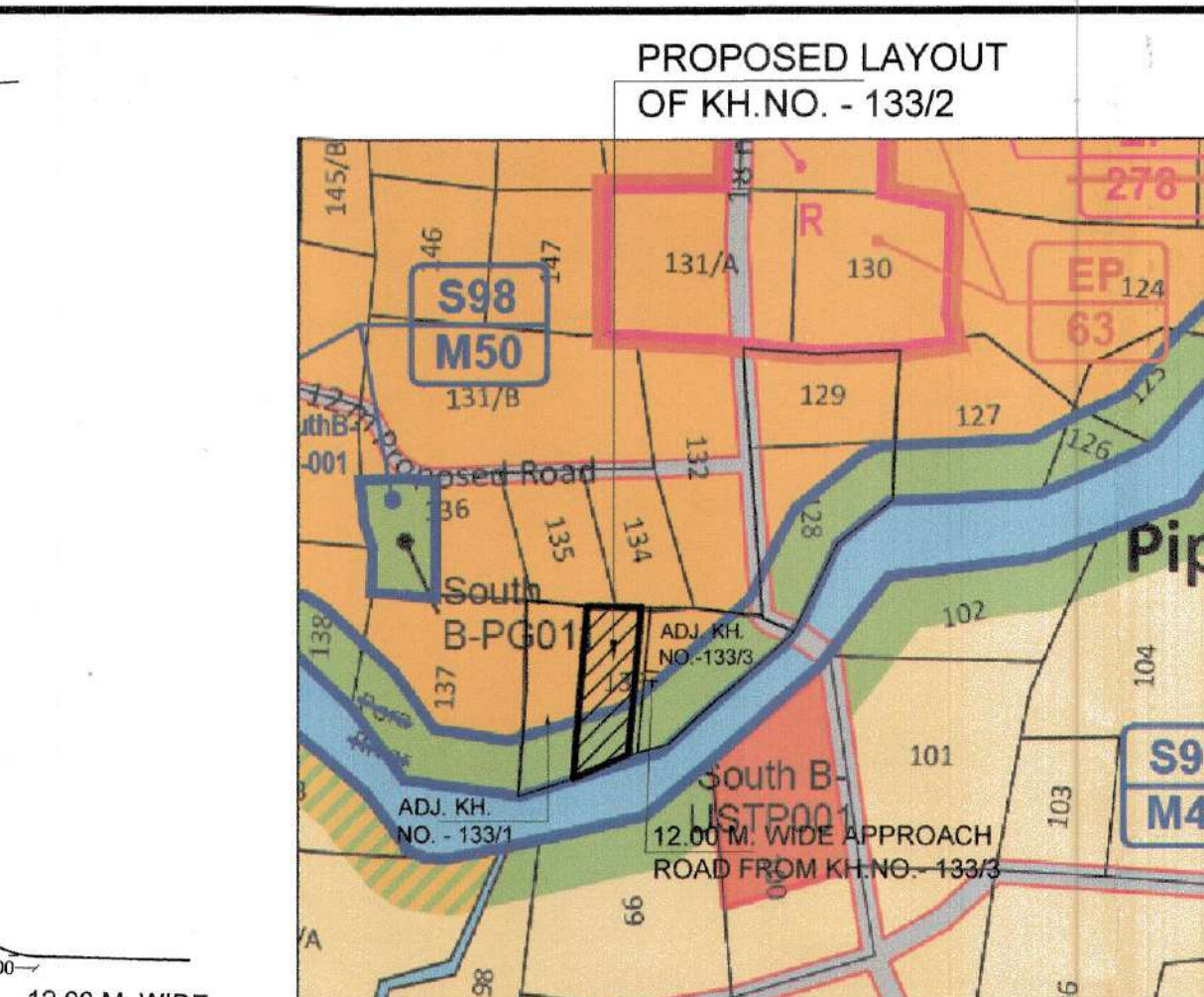
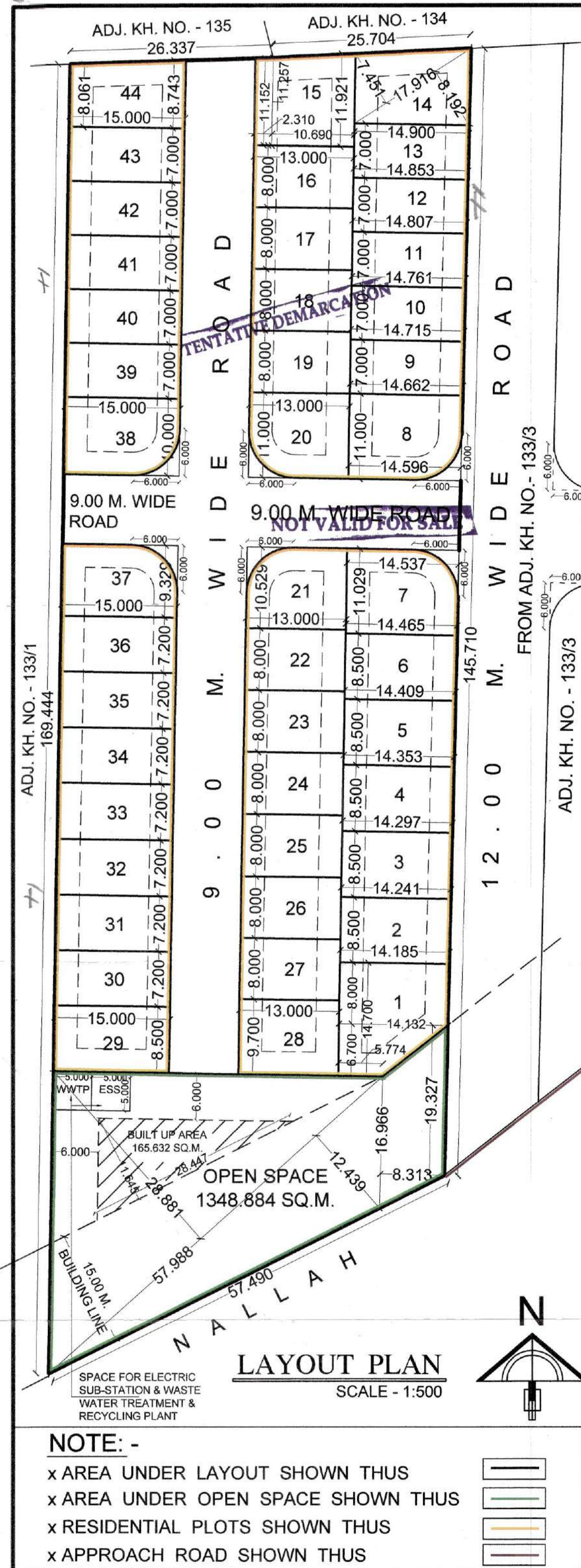




PROPOSED LAYOUT OF KH. NO. - 133/2

D.P. PLAN SHOWING PROPOSED SITE

SHEET NO. - 98

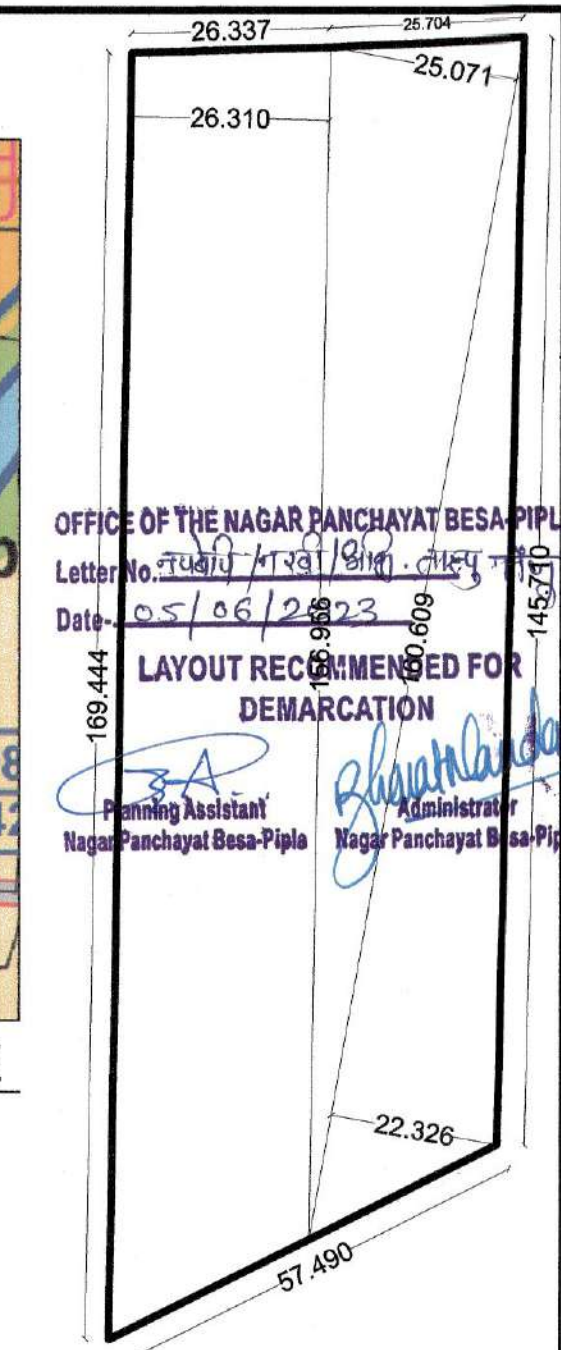
SCALE - NTS

LAND AREA CALCULATION

SCALE - 1:1000

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.m.)
OPEN SPACE	1/2(19.327 + 16.966) X 8.313 + 1/2(12.439 + 28.881) X 57.988	1348.884		1348.884	1348.884
SPACE FOR ELECTRIC SUB-STATION	5.000 X 5.000	25.000		25.000	50.000
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	5.000 X 5.000	25.000		25.000	

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*1.5755)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(5.774 + 14.132) X 6.700 + 1/2(14.132 + 14.185) X 8.000	179.953		179.953	283.516	1	179.953	12.000	1.10	311.868	283.516
2	2	1/2(14.185 + 14.241) X 8.500	120.811		120.811	190.337	1	120.811	12.000	1.10	209.371	190.337
3	3	1/2(14.241 + 14.297) X 8.500	121.287		121.287	191.087	1	121.287	12.000	1.10	210.196	191.087
4	4	1/2(14.297 + 14.353) X 8.500	121.763		121.763	191.837	1	121.763	12.000	1.10	211.021	191.837
5	5	1/2(14.353 + 14.409) X 8.500	122.239		122.239	192.587	1	122.239	12.000	1.10	211.845	192.587
6	6	1/2(14.409 + 14.465) X 8.500	122.715		122.715	193.337	1	122.715	12.000	1.10	212.670	193.337
7	7	1/2(14.465 + 14.537) X 11.029	159.932	7.757	152.175	239.751	1	152.175	12.000	1.10	263.726	239.751
8	8	1/2(14.537 + 14.662) X 11.000	160.919	7.693	153.226	241.408	1	153.226	9.000	1.10	265.548	241.408
9	9	1/2(14.662 + 14.715) X 7.000	102.820		102.820	161.992	1	102.820	9.000	1.10	178.191	161.992
10	10	1/2(14.715 + 14.761) X 7.000	103.166		103.166	162.538	1	103.166	9.000	1.10	178.792	162.538
11	11	1/2(14.807 + 14.761) X 7.000	103.488		103.488	163.045	1	103.488	9.000	1.10	179.350	163.045
12	12	1/2(14.807 + 14.853) X 7.000	103.810		103.810	163.553	1	103.810	9.000	1.10	179.908	163.553
13	13	1/2(14.853 + 14.900) X 7.000	104.136		104.136	164.065	1	104.136	9.000	1.10	180.472	164.065
14	14	1/2(8.192 + 7.451) X 17.916	140.130		140.130	220.775	1	140.130	9.000	1.10	242.852	220.775
15	15	1/2(11.921 + 11.257) X 10.690 + 1/2(11.152 + 11.257) X 2.310	149.769		149.769	235.961	1	149.769	9.000	1.10	259.557	235.961
16	16 TO 19	8.000 X 13.000	104.000		104.000	163.852	4	416.000	9.000	1.10	180.237	655.408
17	20	11.000 X 13.000	143.000	7.725	135.275	213.126	1	135.275	9.000	1.10	234.438	213.126
18	21	10.529 X 13.000	136.877	7.725	129.152	203.479	1	129.152	9.000	1.10	223.827	203.479
19	22 TO 27	8.000 X 13.000	104.000		104.000	163.852	6	624.000	9.000	1.10	180.237	983.112
20	28	9.700 X 13.000	126.100		126.100	198.671	1	126.100	9.000	1.10	218.538	198.671
21	29	8.500 X 15.000	127.500		127.500	200.876	1	127.500	9.000	1.10	220.964	200.876
22	30 TO 36	7.200 X 15.000	108.000		108.000	170.154	7	756.000	9.000	1.10	187.169	1191.078
23	37	9.329 X 15.000	139.935	7.725	132.210	208.297	1	132.210	9.000	1.10	229.127	208.297
24	38	10.000 X 15.000	150.000	7.725	142.275	224.154	1	142.275	9.000	1.10	246.570	224.154
25	39 TO 43	7.000 X 15.000	105.000		105.000	165.428	5	525.000	9.000	1.10	181.970	827.138
26	44	1/2(8.061 + 8.743) X 15.000	126.030		126.030	198.560	1	126.030	9.000	1.10	218.416	198.560
TOTAL							44	5141.026				8099.686



LAND AREA CALCULATION

SCALE - 1:1000

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.m.)
OPEN SPACE	1/2(19.327 + 16.966) X 8.313 + 1/2(12.439 + 28.881) X 57.988	1348.884		1348.884	1348.884
SPACE FOR ELECTRIC SUB-STATION	5.000 X 5.000	25.000		25.000	50.000
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	5.000 X 5.000	25.000		25.000	

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO.- 133/2, P. H. NO.- 42, MOUZA - PIPLA, TAL. - NAGPUR (GRAMIN), DIST - NAGPUR. BELONGING TO : M/s. BHAIJI INFRA PROJECT PVT. LTD. THROUGH DIRECTOR SHRI. SHYAM KASHIPRASAD BORELE

PROFORMA - I

AREA STATEMENT

Sl. No.	Particulars	Area (Sq. M.)	Percentage (%)
1	AREA OF LAND OF KH.NO.- 133/2 (Minimum area of a,b,c, to be considered)	8099.984	SQ.M.
a)	AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	8100.000	SQ.M. (0.81 H.)
b)	AS PER MEASUREMENT SHEET	8099.984	SQ.M.
c)	AS PER SITE	8099.984	SQ.M.
2	DEDUCTIONS FOR		
a)	PROPOSED D.P./D.P. ROAD AREA	0.000	SQ.M.
b)	ANY D.P. RESERVATION AREA	0.000	SQ.M.
c)	NATURAL WATER COURSE AREA	0.000	SQ.M.
	TOTAL (a+b+c)	0.000	SQ.M.
3	BALANCE AREA OF PLOT (1 - 2)	8099.984	SQ.M. 100%
4	AMENITY SPACE		
a)	REQUIRED	0.000	SQ.M.
b)	PROPOSED	0.000	SQ.M.
5	NET PLOT AREA (3-4b)	8099.984	SQ.M.
6	RECREATIONAL OPEN SPACE		
a)	REQUIRED (10.00 % OF 8099.984 SQ.M.)	809.998	SQ.M. 10.00%
b)	PROPOSED	1348.884	SQ.M. 16.65%
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.000 + 25.000)	50.000	SQ.M. 0.62%
8	INTERNAL ROAD AREA	1560.075	SQ.M. 19.26%
9	SERVICE ROAD & HIGH-WAY WIDENING	0.000	SQ.M.
10	PLOTTABLE AREA	5141.026	SQ.M. 63.47%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.5755	SQ.M.

CERTIFICATE OF AREA: Certified that the plot under reference was surveyed by me on 29/03/2023 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.

UNESH M. LAMGE
B.Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg.No. CA/55/19907
N.T.C Lic No.: R-50
N.T.C Lic No.: 265

OWNER'S SIGN : M/s. BHAIJI INFRA PROJECT PVT. LTD. THROUGH DIRECTOR

ARCHITECT'S SIGN : SHRI. SHYAM KASHIPRASAD BORELE

ARCHITECT:- AR. UMESH LAMGE
B.Arch.(HONS.)
ARCHITECT & INTERIOR DESIGNER
402, DAYA CHAMBER,
AJNI SQ. WARDHA ROAD, NAGPUR