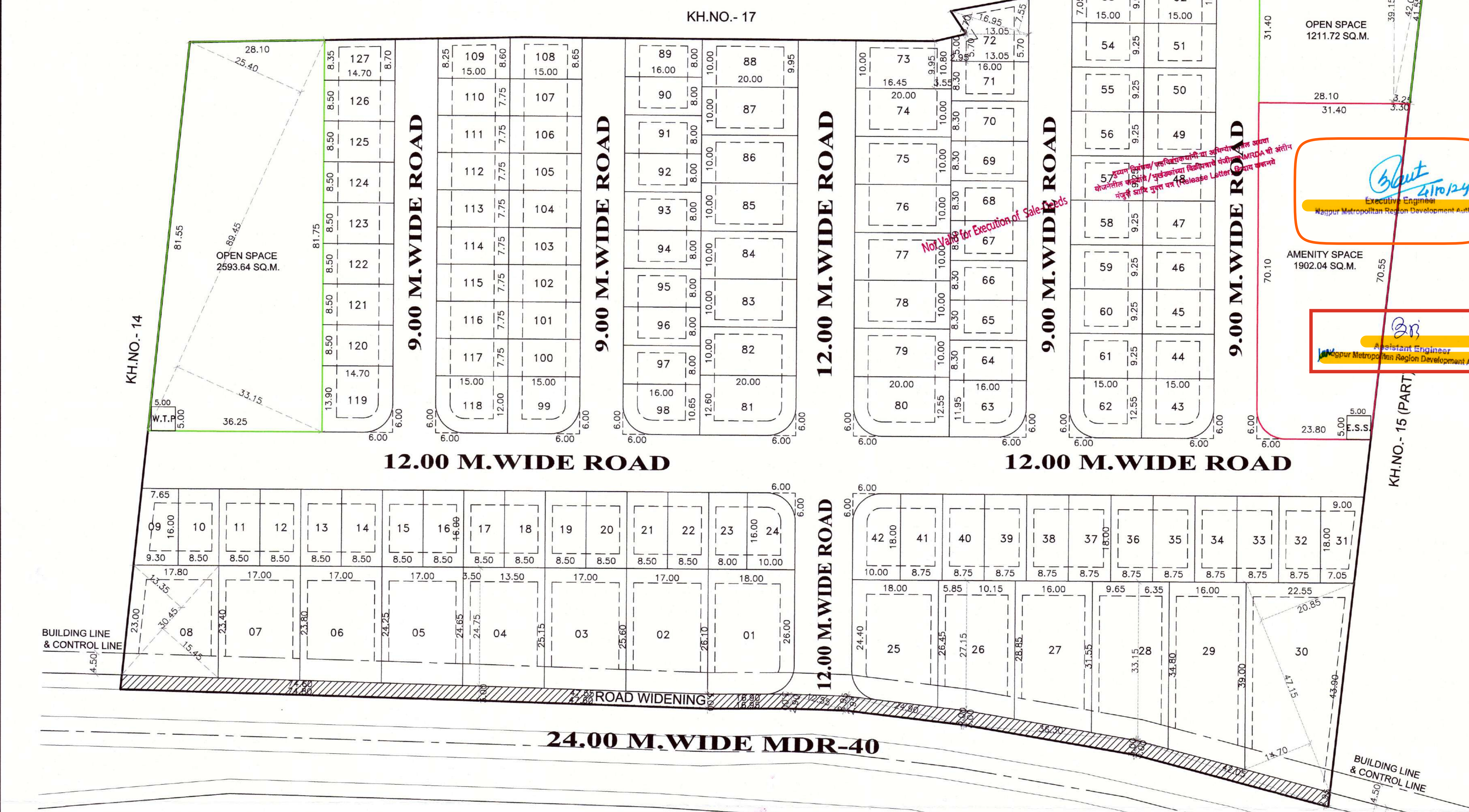
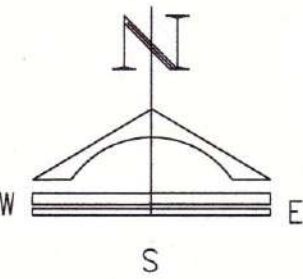


| SR.NO | PLOT NO       | PLOT SIZE                                                                                                                                                       | AREA                                                                      | TANGENT | NET AREA IN SQ.M.                                   | NO | TOTAL AREA | USER |
|-------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|---------|-----------------------------------------------------|----|------------|------|
| 01    | OPEN SPACE    | 1/2(25.40+33.15)X89.45<br>1/2(31.40+39.15)X28.10<br>1/2(3.25+7.25)X42.00                                                                                        | 2618.64<br>991.22<br>220.50<br>1211.72                                    |         | 2618.64<br>-25.00<br>2593.64<br>+1211.72<br>3805.36 | 01 | 3805.36    |      |
| 02    | AMENITY SPACE | 1/2(23.80+31.40)X70.10                                                                                                                                          | 1934.76                                                                   | 7.72    | 1927.04<br>-25.00<br>1902.04                        | 01 | 1902.04    |      |
| 03    | W.T.P. E.S.S. | 5.00 X 5.00<br>5.00 X 5.00                                                                                                                                      | 25.00<br>25.00<br>50.00                                                   |         | 50.00                                               | 01 | 50.00      |      |
| 04    | ROAD WIDENING | 1/2(74.60+74.80)X3.00<br>1/2(47.55+47.60)X3.00<br>1/2(16.90+16.95)X3.00<br>1/2(2.90+2.95)X12.55<br>1/2(2.95+3.00)X24.90<br>36.30 X 3.00<br>1/2(3.00+2.95)X42.05 | 224.10<br>142.72<br>50.77<br>36.70<br>74.07<br>108.90<br>125.09<br>762.35 |         | 762.35                                              | 01 | 762.35     |      |

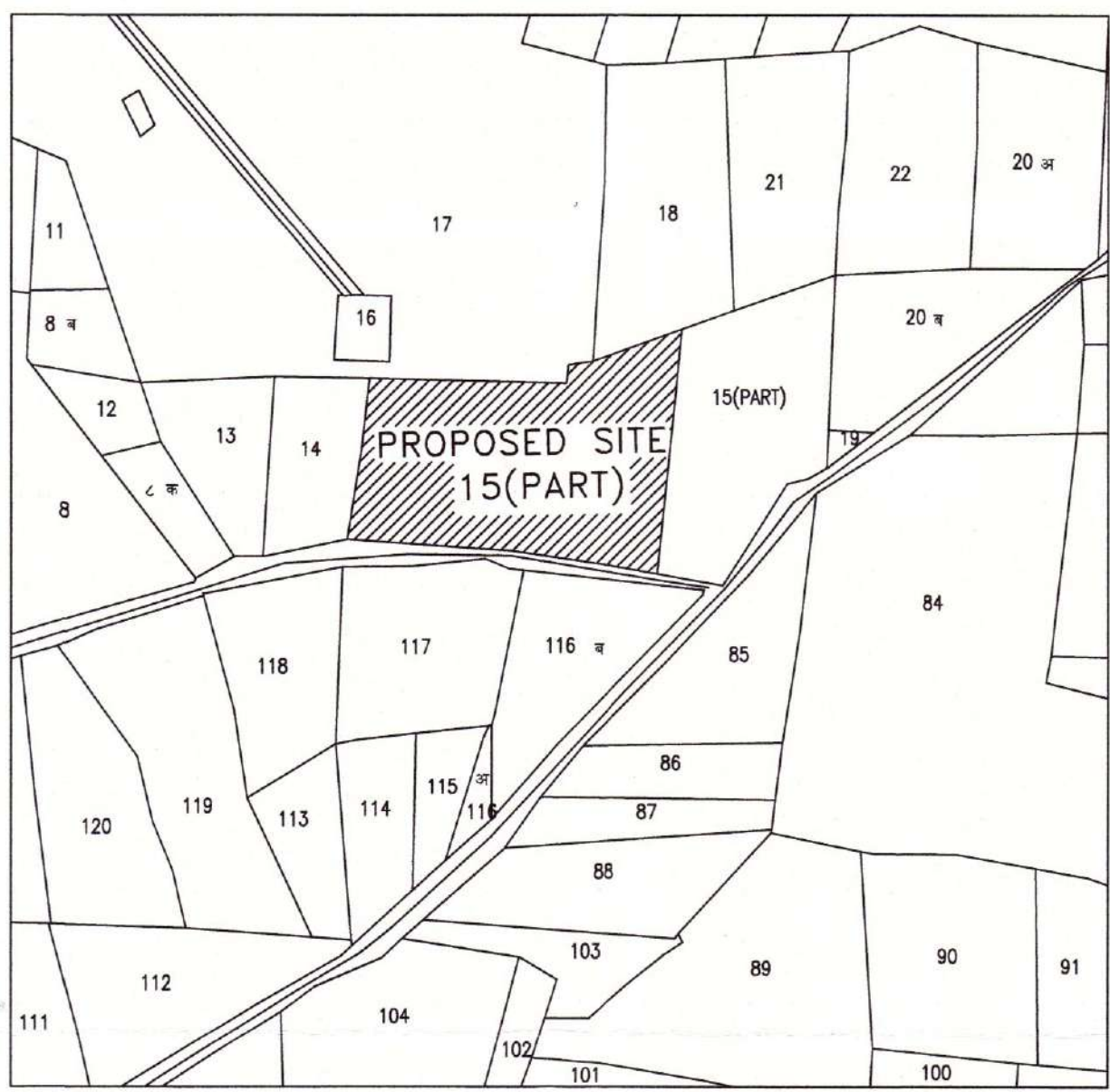


LAY OUT PLAN

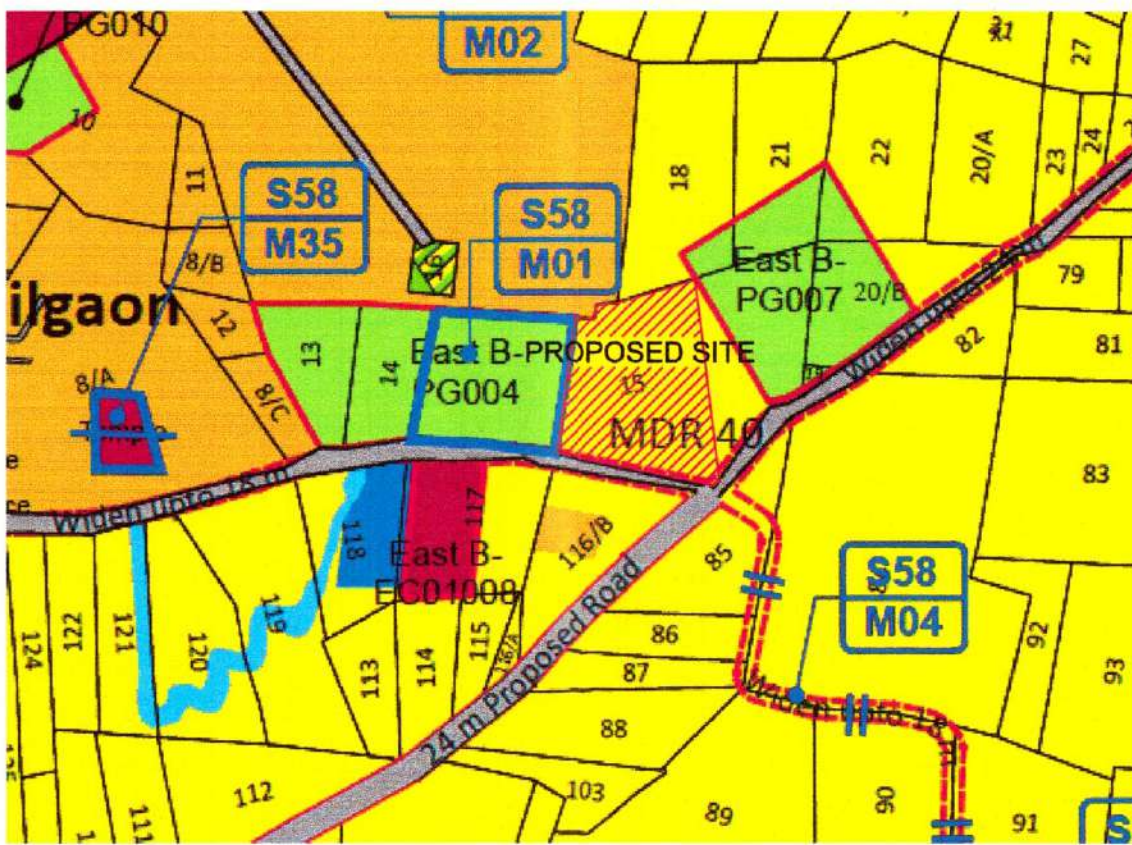
SCALE 1:500



SITE PLAN



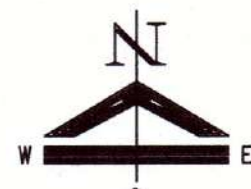
D.P. SHEET NO. 58



| SR.NO | "K" PRAT             | SIZE                                                                                                                                                                                                                                                                                                                          | AREA                                                                                                            |
|-------|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| 1     | KEY PLAN AS "K" PRAT | 1. 1/2(58.75+64.85)X160.05<br>2. 1/2(37.20+45.40)X146.50<br>3. 1/2(139.70+139.55)X16.90<br>4. 1/2(11.95+28.70)X142.60<br>5. 1/2(24.30+22.90)X142.80<br>6. 1/2(143.15+145.05)X36.00<br>7. 1/2(38.80+39.20)X177.80<br>8. 1/2(16.00+13.70)X5.55<br>9. 1/2(13.85X34.90)<br>10. 1/2(21.90+4.10)X56.85<br>11. 1/2(17.05+23.30)X2.25 | 9891.09<br>6050.45<br>2359.66<br>2698.94<br>3370.08<br>5187.60<br>6934.20<br>82.41<br>241.68<br>739.05<br>45.39 |
|       | SAY AS               |                                                                                                                                                                                                                                                                                                                               | 37799.95<br>37800.00                                                                                            |

KEY - PLAN

SCALE 1:1000



MOUZA- BHILGAON.  
P.H. NO.- 15.  
TAH.- KAMTHEE.  
DIST.- NAGPUR  
SCALE 1:5000

PROJECT

REVISED DEMARCATED FINAL RESIDENTIAL LAY OUT  
PLAN ON KH NO-15(PART), P.H. NO.-15,  
MOUZA- BHILGAON, TAH.- KAMTHEE, DIST.-NAGPUR

OWNER :- M/S SMC INFRA THROUGH PARTNERSHIP FIRM THROUGH  
PARTNER SURENDRAMOHAN MANGALDAS CHADDA.

AREA STATEMENT

|                                                                                                                                                                                                                                                  |                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 1. GROSS AREA OF LAND/ PLOT<br>(MINIMUM AREA OF A,B,C, TO BE CONSIDERED)<br>A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT) = 3.88 H.R<br>B) AS PER MEASUREMENT SHEET = 3.78 H.R (37800.00 SQ.M.)<br>C) AS PER SITE = 3.78 H.R (37800.00 SQ.M.) |                  |
| 2. DEDUCTION FOR<br>A) PROPOSED D.P./ D.P. ROAD WIDENING AREA/ SERVICE ROAD / HIGHWAY WIDENING - 762.35 SQ.M.<br>B) ANY D.P. RESERVATION AREA - NIL                                                                                              |                  |
| TOTAL (A+B) - 762.35 SQ.M.                                                                                                                                                                                                                       |                  |
| 3. BALANCE AREA OF PLOT (1-2)                                                                                                                                                                                                                    | - 37037.65 SQ.M. |
| 4. AMENITY SPACE (IF APPLICABLE)<br>A) REQUIRED - 1851.88 SQ.M.(5.00%)<br>B) ADJUSTMENT OF 2(B), IF ANY - 1902.04 SQ.M.(5.13%)<br>C) BALANCE PROPOSED - 1902.04 SQ.M.(5.13%)                                                                     |                  |
| 5. NET PLOT AREA (3-4(C)) - 35135.61 SQ.M.(100.00%)                                                                                                                                                                                              |                  |
| 6. RECREATIONAL OPEN SPACE (IF APPLICABLE)<br>A) REQUIRED - 3703.764 SQ.M.(10%)<br>B) PROPOSED - 3805.36 SQ.M.(10.83%)                                                                                                                           |                  |
| 7. E.S.S. & W.T.P. - 50.00 SQ.M.(0.14%)                                                                                                                                                                                                          |                  |
| 8. INTERNAL ROAD AREA - 7900.86 SQ.M.(22.49%)                                                                                                                                                                                                    |                  |
| 9. AREA UNDER LAYOUT PLOTS - 23379.39 SQ.M.(66.54%)                                                                                                                                                                                              |                  |
| 10. PRO- RATA FACTOR FOR FSI CALCULATIN ON LAYOUT PLOTS=5/9<br>35135.61/23379.39 = 1.50                                                                                                                                                          |                  |

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

| NOS | PLOT NO. | PLOT SIZE (M)                                  | PLOT AREA (SQ.M.) | TANGENT ROUNDING AREA OF ROAD (IF ANY SQ.M.) | REMAINING PLOT AREA (SQ.M.) | NO OF PLOTS | TOTAL AREA (SQ.M.) | BUILT UP AREA ON PRO-RATA BASIC (D*PRO-RATA FSI FACTOR) | FRONT ROAD WIDTH (M) | BASIC FSI | PERMISSIBLE BUILT UP AREA ON BASIC FSI (E*G) SQ.M. |
|-----|----------|------------------------------------------------|-------------------|----------------------------------------------|-----------------------------|-------------|--------------------|---------------------------------------------------------|----------------------|-----------|----------------------------------------------------|
|     | A        |                                                | B                 | C                                            | D=(B-C)                     |             | E                  | F                                                       | G                    | H         |                                                    |
| 1   | 1        | 1/2(26.00+26.10)X18.00                         | 468.90            | 14.92                                        | 453.98                      | 1           | 453.98             | 690.97                                                  | 24.00                | 1.10      | 749.07                                             |
| 2   | 2        | 1/2(26.10+25.60)X17.00                         | 439.45            |                                              | 439.45                      | 1           | 439.45             | 659.18                                                  | 24.00                | 1.10      | 725.09                                             |
| 3   | 3        | 1/2(25.60+25.15)X17.00                         | 431.38            |                                              | 431.38                      | 1           | 431.38             | 647.06                                                  | 24.00                | 1.10      | 711.77                                             |
| 4   | 4        | 1/2(25.15+24.75)X17.00                         | 423.28            |                                              | 423.28                      | 1           | 423.28             | 634.91                                                  | 24.00                | 1.10      | 698.40                                             |
| 5   | 5        | 1/2(24.75+24.35)X17.00                         | 415.65            |                                              | 415.65                      | 1           | 415.65             | 623.48                                                  | 24.00                | 1.10      | 685.82                                             |
| 6   | 6        | 1/2(24.35+23.80)X17.00                         | 408.43            |                                              | 408.43                      | 1           | 408.43             | 612.64                                                  | 24.00                | 1.10      | 673.90                                             |
| 7   | 7        | 1/2(23.80+23.40)X17.00                         | 401.20            |                                              | 401.20                      | 1           | 401.20             | 601.80                                                  | 24.00                | 1.10      | 661.98                                             |
| 8   | 8        | 1/2(23.40+23.00)X17.00                         | 394.00            |                                              | 394.00                      | 1           | 394.00             | 591.00                                                  | 24.00                | 1.10      | 650.10                                             |
| 9   | 9        | 1/2(23.00+22.60)X17.00                         | 386.80            |                                              | 386.80                      | 1           | 386.80             | 580.20                                                  | 24.00                | 1.10      | 638.22                                             |
| 10  | 10       | 8.50X16.00                                     | 136.00            |                                              | 136.00                      | 13          | 1768.00            | 204.00                                                  | 12.00                | 1.10      | 224.40                                             |
| 11  | 23       | 8.00X16.00                                     | 128.00            |                                              | 128.00                      | 1           | 128.00             | 192.00                                                  | 12.00                | 1.10      | 211.20                                             |
| 12  | 24       | 10.00X16.00                                    | 160.00            | 7.72                                         | 152.28                      | 1           | 152.28             | 228.42                                                  | 12.00                | 1.10      | 251.26                                             |
| 13  | 25       | 1/2(24.40+26.10)X18.00                         | 457.65            | 14.92                                        | 442.73                      | 1           | 442.73             | 664.10                                                  | 24.00                | 1.10      | 730.50                                             |
| 14  | 26       | 1/2(26.10+27.15)X18.00                         | 440.98            |                                              | 440.98                      | 1           | 440.98             | 661.47                                                  | 24.00                | 1.10      | 727.62                                             |
| 15  | 27       | 1/2(27.15+28.85)X18.00                         | 440.98            |                                              | 440.98                      | 1           | 440.98             | 661.47                                                  | 24.00                | 1.10      | 727.62                                             |
| 16  | 28       | 1/2(28.85+31.55)X16.00                         | 483.20            |                                              | 483.20                      | 1           | 483.20             | 724.80                                                  | 24.00                | 1.10      | 797.28                                             |
| 17  | 29       | 1/2(31.55+33.15)X16.00                         | 527.92            |                                              | 527.92                      | 1           | 527.92             | 791.88                                                  | 24.00                | 1.10      | 871.07                                             |
| 18  | 30       | 1/2(33.15+34.80)X16.00                         | 590.40            |                                              | 590.40                      | 1           | 590.40             | 885.60                                                  | 24.00                | 1.10      | 974.16                                             |
| 19  | 31       | 1/2(34.80+39.00)X16.00                         | 590.40            |                                              | 590.40                      | 1           | 590.40             | 885.60                                                  | 24.00                | 1.10      | 974.16                                             |
| 20  | 32       | 1/2(39.00+41.70)X16.00                         | 644.15            |                                              | 644.15                      | 1           | 644.15             | 966.22                                                  | 24.00                | 1.10      | 1052.85                                            |
| 21  | 33       | 1/2(41.70+44.40)X16.00                         | 698.40            |                                              | 698.40                      | 1           | 698.40             | 1047.60                                                 | 24.00                | 1.10      | 1127.64                                            |
| 22  | 42       | 10.00X18.00                                    | 180.00            | 7.72                                         | 172.28                      | 1           | 172.28             | 258.42                                                  | 12.00                | 1.10      | 284.26                                             |
| 23  | 43       | 12.55X15.00                                    | 188.25            | 7.72                                         | 180.53                      | 1           | 180.53             | 270.80                                                  | 12.00                | 1.10      | 297.87                                             |
| 24  | 44       | 9.25X15.00                                     | 138.75            |                                              | 138.75                      | 8           | 1110.00            | 208.13                                                  | 9.00                 | 1.10      | 228.94                                             |
| 25  | 52       | 1/2(12.70+9.90)X15.00                          | 127.13            |                                              | 127.13                      | 1           | 127.13             | 190.69                                                  | 9.00                 | 1.10      | 209.76                                             |
| 26  | 54       | 9.25X15.00                                     | 138.75            |                                              | 138.75                      | 8           | 1110.00            | 208.13                                                  | 9.00                 | 1.10      | 228.94                                             |
| 27  | 62       | 12.55X15.00                                    | 188.25            | 7.72                                         | 180.53                      | 1           | 180.53             | 270.80                                                  | 12.00                | 1.10      | 297.87                                             |
| 28  | 63       | 11.95X16.00                                    | 191.20            | 7.72                                         | 183.48                      | 1           | 183.48             | 275.22                                                  | 12.00                | 1.10      | 302.74                                             |
| 29  | 64       | 8.30X16.00                                     | 132.80            |                                              | 132.80                      | 8           | 1062.40            | 199.20                                                  | 9.00                 | 1.10      | 219.12                                             |
| 30  | 72       | 1/2(5.70+5.00)X2.95+<br>1/2(7.55+3.70)X16.95   | 185.51            |                                              | 185.51                      | 1           | 185.51             | 278.27                                                  | 9.00                 | 1.10      | 306.09                                             |
| 31  | 73       | 1/2(10.00+9.95)X16.45+<br>1/2(9.95+10.80)X3.55 | 200.92            |                                              | 200.92                      | 1           | 200.92             | 301.38                                                  | 9.00                 | 1.10      | 331.52                                             |
| 32  | 74       | 10.00X20.00                                    | 200.00            |                                              | 200.00                      | 6           | 1200.00            | 300.00                                                  | 9.00                 | 1.10      | 330.00                                             |
| 33  | 80       | 12.55X20.00                                    | 251.00            | 7.72                                         | 243.28                      | 1           | 243.28             | 364.92                                                  | 12.00                | 1.10      | 401.41                                             |
| 34  | 81       | 12.60X20.00                                    | 252.00            | 7.72                                         | 244.28                      | 1           | 244.28             | 366.42                                                  | 12.00                | 1.10      | 403.06                                             |
| 35  | 82       | 10.00X20.00                                    | 200.00            |                                              | 200.00                      | 6           | 1200.00            | 300.00                                                  | 9.00                 | 1.10      | 330.00                                             |
| 36  | 88       | 1/2(9.95+10.00)X20.00                          | 199.50            |                                              | 199.50                      | 1           | 199.50             | 299.25                                                  | 9.00                 | 1.10      | 329.18                                             |
| 37  | 89       | 8.00X16.00                                     | 128.00            |                                              | 128.00                      | 9           | 1152.00            | 192.00                                                  | 9.00                 | 1.10      | 211.20                                             |
| 38  | 98       | 10.65X16.00                                    | 170.40            | 7.72                                         | 162.68                      | 1           | 162.68             | 244.02                                                  | 12.00                | 1.10      | 268.42                                             |
| 39  | 99       | 12.00X15.00                                    | 180.00            | 7.72                                         | 172.28                      | 1           | 172.28             | 258.42                                                  | 12.00                | 1.10      | 284.26                                             |
| 40  | 100      | 7.75X15.00                                     | 116.25            |                                              | 116.25                      | 8           | 930.00             | 174.38                                                  | 9.00                 | 1.10      | 191.81                                             |
| 41  | 108      | 1/2(8.65+8.60)X15.00                           | 129.38            |                                              | 129.38                      | 1           | 129.38             | 194.06                                                  | 9.00                 | 1.10      | 213.47                                             |
| 42  | 109      | 1/2(8.60+8.25)X15.00                           | 126.38            |                                              | 126.38                      | 1           | 126.38             | 189.56                                                  | 9.00                 | 1.10      | 208.52                                             |
| 43  | 110      | 7.75X15.00                                     | 116.25            |                                              | 116.25                      | 8           | 930.00             | 174.38                                                  | 9.00                 | 1.10      | 191.81                                             |
| 44  | 118      | 12.00X15.00                                    | 180.00            | 7.72                                         | 172.28                      | 1           | 172.28             | 258.42                                                  | 12.00                | 1.10      | 284.26                                             |
| 45  | 119      | 13.90X14.70                                    | 204.33            | 7.72                                         | 196.61                      | 1           | 196.61             | 294.92                                                  | 12.00                | 1.10      | 324.41                                             |
| 46  | 120      | 8.50X14.70                                     | 124.95            |                                              | 124.95                      | 7           | 874.65             | 187.43                                                  | 9.00                 | 1.10      | 206.17                                             |
| 47  | 127      | 1/2(8.35+8.70)X14.70                           | 125.32            |                                              | 125.32                      | 1           | 125.32             | 187.98                                                  | 9.00                 | 1.10      | 206.77                                             |

TOTAL AREA OF 127 NOS OF PLOTS = 23379.39 SQ.M.

|                                            |  |
|--------------------------------------------|--|
| LAND BOUNDARY SHOWN THUS                   |  |
| OPEN SPACE SHOWN THUS                      |  |
| AMINITY SPACE SHOWN THUS                   |  |
| PLOTABLE AREA SHOWN THUS                   |  |
| MAIN APPROCH ROAD SHOWN THUS               |  |
| E.W.S./ L.I.G. AFFORDABLE PLOTS SHOWN THUS |  |

NOTE:-

WASTE WATER TREATMENT & RECYCLING PLANT,  
ELECTRIC SUBSTATION SHOULD BE PROVIDED IN  
AMENITY SPACE AS PER CLOUSE NO. 3.6 & 13.4.1 OF UDCPR.-2020

|                                                                                           |                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OWNER SIGN :-<br>                                                                         | ARCHITECT SIGN:-<br>                                                                                                                                                                        |
| M/S SMC INFRA THROUGH PARTNERSHIP FIRM THROUGH<br>PARTNER SURENDRAMOHAN MANGALDAS CHADDA. | B. R. PARHETE<br>Consulting Architect & Engineer<br>STATE/R/2023/APL/05951/NWDA-45<br>A-Wing-202, Rajput Sankul, Near<br>Ganesh Path Bus Stop, Nagpur-440012,<br>(M) 9325116343, 8412926509 |