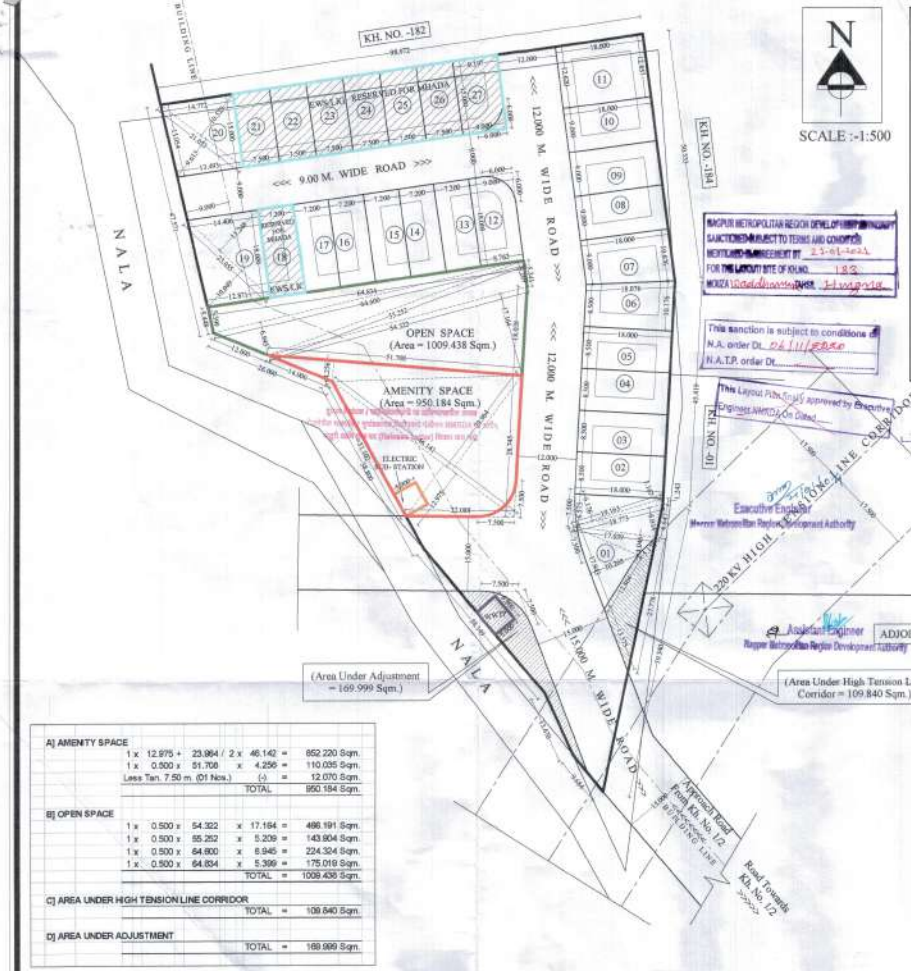
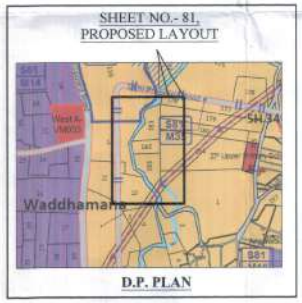
FINAL DEMARCATED PROPOSED RESIDENTIAL LAYOUT PLAN FOR KH. NO.- 183, P.H. NO.- 06, MOUZA- WADDHAMNA, TAHSIL - HINGNA , DISTRICT - NAGPUR. BELONGING TO M/s. PREMIER HERITAGE THROUGH PARTNER SHRI AMIT MAGANLAL PANCHMATIYA





LAND AREA STATEMENT							
1)	1 x	0.500 x	59.340	x	7.542	=	223.771 Sqm.
2)	1 x	0.500 x	53.798	x	9.533	=	256.419 Sqm.
3)	1 x	0.500 x	49.401	x	33.128	=	818.278 Sqm.
4)	1 x	25.393 +	43.364 / 2 x		71.771	=	2485.317 Sqm.
5)	1 x	0.500 x	94.316	x	12.473	=	588.202 Sqm.
6)	1 x	44.212 +	44.910 / 2 x		109.105	=	4728.145 Sqm.
					TOTAL		9080.131 Sqm.





PROFORMA-I

A	AREA STATEMENTS		Sqm.	%
	1. AREA OF LAND			
	a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)		10500.000	
	b) AS PER MEASUREMENT SHEET		9080.131	
	c) AS PER SITE		9080.131	
	2. DEDUCTIONS FOR			
	a) PROPOSED D.P./ D.P. ROAD WIDENING AREA		0.000	
	b) ANY D.P. RESERVATION AREA		0.000	
	c) HIGH TENSION LINE CORRIDOR		109.840	
		(TOTAL a+b+c)	109.840	
	3. GROSS AREA OF PLOT (1-2)		8970.291	100.000
	4. RECREATIONAL OPEN SPACE			
	a) REQUIRED -	(10 % OF 3)	897.029	
	b) PROPOSED -		1009.438	11.253
	5. AMENITY SPACE			
	a) REQUIRED -	(10 % OF 3)	897.029	
	b) PROPOSED -		900.184	10.035
	c) AREA UNDER ELECTRIC SUB-STATION		50.000	0.557
	6. AREA UNDER ADJUSTMENT		169.999	1.895
	7. INTERNAL ROAD AREA		2735.670	30.497
	8. AREA UNDER LAYOUT PLOTS		4105.000	45.762
	9. NET AREA OF PLOTS FOR FSI CALCULATIONS = (3-5b)		8070.107	
	10. PERMISSIBLE FSI FACTOR FOR LAYOUT PLOTS = (9/8)		1.965	
	11. AREA FOR INCLUSIVE HOUSING			
	a) REQUIRED -	(20 % OF 8)	821.000	
	b) PROPOSED -	(22.736 %)	933.353	

A] AMENITY SPACE

1 x	12.975 +	23.984 / 2 x	46.142	=	852.220 Sqm.
1 x	0.500 x	51.708	x 4.256	=	110.035 Sqm.
Less Tan. 7.50 m. (01 Nos.)			(-)	=	12.070 Sqm.
			TOTAL		950.184 Sqm.

B] OPEN SPACE

1 x	0.500 x	54.322	x 17.184	=	466.191 Sqm.
1 x	0.500 x	55.252	x 5.209	=	143.804 Sqm.
1 x	0.500 x	64.800	x 6.945	=	224.324 Sqm.
1 x	0.500 x	64.834	x 5.399	=	175.019 Sqm.
			TOTAL	=	1009.436 Sqm.

C] AREA UNDER HIGH TENSION LINE CORRIDOR

TOTAL	=	109.840 Sqm.

D] AREA UNDER ADJUSTMENT

TOTAL	=	169.999 Sqm.

LAYOUT PLAN OF KH. NO.- 183, Mouza - WADDHAMNA

SCALE :-1:500

NOTE:-
As Per Clause No.- 37.1 DCPR
PLOT No. 18, 21 to 27
RESERVED FOR EWS/LIG
AREA = 933.353 Sqm (22.736 %)

SR.NO	PLOT NO.	NO. OF PLOTS	TOTAL NET AREA (Sqm.)
	A	G	H= E*G
1	18	1	126.600
2	21 to 27	7	806.753
		8	933.353

Note :- Waste Water Treatment Plant & Electric Substation should be provided in Amenity Space As Per Clause No. 24.4.1 in DCPR

INDEX :-

- KH. BOUNDARY SHOWN IN
- AMENITY SPACE SHOWN IN
- OPEN SPACE SHOWN IN
- EWS/LIG PLOTS FOR MHADA SHOWN IN
- WASTE WATER TREATMENT PLANT SHOWN IN
- ELECTRIC SUB-STATION SHOWN IN

OWNER'S SIGN

For Premier Heritage

Partner/Auth. Sign.

(SHRI. AMIT MAGANLAL PANCHMATIYA)

ARCHITECT/L.S.

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STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

SR.NO.	PLOT NO.	SIZE IN METERS	PLOT AREA (Sq.m.)	ROUNDING AREA OF ROAD (Sq.m.)	REMAINING PLOT AREA (Sq.m.)	NO. OF PLOTS	TOTAL NET PLOT AREA (sq.m.)	BUILT UP AREA ON PRO-RATA BASIS i.e. (E x 1.965)	BUILT UP AREA ON PRO-RATA BASIS	FRONT ROAD WIDTH (m.)	BASIC FSI	PERMISSIBLE BUILT UP AREA ON BASIC FSI (Sq.m.)
	A	B	C	D	E= (C-D)	F	G = (E*F)	H	I = (H*F)	J	K	L = (H*K)
1	1	1 x 0.500 x 17.843 x 10.268	91.606	12.070	240.813	1	240.813	473.198	473.198	15.000	1.100	520.518
		1 x 0.500 x 17.039 x 4.046	34.470									
		1 x 0.500 x 16.773 x 6.014	56.450									
		1 x 6.176 + 1.167 / 2 x 19.183	70.357									
2	2 to 5	1 x 18.000 x 8.500	153.000	0.000	153.000	4	612.000	300.845	1202.580	12.000	1.100	330.710
3	6	1 x 8.500 + 10.178 / 2	9.336	0.000	168.448	1	168.448	331.001	331.001	12.000	1.100	364.101
		1 x 18.000 + 18.078 / 2	18.039									
4	7	1 x 9.000 + 10.678 / 2	9.839	0.000	177.468	1	177.468	348.724	348.724	12.000	1.100	383.596
		1 x 18.000 + 18.078 / 2	18.039									
5	8 to 10	1 x 18.000 x 9.000	162.000	0.000	162.000	3	486.000	318.330	954.990	12.000	1.100	350.163
6	11	1 x 12.820 + 12.657 / 2 x 18.000	229.293	0.000	229.293	1	229.293	450.561	450.561	12.000	1.100	495.617
7	12	1 x 9.000 + 8.763 / 2 x 18.000	159.867	7.725	152.142	1	152.142	298.959	298.959	9.000	1.100	328.855
8	13 to 17	1 x 7.200 x 18.000	129.600	0.000	129.600	5	648.000	254.664	1273.320	9.000	1.100	280.130
9	18	1 x 7.200 x 18.000	129.600	0.000	129.600	1	129.600	254.664	254.664	9.000	1.100	280.130
10	19	1 x 11.246 + 10.049 / 2 x 23.055	245.501	0.000	245.501	1	245.501	482.410	482.410	9.000	1.100	530.651
11	20	1 x 9.813 + 10.525 / 2 x 21.053	211.963	0.000	211.963	1	211.963	416.546	416.546	9.000	1.100	458.201
12	21 to 26	1 x 7.500 x 15.000	112.500	0.000	112.500	6	675.000	331.063	1326.375	9.000	1.100	243.169
13	27	1 x 9.197 + 9.000 / 2 x 15.000	136.476	7.725	128.753	1	128.753	252.999	252.999	9.000	1.100	278.299
		TOTAL				27	4105.000		8068.326			