REVISED FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH.NO.- 83, P. H. NO.- 73, MOUZA - DONGARGAON, TAL.- NAGPUR (GRAMIN), DIST.- NAGPUR

BELONGING TO : M/s. TIRUPATI DEVELOPERS THROUGH PARTNERS
1) SHRI. PRASHANT MANOHARRAO BONGIRWAR
2) SHRI. RAHUL ARUNRAO UPGANLAWAR

STAMPS OF APPROVAL:

NA PURPOSE ONLY

Executive Engineer
Nagpur Metropolitan Region Development Auth
9/12/2022

Assistant Engineer
Nagpur Metropolitan Region Development Authority

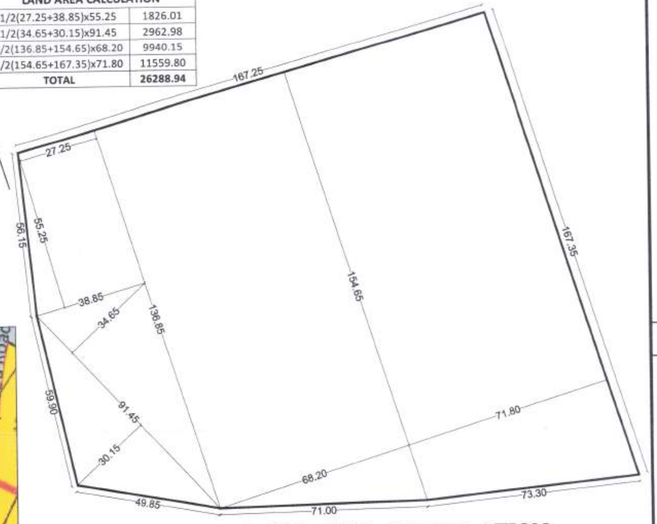


LAYOUT PLAN
SCALE - 1:500

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Nos.	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	B	C	D	E=(C-D)	F=(E*1.6055)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(7.50 + 11.85) X 15.00	145.12		145.12	232.99	1	145.12	9.00	1.10	256.29	232.99
2	2 TO 7	7.75 X 15.00	116.25		116.25	186.64	6	697.50	9.00	1.10	205.30	1119.84
3	8	12.45 X 15.00	186.75	7.72	179.03	287.43	1	179.03	12.00	1.10	316.18	287.43
4	9, 16	17.00 X 15.00	255.00	7.72	247.28	397.01	2	494.56	12.00	1.10	436.71	794.02
5	10, 12, 13, 15	8.00 X 15.00	120.00		120.00	192.66	4	480.00	9.00	1.10	211.93	770.64
6	11, 14	7.34 X 15.00	110.10		110.10	176.77	2	220.20	9.00	1.10	194.44	353.53
7	17	1/2(9.00 + 9.45) X 14.70	135.60		135.60	217.71	1	135.60	9.00	1.10	239.48	217.71
8	18 to 24	7.50 X 14.70	110.25		110.25	177.01	7	771.75	9.00	1.10	194.71	1239.04
9	25 , 40	13.20 X 15.00	198.00	7.72	190.28	305.49	2	380.56	12.00	1.10	336.04	610.99
10	26 TO 31 34 TO 39 42 TO 47 50 TO 55 58 TO 63 66 TO 71	8.00 X 15.00	120.00		120.00	192.66	36	4320.00	9.00	1.10	211.93	6935.76
11	32	1/2(9.90 + 9.45) X 15.00	145.12		145.12	232.99	1	145.12	9.00	1.10	256.29	232.99
12	33	1/2(9.00 + 9.45) X 15.00	138.37		138.37	222.15	1	138.37	9.00	1.10	244.37	222.15
13	41, 56	12.05 X 15.00	180.75	7.72	173.03	277.80	2	346.06	12.00	1.10	305.58	555.60
14	48	1/2(9.90 + 9.45) X 15.00	145.12		145.12	232.99	1	145.12	9.00	1.10	256.29	232.99
15	49	1/2(9.00 + 9.45) X 15.00	138.37		138.37	222.15	1	138.37	9.00	1.10	244.37	222.15
16	57,72	11.40 X 15.00	171.00	7.72	163.28	262.15	2	326.56	12.00	1.10	288.36	524.29
17	64	1/2(8.85 + 9.40) X 15.00	136.87		136.87	219.74	1	136.87	9.00	1.10	241.72	219.74
18	65	1/2(8.85 + 8.50) X 15.00	130.12		130.12	208.91	1	130.12	9.00	1.10	229.80	208.91
19	73, 90	14.00 X 15.00	210.00	7.72	202.28	324.76	2	404.56	12.00	1.10	357.24	649.52
20	74 TO 80 83 TO 89	8.30 X 15.00	124.50		124.50	199.88	14	1743.00	9.00	1.10	219.87	2798.39
21	81	1/2(12.30 +15.40) X 15.00	207.75		207.75	333.54	1	207.75	9.00	1.10	366.90	333.54
22	82	1/2(9.20 + 12.30) X 15.00	161.25		161.25	258.89	1	161.25	9.00	1.10	284.78	258.89
23	91	1/2(20.25 + 18.30) X 17.50	337.31	7.72	329.59	529.16	1	329.59	12.00	1.10	582.07	529.16
24	92,93	10.00 X 17.50	175.00		175.00	280.96	2	350.00	9.00	1.10	309.06	561.93
25	94	1/2(14.50 + 17.05) X 14.60 + 1/2(14.50 + 13.35) X 2.90	270.69		270.69	434.59	1	270.69	9.00	1.10	478.05	434.59
26	95	1/2(12.70 + 7.40) X 27.60	277.38		277.38	445.33	1	277.38	9.00	1.10	489.87	445.33
27	96	1/2(23.05 + 21.95) X 10.00	225.00		225.00	361.24	1	225.00	9.00	1.10	397.36	361.24
28	97	1/2(21.95 + 20.80) X 10.00	213.75		213.75	343.18	1	213.75	9.00	1.10	377.49	343.18
29	98	1/2(20.80 + 19.70) X 10.00	202.50		202.50	325.11	1	202.50	9.00	1.10	357.63	325.11
30	99	1/2(19.70 + 18.60) X 10.00	191.50		191.50	307.45	1	191.50	9.00	1.10	338.20	307.45
31	100	1/2(18.60 + 17.35) X 11.20	201.32	7.72	193.60	310.82	1	193.60	12.00	1.10	341.91	310.82
32	101	14.70 X 10.00	147.00	7.72	139.28	223.61	1	139.28	15.00	1.10	245.98	223.61
		TOTAL					101	14240.76				22863.54

LAND AREA CALCULATION	
1/2(27.25+38.85)x55.25	1826.01
1/2(34.65+30.15)x91.45	2962.98
1/2(136.85+154.65)x68.20	9940.15
1/2(154.65+167.35)x71.80	11559.80
TOTAL	26288.94



LAND AREA CALCULATION
SCALE - 1:1000

	Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
1	OPEN SPACE - 1	1/2(31.50 + 19.95) X 60.10	1546.07	9.61	1536.46	2540.64
2	OPEN SPACE - 2	28.91 X 10.00 + 1/2(34.91 + 38.06) X 15.00 + 33.56 X 5.00	1004.18		1004.18	
3	AMENITY SPACE	1/2(39.60 + 41.15) X 16.85 + 1/2(23.05 + 32.15) X 67.75	2550.21	9.61	2540.60	2540.60
4	SPACE FOR ELECTRICT SUB-STATION	1/2(5.50 + 4.50) X 5.00	25.00		25.00	75.00
5	SPACE FOR WASTE WATER TREATMENT PLANT	1/2(6.05+3.95) X 10.00	50.00		50.00	
6	PROPOSED 15.00 M. WIDE D.P. ROAD WIDENING AREA	1/2(57.00 + 56.15) X 7.50 + 1/2(62.60 + 59.90) X 7.50	883.68		883.68	883.68



LOCATION PLAN
SCALE - NTS

PROPOSED SITE OF KH.NO.- 83



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

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

PROFORMA - I
AREA STATEMENT

1	AREA OF LAND OF KH.NO. 83 (Minimum area of a,b,c, to be considered)	26288.94	SQ.M.	(2.6288 H.)
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	26300.00	SQ.M.	(2.63 H.)
	b) AS PER MEASURMENT SHEET	26288.94	SQ.M.	
	c) AS PER SITE	26288.94	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a) PROPOSED 15.00M. WIDE D.P. ROAD WIDENING AREA	883.68	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)	883.68	SQ.M.	
3	BALANCE AREA OF PLOT (1 - 2)	25405.26	SQ.M.	
4	AMENITY SPACE			
	a) PROPOSED	2540.53	SQ.M.	10.00%
	b) PROPOSED	2540.60	SQ.M.	10.00%
5	NET PLOT AREA (3-4b)	22864.66	SQ.M.	100%
6	RECREATIONAL OPEN SPACE			
	a) REQUIRED	2540.53	SQ.M.	10.00%
	b) PROPOSED	2540.64	SQ.M.	11.11%
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 50.00)	75.00	SQ.M.	0.33%
8	INTERNAL ROAD AREA	6008.26	SQ.M.	26.28%
9	SERVICE ROAD HIGH-WAY WIDENING	0.00	SQ.M.	
10	PLOTABLE AREA	14240.76	SQ.M.	62.28%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.6055	SQ.M.	

CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 27/07/2020 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/95/13507
NMC Lic No.: R-99
NIT Lic No.: 855

ARCHITECT'S SIGN.

OWNER'S SIGN :

M/s. TIRUPATI DEVELOPERS
THROUGH PARTNERS

1) SHRI. PRASHANT MANOHARRAO BONGIRWAR

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ARCHITECT:-

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