553	28.3794	198.6558
3	9	11.08x20.30	224.92		224.92	317.2722	1	224.92	317.2722	26.2032	26.2032
4	10, 13 TO 21 24 TO 32	11.50x20.30	233.45		233.45	329.3046	19	4435.55	6256.7868	27.1966	516.7416
5	11	20.30x6.02 + 1/2(20.30+17.48)x6.65	247.82	7.72	240.10	338.6853	1	240.10	338.6851	27.9717	27.9717
6	12, 33	12.67x20.30	257.20	7.72	249.48	351.9165	2	498.96	703.8330	29.0644	58.1288
7	22	1/2(32.92+31.71)x20.30	655.99	14.92	641.07	904.2933	1	641.07	904.2933	74.6847	74.6847
8	23	1/2(31.71+30.50)x20.30	631.43	14.92	616.51	869.6490	1	616.51	869.6490	71.8234	71.8234
9	34	11.00x21.00	231.00	7.72	223.28	314.9588	1	223.28	314.9588	26.0121	26.0121
10	35	10.00x21.00	210.00		210.00	296.2260	1	210.00	296.2260	24.4650	24.4650
11	36 TO 38	8.70x21.00	182.70		182.70	257.7166	3	548.10	773.1499	21.2846	63.8537
12	39	1/2(7.27+16.17)x21.00	246.12		246.12	347.1769	1	246.12	347.1769	28.6730	28.6730
13	40	1/2(20.59+10.00)x25.00	382.37		382.37	539.3711	1	382.37	539.3711	44.5461	44.5461
14	41,42	10.75x25.00	268.75		268.75	379.0988	2	537.50	758.1975	31.3094	62.6188
15	43	12.27x25.00	306.75	9.61	297.14	419.1457	1	297.14	419.1457	34.6168	34.6168
16	44	19.00x14.20	269.80	9.61	260.19	367.0240	1	260.19	367.0240	30.3121	30.3121
17	45 TO 55	10.75 x19.00	204.25		204.25	288.1151	11	2246.75	3169.2656	23.7951	261.7464
18	56	1/2(12.37+11.00)x19.00	222.01	7.72	214.29	302.2775	1	214.29	302.2775	24.9648	24.9648
19	57	1/2(12.31+13.50)x16.50	212.93	7.72	205.21	289.4692	1	205.21	289.4692	23.9070	23.9070
20	58	1/2(12.00+14.00)x27.84	361.92	14.92	347.00	489.4782	1	347.00	489.4782	40.4255	40.4255
21	59	1/2(27.84+27.81)x12.00	333.90		333.90	470.9993	1	333.90	470.9993	38.8994	38.8994
22	60	1/2(27.81+27.84)x12.00	333.90		333.90	470.9993	1	333.90	470.9993	38.8994	38.8994
23	61	1/2(27.84+27.85)x12.00	334.14		334.14	471.3379	1	334.14	471.3379	38.9273	38.9273
24	62	27.85x12.00	334.20		334.20	471.4225	1	334.20	471.4225	38.9343	38.9343
25	63	1/2(27.85+27.67)x12.00	333.12		333.12	469.8991	1	333.12	469.8991	38.8085	38.8085
26	64	1/2(27.67+27.47)x12.00	330.84		330.84	466.6829	1	330.84	466.6829	38.5429	38.5429
27	65	1/2(27.47+27.27)x12.00	328.44		328.44	463.2975	1	328.44	463.2975	38.2633	38.2633
28	66	1/2(27.27+27.08)x12.00	326.10		326.10	459.9967	1	326.10	459.9967	37.9907	37.9907
29	67	1/2(27.08+26.72)x12.00	322.80		322.80	455.3417	1	322.80	455.3417	37.6062	37.6062
30	68	1/2(26.72+26.35)x12.00	318.42		318.42	449.1633	1	318.42	449.1633	37.0959	37.0959
31	69	1/2(26.35+25.98)x12.00	313.98		313.98	442.9002	1	313.98	442.9002	36.5787	36.5787
32	70	1/2(25.98+25.61)x12.00	309.54		309.54	436.6371	1	309.54	436.6371	36.0614	36.0614
33	71	1/2(25.61+25.24)x12.00	305.10		305.10	430.3741	1	305.10	430.3741	35.5442	35.5442
34	72	1/2(25.24+24.86)x12.25	306.86		306.86	432.8567	1	306.86	432.8567	35.7492	35.7492
35	73	1/2(24.86+24.51)x12.25	302.39		302.39	426.5513	1	302.39	426.5513	35.2284	35.2284
36	74	1/2(24.51+24.17)x12.75	310.33		310.33	437.7515	1	310.33	437.7515	36.1534	36.1534
37	75	1/2(24.17+23.83)x12.65	303.60		303.60	428.2582	1	303.60	428.2582	35.3694	35.3694
38	76	1/2(23.83+23.49)x12.70	300.48		300.48	423.8571	1	300.48	423.8571	35.0059	35.0059
39	77	1/2(23.49+25.14)x12.90	313.66		313.66	442.4488	1	313.66	442.4488	36.5414	36.5414
40	78	1/2(25.14+24.79)x13.10	327.04		327.04	461.3226	1	327.04	461.3226	38.1002	38.1002
41	79	1/2(24.79+24.33)x12.75	313.14	23.02	290.12	409.2433	1	290.12	409.2433	33.7990	33.7990
42	80	1/2(25.35+25.87)x14.50	371.34	11.77	359.57	507.2094	1	359.57	507.2094	41.8899	41.8899
43	81 TO 103	10.00x16.50	165.00		165.00	232.7490	23	3795.00	5353.2270	19.2225	442.1175
44	104	1/2(16.52+15.24)x16.00	254.08	7.72	246.36	347.5154	1	246.36	347.5154	28.7009	28.7009
45	105 TO115	10.05x16.00	160.80		160.80	226.8245	11	1768.80	2495.0693	18.7332	206.0652
46	116 ,117 ,168	16.50x16.00	264.00	9.61	254.39	358.8425	3	763.17	1076.5276	29.6364	88.9093
47	118 TO 128	9.88x16.00	158.08		158.08	222.9876	11	1738.88	2452.8641	18.4163	202.5795
48	129	1/2(16.47+15.31)x16.00	254.24	7.72	246.52	347.7411	1	246.52	347.7411	28.7196	28.7196
49	130	1/2(15.31+14.12)x16.50	242.79	7.72	235.07	331.5897	1	235.07	331.5897	27.3857	27.3857
50	131 TO 141	9.88x16.50	163.02		163.02	229.9560	11	1793.22	2529.5161	18.9918	208.9101
51	142 ,143	16.50x16.50	272.25	9.61	262.64	370.4800	2	525.28	740.9600	30.5975	61.1951
52	144 TO 154	9.10x16.50	150.15		150.15	211.8016	11	1651.65	2329.8175	17.4925	192.4172
53	155	1/2(15.07+13.88)x16.50	238.83	7.72	231.11	326.0038	1	231.11	326.0038	26.9243	26.9243
54	156	1/2(13.88+12.72)x16.00	212.80	7.72	205.08	289.2858	1	205.08	289.2858	23.8918	23.8918
55	157 TO 167	9.10x16.00	145.60		145.60	205.3834	11	1601.60	2259.2170	16.9624	186.5864
56	169	19.00x15.00	285.00	9.61	275.39	388.4651	1	275.39	388.4651	32.0829	32.0829
57	170 TO 180	9.00x15.00	135.00		135.00	190.4310	11	1485.00	2094.7410	15.7275	173.0025
58	181	1/2(10.68+9.60)x15.00	152.10	7.72	144.38	203.6624	1	144.38	203.6624	16.8203	16.8203
59	182	1/2(27.95+29.87)x17.60	508.81	11.77	497.04	701.1246	1	497.04	701.1246	57.9052	57.9052
60	183	1/2(29.87+31.80)x15.00	462.52		462.52	652.4307	1	462.52	652.4307	53.8836	53.8836
61	184	1/2(31.80+32.30)x19.00	608.95		608.95	858.9849	1	608.95	858.9849	70.9427	70.9427
62	185	1/2(32.30+32.78)x19.00	618.26		618.26	872.1176	1	618.26	872.1176	72.0273	72.0273
63	186	1/2(32.78+33.28)x19.00	627.57		627.57	885.2502	1	627.57	885.2502	73.1119	73.1119
64	187	1/2(33.28+33.75)x19.00	636.78		636.78	898.2419	1	636.78	898.2419	74.1849	74.1849
65	188	1/2(33.75+34.25)x19.00	646.00	14.44	631.56	890.8785	1	631.56	890.8785	73.5767	73.5767
66	189	1/2(34.66+35.05)x14.80	515.85	14.44	501.41	707.2889	1	501.41	707.2889	58.4143	58.4143
67	190	1/2(35.05+35.52)x18.00	635.13		635.13	895.9144	1	635.13	895.9144	73.9926	73.9926
68	191	1/2(28.53+9.74)x37.21	712.01		712.01	1004.3613	1	712.01	1004.3613	82.9492	82.9492
69	192	1/2(7.00+15.16)x15.00	166.20		166.20	234.4417	1	166.20	234.4417	19.3623	19.3623
70	193 TO 196	9.25x15.00	138.75		138.75	195.7208	4	555.00	782.8830	16.1644	64.6575
71	197	18.47x15.00	277.05	9.61	267.44	377.2509	1	267.44	377.2509	31.1568	31.1568
72	198 ,213	16.50x16.60	273.90	9.61	264.29	372.8075	2	528.58	745.6149	30.7898	61.5796
73	199	10.13x16.50	167.14		167.14	235.7677	1	167.14	235.7677	19.4718	19.4718
74	200 TO203	10.20x16.50	168.30		168.30	237.4040	4	673.20	949.6159	19.6070	78.4278
75	204	1/2(8.00+16.97)x16.50	206.00		206.00	290.5836	1	206.00	290.5836	23.9990	23.9990
76	205	1/2(7.00+15.97)x16.50	189.50		189.50	267.3087	1	189.50	267.3087	22.0768	22.0768
77	206 TO 212	8.70x16.50	143.55		143.55	202.4916	7	1004.85	1417.4414	16.7236	117.0650
78	214 ,235	15.00x18.00	270.00	9.61	260.39	367.3061	2	520.78	734.6123	30.3354	60.6709
79	215 TO 223	8.37x18.00	150.66		150.66	212.5210	9	1355.94	1912.6890	17.5519	157.9670
80	224 ,268	1/2(8.00+17.79)x18.00	232.11		232.11	327.4744	2	464.22	654.8287	27.0408	[illegible]
81	225	1/2(8.35+18.14)x18.00	238.41		238.41	336.3011	1	238.41	336.3011	27.7748	27.7748
82	226 TO 233	9.44x18.00	169.92		169.92	239.6892	8	1359.36	1917.5132	19.7957	158.3654
83	234	9.29x18.00	167.22		167.22	235.8805	1	167.22	235.8805	19.4811	19.4811
84	236	12.00x22.00	264.00	9.61	254.39	358.8425	1	254.39	358.8425	29.6364	29.6364
85	237 TO 245	11.50x22.00	253.00		253.00	356.8818	9	2277.00	3211.9362	29.4745	265.2705
86	246	12.50x22.00	275.00	9.61	265.39	374.3591	1	265.39	374.3591	30.9179	30.9179
87	247 ,260	9.40x16.00	150.40	7.72	142.68	201.2644	2	285.36	402.5288	16.6222	33.2444
88	248 TO 259	9.10x16.00	145.60		145.60	205.3834	12	1747.20	2464.6008	16.9624	203.5488
89	261	10.25x18.00	184.50	7.72	176.78	249.3659	1	176.78	249.3659	20.5949	20.5949
90	262 TO 267	9.60x18.00	172.80		172.80	243.7517	6	1036.80	1462.5101	20.1312	120.7872
91	269	1/2(2.91+6.97)x1.70 + 1/2(6.97+18.00)x6.15+ 1/2(7.85+8.00)x18.00	227.82	7.72	220.10	310.4731	1	220.10	310.4731	25.6417	25.6417
92	270 TO 277	8.60x18.00	154.80		154.80	218.3609	8	1238.40	1746.8870	18.0342	144.2736
93	278	8.84x18.00	159.12	7.72	151.40	213.5648	1	151.40	213.5648	17.6381	17.6381
94	279 ,298 ,299	10.00x18.00	180.00	7.72	172.28	243.0182	3	516.84	729.0545	20.0706	60.2119
95	280 TO 287 290 TO 297 300 TO 307	9.00x18.00	162.00		162.00	228.5172	24	3888.00	5484.4128	18.8730	452.9520
96	288 ,289 ,308	11.34x18.00	204.12	7.72	196.40	277.0418	3	589.20	831.1255	22.8806	68.6418
97	309	1/2(17.28+19.68)x11.34	209.56	7.72	201.84	284.7155	1	201.84	284.7155	23.5144	23.5144
98	310	1/2(18.68+20.00)x1.53 + 20.00x7.47	179.75		179.75	253.5554	1	179.75	253.5554	20.9409	20.9409
99	311 TO 317	9.00x20.00	180.00		180.00	253.9080	7	1260.00	1777.3560	20.9700	146.7900
100	318	10.00x20.00	200.00	7.72	192.28	271.2302	1	192.28	271.2302	22.4006	22.4006
						TOTAL	318	66720.14	94115.4295	3309.6706	7732.8963

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