FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN

ON KH NO - 83, P. H NO - 73, MOUZA - DONGARGAON, TAL - NAGPUR (GRAMIN), DIST - NAGPUR

BELONGING TO : TIRUPATI DEVELOPER'S

STAMPS OF APPROVAL:



LAYOUT PLAN
SCALE - 1:500

This Layout Plan is Approved by E's Executive Engineer Nagpur Metropolitan Region Development Authority on Dated 7/8/19 for NA Purpose only

Executive Engineer
Nagpur Metropolitan Region Development Authority



LOCATION PLAN
SCALE - NTS



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

PROFORMA - I
AREA STATEMENT

1	AREA OF LAND OF KH NO. - 83 (Minimum area of a.b.c. to be considered)	26300.00	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12)	26300.00	SQ.M.	(2.63H)
	b) AS PER MEASURMENT SHEET	26300.00	SQ.M.	
	c) AS PER SITE	26300.00	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a) PROPOSED D P / D.P. ROAD WIDENING AREA	0.00	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)	0.00	SQ.M.	
3	GROSS AREA OF PLOT (1 - 2)	26300.00	SQ.M.	100%
4	RECREATIONAL OPEN SPACE			
	a) REQUIRED	2630.00	SQ.M.	
	b) PROPOSED	2634.44	SQ.M.	10.02%
5	AMENITY SPACE			
	a) REQUIRED	2630.00	SQ.M.	
	b) PROPOSED	2630.09	SQ.M.	10.00%
6	SERVICE ROAD & HIGHWAY WIDENING	0.00	SQ.M.	
7	INTERNAL ROAD AREA	6508.09	SQ.M.	24.75%
8	AREA UNDER LAYOUT PLOTS	14527.38	SQ.M.	55.24%
9	NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (3-5b)	23669.91	SQ.M.	
10	PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (9 / 8) (as per clause no. 24.9 (i) of DCPR, NMRDA)	1.629	SQ.M.	
11	AREA FOR INCLUSIVE HOUSING			
	a) REQUIRED (20% of 8)	2905.48	SQ.M.	
	b) PROPOSED	2914.66	SQ.M.	

Plot No.	Area (Sq.m.)	NO. OF PLOTS	% OF EWS / LIG PLOTS OF NET PLOTABLE AREA 14527.38 SQ.M.
10 TO 15 18 TO 23	1392.00	12	
16,17	277.66	2	
74 TO 80 83 TO 85	1245.00	10	
TOTAL	2914.66	24	20.06%

CERTIFICATE OF AREA:

Certified that tha plot under reference was surveyed by me on 08/05/2018 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.

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ARCHITECT'S SIGN

OWNER'S SIGN :

ARCHITECT'S SIGN :

1) SHRI. PRASHANT MANOHARRAO BONGIRWAR

2) SHRI. RAHUL ARUNRAO UPGANLAWAR

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ARCHITECT & INTERIOR DESIGNER
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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 built up area on Basic FSI (Sq.m.)	Total Built up area on Prorata basis (Sq. M.)
A	B	C	D	E=(C-D)	F=(E*1.629)	G	H=(E*G	I	J	K=(E*)	L=(E*G
1	1/2/10 45+6 50x17.50	167.56		167.56	272.9552	1	167.56	9.00	1.10	300.2508	272.9552
2	1/2/14 80+16.35x7.50	113.69		113.69	185.2010	1	113.69	9.00	1.10	203.7231	185.2010
3	1/2/14 35+17.85x7.50	124.83		124.83	203.3481	1	124.81	9.00	1.10	223.6829	203.3481
4	1/2/17 85+19.60x8.10	151.67		151.67	247.0704	1	151.67	9.00	1.10	271.7775	247.0704
5	1/2/19 60+21.75x10.00	206.75		206.75	336.7958	1	206.75	9.00	1.10	370.4753	336.7958
6	1/2/21 75+23.80x10.00	227.75		227.75	371.0048	1	227.75	9.00	1.10	408.1052	371.0048
7	1/2/11 70+13.80x17.60	220.00		220.00	358.3800	1	220.00	12.00	1.10	394.2180	358.3800
8	12.10x17.60	212.96	7.72	205.24	334.3360	1	205.24	12.00	1.10	367.7696	334.3360
9, 24	14.40 x 14.50	208.80	7.72	201.08	327.5593	2	402.16	12.00	1.10	360.3953	655.1186
10 to 15 18 to 23	8.00 X 14.50	116.00		116.00	188.9640	12	1392.00	9.00	1.10	207.8604	2267.5680
16	1/2/9.85+9.80x14.50	138.83		138.83	226.1541	1	138.83	9.00	1.10	248.7695	226.1541
17	1/2/8.85+9.80x14.50	131.58		131.58	214.3438	1	131.58	12.00	1.10	235.7782	214.3438
25, 40	13.20 X 15.00	198.00	7.72	190.28	309.9661	2	380.56	12.00	1.10	340.9627	619.9322
26 TO 33 34 TO 39 42 TO 47 50 TO 55 58 TO 63 66 TO 71	8.00 X 15.00	120.00		120.00	195.4800	36	4320.00	9.00	1.10	215.0280	7037.2800
32	1/2/9.90+9.45x15.00	145.12		145.12	236.4005	1	145.12	9.00	1.10	260.0405	236.4005
33	1/2/9.00+9.45x15.00	138.37		138.37	225.4047	1	138.37	9.00	1.10	247.9452	225.4047
41, 56	12.00 X 15.00	180.75	7.72	173.03	281.8659	2	346.06	12.00	1.10	310.0525	563.7317
48	1/2/9.90+9.45x15.00	145.12		145.12	236.4005	1	145.12	9.00	1.10	260.0405	236.4005
49	1/2/9.00+9.45x15.00	138.37		138.37	225.4047	1	138.37	9.00	1.10	247.9452	225.4047
57,72	11.40 X 15.00	171.00	7.72	163.28	265.9881	2	326.56	12.00	1.10	292.5814	531.9642
64	1/2/8.85+9.40x15.00	136.87		136.87	222.9612	1	136.87	9.00	1.10	245.2574	222.9612
65	1/2/8.85+8.50x15.00	130.12		130.12	211.9655	1	130.12	9.00	1.10	233.1620	211.9655
73, 90	14.00X15.00	210.00	7.72	202.28	329.5141	2	404.56	12.00	1.10	362.4655	659.0282
74 TO 80 83 TO 89	8.30 X 15.00	124.50		124.50	202.8105	14	1741.00	9.00	1.10	223.0916	2839.3470
81	1/2/12.30+15.40x15.00	207.75		207.75	338.4248	1	207.75	9.00	1.10	372.2672	338.4248
82	1/2/9.20+12.80x15.00	161.25		161.25	262.6763	1	161.25	9.00	1.10	288.9439	262.6763
91	1/2/20.25+28.65x14.60	276.25	7.72	276.25	450.0113	1	276.25	12.00	1.10	495.0124	450.0113
92,93	10.00 X 14.60	146.00		146.00	237.8340	2	292.00	9.00	1.10	261.6374	475.6680
94	1/2/14.50+17.05x14.60	230.31		230.31	375.1250	1	230.31	9.00	1.10	412.6925	375.1250
95	1/2/9.35+14.50x13.15	156.81		156.81	255.4435	1	156.81	9.00	1.10	280.9878	255.4435
96, 97	10.00 X 13.15	131.50		131.50	214.2135	2	263.00	9.00	1.10	235.6349	428.4270
98	1/2/17.15+18.65x13.15	235.38	7.72	227.66	370.8581	1	227.66	12.00	1.10	407.9483	370.8581
99	1/2/9.85+12.80x26.40	308.83	7.72	301.13	490.5408	1	301.13	12.00	1.10	539.5948	490.5408
100	1/2/24.50+24.70x11.50	282.90		282.90	460.8441	1	282.90	9.00	1.10	506.9285	460.8441
101	1/2/5.70+14.10x29.45	291.55		291.55	474.9350	1	291.55	9.00	1.10	522.4284	474.9350
	TOTAL					101	14527.38				23665.1020

	Plot No.	Site (M)	Area (Sq.m.)	Deduct Tangent Area (Sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
1	OPEN SPACE	1/2(32.60+32.80)X80.80	2642.16	7.72	2634.44	2634.44
2	AMENITY SPACE	1/2(79.40+72.60)X32.90	2500.40			2630.09
		1/2(72.60+72.05) X1.90	137.41			
			2637.81	7.72	2630.09	

NOTE -

- AREA UNDER LAYOUT SHOWN THUS
- AREA UNDER OPEN SPACE SHOWN THUS
- AREA UNDER AMENITY SPACE SHOWN THUS
- RESIDENTIAL PLOTS SHOWN THUS
- APPROACH ROAD SHOWN THUS
- PLOTS 10 TO 15, 18 TO 23, 16,17, 74 TO 80, 83 TO 85 TO BE HANDED OVER TO NHADA FOR INCLUSIVE / AFFORDABLE PLOTS (as per clause 37 of DCPR NMRDA) SHOWN THUS

NOTE -

1) AS PER CLAUSE NO. 36.3.1 OF DCPR WASTE WATER TREATMENT AND RECYCLING PLANT SHOULD BE PROVIDED IN AMENITY SPACE

2) AS PER CLAUSE NO. 37.1.a OF DCPR FOR RESIDENTIAL PURPOSE MINIMUM 20%% OF THE NET PLOT AREA SHALL HAVE TOBE PROVIDED EITHER IN THE FORM OF DEVELOPED PLOTS OF 100 TO 150SQ.M. SIZE FOR EWS & LIG

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