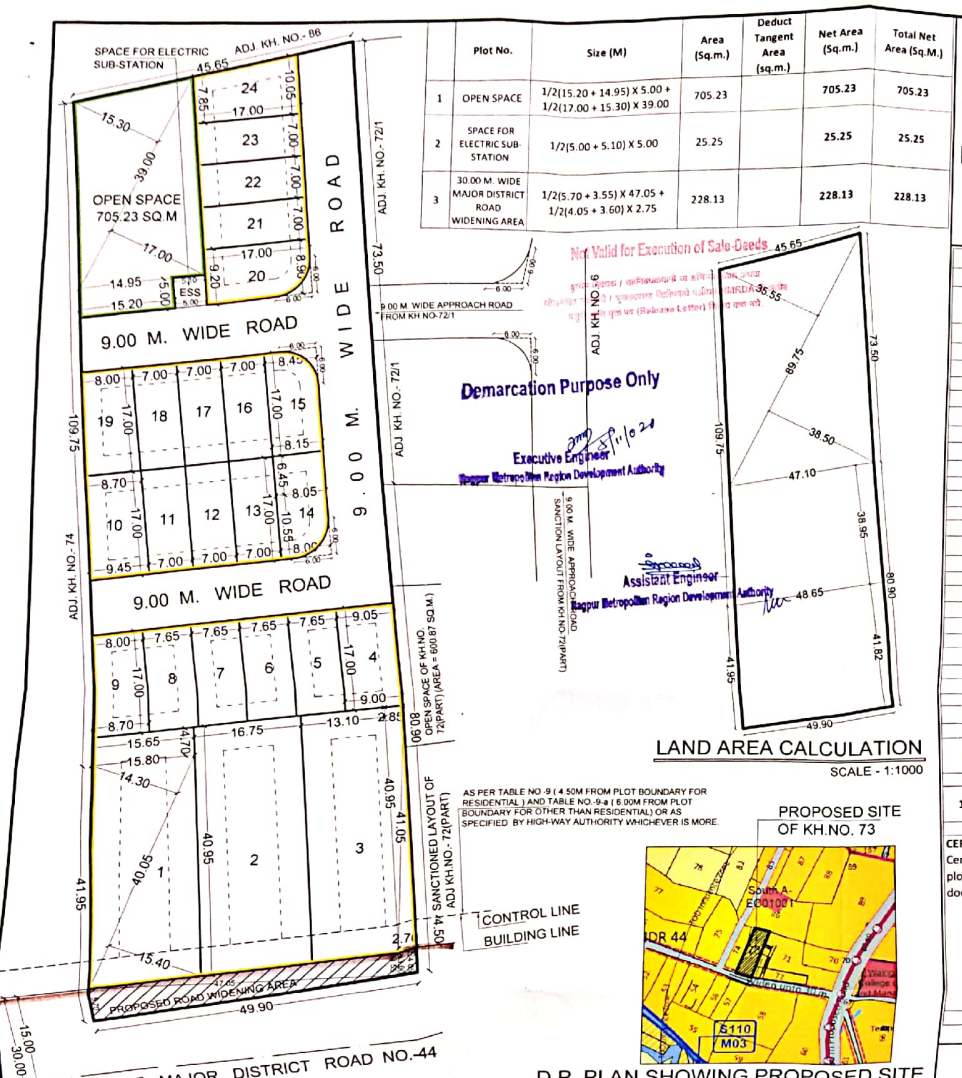
PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. - 73, P. H. NO. - 73, MOUZA - DONGARGAON ,TAL.- NAGPUR (GRAMIN), DIST.- NAGPUR.

BELONGING TO :- 1) AKHTAR HUSSAIN NUROOL HASAN SIDDIQUI,
2) RAMIZ RIZWAN SHAH,
3) SHRI. RAVINDRA BALAJI GOVINDWAR.
THROGH P.O A. HOLDER
1) SHRI. PRASHANT MANOHARRAO BONGIRWAR,
2) SHRI. RAHUL ARUNRAO UPGANLAWAR.



LAND AREA CALCULATION
SCALE - 1:1000

D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 110
SCALE - NTS

LAYOUT PLAN
SCALE - 1:500

N

LAND AREA CALCULATIONS	
1/2(35.55 + 38.50) X 89.75	3322.99
1/2(47.10 + 48.65) X 38.95	1864.73
1/2(49.90 + 48.65) X 41.82	2060.68
TOTAL	7248.40

	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(15.20 + 14.95) X 5.00 + 1/2(17.00 + 15.30) X 39.00	705.23		705.23	705.23
2	SPACE FOR ELECTRIC SUB-STATION	1/2(5.00 + 5.10) X 5.00	25.25		25.25	25.25
3	30.00 M. WIDE MAJOR DISTRICT ROAD WIDENING AREA	1/2(5.70 + 3.55) X 47.05 + 1/2(4.05 + 3.60) X 2.75	228.13		228.13	228.13

PROFORMA - I
AREA STATEMENT

1	AREA OF LAND OF KH.NO. - 73 (Minimum area of a,b,c, to be considered)	7248.40	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12)	8000.00	SQ.M.	(0.80 H)
	b) AS PER MEASURMENT SHEET	7248.40	SQ.M.	
	c) AS PER SITE	7248.40	SQ.M.	
2	DEDUCTIONS FOR		SQ.M	
	a) 30.00 M. WIDE MAJOR DISTRICT ROAD WIDENING AREA	228.13	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)	228.13	SQ.M.	
3	GROSS AREA OF PLOT (1 - 2)	7020.27	SQ.M.	100%
4	RECREATIONAL OPEN SPACE			
	a) REQUIRED	702.03	SQ.M.	
	b) PROPOSED	705.23	SQ.M.	10.05%
5	AMENITY SPACE			
	a) REQUIRED	0.00	SQ.M.	
	b) PROPOSED	0.00	SQ.M.	
6	SPACE FOR ELECTRIC SUB-STATION	25.25	SQ.M.	0.36%
7	INTERNAL ROAD AREA	1541.26	SQ.M.	21.95%
8	AREA UNDER LAYOUT PLOTS	4748.53	SQ.M.	67.64%
9	NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (3-5b)	7020.27	SQ.M.	
10	PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (9 / 8) (as per clause no. 24.9 (i) of DCPR, NMRDA)	1.4784	SQ.M.	

CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 11/08/2020 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 records.

UMESH M. LAMGE
B. Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg. No. CA/95/11957
NMC Lic. No. - R-50
NIT Lic. No - 865

ARCHITECT'S SIGN.

NOTE: -
x AREA UNDER LAYOUT SHOWN THUS
x AREA UNDER OPEN SPACE SHOWN THUS
x RESIDENTIAL PLOTS SHOWN THUS
x APPROACH ROAD SHOWN THUS

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*1.4784)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(15.65 + 15.80) X 4.70 + 1/2(14.30 + 15.40) X 40.05	668.64		668.64	988.52	1	668.64	30.00	1.10	1087.37	988.52
2	2	16.75 X 40.95	685.91		685.91	1014.05	1	685.91	30.00	1.10	1115.45	1014.05
3	3	13.10 X 40.95 + 1/2(2.85 + 2.70) X 41.05	650.35		650.35	961.48	1	650.35	30.00	1.10	1057.63	961.48
4	4	1/2(9.00 + 9.05) X 17.00	153.42		153.42	226.82	1	153.42	9.00	1.10	249.50	226.82
5	5 TO 8	7.65 X 17.00	130.05		130.05	192.27	4	520.20	9.00	1.10	211.49	769.06
6	9, 19	1/2(8.00 + 8.70) X 17.00	141.95		141.95	209.86	2	283.90	9.00	1.10	230.84	419.72
7	10	1/2(8.70 + 9.45) X 17.00	154.27		154.27	228.07	1	154.27	9.00	1.10	250.88	228.07
8	11, 12, 13, 16, 17, 18, 21, 22, 23	7.00 X 17.00	119.00		119.00	175.93	9	1071.00	9.00	1.10	193.52	1583.37
9	14	1/2(8.00 + 8.05) X 10.55 + 1/2(8.05 + 8.15) X 6.45	136.90	7.72	129.18	190.98	1	129.18	9.00	1.10	210.08	190.98
10	15	1/2(8.15 + 8.45) X 17.00	141.10	7.72	133.38	197.19	1	133.38	9.00	1.10	216.91	197.19
11	20	1/2(8.90 + 9.20) X 17.00	153.85	7.72	146.13	216.04	1	146.13	9.00	1.10	237.64	216.04
12	24	1/2(7.85 + 10.05) X 17.00	152.15		152.15	224.94	1	152.15	9.00	1.10	247.43	224.94
	TOTAL						24	4748.53				7020.23

OWNER'S SIGN :
1) AKHTAR HUSSAIN NUROOL HASAN SIDDIQUI,
2) RAMIZ RIZWAN SHAH.
3) SHRI. RAVINDRA BALAJI GOVINDWAR.
THROGH P.O.A. HOLDER

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

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