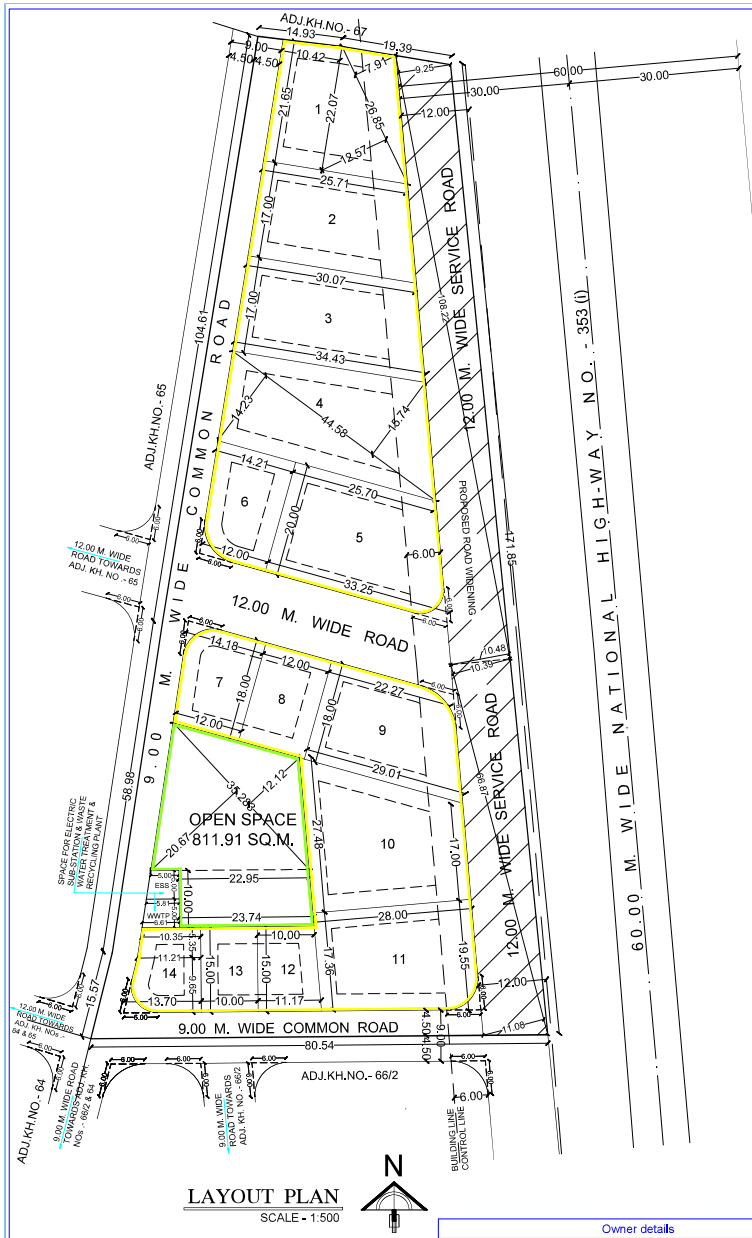
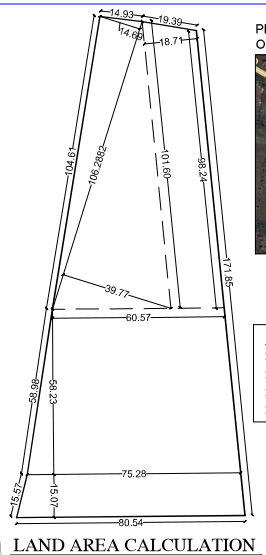
FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO.- 66/1, P.H. NO. - 45, MOUZA - SUKALI (GUPCHUP), TAH. - HINGNA, DIST. - NAGPUR.

BELONGING TO :- M/s. TIRUPATI DEVELOPER'S THROUGH IT'S PARTNER'S
1) SHRI. PRASHANT M. BONGIRWAR
2) RAHUL A. UPGANLAWAR



LAYOUT PLAN
SCALE - 1:500



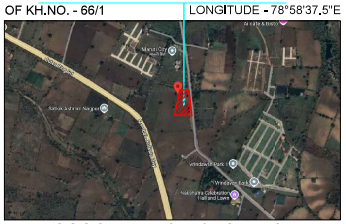
LAND AREA CALCULATION
SCALE - 1:1000

LAND AREA CALCULATION	
1/2(98.24 + 101.60) X 18.71	1869.50
1/2(14.69 + 39.77) X 106.2882	2894.23
1/2(60.57 + 75.28) X 58.23	3955.27
1/2(75.28 + 80.54) X 15.07	1174.10
TOTAL	9893.11

Project Details
Proposal code -NMRDA-25-71440
Zone Type - Residential Zone
Location - Non-Congested
Name of service - Layout Approval
Sub service - Layout Demarcated/Final
Cts No./Survey No. - 66
Tahsil : HINGNA
Mouza : SUKALI(G)
Prorata Value : 0.000
Separation/CRZ Zone Area :

PROPOSED LAYOUT OF KH.NO. - 66/1

GPS COORDINATES
LATITUDE - 21°03'18.1"N
LONGITUDE - 78°58'37.5"E



GOOGLE IMAGE SHOWING PROPOSED SITE
SCALE - NTS

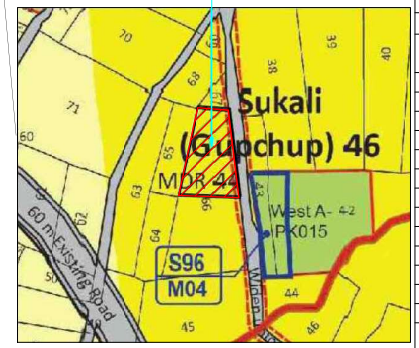
NOTE: -
- x AREA UNDER LAYOUT SHOWN THUS
- x AREA UNDER OPEN SPACE SHOWN THUS
- x RESIDENTIAL PLOTS SHOWN THUS
- x APPROACH ROAD SHOWN THUS

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(12.12 + 20.67) X 35.283 + 1/2(23.74 + 22.95) X 13.00	811.91		811.91	811.91
SPACE FOR ELECTRIC SUB-STATION	1/2(5.00 + 5.81) X 5.30	27.03		27.03	58.08
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	1/2(5.81 + 6.61) X 5.30	31.05		31.05	
PROPOSED 60.00 M. WIDE NATIONAL HIGH-WAY NO. - 353(I) WIDENING AREA	1/2(9.25 + 10.48) X 108.22 + 1/2(10.39 + 11.08) X 66.87	1785.44		1785.44	1785.44

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(21.65 +22.07)X 10.42 + 1/2(7.91 +12.57)X 25.85	502.73		502.73	1.464	735.99	1	502.73	9.00/12.00	1.10	809.59	735.99
2	2	1/2(25.71 + 30.07 X 17.00	474.13		474.13	1.464	694.13	1	474.13	9.00/12.00	1.10	763.54	694.13
3	3	1/2(30.07 + 34.43 X 17.00	548.25		548.25	1.464	802.64	1	548.25	9.00/12.00	1.10	882.90	802.64
4	4	1/2(14.23 + 15.74 X 44.58	668.03		668.03	1.464	978.00	1	668.03	9.00/12.00	1.10	1075.80	978.00
5	5	1/2(25.70 + 33.25 X 20.00	589.50	8.26	581.24	1.464	850.94	1	581.24	12.00/12.00	1.10	936.03	850.94
6	6	1/2(12.00 + 14.21 X 20.00	262.10	7.41	254.69	1.464	372.87	1	254.69	9.00/12.00	1.10	410.15	372.87
7	7	1/2(12.00 + 14.18 X 38.00	235.62	7.99	227.63	1.464	333.25	1	227.63	9.00/12.00	1.10	366.58	333.25
8	8	12.00 X 18.00	216.00		216.00	1.464	316.22	1	216.00	12.00	1.10	347.85	316.22
9	9	1/2(22.27 + 29.01 X 38.00	461.52	6.52	455.00	1.464	666.12	1	455.00	12.00/9.00	1.10	732.73	666.12
10	10	1/2(17.00 + 27.48 X 28.00	622.72		622.72	1.464	911.66	1	622.72	12.00	1.10	1002.83	911.66
11	11	1/2(19.55 + 17.36 X 28.00	516.74	7.90	508.84	1.464	744.94	1	508.84	9.00/12.00	1.10	819.44	744.94
12	12	1/2(10.00 + 11.17 X 15.00	158.78		158.78	1.464	232.45	1	158.78	9.00	1.10	255.69	232.45
13	13	10.00 X 15.00	150.00		150.00	1.464	219.60	1	150.00	9.00	1.10	241.56	219.60
14	14	1/2(10.35 +11.21)X 15.35+ 1/2(13.70 + 11.21) X 9.65	177.86	8.19	169.67	1.464	248.40	1	169.67	9.00/9.00	1.10	273.24	248.40
		TOTAL						14	5537.71				8107.20

PROPOSED SITE OF KH.NO.- 66/1



D.P. PLAN SHOWING PROPOSED SITE SHEET NO. 95
SCALE - NTS

AREA STATEMENT

1.	Area of Plot (Minimum area of a, b, c to be considered)	9893.11	SQ.M.	
	a) As per ownership document (7/12, CTS extract)	10000.00	SQ.M.	
	b) as per measurement sheet	9893.11	SQ.M.	
	(c) as per site	9893.11	SQ.M.	
2.	Deductions for			
	(a) Proposed 60.00 M. Wide national high-way no.- 353 (i) widening Area	1785.44	SQ.M.	
	(b) Any D.P. Reservation area	0.00	SQ.M.	
	(c) External structure in plot	0.00	SQ.M.	
	(d) Not in possession	0.00	SQ.M.	
(Total a+b+c+d)		1785.44	SQ.M.	
3.	Balance area of plot (1-2)	8107.67	SQ.M.	100.00%
4.	Amenity Space (if applicable)			
	(a) Required -	---	SQ.M.	
	(b) Adjustment of 2(b), if any -	---		
	(c) Proposed -	---	SQ.M.	
5.	Net Plot Area (3-4 (c))	8107.67	SQ.M.	
6.	Recreational Open space/Play Ground (if applicable)			
	(a) Required - (10.00% of 8107.67 Sq.M.)	810.77	SQ.M.	10.00%
	(b) Proposed -	811.91	SQ.M.	10.01%
7.	Space for Electric sub -station & waste water treatment & Recycling plant(27.03 + 31.05)	58.08	SQ.M.	0.72%
8.	Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	1699.97	SQ.M.	20.97%
9.	Service Road & High-Way Widening	0.00	SQ.M.	
10.	Plotable area	5537.71	SQ.M.	68.30%
11.	Pro-rata factor for FSI calculation on layout plots = (5/10)	1.464		

PRO-RATA FACTOR ALLOWED AS PER TABLE NO. - 6 G

SR NO.	ROAD WIDTH IN METERS	BASIC FSI	MAXIMUM PRO-RATA ALLOWED	MAXIMUM BUIDING POTENSIAL ON PLOT INCLUDING IN-SITU FSI
1	Below 9.0 m.	1.10	....	1.10
2	9.00 m. and above but below 12.00 m.	1.10	1.545	1.70
3	12.00 m. and above but below 15.00 m.	1.10	1.818	2.00
4	15.00 m. and above but below 24.00 m.	1.10	1.909	2.10
5	24.00 m. and above but below 30.00 m.	1.10	2.090	2.30
6	30.00 m. and above	1.10	2.272	2.50

Owner details		
Owner Name	Postal Address	Contact Number
Ms. TIRUPATI DEVELOPERS THROUGH ITS PARTNER Town, SHRI. PRASHANT M BONGIRWAR	11- A Khare Nagpur,Nagpur,Maharashtra-440010	9822577701
Rahul Arunrao Upganlawar	flat no. 304,Akshay heights plot no. 202 cement road ,shivaji nagar,shankar nagar,nagpur	9822943401

Signature valid

SUBMISSION DRAWING