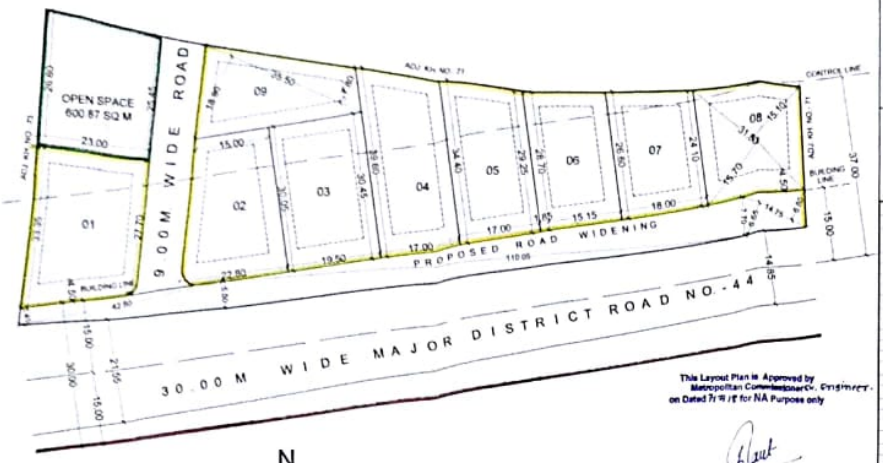
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

FINAL DEMARCATEDRESIDENTIAL LAYOUT PLAN ON KH. NO. - 72, P. H. NO. - 73, MOUZA - DONGARGAON ,TAL.- NAGPUR (GRAMIN), DIST.- NAGPUR

BELONGING TO : TIRUPATI DEVELOPER'S

STAMPS OF APPROVAL:

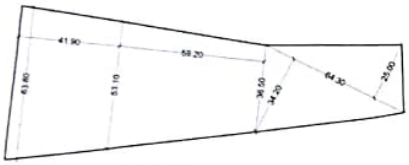


LAYOUT PLAN
SCALE - 1:500

N

This Layout Plan is Approved by Metropolitan Commissioner/ Chief Engineer on Dated 7/ 11 /18 for NA Purpose only

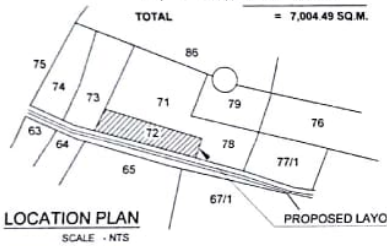
Executive Engineer
for Nagpur Metropolitan Region Development Authority



LAND AREA CALCULATIONS

1/2X(63.80+53.10)X 41.90 = 2,449.05 +
1/2X(53.10+36.50)X 59.20 = 2,652.16 +
1/2X(34.20+25.00)X 64.30 = 1,903.28

TOTAL = 7,004.49 SQ.M.



LOCATION PLAN
SCALE - NTS

PROPOSED SITE



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 110
SCALE - NTS

PROFORMA I
AREA STATEMENTS

1	AREA OF LAND OF KH NO. 72 (Minimum area of 4.0 H. to be considered)	7004.49	SQ.M	(0.700449 H)	
	a) AS PER OWNERSHIP DOCUMENT (7/12 EXTRACT)	7300.00	SQ.M		
	b) AS PER MEASUREMENT SHEET	7004.49	SQ.M		
	c) AS PER SITE	7004.49	SQ.M		
2	DEDUCTIONS FOR		SQ.M		
	a) PROPOSED 9.00 M D.P. ROAD WIDENING AREA	1017.05	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)	1017.05	SQ.M		
3	GROSS AREA OF PLOT (1 - 2)	5987.44	SQ.M	100%	
4	RECREATIONAL OPEN SPACE				
	a) REQUIRED	598.74	SQ.M		
	b) PROPOSED	600.87	SQ.M	10.04%	
5	AMENITY SPACE				
	a) REQUIRED (As per clause no. 24.4 of DCPR, NMRDA)	0.00	SQ.M		
	b) PROPOSED	0.00	SQ.M		
6	SERVICE ROAD & HIGHWAY WIDENING	0.00	SQ.M		
7	INTERNAL ROAD AREA	500.76	SQ.M	8.36%	
8	AREA UNDER LAYOUT PLOTS	4885.81	SQ.M	81.60%	
9	NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (3-5b)	5987.44	SQ.M		
10	PERMISSIBLE PRO RATA FSI FACTOR FOR LAYOUT PLOTS (9 / 8) (as per clause no. 24.9 (b) of DCPR, NMRDA)	1.2250	SQ.M		
11	AREA FOR INCLUSIVE HOUSING				
	a) REQUIRED (20% of 8)	0.00	SQ.M		
	b) PROPOSED	0.00	SQ.M		

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 07/05/2018 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-60
NIT Lic. No. 865

ARCHITECT'S SIGN

SR. NO	PLOT NO	SIZE (IN MTRS)	AREA (IN SQ. M.)	LESS TAN	NO OF PLOT	TOTAL AREA (IN SQ.M.)
01	OPEN SPACE	1/2 x(26.80+25.45)X 23.00=	600.87			600.87
02	ROAD WIDENING	1/2 X(3.45+5.50)X 42.80 = 1/2 X(7.70+5.50)X 110.05 = 1/2 X(6.65+6.80)X 14.75 =	191.53+ 726.33+ 99.19			
			1,017.05			1,017.05

NOTE: -
x KHASRA BOUNDRY SHOWN THUS
x OPEN SPACE SHOWN THUS
x PLOTABLE AREA SHOWN THUS
x MAIN APPROCH ROAD SHOWN THUS

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

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		C		E=(C-D)	F=(E*1.2250)	G	H=E*G	I	J	K=F*J	L=F*G
1	1/2(27.70+33.35)x23.00	702.07	18.26	683.81	837.667	1	683.81	30.00	1.10	921.434	837.667
2	1/2(22.80+15.00)x30.05	567.94	18.26	549.68	673.358	1	549.68	30.00	1.10	740.694	673.358
3	1/2(30.05+30.45)x19.50	589.87		589.87	722.591	1	589.87	30.00	1.10	794.850	722.591
4	1/2(39.60+34.40)x17.00	629.00		629.00	770.525	1	629.00	30.00	1.10	847.578	770.525
5	1/2(34.40+29.25)x17.00	541.02		541.02	662.750	1	541.02	30.00	1.10	729.024	662.750
6	1/2(29.25+28.70)x1.85+ 1/2(28.70+26.60)x15.15	472.49		472.49	578.800	1	472.49	30.00	1.10	636.680	578.800
7	1/2(26.60+24.10)x18.00	456.30		456.30	558.968	1	456.30	30.00	1.10	614.864	558.968
8	1/2(15.10+15.70)x11.80	489.72		489.72	599.907	1	489.72	30.00	1.10	659.898	599.907
9	1/2(18.90+7.80)x35.50	473.92		473.92	580.552	1	473.92	9.00	1.10	638.607	580.552
					TOTAL	9	4885.81				5985.117

OWNER'S SIGN :

TIRUPATI DEVELOPERS THROUGH PARTNERS

1) SHRI PRASHANT MANOHARRAO BONGIRWAR

2) SHRI RAHUL ARUNRAO UPGANLAWAR

ARCHITECT 'S SIGN :

UMESH M. LAMGE
B Arch (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg. No. CA/95/18907
NMC Lic. No. R-60
NIT Lic. No. 865

ARCHITECT:-

UMESH M. LAMGE
B. ARCH.
ARCHITECT & INTERIOR DESIGNER
402, 5TH FLOOR, DAYA CHAMBERS,
AJNI SQ. WARDHA ROAD, NAGPUR

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Scanned by CamScanner