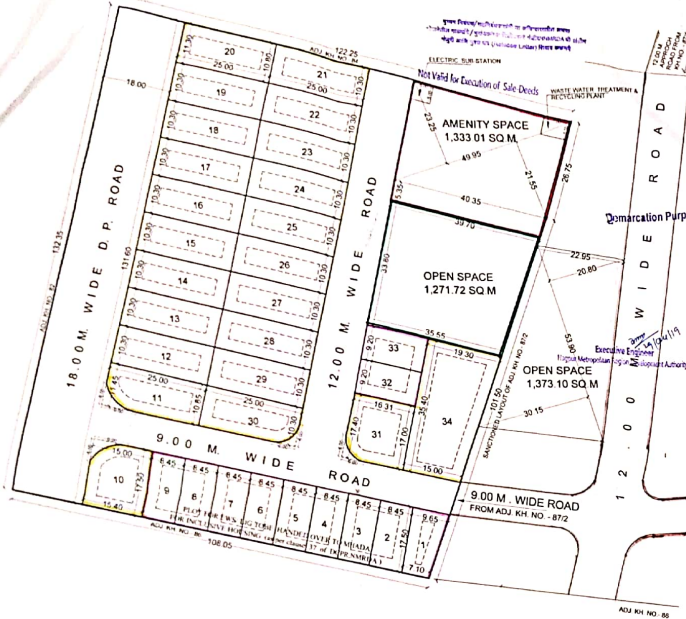
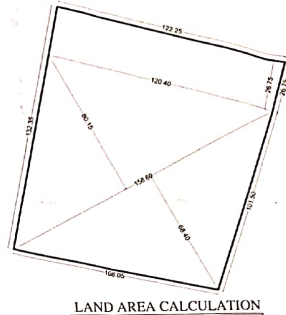




LAYOUT PLAN
SCALE - 1:500



LAND AREA CALCULATION
SCALE - 1:1000

Size (M)	Plot Area (Sq.m.)
1/2(122.25 + 120.40) X 26.75	3245.44
1/2(68.40 + 80.15) X 158.60	11780.01
TOTAL	15025.45



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 110

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. - 85/1 & 85/2, P. H. NO. - 73, MOUZA - DONGARGAON, TAL. - NAGPUR (GRAMIN), DIST. - NAGPUR, BELONGING TO : TIRUPATI DEVELOPERS THROUGH PARTNERS
1) SHRI. PRASHANT MANOHARRAO BOGIWAR
2) SHRI. RAHUL ARUNRAO UPGANLAWAR

PROFORMA - 1 AREA STATEMENT			
1. AREA OF LAND OF KH. NO. - 55 (Minimum area of 4.26 c. to be considered)	15025.45	SQ. M	
(a) AS PER OWNERSHIP DOCUMENT (7/12)	16200.00	SQ. M	(1.62 H)
(b) AS PER MEASUREMENT SHEET	15025.45	SQ. M	
(c) AS PER SITE	15025.45	SQ. M	
2. DEDUCTIONS FOR		SQ. M	
(a) PROPOSED 18.00 M WIDE D.P. ROAD AREA	2375.55	SQ. M	
(b) ANY O.P. RESERVATION AREA	0.00	SQ. M	
(c) NATURAL WATER COURSE AREA	0.00	SQ. M	
TOTAL (b+c)	2375.55	SQ. M	
3. GROSS AREA OF PLOT (1-2)	12649.90	SQ. M	100%
4. RECREATIONAL OPEN SPACE		SQ. M	
(a) REQUIRED	1264.99	SQ. M	
(b) PROPOSED	1271.72	SQ. M	10.09%
5. AMENITY SPACE		SQ. M	
(a) REQUIRED	1164.99	SQ. M	
(b) PROPOSED	1333.01	SQ. M	10.54%
6. INTERNAL ROAD AREA	2097.73	SQ. M	16.58%
7. AREA UNDER LAYOUT PLOTS	7347.44	SQ. M	62.83%
8. NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (8/7) (as per clause no. 24.9 (i) of DCPR, NMRDA)	13316.89	SQ. M	
9. PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (8/7) (as per clause no. 24.9 (ii) of DCPR, NMRDA)	1.4339	SQ. M	
10. AREA FOR INCLUSIVE HOUSING (a) REQUIRED (20% of 9)	1331.69	SQ. M	
(b) PROPOSED	1333.01	SQ. M	
Plot No.	Area	NO. OF PLOTS	% OF EWS / LG PLOTS OF NET PLOTTABLE AREA 7959.21 SQ. M.
1 TO 9	1329.55	9	
32, 33	300.10	2	20.51%
TOTAL	1629.65	11	

CERTIFICATE OF AREA:
Certified that this plot under reference was surveyed by me on 04/03/2019 and the dimensions of sides etc. of plots shown 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. LANGE
B ARCH
ARCHITECT & INTERIOR DESIGNERS
Fifth Floor, DAYA CHAMBERS,
Juni Sq. WARDHA ROAD, NAGPUR
M.C. No. - 85/2
N.P. No. - 73

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT											
Plot No.	Size (M)	Plot Area (Sq.m.)	Remaining area of Road (sq.m.)	Remaining plot Area (sq.m.)	Built up area on Private 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 Private basis (Sq. M)
1	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
2	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
3	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
4	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
5	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
6	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
7	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
8	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
9	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
10	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
11	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
12	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
13	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
14	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
15	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
16	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
17	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
18	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
19	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
20	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
21	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
22	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
23	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
24	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
25	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
26	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
27	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
28	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
29	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
30	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
31	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
32	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
33	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
34	120.00 X 20.00	2400.00	0.00	2400.00	0.00	1	2400.00	12.00	1.00	2400.00	0.00
TOTAL						34	7947.44				11116.37

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	TOTAL NET AREA (Sq.m.)
1	OPEN SPACE	1/2(125.55 + 39.70) X 33.80	1271.72	1271.72	1271.72
2	AMENITY SPACE	1/2(129.70 + 40.35) X 5.35 + 1/2(21.55 + 23.25) X 49.95	1333.01	1333.01	1333.01
3	PROPOSED 18.00 M WIDE D.P. ROAD AREA	1/2(131.60 + 132.35) X 18.00	2375.55	2375.55	2375.55

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
x PLOTS MIHADA FOR INCLUSIVE / AFFORDABLE PLOTS (as per clause 37 of DCPR, NMRDA) SHOWN THUS

OWNER'S SIGN :
TIRUPATI DEVELOPERS THROUGH PARTNERS

1) SHRI. PRASHANT MANOHARRAO BOGIWAR

2) SHRI. RAHUL ARUNRAO UPGANLAWAR

ARCHITECT'S SIGN :

UMESH M. LANGE

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