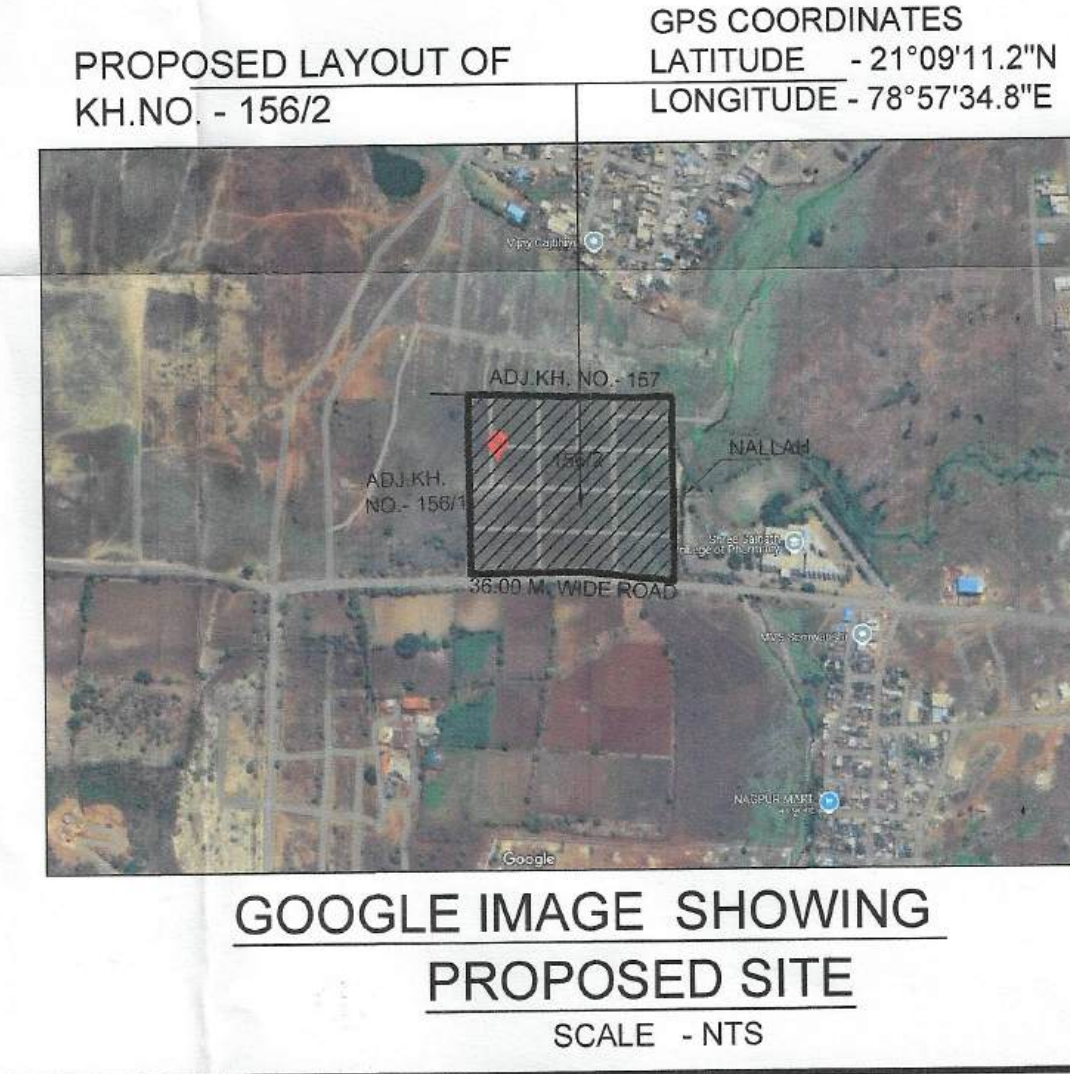


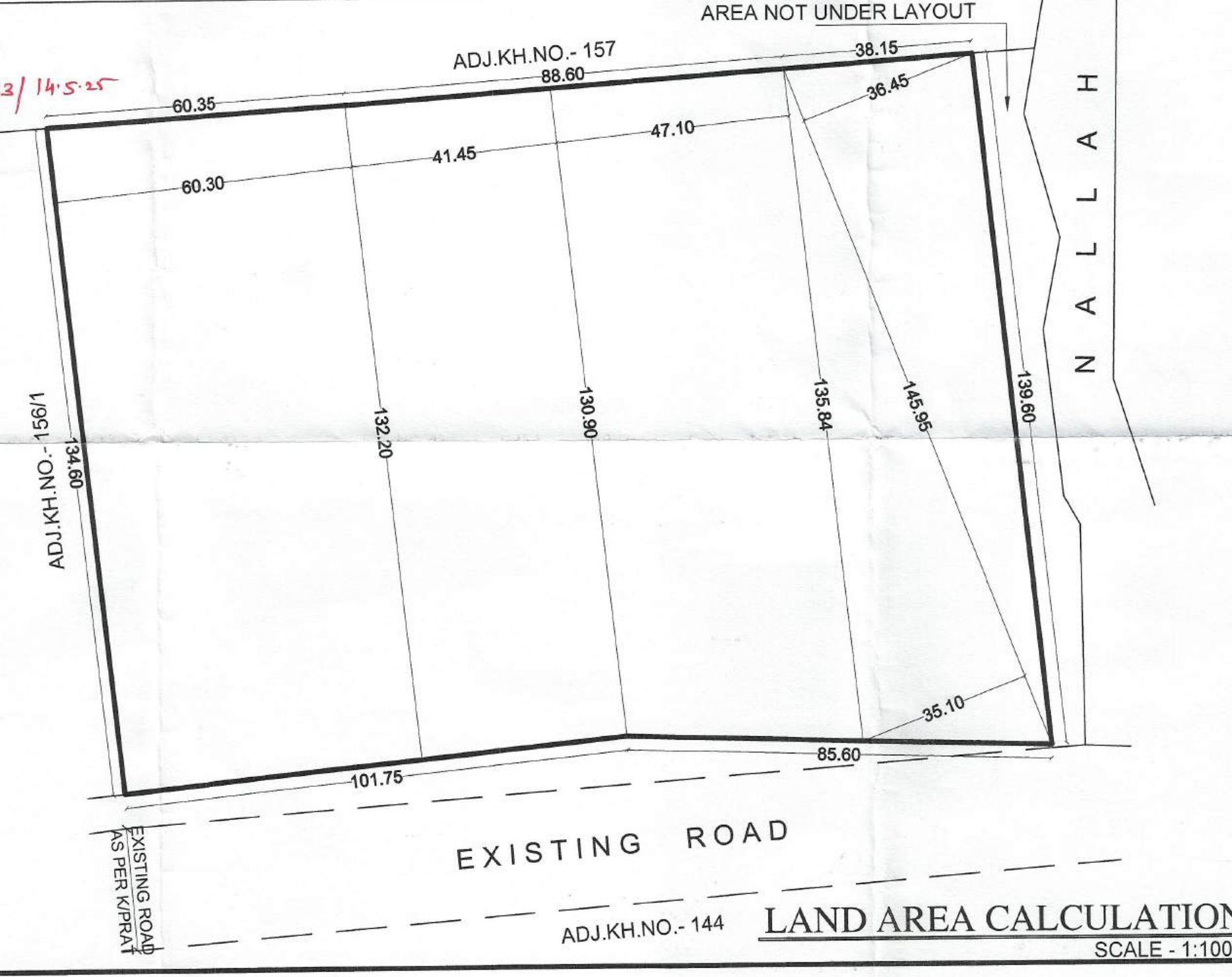
Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE	1/2(23.30 + 23.35) X 12.00 + 1/2(26.60 + 26.45) X 82.10	2457.60		2457.60	2457.60
AMENITY SPACE	1/2(22.75 + 24.10) X 53.70	1257.92	21.50	1236.42	1236.42
SPACE FOR ELECTRIC SUB-STATION	5.00 X 5.00	25.00		25.00	60.00
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	5.00 X 7.00	35.00		35.00	
PROPOSED 36.00 M. WIDE ROAD WIDENING AREA	1/2(2.30 + 1.10) X 102.15 + 1/2(1.15 + 3.65) X 45.75 + 1/2(3.65 + 5.70) X 40.15	471.15		471.15	471.15



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.)	Prorata F.S.I. Factor	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	G=(E*F)	H	I=(E*H)	J	K	L=(G*K)	M=(G*H)
1	1	1/2(14.10 + 13.95) X 34.70	486.67	21.50	465.17	1.523	708.45	1	465.17	12.00/36.00	1.10	779.30	708.45
2	2	1/2(29.45 + 28.40) X 15.60	451.23		451.23	1.523	687.22	1	451.23	36.00	1.10	755.95	687.22
3	3	1/2(28.40 + 27.60) X 12.25 + 3.95 X 27.60	452.02		452.02	1.523	688.43	1	452.02	36.00	1.10	757.27	688.43
4	4 TO 8	16.40 X 27.60	452.54		452.64	1.523	689.37	5	2263.20	36.00	1.10	758.31	3446.85
5	9	1/2(16.20 + 16.60) X 27.60	452.64		452.64	1.523	689.37	1	452.64	36.00	1.10	758.31	689.37
6	10	1/2(9.50 + 9.75) X 15.40	148.23		148.23	1.523	225.75	1	148.23	12.00	1.10	248.32	225.75
7	11 TO 23	9.70 X 15.40	149.38		149.38	1.523	227.51	13	1941.94	12.00	1.10	250.26	2957.57
8	24	1/2(10.55 + 10.80) X 15.40	164.40	7.72	156.68	1.523	238.62	1	156.68	12.00/12.00	1.10	262.48	238.62
9	25	1/2(9.95 + 9.70) X 17.20	168.99	7.72	161.27	1.523	245.61	1	161.27	12.00/12.00	1.10	270.18	245.61
10	26 TO 31	9.15 X 17.20	157.38		157.38	1.523	239.69	6	944.28	12.00	1.10	263.66	1438.14
11	32	1/2(9.20 + 9.75) X 17.20	162.97		162.97	1.523	248.20	1	162.97	12.00	1.10	273.02	248.20
12	33	1/2(9.75 + 10.30) X 16.20	162.41		162.41	1.523	247.34	1	162.41	9.00	1.10	272.08	247.34
13	34 TO 39	9.15 X 16.20	148.23		148.23	1.523	225.75	6	889.38	9.00	1.10	248.33	1354.53
14	40	1/2(9.45 + 9.70) X 16.20	155.12	7.72	147.40	1.523	224.48	1	147.40	9.00/12.00	1.10	246.93	224.48
15	41	1/2(9.60 + 9.35) X 17.20	162.97	7.72	155.25	1.523	236.45	1	155.25	9.00/12.00	1.10	260.09	236.45
16	42 TO 48 51 TO 57 60 TO 66 69 TO 75	8.15 X 17.20	140.18		140.18	1.523	213.49	28	3925.04	9.00	1.10	234.84	5977.84
17	49	1/2(8.15 + 8.70) X 17.20	144.91		144.91	1.523	220.70	1	144.91	9.00	1.10	242.77	220.70
18	50	1/2(8.70 + 9.30) X 17.20	154.80		154.80	1.523	235.76	1	154.80	9.00	1.10	259.34	235.76
19	58	1/2(9.05 + 9.35) X 17.20	158.24	7.72	150.52	1.523	229.24	1	150.52	9.00/12.00	1.10	252.17	229.24
20	59	1/2(10.15 + 10.40) X 17.20	176.73	7.72	169.01	1.523	257.40	1	169.01	9.00/12.00	1.10	283.14	257.40
21	67	1/2(8.15 + 8.90) X 17.20	146.63		146.63	1.523	223.32	1	146.63	9.00	1.10	245.65	223.32
22	68	1/2(9.65 + 8.90) X 17.20	159.53		159.53	1.523	242.96	1	159.53	9.00	1.10	267.26	242.96
23	76	1/2(9.90 + 10.15) X 17.20	172.43	7.72	164.71	1.523	250.85	1	164.71	9.00/12.00	1.10	275.94	250.85
24	77	1/2(9.35 + 9.60) X 17.20	162.97	7.72	155.25	1.523	236.45	1	155.25	9.00/12.00	1.10	260.09	236.45
25	78 TO 84	8.40 X 17.20	144.48		144.48	1.523	220.04	7	1011.36	9.00	1.10	242.05	1540.30
26	85	1/2(9.15 + 8.40) X 17.20	150.93		150.93	1.523	229.87	1	150.93	9.00	1.10	252.85	229.87
TOTAL								85	15286.74				23281.70

LAND AREA CALCULATION	
1/2(134.60 + 132.20) X 60.30	8044.02
1/2(132.20 + 130.90) X 41.45	5452.74
1/2(130.90 + 135.84) X 47.10	6281.72
1/2(36.45 + 35.10) X 145.95	5221.36
TOTAL	24999.84
SAY	25000.00

AREA NOT UNDER LAYOUT



FINAL DEMARCATED RESIDENTIAL LAYOUT
PLAN ON KH. NO.- 156/2, P.H. NO. - 5(A),
MOUZA - DRUGDHAMNA, TAH.- NAGPUR (GRAMIN),
DIST. - NAGPUR.
BELONGING TO :- SHRI. MORSA VINOD S/o SHRI. SAMBA SHIVARAO
THROUGH P.O.A. HOLDER
SHRI. CH. VENKATESWAR RAO S/o LAKSHMINARAYANA

PROFORMA - I AREA STATEMENT			
1	AREA OF LAND OF KH.NO. - 156/2 (Minimum area of a,b,c, to be considered)	25000.00	SQ.M.
a)	AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	25000.00	SQ.M. (2.50 H)
b)	AS PER MEASUREMENT SHEET	25000.00	SQ.M.
c)	AS PER SITE	25000.00	SQ.M.
2	DEDUCTIONS FOR		SQ.M.
a)	PROPOSED 36.00 M. WIDE ROAD WIDENING AREA (AS PER SURABURDI HOUSING ACCOMODATION SCHEME)	471.15	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)		471.15	SQ.M.
3	BALANCE AREA OF PLOT (1 - 2)	24528.85	SQ.M. 100.00%
4	AMENITY SPACE		
a)	REQUIRED (5.00% OF 24528.85 SQ.M.)	1226.44	SQ.M. 5.00%
b)	PROPOSED	1236.42	SQ.M. 5.04%
5	NET PLOT AREA (3-4b)	23292.43	SQ.M.
6	RECREATIONAL OPEN SPACE		
a)	REQUIRED (10.00% OF 24528.85 SQ.M.)	2452.89	SQ.M. 10.00%
b)	PROPOSED	2457.60	SQ.M. 10.02%
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 35.00)	60.00	SQ.M. 0.25%
8	INTERNAL ROAD AREA	5488.09	SQ.M. 22.37%
9	SERVICE ROAD HIGH-WAY WADENING	0.00	SQ.M.
10	PLOTTABLE AREA	15286.74	SQ.M. 62.32%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.523	SQ.M.

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 08/04/2022 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.

PRO-RATA FACTOR ALLOWED AS PER TABLE NO. - 6 G			
SR NO.	ROAD WIDTH IN METERS	BASIC FSI	MAXIMUM PRO-RATA ALLOWED
1	Below 9.0 m.	1.10	1.10
2	9.00 m. and above but below 12.00 m.	1.10	1.545
3	12.00 m. and above but below 15.00 m.	1.10	1.818
4	15.00 m. and above but below 24.00 m.	1.10	1.909
5	24.00 m. and above but below 30.00 m.	1.10	2.090
6	30.00 m. and above	1.10	2.272

OWNER'S SIGN :
SHRI. MORSA VINOD S/o SHRI. SAMBA SHIVARAO
THROUGH P.O.A. HOLDER

ARCHITECT'S SIGN :
AR. UMESH LAMGE
B.Arch. (Hons.)
ARCHITECT & INTERIOR DESIGNER
Reg.No. CA/95/18907
NMC Lic.No.: R-60
NIT Lic.No.: 885

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