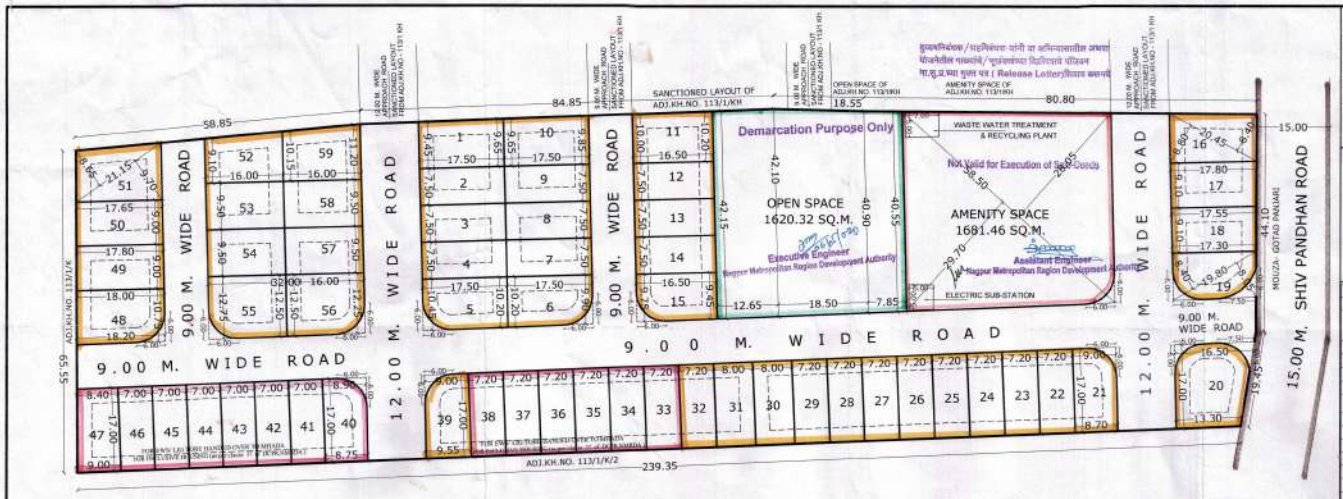
PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO.- 113/1/K/1, P.H. NO. - 42, MOUZA - SHANKARPUR, TAL.- NAGPUR (GRAMIN), DIST.- NAGPUR

BELONGING TO - M/s METROCITY PROJECTS
THROUGH IT'S AUTHORIZED PARTNER.
SHRI.PRASHANT MANOHARRAO BONGIRWAR.



LAYOUT PLAN
SCALE - 1:500

N

PROPOSED SITE
OF KH.NO.- 113/1/K/1



LOCATION PLAN
SCALE - NTS



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 97
SCALE - NTS

PROFORMA - I
AREA STATEMENT

1	AREA OF LAND OF KH.NO. - 113/1/K/1 (Minimum area of a,b,c, to be considered)	16187.00	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12)	16187.00	SQ.M.	(1.6187 H)
	b) AS PER MEASURMENT SHEET	16187.00	SQ.M.	
	c) AS PER SITE	16187.00	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)	16187.00	SQ.M.	100%
4	RECREATIONAL OPEN SPACE			
	a) REQUIRED	1618.70	SQ.M.	
	b) PROPOSED	1620.32	SQ.M.	10.01%
5	AMENITY SPACE			
	a) REQUIRED	1618.70	SQ.M.	
	b) PROPOSED (INCLUDING E.S.S & W.W.T.P.= 60.00 SQ.M.)	1681.46	SQ.M.	10.39%
6	SERVICE ROAD & HIGHWAY WIDENING	0.00	SQ.M.	
7	INTERNAL ROAD AREA	4428.92	SQ.M.	27.36%
8	AREA UNDER LAYOUT PLOTS	8456.30	SQ.M.	52.24%
9	NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (3-5b)	14505.54	SQ.M.	
10	PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (9 / 8) (as per clause no. 24.9 (i) of DCPR, NMRDA)	1.7153	SQ.M.	
11	AREA FOR INCLUSIVE HOUSING			
	a) REQUIRED (20% of 8)	1691.26	SQ.M.	
	b) PROPOSED	1739.45	SQ.M.	

Plot No.	Area (Sq.m.)	NO. OF PLOTS	% OF EWS / LIG PLOTS OF NET PLOTABLE AREA 8456.30 SQ.M.
33 TO 38	734.40	6	
40 TO 47	1005.05	8	
TOTAL	1739.45	14	20.57%

CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 28/03/2019 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 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/05/16037
NMC Lic. No. : R-90
MIT Lic. No. : 865

ARCHITECT'S SIGN.

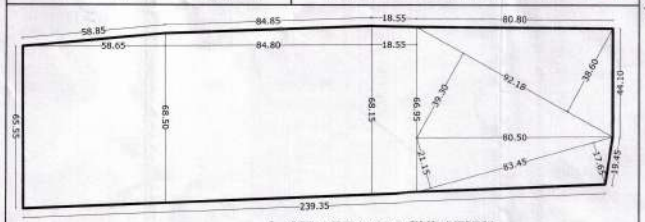
STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

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 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*1.7153]	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(9.45 + 9.65)x17.50	167.12		167.12	286.66	1	167.12	12.00	1.10	315.33	286.66
2	2 TO 4	7.50 X 17.50	131.25		131.25	225.13	3	393.75	12.00	1.10	247.65	675.40
3	5	1/2(10.45 + 10.20)x17.50	180.68	7.72	172.96	296.67	1	172.96	12.00	1.10	326.34	296.67
4	6	1/2(9.90 + 10.20)x17.50	175.87	7.72	168.15	288.42	1	168.15	9.00	1.10	317.26	288.42
5	7 TO 9	7.50 X 17.50	131.25		131.25	225.13	3	393.75	9.00	1.10	247.65	675.40
6	10	1/2(9.85 + 9.65)x17.50	170.62		170.62	292.66	1	170.62	9.00	1.10	321.93	292.66
7	11	1/2(10.00 + 10.70)x16.50	166.65		166.65	285.85	1	166.65	9.00	1.10	314.44	285.85
8	12 TO 14	7.50 X 16.50	123.75		123.75	212.26	3	371.25	9.00	1.10	233.49	636.78
9	15	1/2(9.75 + 9.45)x16.50	158.40	7.72	150.68	258.46	1	150.68	9.00	1.10	284.31	258.46
10	16	1/2(8.80 + 8.40)x20.45	175.87		175.87	301.66	1	175.87	12.00	1.10	331.83	301.66
11	17	1/2(17.80 + 17.55)x9.10	160.84		160.84	275.88	1	160.84	12.00	1.10	303.47	275.88
12	18	1/2(17.55 + 17.30)x9.10	158.56		158.56	271.97	1	158.56	12.00	1.10	299.17	271.97
13	19	1/2(8.40 + 8.05)x19.80	162.85	7.72 + 9.61	145.52	249.61	1	145.52	12.00	1.10	274.57	249.61
14	20	1/2(16.50 + 13.30)x17.00	253.30	7.72 + 9.61	235.97	404.75	1	235.97	12.00	1.10	445.23	404.75
15	21	1/2(9.00 + 8.70)x17.00	150.45	7.72	142.73	244.82	1	142.73	12.00	1.10	269.31	244.82
16	22 TO 29 32 TO 38	7.20 X 17.00	122.40		122.40	209.95	15	1836.00	9.00	1.10	230.95	3149.28
17	30, 31	8.00 X 17.00	136.00		136.00	233.28	2	272.00	9.00	1.10	256.61	466.56
18	39	1/2(9.00 + 9.55)x17.00	157.67	7.72	149.95	257.20	1	149.95	12.00	1.10	282.92	257.20
19	40	1/2(9.00 + 8.75)x17.00	150.87	7.72	143.15	245.54	1	143.15	12.00	1.10	270.09	245.54
20	41 TO 46	7.00 X 17.00	119.00		119.00	204.12	6	714.00	9.00	1.10	224.53	1224.72
21	47	1/2(8.40 + 9.00)x17.00	147.90		147.90	253.69	1	147.90	9.00	1.10	279.06	253.69
22	48	1/2(18.20 + 18.00)x10.75	194.57	7.72	186.85	320.50	1	186.85	9.00	1.10	352.55	320.50
23	49	1/2(18.00 + 17.80)x9.00	161.10		161.10	276.33	1	161.10	9.00	1.10	303.97	276.33
24	50	1/2(17.80 + 17.65)x9.00	159.52		159.52	273.62	1	159.52	9.00	1.10	300.99	273.62
25	51	1/2(9.70 + 8.65)x21.15	194.05		194.05	332.85	1	194.05	9.00	1.10	366.14	332.85
26	52	1/2(9.10 + 10.15)x16.00	154.00		154.00	264.15	1	154.00	9.00	1.10	290.57	264.15
27	53, 54	9.50 X 16.00	152.00		152.00	260.72	2	304.00	9.00	1.10	286.79	521.44
28	55	1/2(12.75 + 12.50)x16.00	202.00	7.72	194.28	333.24	1	194.28	9.00	1.10	366.56	333.24
29	56	1/2(12.25 + 12.50)x16.00	198.00	7.72	190.28	326.38	1	190.28	12.00	1.10	359.02	326.38
30	57, 58	9.50 X 16.00	152.00		152.00	260.72	2	304.00	12.00	1.10	286.79	521.44
31	59	1/2(11.20 + 10.15)x16.00	170.80		170.80	292.97	1	170.80	12.00	1.10	322.27	292.97
						TOTAL	59	8456.30				14504.96

	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(42.15 + 42.10)X12.65 + 1/2(42.10 + 40.90)X18.50 + 1/2(40.90 + 40.55)X7.85	1620.32		1620.32	1620.32
2	AMENITY SPACE	1/2(28.05 + 29.70) X58.50	1689.18	7.72	1681.46	1681.46

LAND AREA CALCULATION	
1/2(65.55 + 68.50) X58.65	3931.01
1/2(68.50 + 68.15) X84.80	5793.96
1/2(68.15 + 66.95) X18.55	1253.05
1/2(17.65 + 21.15) X83.45	1618.93
1/2(39.30 + 38.60) X92.18	3590.02
TOTAL	16186.97
SAY	16187.00

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



LAND AREA CALCULATION
SCALE - 1:1000

OWNER'S SIGN :
M/s METROCITY PROJECTS
THROUGH IT'S AUTHORIZED PARTNER.

SHRI.PRASHANT MANOHARRAO BONGIRWAR.

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