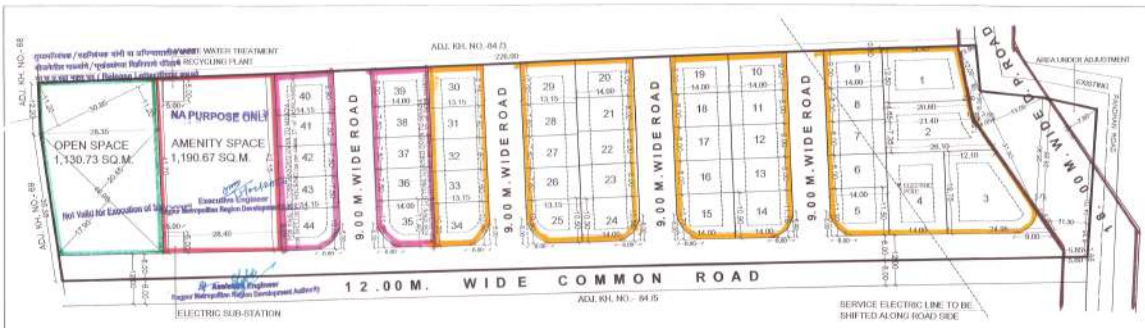


LAYOUT PLAN
SCALE : 1:500

N

PROJECT -

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO.- 84/ 2 & 84/4, P. H. NO.- 45, MOUZA - RAIPUR, TAL.- HINGANA, DIST. - NAGPUR.

BELONGING TO - PRIME PROPERTIES
THROUGH PARTNERS
1)SHRI. GOPAL NARAYANDAS RATHI & OTHERS

STAMP OF APPROVAL

PROFORMA - I
AREA STATEMENT

1	AREA OF LAND OF KH.NO. - 84/2 & 84/4			
	a) AS PER OWNERSHIP DOCUMENT (7/12)	12000.00	SQ.M.	(1.20 H)
	b) AS PER MEASUREMENT SHEET	12000.00	SQ.M.	(1.20 H)
	c) AS PER SITE	12000.00	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a) PROPOSED D.P. / D.P. ROAD WIDENING AREA	695.42	SQ.M.	
	b) ANY O.P. RESERVATION AREA	0.00	SQ.M.	
	c) NATURAL WATER COURSE AREA	0.00	SQ.M.	
	TOTAL (a+b+c)	695.42	SQ.M.	
3	GROSS AREA OF PLOT (1 - 2)	11304.58	SQ.M.	100%
4	RECREATIONAL OPEN SPACE			
	a) REQUIRED	1130.46	SQ.M.	(10.00%)
	b) PROPOSED	1130.73	SQ.M.	10.00%
5	AMENITY SPACE			
	a) REQUIRED	1130.46	SQ.M.	(10.00%)
	b) PROPOSED	1190.67	SQ.M.	10.53%
6	SERVICE ROAD & HIGHWAY WIDENING	0.00	SQ.M.	
7	INTERNAL ROAD AREA	3020.693	SQ.M.	26.62%
8	AREA UNDER ADJUSTMENT	70.59	SQ.M.	0.62%
9	AREA UNDER LAYOUT PLOTS	5883.693	SQ.M.	52.03%
10	NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (5-5A)	10113.91	SQ.M.	
11	PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (10 / 9) (as per clause no. 26.3 (I) of DCPR, NMRDA)	1.7196	SQ.M.	
12	AREA FOR INCLUSIVE HOUSING			
	a) REQUIRED (20% of 9)	1176.338	SQ.M.	
	b) PROPOSED	1181.611	SQ.M.	20.09%

	Plot No.	Area (Sq.m.)	No of Plots	% OF EWS / LIG PLOTS OF NET PLOTABLE AREA 5883.693 SQ.M.
1	35 TO 44	1181.611	10	
	TOTAL	1181.611		20.09%

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 09/05/2018 and the dimensions of sides etc. of plots stated negative 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.

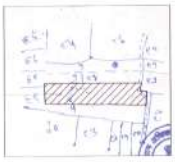
UMESH M. LAMGE
B. Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg. No. CA/95/10807
NMC Lic. No.: R-90
NIT Lic. No.: 855

ARCHITECT'S SIGN.



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 95
SCALE : - NTS

PROPOSED LAYOUT OF
KH.NO. - 84/2 & 84/4



LOCATION PLAN
SCALE : - 1:5000

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 35 TO 44
TO BE HANDED OVER TO
MHADA 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 TO BE PROVIDED EITHER IN THE FORM OF DEVELOPED PLOTS OF 100.00 TO 150.00 SQ.M. SIZE FOR EWS & LIG

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Bounding 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 Basis FSI (Sq.m.)	Total built up area on Prorata basis (Sq. M.)
	A	B	C	D	E=(C-D)	F=(E*1.7196)	G	H=E*G	I	J	K=(I*J)	L=F*G
1	1	1/2(18.40+20.69)(33.59 + 18.40 X 0.50	252.95		252.95	434.97	1	252.95	18.00	1.10	278.1495	434.97
2	2	1/2(20.60+21.40)(84.00 + 1/2(20.10+21.40)(0.35	272.21		272.21	468.09	1	272.21	18.00	1.10	516.9655	468.08
3	3	1/2(12.10+24.95)(33.75	365.06	11.72	354.09	608.89	1	354.09	18.00	1.10	663.7825	608.89
4	4	14.00 X 19.75	276.50		276.50	475.47	1	276.50	12.00	1.10	523.6563	475.43
5	5	1/2(11.10+13.50)(33.00	153.00	7.72	153.88	264.72	1	153.88	9.00/12.00	1.10	287.2581	264.17
6	6 TO 8, 11 TO 13, 16 TO 18, 23 TO 25	14.00 X 8.00	112.00		112.00	192.60	12	1344.00	9.00	1.10	211.8547	2313.14
7	9, 10, 19, 20	14.00 X 9.00	126.00		126.00	216.67	4	504.00	9.00	1.10	238.3366	866.68
8	14	1/2(18.90+11.15)(33.00	154.35	7.72	146.63	252.18	1	146.63	9.00/12.00	1.10	277.3584	252.14
9	15	1/2(18.90+10.20)(33.00	151.20	7.72	143.48	246.73	1	143.48	9.00/12.00	1.10	271.4030	246.75
10	16	1/2(10.30+10.15)(31.00	145.95	7.72	138.23	237.70	1	138.23	9.00/12.00	1.10	261.6705	237.70
11	17	1/2(18.30+10.50)(31.15	116.76	7.72	129.04	221.90	1	129.04	9.00/12.00	1.10	244.1860	221.90
12	21 TO 22, 26 TO 27, 30 TO 31	7.60 x 13.15	99.94		99.94	171.86	6	599.64	9.00	1.10	189.2025	1031.14
13	29	10.00 x 13.15	131.50		131.50	226.13	1	131.50	9.00	1.10	248.7401	226.15
14	28	9.75 x 13.15	128.21		128.21	220.47	1	128.21	9.00	1.10	242.5276	220.47
15	24	1/2(10.20+10.40)(13.15	135.44	7.72	127.72	219.63	1	127.72	9.00/12.00	1.10	245.5900	219.63
16	35	1/2(13.15+11.40)(14.00	157.85	7.72	150.13	258.16	1	150.13	9.00/12.00	1.10	283.1599	258.16
17	36 TO 38	7.50 X 14.00	105.00		105.00	180.56	3	315.00	9.00	1.10	346.6350	541.67
18	39	9.00 X 14.00	126.00		126.00	216.67	1	126.00	9.00	1.10	238.3366	216.67
19	40	9.00 X 14.00	140.00		140.00	240.80	1	140.00	9.00	1.10	264.0702	240.80
20	41 TO 43	7.50 X 14.15	106.13		106.13	182.49	3	318.38	9.00	1.10	350.2418	547.48
21	44	1/2(9.75+10.00)(14.15	139.73	7.72	132.01	227.01	1	132.01	9.00/12.00	1.10	249.3072	227.01
							44	5883.693				10114.14

	Plot No.	Size (M)		Net Area (Sq.m.)	Tangent Area (sq.m.)	Total Net Area (Sq.M.)
1	OPEN SPACE	1/2(11.20+11.20)(30.85		345.52		1130.73
		1/2(20.45+17.90)(40.95		785.21		
		TOTAL		1130.73		
2	AMENITY SPACE	1/2(41.70+42.35)(26.40		1190.67		1190.67
3	18.00M. WIDE D.P. ROAD AREA	1/2(3.90+2.95)(12.00 + 1/2(2.90+3.55)(68.35 + 1/2(3.20)(3.50 + 1/2(13.05+4.05)(31.30 + 1/2(26.90+28.85)(31.75 + 1/2(14.70+28.85)(31.30 + 1/2(11.30+5.85)(86.35 + 1/2(5.80+5.85)(31.65		695.42		695.42
4	AREA UNDER ADJUSTMENT	1/2(28.10)(5.86			70.59	70.59

OWNER'S SIGN.-

PRIME PROPERTIES
THROUGH PARTNERS

1) SHRI. GOPAL NARAYANDAS RATHI

2) SHRI. UMESH AMBATKAR

3) SHRI. VIJAY MANIYAR

ARCHITECT'S SIGN.-

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B. Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg. No. CA/95/10807
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NIT Lic. No.: 855

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