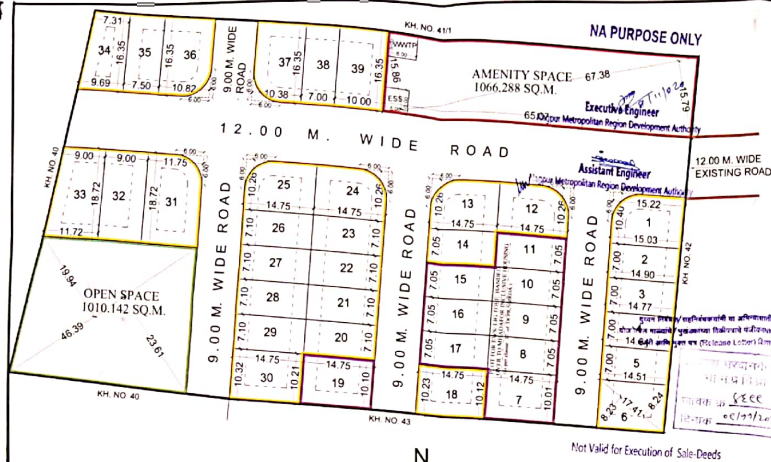




LAYOUT PLAN
SCALE - 1:500

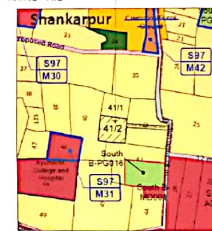
Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.m.)
OPEN SPACE	1/2 (19.54-21.61) X 46.39	1010.142		1010.142	1010.142
AMENITY SPACE (INCLUDING) ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT	1/2 (15.79-15.86) X 67.38	1066.288		1066.288	1066.288

LAND AREA CALCULATION	
1/2 (15.58-15.86) X 67.38	1477.211
1/2 (16.54-17.42) X 143.15	7944.896
1/2 (12.9-13.0) X 51	677.895
TOTAL	10101.00

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

Nos.	Plot No.	Site (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*1.808)	G	H=E*G	I	J	K=F*J	L=F*G	
1	1	1/2(15.22-15.03) X 10.40	157.300	7.720	149.580	270.441	1	149.580	12.000	1.100	297.485	270.441
2	2	1/2(15.03-14.90) X 7.00	104.755		104.755	189.397	1	104.755	9.000	1.100	208.337	189.397
3	3	1/2(14.77-14.90) X 7.00	101.845		101.845	187.752	1	103.845	9.000	1.100	206.527	187.752
4	4	1/2(14.77-14.64) X 7.00	102.935		102.935	186.106	1	102.935	9.000	1.100	204.717	186.106
5	5	1/2(14.51-14.64) X 7.00	102.025		102.025	184.461	1	102.025	9.000	1.100	202.907	184.461
6	6	1/2(14.24-14.23) X 17.41	143.371		143.371	259.215	1	143.371	9.000	1.100	285.136	259.215
7	7	1/2(10.51-10.12) X 14.75	148.459		148.459	268.414	1	148.459	9.000	1.100	295.255	268.414
8	8 TO 11	7.05 X 14.75	103.988		103.988	188.010	4	415.952	9.000	1.100	206.811	752.041
9	12, 13	10.26 X 14.75	151.335	7.720	143.615	259.656	2	287.230	12.000	1.100	285.622	519.312
10	14 TO 17	7.05 X 14.75	103.988		103.988	188.010	4	415.952	9.000	1.100	206.811	752.041
11	18	1/2(10.12-10.23) X 14.75	150.081		150.081	271.345	1	150.081	9.000	1.100	298.481	271.345
12	19	1/2(10.10-10.23) X 14.75	149.786		149.786	270.813	1	149.786	9.000	1.100	297.894	270.813
13	20 TO 23	7.10 X 14.75	104.725		104.725	189.343	4	418.900	9.000	1.100	208.277	757.371
14	24, 25	10.26 X 14.75	151.335	7.720	143.615	259.656	2	287.230	12.000	1.100	285.622	519.312
15	26 TO 29	7.10 X 14.75	104.725		104.725	189.343	4	418.900	9.000	1.100	208.277	757.371
16	30	1/2(10.23-10.32) X 14.75	151.409		151.409	273.747	1	151.409	9.000	1.100	301.122	273.747
17	31	11.75 X 18.72	219.960	7.720	212.240	383.730	1	212.240	12.000	1.100	422.103	383.730
18	32	9.00 X 18.72	168.480		168.480	304.612	1	168.480	12.000	1.100	335.073	304.612
19	33	1/2(19.00-11.72) X 18.72	193.939		193.939	350.642	1	193.939	12.000	1.100	385.706	350.642
20	34	1/2(17.31-16.59) X 16.35	138.975		138.975	251.267	1	138.975	12.000	1.100	276.393	251.267
21	35	7.50 X 16.35	122.625		122.625	221.706	1	122.625	12.000	1.100	243.877	221.706
22	36	10.82 X 16.35	176.907	7.720	169.187	305.890	1	169.187	12.000	1.100	336.479	305.890
23	37	10.18 X 16.35	169.713	7.720	161.993	292.883	1	161.993	12.000	1.100	322.172	292.883
24	38	7.00 X 16.35	114.450		114.450	206.926	1	114.450	12.000	1.100	227.618	206.926
25	39	10.00 X 16.35	163.500		163.500	295.608	1	163.500	12.000	1.100	375.169	295.608
		TOTAL					39	4995.799			9032.405	

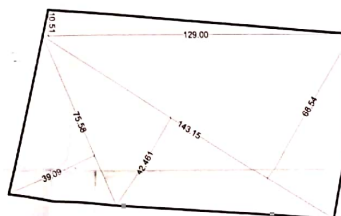
PROPOSED LAYOUT OF KH NO 41/2



D.P. PLAN SHOWING PROPOSED SITE

SHEET NO. 97

SCALE - NTS



LAND AREA CALCULATION
SCALE - 1:1000

NOTE:-

- * AREA UNDER OPEN SPACE SHOWN THUS
- * AREA UNDER OPEN SPACE SHOWN THUS
- * AREA UNDER AMENITY SPACE SHOWN THUS
- * RESIDENTIAL PLOTS SHOWN THUS
- * APPROACH ROAD SHOWN THUS
- * PLOTS MHADA FOR INCLUSIVE / AFFORDABLE PLOTS (as per clause 37 of DCPR,NMRDA) SHOWN THUS

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH.NO. - 41/2, P.H. NO. - 42, MOUZA - SHANKARPUR, TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR.

BELONGING TO :- JAI AMARLAL GRUHA NIRMAN SAH SANSTHA LTD. NAGPUR
THROUGH PRESIDENT SHRI MOHAN DAYARAM CHOITHANI THROUGH P.O.A. HOLDER MRS. TIRUPATI DEVELOPERS
1) SHRI PRASHANT MANOHARAO BONGIRWAR
2) SHRI RAHUL ARUNRAO UPGANLAWAR

PROFORMA - I AREA STATEMENT			
1. AREA OF LAND OF KH.NO. 41/2 (Minimum area of a.b.c. to be considered)		10100.000	SQ.M.
(a) AS PER OWNERSHIP DOCUMENT (1/12 EXTRACT)		10100.000	SQ.M. (12.01 H)
(b) AS PER MEASUREMENT SHEET		10100.000	SQ.M.
(c) AS PER SITE		10100.000	SQ.M.
2. DEDUCTIONS FOR			SQ.M.
(a) PROPOSED P / D / P. ROAD WIDENING AREA		0.000	SQ.M.
(b) ANY D.P. RESERVATION AREA		0.000	SQ.M.
(c) NATURAL WATER COURSE AREA		0.000	SQ.M.
(d) BALANCE LAND AREA		0.000	SQ.M.
TOTAL (2)-(1)		0.000	SQ.M.
3. GROSS AREA OF PLOT (1 - 2)		10100.000	SQ.M. 100%
4. RECREATIONAL OPEN SPACE			
(a) REQUIRED		1010.000	SQ.M.
(b) PROPOSED		1010.142	SQ.M. 10.001%
5. AMENITY SPACE			
(a) REQUIRED		1010.000	SQ.M.
(b) PROPOSED (INCLUDING ESS & WWTP)		1066.288	SQ.M. 10.558%
6. SERVICE ROAD & HIGHWAY WIDENING		0.000	SQ.M. 0.00%
7. INTERNAL ROAD AREA		3027.771	SQ.M. 29.978%
8. AREA UNDER LAYOUT PLOTS		4995.799	SQ.M. 49.463%
9. NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (1-5)		9033.712	SQ.M.
10. PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (10/9) (as per clause no. 24.9 (i) of DCPR, NMRDA)		1.808	SQ.M.
11. AREA UNDER INCLUSIVE HOUSING			
(a) REQUIRED (20% of 8)		999.159	SQ.M. 20.540%
(b) PROPOSED		1026.16	SQ.M. 20.540%
Plot No.	Area [Sq.m.]	NO. OF PLOTS	% OF FWS / LUG PLOTS OF NET PLOTTABLE AREA 4995.799 SQ.M.
7	148.459	1	
8 TO 11	415.952	4	
15 TO 17	351.964	3	
19	149.786	1	20.540%
TOTAL	1026.161	9	

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 24/08/2023, and the dimensions of sides etc. of plots stated on plan are as measured on site and the area so worked out is as shown in the area stated in document of ownership / T.P. Scheme records / Land records. Dependent on the records.

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CERTIFICATE OF AREA:

Certified that the plot under reference was surveyed by me on 24/08/2023 and the dimensions of sides etc. of plots stated on plan are as measured on site and the area so worked out is correct. The area stated in document of ownership / T.P. Scheme records / Land records Department is correct.

UMESH M. LAMGE
B. ARCH.
REGISTERED ARCHITECT & INTERIOR DESIGNER
REG. NO. 10100
OFFICE: 101, NAGPUR
9811111111

ARCHITECT'S SIGN

OWNER'S SIGN :

JAI AMARLAL GRUHA NIRMAN SAH SANSTHA LTD. NAGPUR
THROUGH PRESIDENT SHRI MOHAN DAYARAM CHOITHANI THROUGH P.O.A. HOLDER MRS. TIRUPATI DEVELOPERS

1) SHRI PRASHANT MANOHARAO BONGIRWAR

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ARCHITECT & INTERIOR DESIGNER
FIFTH FLOOR, DAYA CHAMBERS,
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ARCHITECT'S SIGN

OWNER'S SIGN :

JAI AMARLAL GRUHA NIRMAN SAH SANSTHA LTD. NAGPUR
THROUGH PRESIDENT SHRI MOHAN DAYARAM CHOITHANI THROUGH P.O.A. HOLDER MRS. TIRUPATI DEVELOPERS

1) SHRI PRASHANT MANOHARAO BONGIRWAR

2) SHRI RAHUL ARUNRAO UPGANLAWAR

UMESH M. LAMGE
B. ARCH.
ARCHITECT & INTERIOR DESIGNER
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