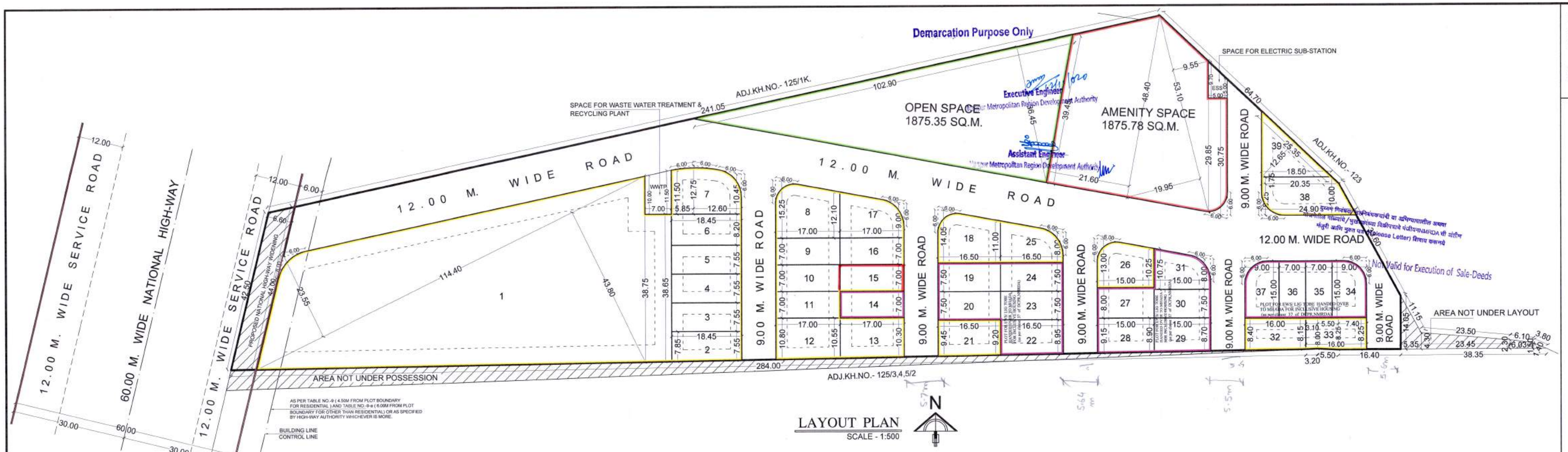
PROPOSED RESIDENTIAL LAYOUT PLAN ON KH.NO. -125/3,4,5/1, P.H. NO. - 42, MOUZA - JAMTHA, TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR

BELONGING TO :- 1) SHRI. VYANKATESH T. KUNAWAR
2) SHRI. KAMAL R. MOHTA



LAYOUT PLAN
SCALE - 1:500

PROFORMA - I
AREA STATEMENT

1	**AREA OF LAND OF KH.NO. 125/3,4,5/1 (Minimum area of a,b,c, to be considered)**	19157.73	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	19200.00	SQ.M.	(1.92 H)
	b) AS PER MEASURMENT SHEET	19157.73	SQ.M.	
	c) AS PER SITE	19157.73	SQ.M.	
2	**DEDUCTIONS FOR**		SQ.M.	
	a) PROPOSED 60.00 M. NATIONAL HIGH-WAY WIDENING AREA	285.45	SQ.M.	
	b) AREA NOT UNDER LAYOUT	140.59	SQ.M.	
	c) NATURAL WAETR COURSE AREA	0.00	SQ.M.	
	TOTAL (a+b+c)	426.04	SQ.M.	
3	**GROSS AREA OF PLOT (1 - 2)**	18731.69	SQ.M.	100%
4	**RECREATIONAL OPEN SPACE**			
	a) REQUIRED	1873.17	SQ.M.	10.00%
	b) PROPOSED	1875.35	SQ.M.	10.01%
5	**AMENITY SPACE**			
	a) REQUIRED	1873.17	SQ.M.	10.00%
	b) PROPOSED	1875.78	SQ.M.	10.01%
6	**SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (36.75 + 75.25)**	112.00	SQ.M.	0.60%
7	**INTERNAL ROAD AREA**	5316.34	SQ.M.	28.38%
8	**AREA UNDER LAYOUT PLOTS**	9552.22	SQ.M.	51.00%
9	**NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (3-5b)**	16855.91	SQ.M.	
10	**PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (9 / 8)** (as per clause no. 24.9 (i) of DCPR, NMRDA)	1.7646	SQ.M.	
11	**AREA UNDER INCLUSIVE HOUSING**			
	a) REQUIRED (20% of 8)	1910.44	SQ.M.	
	b) PROPOSED	1980.06	SQ.M.	20.73%

Plot No.	Area (Sq.m.)	NO. OF PLOTS	% OF EWS / LIG PLOTS OF NET PLOTABLE AREA 9552.22 SQ.M.
14, 15	238.00	2	20.73%
19, 20, 23, 24	495.00	4	
22	149.73	1	
27 TO 31	632.77	5	
34 TO 37	464.56	4	
TOTAL	1980.06	16	

CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 05 / 09 / 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 record.

UMESH M. LAMGE
B. Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg. No. CA/98/18907
NMC Lic. No.: R-60
NIT Lic. No.: 665

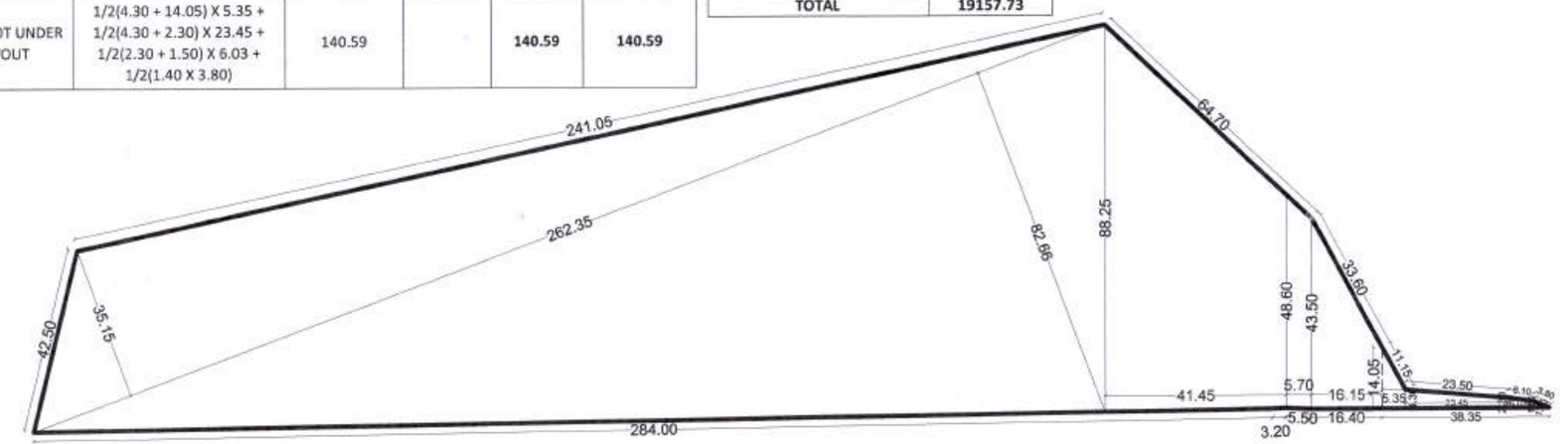
ARCHITECT'S SIGN.

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*1.7646)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(23.55 + 43.80) X 114.40 + 1/2(38.75 + 38.65) X 7.00	4123.32	7.72	4115.60	7262.38	1	4115.60	12.00	1.10	7988.62	7262.38
2	2	1/2(7.85 + 7.55) X 18.45	142.06		142.06	250.67	1	142.06	9.00	1.10	275.74	250.67
3	3, 4, 5	7.55 X 18.45	139.29		139.29	245.79	3	417.87	9.00	1.10	270.37	737.37
4	6	8.20 X 18.45	151.29		151.29	266.96	1	151.29	9.00	1.10	293.66	266.96
5	7	1/2(10.45 + 12.75) X 12.60 + 1/2(11.50 + 12.75) X 5.85	217.09	7.72	209.37	369.45	1	209.37	12.00	1.10	406.40	369.45
6	8	1/2(15.25 + 12.10) X 17.00	232.47	7.72	224.75	396.59	1	224.75	12.00	1.10	436.25	396.59
7	9, 10, 11, 14, 15, 16	7.00 X 17.00	119.00		119.00	209.98	6	714.00	9.00	1.10	230.98	1259.88
8	12	1/2(10.80 + 10.55) X 17.00	181.47		181.47	320.22	1	181.47	9.00	1.10	352.24	320.22
9	13	1/2(10.55 + 10.30) X 17.00	177.22		177.22	312.72	1	177.22	9.00	1.10	343.99	312.72
10	17	1/2(9.00 + 12.10) X 17.00	179.35	7.72	171.63	302.85	1	171.63	12.00	1.10	333.14	302.85
11	18	1/2(11.00 + 14.05) X 16.50	206.66	7.72	198.94	351.04	1	198.94	12.00	1.10	386.14	351.04
12	19, 20, 23, 24	7.50 X 16.50	123.75		123.75	218.36	4	495.00	9.00	1.10	240.20	873.44
13	21	1/2(9.45 + 9.20) X 16.50	153.86		153.86	271.50	1	153.86	9.00	1.10	298.65	271.50
14	22	1/2(8.95 + 9.20) X 16.50	149.73		149.73	264.21	1	149.73	9.00	1.10	290.63	264.21
15	25	1/2(8.00 + 11.00) X 16.50	156.75	7.72	149.03	262.97	1	149.03	12.00	1.10	289.27	262.97
16	26	1/2(10.25 + 13.00) X 15.00	174.37	7.72	166.65	294.07	1	166.65	12.00	1.10	323.48	294.07
17	27	8.00 X 15.00	120.00		120.00	211.75	1	120.00	9.00	1.10	232.93	211.75
18	28	1/2(9.15 + 8.90) X 15.00	135.37		135.37	238.87	1	135.37	9.00	1.10	262.76	238.87
19	29	1/2(8.70 + 8.90) X 15.00	132.00		132.00	232.92	1	132.00	9.00	1.10	256.21	232.92
20	30	7.50 X 15.00	112.50		112.50	198.51	1	112.50	9.00	1.10	218.36	198.51
21	31	1/2(8.00 + 10.75) X 15.00	140.62	7.72	132.90	234.51	1	132.90	12.00	1.10	257.96	234.51
22	32	1/2(8.40 + 8.15) X 16.00	132.40		132.40	233.63	1	132.40	9.00	1.10	257.00	233.63
23	33	8.25 X 7.40 + 1/2(8.25 + 8.00) X 5.50 + 1/2(8.15 + 8.00) X 3.10	130.77		130.77	230.75	1	130.77	9.00	1.10	253.83	230.75
24	34, 37	9.00 X 15.00	135.00	7.72	127.28	224.59	2	254.56	12.00	1.10	247.05	449.18
25	35, 36	7.00 X 15.00	105.00		105.00	185.28	2	210.00	12.00	1.10	203.81	370.57
26	38	1/2(24.90 + 20.35) X 8.25 + 1/2(18.50 + 20.35) X 1.75	220.64	7.72	212.92	375.71	1	212.92	12.00	1.10	413.28	375.71
27	39	1/2(12.65 X 25.35)	160.33		160.33	282.91	1	160.33	9.00	1.10	311.20	282.91
		TOTAL					39	9552.22				16855.66

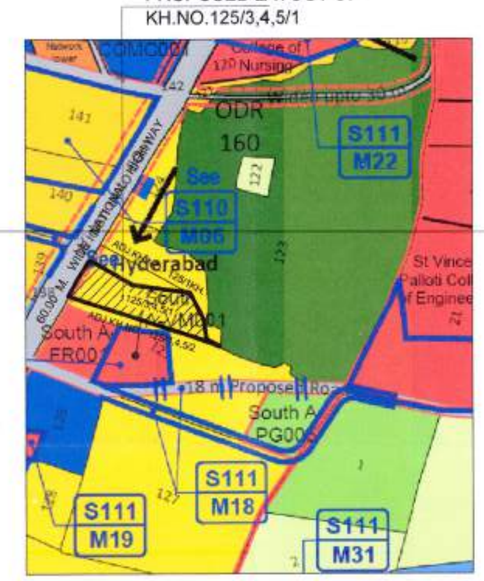
Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE	1/2(36.45 X 102.90)	1875.35		1875.35	1875.35
AMENITY SPACE	1/2(39.45 + 48.40) X 21.60 + 1/2(19.95 + 9.55) X 53.10 + 1/2(30.75 + 29.85) X 5.00	1883.50	7.72	1875.78	1875.78
SPACE FOR ELECTRIC SUB-STATION	1/2(5.00 + 9.70) X 5.00	36.75		36.75	112.00
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	1/2(10.00 + 11.50) X 7.00	75.25		75.25	
PROPOSED 60.00 M. WIDE NATIONAL HIGH WAY WIDENING AREA	1/2(42.50 + 44.00) X 6.60	285.45		285.45	285.45
AREA NOT UNDER LAYOUT	1/2(4.30 + 14.05) X 5.35 + 1/2(4.30 + 2.30) X 23.45 + 1/2(2.30 + 1.50) X 6.03 + 1/2(1.40 X 3.80)	140.59		140.59	140.59

LAND AREA CALCULATION	
1/2(35.15 + 82.66) X 262.35	15453.73
1/2(88.25 + 48.60) X 41.45	2836.22
1/2(43.50 + 48.60) X 5.70	262.49
1/2(43.50 + 14.05) X 16.15	464.72
1/2(4.30 + 14.05) X 5.35	49.09
1/2(4.30 + 2.30) X 23.45	77.39
1/2(2.30 + 1.50) X 6.03	11.46
1/2(1.40 X 3.80)	2.66
TOTAL	19157.73



LAND AREA CALCULATION
SCALE - 1:1000

PROPOSED LAYOUT OF KH.NO.125/3,4,5/1



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

OWNER'S SIGN :

1) SHRI. VYANKATESH T. KUNAWAR

2) SHRI. KAMAL R. MOHTA

ARCHITECT'S SIGN :

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B. Arch. (Hons)
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B. ARCH.
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FIFTH FLOOR, DAYA CHAMBERS,
AJNI SQ., WARDHA ROAD, NAGPUR