PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. - 7/1,7/2 & 7/4, P.H. NO. - 35, MOUZA - GONHI (SIM), TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR.

BELONGING TO :- 1) SHRI. PRAMOD DHARNIDHARJI GANDHI
2) SHRI. NARENDRA DHARNIDHARJI GANDHI

PROFORMA - I
AREA STATEMENT

1	AREA OF LAND OF KH.NO.- 7/1, 7/2 & 7/4 (Minimum area of a,b,c, to be considered)	37258.213	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT) (7/1 = 1.39 + 7/2= 1.39 + 7/4= 1.38 H.)	41600.000	SQ.M.	(4.16 H.)
	b) AS PER MEASURMENT SHEET	37258.213	SQ.M.	
	c) AS PER SITE	37258.213	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a) PROPOSED 18.000 M. WIDE D.P. ROAD AREA	2837.430	SQ.M.	
	a) PROPOSED 18.000 M. WIDE ROAD WIDENING AREA	241.719	SQ.M.	
	c) NATURAL WATER COURSE AREA	0.000	SQ.M.	
	TOTAL (a+b+c)	3079.149	SQ.M.	
3	BALANCE AREA OF PLOT (1 - 2)	34179.064	SQ.M.	100.00%
4	AMENITY SPACE			
	a) REQUIRED (IN EARLIER SANCTIONED LAYOUT)	5022.361	SQ.M.	
	b) PROPOSED	5024.096	SQ.M.	14.70%
5	NET PLOT AREA (3-4b)	29154.968	SQ.M.	
6	RECREATIONAL OPEN SPACE			
	a) REQUIRED (10.00 % OF 34179.064 SQ.M.)	3417.906	SQ.M.	10.00%
	b) PROPOSED	3418.524	SQ.M.	10.00%
7	SPACE FOR ELECTRIC SUB-STATION & SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT (25.000 + 25.000)	50.000	SQ.M.	0.15%
8	INTERNAL ROAD AREA	6483.293	SQ.M.	18.97%
9	SERVICE ROAD & HIGH-WAY WIDENING	0.000	SQ.M.	
10	PLOTABLE AREA	19203.151	SQ.M.	56.18%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.5182	SQ.M.	

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 21 / 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.

UMESH M. LAMGE
B.Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg.No. CA/95/18907
NMC Lic No.: R-90
NIT Lic No.: 865
ARCHITECT'S SIGN:

PROPOSED SITE OF KH.NO.- 7/1,7/2 & 7/4



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO.- 84
SCALE - NTS

NOTE:-
- x AREA UNDER LAYOUT SHOWN THUS
- x AREA UNDER OPEN SPACE SHOWN THUS
- x AREA UNDER AMENITY SPACE SHOWN THUS
- x RESIDENTIAL PLOTS SHOWN THUS
- x APPROACH ROAD SHOWN THUS

OWNER'S SIGN :

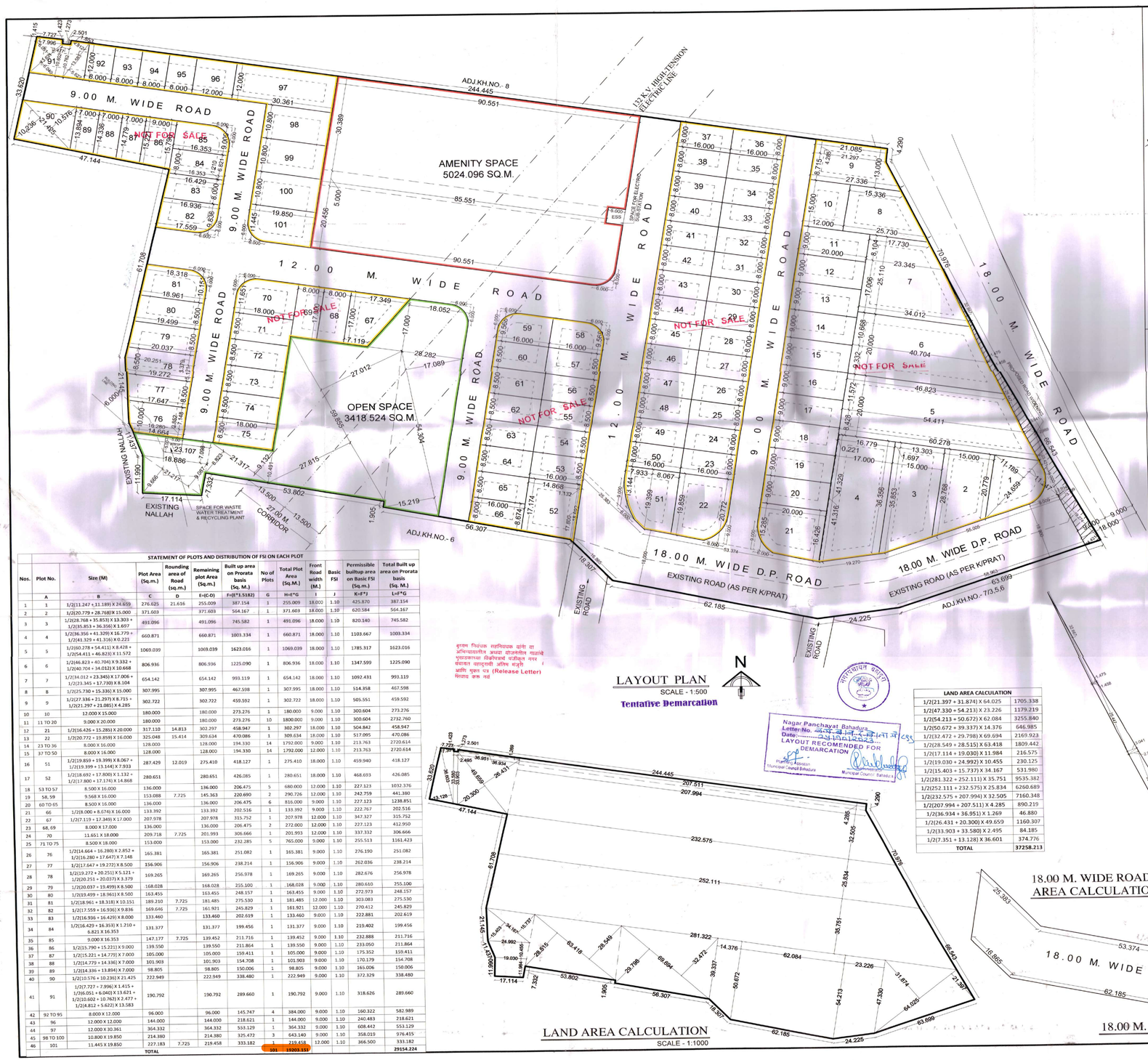
1) SHRI. PRAMOD DHARNIDHARJI GANDHI

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



OPEN SPACE AREA CALCULATION

SCALE - 1:500

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(18.052 + 28.282) X 17.000 + 1/2(17.089 + 15.219) X 54.304 + 1/2(27.012 + 27.815) X 59.855 + 1/2(59.132 + 8.823) X 21.317 + 1/2(23.107 + 18.886) X 7.098 + 1/2(9.087 + 9.666) X 21.217	3451.249	TANGENT + WWTP (7.725 + 25.00)	3418.524	3418.524

AMENITY SPACE AREA CALCULATION

SCALE - 1:500

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
AMENITY SPACE	20.456 X 90.551 + 5.000 X 85.551 + 30.389 X 90.551	5031.821	7.725	5024.096	5024.096

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
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	

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
PROPOSED 18.000 M. WIDE ROAD WIDENING AREA	1/2(4.431 + 3.799) X 19.274 + 1/2(3.934 + 2.989) X 23.421 + 1/2(1.041 + 1.458) X 25.447 + 1/2(1.475 X 32.667)	241.719		241.719	241.719

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
PROPOSED 18.000 M. WIDE D.P. ROAD AREA	1/2(55.005 + 58.963) X 18.000 + 1/2(19.270 + 24.225) X 18.000 + 1/2(53.374 + 62.185) X 18.000 + 1/2(25.383 + 16.865) X 18.000	2837.430		2837.430	2837.430

LAYOUT PLAN

SCALE - 1:500

Tentative Demarcation

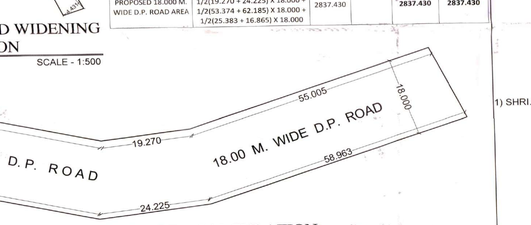
LAND AREA CALCULATION

SCALE - 1:1000

LAND AREA CALCULATION	
1/2(21.397 + 31.874) X 64.025	1705.338
1/2(47.330 + 54.213) X 23.226	1179.219
1/2(54.213 + 50.672) X 62.084	3255.840
1/2(50.672 + 39.337) X 14.376	646.985
1/2(32.472 + 29.798) X 69.694	2169.923
1/2(28.549 + 28.515) X 63.418	1809.442
1/2(17.114 + 19.030) X 11.984	216.575
1/2(19.030 + 24.992) X 10.455	230.125
1/2(15.403 + 15.737) X 34.167	531.980
1/2(281.322 + 252.111) X 35.751	9535.382
1/2(252.111 + 232.575) X 25.834	6260.689
1/2(232.575 + 207.994) X 32.505	7160.348
1/2(207.994 + 207.511) X 4.285	890.219
1/2(36.934 + 36.951) X 1.269	46.880
1/2(26.431 + 20.300) X 49.659	1160.307
1/2(33.903 + 33.580) X 2.495	84.185
1/2(7.351 + 13.128) X 36.601	374.776
TOTAL	37258.213

18.00 M. WIDE ROAD WIDENING AREA CALCULATION

SCALE - 1:500



18.00 M. WIDE D.P. ROAD AREA CALCULATION

SCALE - 1:500

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*1.5182)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(11.247 + 11.189) X 24.659	276.625	21.616	255.009	387.154	1	255.009	18.000	1.10	425.870	387.154
2	2	1/2(20.779 + 28.768)X 15.000	371.603		371.603	564.167	1	371.603	18.000	1.10	620.584	564.167
3	3	1/2(28.768 + 35.853) X 13.303 + 1/2(35.853 + 36.356) X 1.697	491.096		491.096	745.582	1	491.096	18.000	1.10	820.140	745.582
4	4	1/2(36.356 + 41.329) X 16.779 + 1/2(41.329 + 41.316) X 0.221	660.871		660.871	1003.334	1	660.871	18.000	1.10	1103.667	1003.334
5	5	1/2(60.278 + 54.411) X 8.428 + 1/2(54.411 + 46.823) X 11.572	1069.039		1069.039	1623.016	1	1069.039	18.000	1.10	1785.317	1623.016
6	6	1/2(46.823 + 40.704) X 9.332 + 1/2(40.704 + 34.012) X 10.668	806.936		806.936	1225.090	1	806.936	18.000	1.10	1347.599	1225.090
7	7	1/2(34.012 + 23.345) X 17.006 + 1/2(23.345 + 17.730) X 8.104	654.142		654.142	993.119	1	654.142	18.000	1.10	1092.431	993.119
8	8	1/2(25.730 + 15.336) X 15.000	307.995		307.995	467.598	1	307.995	18.000	1.10	514.358	467.598
9	9	1/2(27.336 + 21.297) X 8.715 + 1/2(21.297 + 21.085) X 4.285	302.722		302.722	459.592	1	302.722	18.000	1.10	505.551	459.592
10	10	12.000 X 15.000	180.000		180.000	273.276	1	180.000	9.000	1.10	300.604	273.276
11	11 TO 20	9.000 X 20.000	180.000		180.000	273.276	10	1800.000	9.000	1.10	300.604	2732.760
12	21	1/2(16.426 + 15.286) X 20.000	317.110	14.813	302.297	458.947	1	302.297	18.000	1.10	504.842	458.947
13	22	1/2(20.772 + 19.859) X 16.000	325.048	15.414	309.634	470.086	1	309.634	18.000	1.10	517.095	470.086
14	23 TO 36	8.000 X 16.000	128.000		128.000	194.330	14	1792.000	9.000	1.10	213.763	2720.614
15	37 TO 50	8.000 X 16.000	128.000		128.000	194.330	14	1792.000	12.000	1.10	213.763	2720.614
16	51	1/2(19.859 + 19.399) X 8.067 + 1/2(19.399 + 13.144) X 7.933	287.429	12.019	275.410	418.127	1	275.410	18.000	1.10	459.940	418.127
17	52	1/2(18.692 + 17.800) X 1.132 + 1/2(17.800 + 17.174) X 14.868	280.651		280.651	426.085	1	280.651	18.000	1.10	468.693	426.085
18	53 TO 57	8.500 X 16.000	136.000		136.000	206.475	5	680.000	12.000	1.10	227.123	1032.376
19	58, 59	9.568 X 16.000	153.088	7.725	145.363	220.690	2	290.726	12.000	1.10	242.759	441.380
20	60 TO 65	8.500 X 16.000	136.000		136.000	206.475	6	816.000	9.000	1.10	227.123	1238.851
21	66	1/2(8.000 + 8.674) X 16.000	133.392		133.392	202.516	1	133.392	9.000	1.10	222.767	202.516
22	67	1/2(7.119 + 17.349) X 17.000	207.978		207.978	315.752	1	207.978	12.000	1.10	347.327	315.752
23	68, 69	8.000 X 17.000	136.000		136.000	206.475	2	272.000	12.000	1.10	227.123	412.950
24	70	11.651 X 18.000	209.718	7.725	201.993	306.666	1	201.993	12.000	1.10	337.332	306.666
25	71 TO 75	8.500 X 18.000	153.000		153.000	232.285	5	765.000	9.000	1.10	255.513	1161.423
26	76	1/2(14.664 + 16.280) X 2.852 + 1/2(16.280 + 17.647) X 7.148	165.381		165.381	251.082	1	165.381	9.000	1.10	276.190	251.082
27	77	1/2(17.647 + 19.272) X 8.500	156.906		156.906	238.214	1	156.906	9.000	1.10	262.036	238.214
28	78	1/2(19.272 + 20.251) X 5.121 + 1/2(20.251 + 20.037) X 3.379	169.265		169.265	256.978	1	169.265	9.000	1.10	282.676	256.978
29	79	1/2(20.037 + 19.499) X 8.500	168.028		168.028	255.100	1	168.028	9.000	1.10	280.610	255.100
30	80	1/2(19.499 + 18.961) X 8.500	163.455		163.455	248.157	1	163.455	9.000	1.10	272.973	248.157
31	81	1/2(18.961 + 18.318) X 10.151	189.210	7.725	181.485	275.530	1	181.485	12.000	1.10	303.083	275.530
32	82	1/2(17.559 + 16.936) X 9.836	169.646	7.725	161.921	245.829	1	161.921	12.000	1.10	270.412	245.829
33	83	1/2(16.936 + 16.429) X 8.000	133.460		133.460	202.619	1	133.460	9.000	1.10	222.881	202.619
34	84	1/2(16.429 + 16.353) X 1.210 + 6.821 X 16.353	131.377		131.377	199.456	1	131.377	9.000	1.10	219.402	199.456
35	85	9.000 X 16.353	147.177	7.725	139.452	211.716	1	139.452	9.000	1.10	232.888	211.716
36	86	1/2(15.790 + 15.221) X 9.000	139.550		139.550	211.864	1	139.550	9.000	1.10	233.050	211.864
37	87	1/2(15.221 + 14.779) X 7.000	105.000		105.000	159.411	1	105.000	9.000	1.10	175.352	159.411
38	88	1/2(14.779 + 14.336) X 7.000	101.903		101.903	154.708	1	101.903	9.000	1.10	170.179	154.708
39	89	1/2(14.336 + 13.894) X 7.000	98.805		98.805	150.006	1	98.805	9.000	1.10	165.006	150.006
40	90	1/2(10.576 + 10.230) X 21.425	222.949		222.949	338.480	1	222.949	9.000	1.10	372.329	338.480
41	91	1/2(7.727 + 7.996) X 1.415 + 1/2(6.051 + 6.040) X 13.621 + 1/2(10.602 + 10.761) X 2.477 + 1/2(4.812 + 5.622) X 13.583	190.792		190.792	289.660	1	190.792	9.000	1.10	318.626	289.660
42	92 TO 95	8.000 X 12.000	96.000		96.000	145.747	4	384.000	9.000	1.10	160.322	582.989
43	96	12.000 X 12.000	144.000		144.000	218.621	1	144.000	9.000	1.10	240.483	218.621
44	97	12.000 X 30.361	364.332		364.332	553.129	1	364.332	9.000	1.10	608.442	553.129
45	98 TO 100	10.800 X 19.850	214.380		214.380	325.472	3	643.140	9.000	1.10	358.019	976.415
46	101	11.445 X 19.850	227.183	7.725	219.458	333.182	1	219.458	12.000	1.10	366.500	333.182
		TOTAL					101	19203.151				29154.224