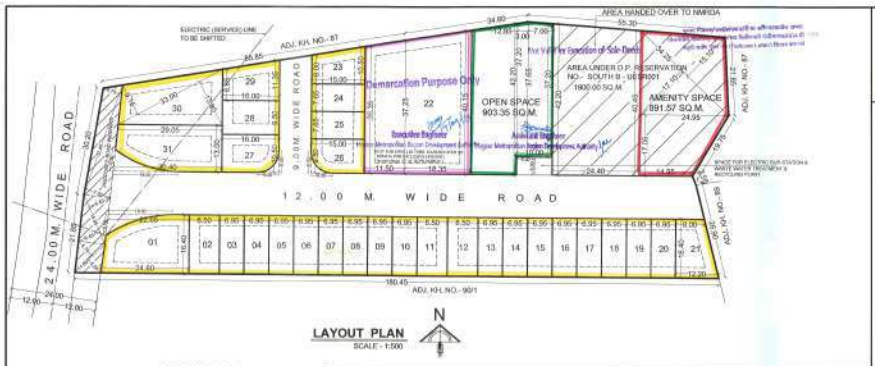
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PROPOSED RESIDENTIAL LAYOUT PLAN
ON KH.NO.- 90/2, P.H.NO. - 12,
MOUZA - PANJRI (FARM), TAH. - NAGPUR (GRAMIN),
DIST. - NAGPUR.
BELONGING TO :-

1) SHRI. MAYANK VIJAY BORUNDIYA.
2) SHRI. ROHIT MACHINDRA KADAM.



LAYOUT PLAN
SCALE - 1:500

N

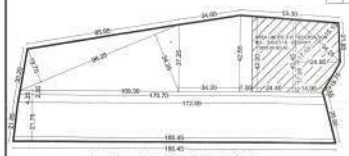
PROPOSED SITE
OF KH.NO.- 90/2



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 111
SCALE - NTS

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.)	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*1.000]	G	H=[E*G]	I	J	K=[E*J]	L=[E*I]
1	1	1/2[22.65+24.65]x16.40	387.43	16.92	370.51	370.51	1	370.51	24.00	1.10	407.56	370.51
2	2, 11, 12	6.50 X 34.40	139.40		139.40	139.40	3	418.20	12.00	1.10	153.34	418.20
3	3 TO 10 13 TO 20	6.95 X 34.40	113.98		113.98	113.98	16	1823.68	12.00	1.10	125.38	1823.68
4	21	1/2[8.00 + 12.20]x16.40	165.64		165.64	165.64	1	165.64	12.00	1.10	182.20	165.64
5	22	1/2[60.15 + 37.25]x18.35 + 1/2[35.35 + 37.25]x11.50	1127.60		1127.60	1127.60	1	1127.60	12.00	1.10	1240.35	1127.60
6	23	1/2[8.00 + 16.50]x15.00	138.75		138.75	138.75	1	138.75	9.00	1.10	152.63	138.75
7	24, 25	7.65 X 15.00	114.75		114.75	114.75	3	229.50	9.00	1.10	126.23	229.50
8	26	9.50 X 15.00	142.50	7.72	134.78	134.78	1	134.78	12.00	1.10	148.26	134.78
9	27	10.50 X 16.00	168.00	7.72	160.28	160.28	1	160.28	12.00	1.10	176.32	160.28
10	28	9.50 X 16.00	152.00	-	152.00	152.00	1	152.00	9.00	1.10	167.20	152.00
11	29	1/2[11.35 + 8.65]16.00	160.00		160.00	160.00	1	160.00	9.00	1.10	176.00	160.00
12	30	1/2[13.80 + 31.10]13.00	378.68		378.68	378.68	1	378.68	24.00	1.10	416.54	378.68
13	31	1/2[30.40 + 28.05]x13.00	386.43	16.92	369.51	369.51	1	369.51	24.00	1.10	406.46	369.51
							31	5629.14			3878.47	5629.14



LAND AREA CALCULATION
SCALE - 1:1000

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

LAND AREA CALCULATION	
1/2[172.55+180.45]X 21.75	3838.08
1/2[170.20+172.55]84.35	746.37
1/2[349.30+170.20]62.35	391.00
1/2[10.70+34.35]96.25	2602.16
1/2[57.25+43.60]834.25	1386.29
1/2[42.65+42.20]7.00	296.98
1/2[42.20+40.45]24.40	1008.38
1/2[15.10+17.10]34.25	551.43
1/2[24.95+14.95]17.05	340.15
TOTAL	11140.77

	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[40.15 + 42.20]12.85 + 1/2[37.20 + 57.65]X 3.00 + 1/2[37.20 + 57.65]X 7.00	903.35		903.35	903.35
2	AMENITY SPACE	1/2[14.95 + 24.95]17.05 + 1/2[15.10 + 17.10]x 34.25	891.57		891.57	891.57
3	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT	5.00 X 10.00	50.00		50.00	50.00
4	PROPOSED 24.00 M. WIDE ROAD WIDENING AREA	1/2[15.70 + 5.05]X11.50 + 1/2[6.65+6.80]x 16.95 + 1/2[7.20+4.75]x 32.60	351.99		851.99	351.99
5	AREA UNDER D.P. RESERVATION NO.- SOUTH B - UES#001	1/2[42.20 + 40.45]X24.40 + 1/2[15.10 + 17.10]X34.25 + 1/2[24.95 + 14.95]X17.05	1900.00		1900.00	1900.00

PROFORMA - I
AREA STATEMENT

1	AREA OF LAND OF KH.NO. - 90/2 (Whichever area of sub.r. to be considered)	11140.77	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12)	11000.00	SQ.M.	(1.18 H)
	b) AS PER MEASUREMENT SHEET	11140.77	SQ.M.	
	c) AS PER SITE	11140.77	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a) PROPOSED 24.00 M. WIDE ROAD WIDENING AREA	351.99	SQ.M.	
	b) D.P. RESERVATION AREA (SOUTH B - UES#001)	1900.00	SQ.M.	
	c) NATURAL WATER COURSE AREA	0.00	SQ.M.	
	TOTAL (a+b+c)	2251.99	SQ.M.	
3	GROSS AREA OF PLOT (1 - 2)	8888.78	SQ.M.	100%
4	RECREATIONAL OPEN SPACE			
	a) REQUIRED	886.88	SQ.M.	
	b) PROPOSED	903.35	SQ.M.	10.16%
5	AMENITY SPACE			
	a) REQUIRED	888.88	SQ.M.	
	b) PROPOSED (RECEIVED AGAINST RESERVATION OF SOUTH B-UES#001)	891.57	SQ.M.	10.03%
6	SPACE FOR ELECTRIC SUB-STATION &WASTE WATER TREATMENT & RECYCLING PLANT	50.00	SQ.M.	0.56%
7	INTERNAL ROAD AREA	1414.72	SQ.M.	15.92%
8	AREA UNDER LAYOUT PLOTS	5629.14	SQ.M.	63.33%
9	NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (8-5(i))-(vi).AMENITY SPACE ABSENT RESERVATION)	5629.14	SQ.M.	
10	PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (9 / 8) (as per clause no. 24.2-(i) of DCPR, NMRDA)	1.00	SQ.M.	
11	AREA FOR INCLUSIVE HOUSING			
	a) REQUIRED (25% of 9)	1125.83	SQ.M.	
	b) PROPOSED	1127.60	SQ.M.	20.03%

Plot No.	Area (Sq.m.)	NO. OF PLOTS	% OF EWS / LIG PLOTS OF NET PLOTABLE AREA 5629.14 SQ.M.
22	1127.60	1	
TOTAL	1127.60	1	20.03%

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 01/08/2019 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 ones stated in document of ownership / T.P. Scheme records / Land records Department / City Survey records.

UMESH M. LAMGE
B.ARCH.
ARCHITECT & INTERIOR DESIGNER
Reg. No. CA/2001/30567
AMIETE (I) Reg. No.
MIETE (I) Reg. No.
ARCHITECT'S SIGN.

OWNER'S SIGN :

1) SHRI. MAYANK VIJAY BORUNDIYA.

2) SHRI. ROHIT MACHINDRA KADAM.

ARCHITECT'S SIGN :

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

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT