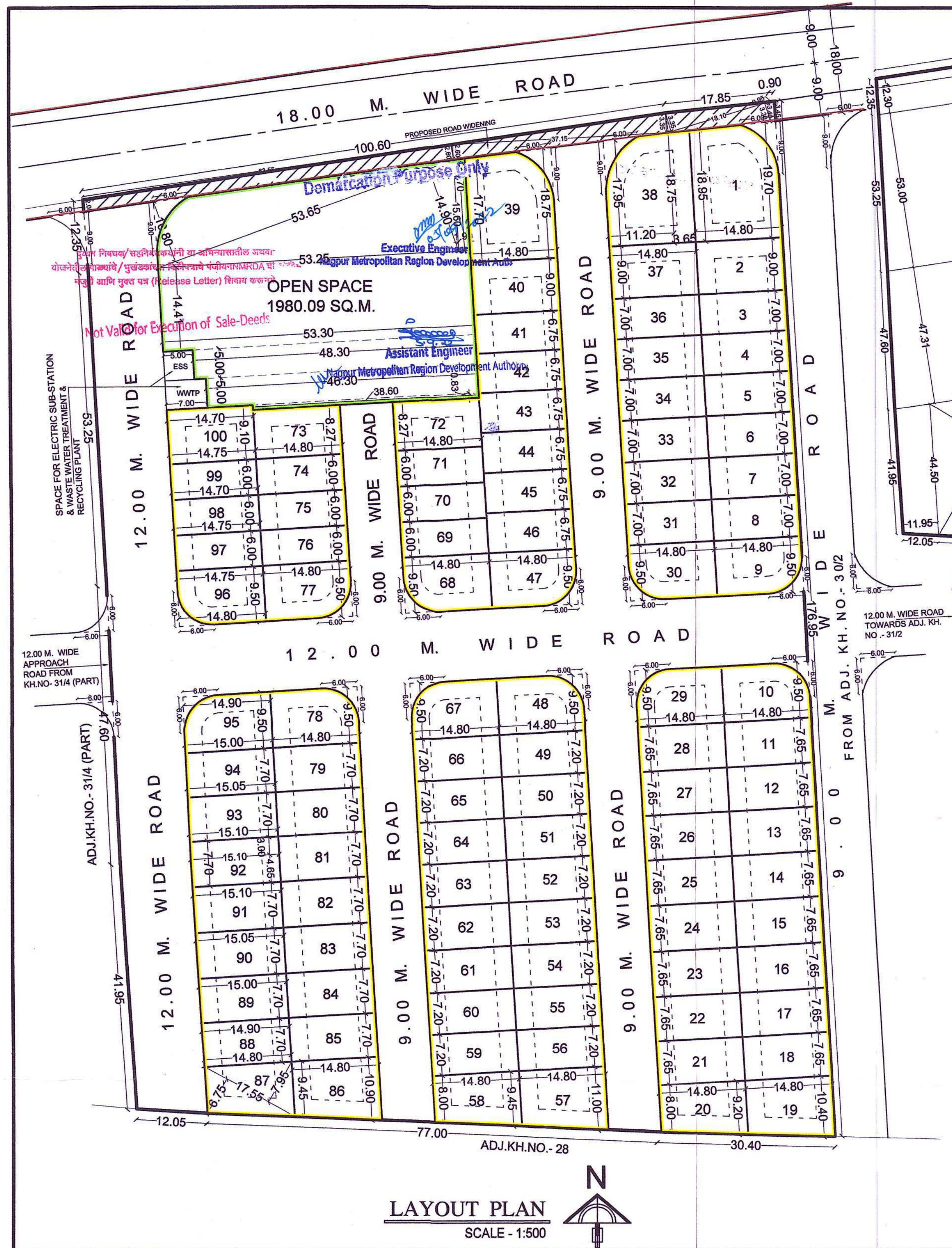


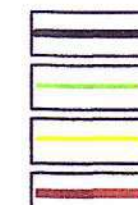


	STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT											
Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	Built up area on Prorata basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road Width (M.)	Basic FSI	Permissible builtup area on Basic FSI (Sq.M.)	Total built up area on Prorata basis (Sq. M.)
	A	B	C	D	E=(C-D)	F=(E*1.6830)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(19.70 + 18.95) X 14.80	286.01	11.77	274.24	461.55	1	274.24	18.00	1.10	507.70	461.55
2	2, 37	9.00 X 14.80	133.20		133.20	224.18	2	266.40	9.00	1.10	246.59	448.35
3	3 TO 8 31 TO 36	7.00 X 14.80	103.60		103.60	174.36	12	1243.20	9.00	1.10	191.79	2092.31
4	9, 30	9.50 X 14.80	140.60	7.72	132.88	223.64	2	265.76	9.00	1.10	246.00	447.27
5	10, 29	9.50 X 14.80	140.60	7.72	132.88	223.64	2	265.76	9.00	1.10	246.00	447.27
6	11 TO 18 21 TO 28	7.65 X 14.80	113.22		113.22	190.55	16	1811.52	9.00	1.10	209.60	3048.79
7	19	1/2(10.40 + 9.20) X 14.80	145.04		145.04	244.10	1	145.04	9.00	1.10	268.51	244.10
8	20	1/2(8.20 + 8.00) X 14.80	127.28		127.28	214.21	1	127.28	9.00	1.10	235.63	214.21
9	38	1/2(18.95 + 18.75) X 3.65 + 1/2(18.75 + 17.95) X 11.20	274.32	11.77	262.55	441.87	1	262.55	18.00	1.10	486.06	441.87
10	39	1/2(18.75 + 17.70) X 14.80	269.73	11.77	257.96	434.15	1	257.96	18.00	1.10	477.56	434.15
11	40	9.00 X 14.80	133.20		133.20	224.18	1	133.20	9.00	1.10	246.59	224.18
12	41 TO 46	6.75 X 14.80	99.90		99.90	168.13	6	599.40	9.00	1.10	184.94	1008.79
13	47, 68	9.50 X 14.80	140.60	7.72	132.88	223.64	2	265.76	12.00	1.10	246.00	447.27
14	48, 67	9.50 X 14.80	140.60	7.72	132.88	223.64	2	265.76	12.00	1.10	246.00	447.27
15	49 TO 56 66 TO 59	7.20 X 14.80	106.56		106.56	179.34	16	1704.96	9.00	1.10	197.27	2869.45
16	57	1/2(11.00 + 9.45) X 14.80	151.33		151.33	254.69	1	151.33	9.00	1.10	280.16	254.69
17	58	1/2(9.45 + 8.00) X 14.80	129.13		129.13	217.33	1	129.13	9.00	1.10	239.06	217.33
18	69 TO 71 74 TO 76	6.00 X 14.80	88.80		88.80	149.45	6	532.80	9.00	1.10	164.40	896.70
19	72, 73	8.27 X 14.80	122.40		122.40	206.00	2	244.80	9.00	1.10	226.60	412.00
20	77	9.50 X 14.80	140.60	7.72	132.88	223.64	1	132.88	12.00	1.10	246.00	223.64
21	78	9.50 X 14.80	140.60	7.72	132.88	223.64	1	132.88	12.00	1.10	246.00	223.64
22	79 TO 85	7.70 X 14.80	113.96		113.96	191.79	7	797.72	9.00	1.10	210.97	1342.56
23	86	1/2(9.45 + 10.90) X 14.80	150.59		150.59	253.44	1	150.59	9.00	1.10	278.79	253.44
24	87	1/2(6.75 + 7.95) X 17.55	128.99		128.99	217.09	1	128.99	12.00	1.10	238.80	217.09
25	88	1/2(14.80 + 14.90) X 7.70	114.34		114.34	192.43	1	114.34	12.00	1.10	211.68	192.43
26	89	1/2(14.90 + 15.00) X 7.70	115.11		115.11	193.71	1	115.11	12.00	1.10	213.10	193.73
27	90	1/2(14.80 + 15.05) X 7.70	115.69		115.69	194.71	1	115.69	12.00	1.10	214.18	194.71
28	91	1/2(15.05 + 15.10) X 7.70	116.07		116.07	195.35	1	116.07	12.00	1.10	214.88	195.35
29	92	3.00 X 15.10 + 4.65 X 15.10	115.51		115.51	194.40	1	115.51	12.00	1.10	213.84	194.40
30	93	1/2(15.10 + 15.05) X 7.70	116.07		116.07	195.35	1	116.07	12.00	1.10	214.88	195.35
31	94	1/2(15.05 + 15.00) X 7.70	115.69		115.69	194.71	1	115.69	12.00	1.10	214.18	194.71
32	95	1/2(14.90 + 15.00) X 9.50	142.02	7.72	134.30	226.03	1	134.30	12.00	1.10	248.63	226.03
33	96	1/2(14.80 + 14.75) X 9.50	140.36	7.72	132.64	223.23	1	132.64	12.00	1.10	245.56	223.23
34	97	14.75 X 6.00	88.50		88.50	148.95	1	88.50	12.00	1.10	163.84	148.95
35	98, 99	1/2(14.75 + 14.70) X 6.00	88.35		88.35	148.69	2	176.70	12.00	1.10	163.56	297.39
36	100	1/2(14.70 + 14.75) X 9.10	133.99		133.99	225.51	1	133.99	12.00	1.10	248.06	225.51
			TOTAL			11764.52	100	11764.52				17999.69

	Plot NO.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.m.)
1	OPEN SPACE	1/2(15.70 + 15.60) X 1.90 + 1/2(10.80 + 14.90) X 53.65 + 1/2(53.25 + 53.30) X 14.41 + 48.30 X 5.00 + 46.30 X 5.00 + 0.83 X 38.60	1991.86	11.77	1980.09	1980.09
2	SPACE FOR ELECTRIC SUB-STATION	5.00 X 5.00	25.00		25.00	60.00
3	SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	7.00 X 5.00	35.00		35.00	
4	PROPOSED 18.00 M. WIDE ROAD WIDENING AREA	1/2(3.45 + 3.40) X 0.90 + 1/2(3.30 + 3.35) X 18.10 + 1/2(3.35 + 2.60) X 37.15 + 1/2(2.60 + 2.05) X 63.75	322.01		322.01	322.01

NOTE: -

x AREA UNDER LAYOUT SHOWN THUS
x AREA UNDER OPEN SPACE SHOWN THUS
x RESIDENTIAL PLOTS SHOWN THUS
x APPROACH ROAD SHOWN THUS



**PROPOSED RESIDENTIAL LAYOUT PLAN
ON KH. NO. - 30/1 , P.H. NO. - 42, MOUZA -
GAWSI (MANAPUR), TAH. - NAGPUR (GRAMIN),
DIST. - NAGPUR.
BELONGING TO :- M/s. METROCITY PROJECTS**

**- M/s. METROCITY PROJECTS
THROUGH PARTNER'S
1) SHRI. PRASHANT M. BONGIRWAR
2) MRS. VRUSHALI PRASHANT BONGIRWAR**

PROFORMA - I				
AREA STATEMENT				
1	AREA OF LAND OF KH.NO. 30/1 (Minimum area of a,b,c, to be considered)	19800.00	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	19800.00	SQ.M.	(1.98 H)
	b) AS PER MEASUREMENT SHEET	19800.00	SQ.M.	
	c) AS PER SITE	19800.00	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a) PROPOSED D.P./D.P. ROAD AREA	0.00	SQ.M.	
	b) ANY D.P. RESERVATION AREA	0.00	SQ.M.	
	c) NATURAL WATER COURSE AREA	0.00	SQ.M.	
	TOTAL (a+b+c)	0.00	SQ.M.	
3	BALANCE AREA OF PLOT (1 - 2)	19800.00	SQ.M.	
4	AMENITY SPACE			
	a) REQUIRED	0.00	SQ.M.	
	b) PROPOSED	0.00	SQ.M.	
5	NET PLOT AREA (3-4b)	19800.00	SQ.M.	100%
6	RECREATIONAL OPEN SPACE			
	a) REQUIRED	1980.00	SQ.M.	10.00%
	b) PROPOSED	1980.09	SQ.M.	10.00%
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 35.00)	60.00	SQ.M.	0.30%
8	INTERNAL ROAD AREA	5673.38	SQ.M.	28.65%
9	PROPOSED 18.00 M. WIDE ROAD WIDENING AREA	322.01	SQ.M.	1.63%
10	PLOTTABLE AREA	11764.52	SQ.M.	59.42%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.6830	SQ.M.	

CERTIFICATE OF AREA:
 Certified that the plot under reference was surveyed by me on 17 / 06 / 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. LAMGE
B.Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg.No. CA/95/18907
MMC Lic No.: R-90
NIT Lic No.: 865

ARCHITECT'S SIGN

OWNER'S SIGN :

M/s. METROCITY PROJECTS
THROUGH PARTNER'S

1) SHRI. PRASHANT (M. BONGIRWAR

2) MRS. VRUSHALI PRASHANT BONGIRWAR

ARCHITECT'S SIGN :


UMESH M. LAMGE
B.Arch. (Hons)
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ARCHITECT:-



AR. UMESH LAMGE
B.ARCH.(HONS.)
ARCHITECT & INTERIOR DESIGNER
402 , DAYA CHAMBER,
AJANI SQ. WARDHA ROAD, NAGPUR