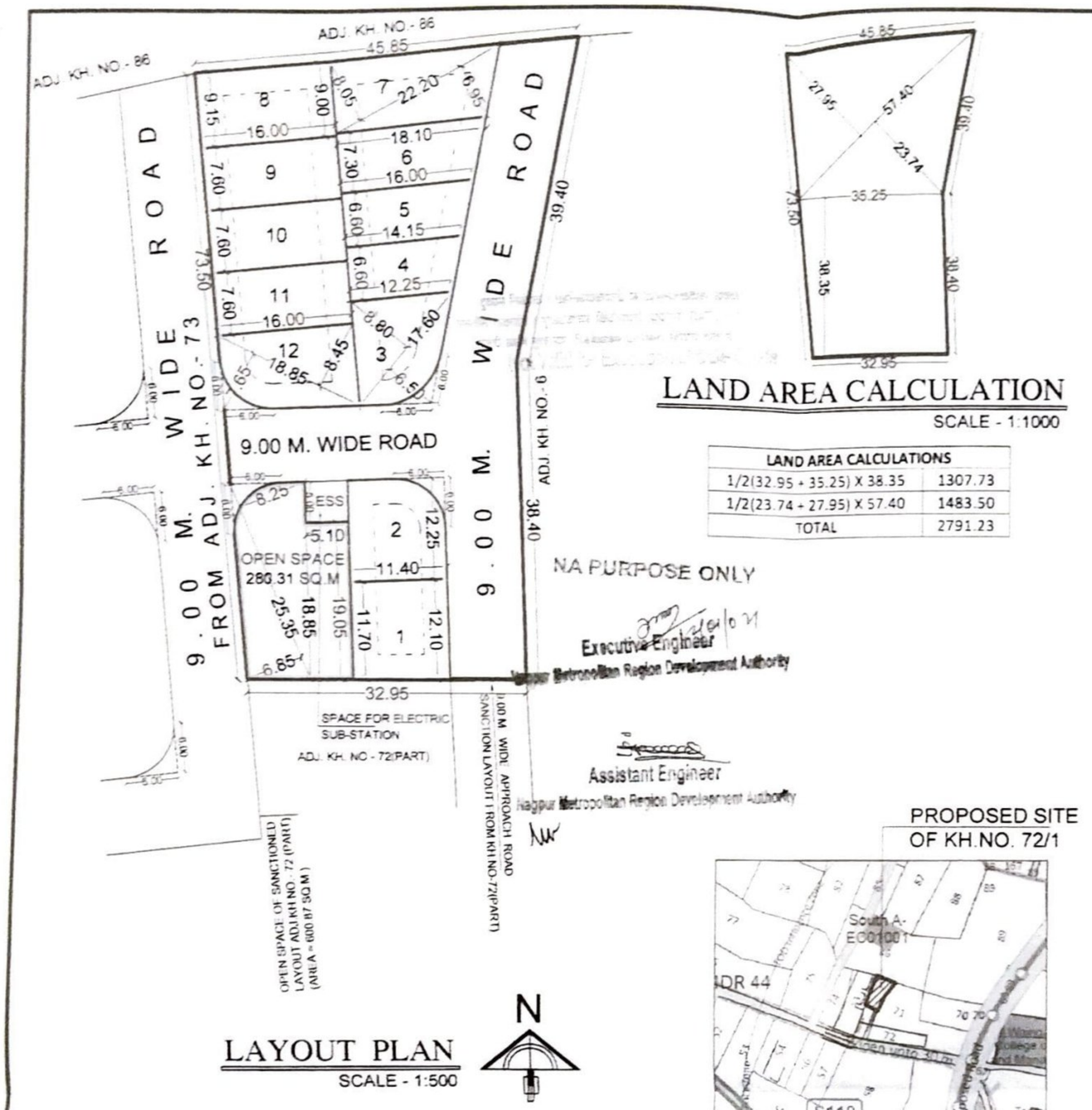
FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. - 72/1, P. H. NO. - 73, MOUZA - DONGARGAON ,TAL.- NAGPUR (GRAMIN), DIST.- NAGPUR.

BELONGING TO :- M/s. TIRUPATI DEVELOPERS
THROUGH PARTNERS
1) SHRI. PRASHANT MANOHARRAO BONGIRWAR
2) SHRI. RAHUL ARUNRAO UPGANLAWAR



LAND AREA CALCULATION

SCALE - 1:1000

LAND AREA CALCULATIONS	
1/2(32.95 + 35.25) X 38.35	1307.73
1/2(23.74 + 27.95) X 57.40	1483.50
TOTAL	2791.23

NA PURPOSE ONLY

Executive Engineer
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

LAYOUT PLAN

SCALE - 1:500

N

PROPOSED SITE OF KH.NO. 72/1

D.P. PLAN SHOWING PROPOSED SITE

SHEET NO. 110

SCALE - NTS

PROFORMA - I

AREA STATEMENT

1	AREA OF LAND OF KH.NO. - 72/1 (Minimum area of a,b,c, to be considered)	2791.23	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12)	4400.00	SQ.M.	(0.44 +)
	b) AS PER MEASURMENT SHEET	2791.23	SQ.M.	
	c) AS PER SITE	2791.23	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)	2791.23	SQ.M.	100%
4	RECREATIONAL OPEN SPACE			
	a) REQUIRED	279.12	SQ.M.	
	b) PROPOSED	280.31	SQ.M.	10.04%
5	AMENITY SPACE			
	a) REQUIRED	0.00	SQ.M.	
	b) PROPOSED	0.00	SQ.M.	
6	SPACE FOR ELECTRIC SUB-STATION	25.50	SQ.M.	0.91%
7	INTERNAL ROAD AREA	959.32	SQ.M.	34.37%
8	AREA UNDER LAYOUT PLOTS	1526.10	SQ.M.	54.68%
9	NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (3-5b)	2791.23	SQ.M.	
10	PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (9 / 8) (as per clause no. 24.9 (i) of DCPR, NMRDA)	1.8290	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.

ARCHITECT'S SIGN.

	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(8.25 + 6.85) X 25.35 + 1/2(19.05 + 18.85) X 5.10	288.03	7.72	280.31	280.31
2	SPACE FOR ELECTRIC SUB-STATION	5.00 X 5.10	25.50		25.50	25.50

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*1.8290)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(12.10 + 11.70) X 11.40	135.66		135.66	248.12	1	135.66	9.00	1.10	272.93	248.12
2	2	11.40 X 12.25	139.65	7.72	131.93	241.29	1	131.93	9.00	1.10	265.42	241.29
3	3	1/2(6.50 + 8.80) X 17.60	134.64	7.72	126.92	232.13	1	126.92	9.00	1.10	255.34	232.13
4	4	1/2(12.25 + 14.15) X 6.60	87.12		87.12	159.34	1	87.12	9.00	1.10	175.28	159.34
6	5	1/2(16.00 + 14.15) X 6.60	99.49		99.49	181.96	1	99.49	9.00	1.10	200.16	181.96
7	6	1/2(16.00 + 18.10) X 7.30	124.46		124.46	227.63	1	124.46	9.00	1.10	250.39	227.63
8	7	1/2(6.95 + 8.05) X 22.20	166.50		166.50	304.52	1	166.50	9.00	1.10	334.97	304.52
9	8	1/2(9.00 + 9.15) X 16.00	145.20		145.20	265.57	1	145.20	9.00	1.10	292.13	265.57
10	9, 10, 11	7.60 X 16.00	121.60		121.60	222.40	3	364.80	9.00	1.10	244.64	667.20
12	12	1/2(7.65 + 8.45) X 18.85	151.74	7.72	144.02	263.41	1	144.02	9.00	1.10	289.75	263.41
		TOTAL					12	1526.10				2791.18

OWNER'S SIGN :

M/s. TIRUPATI DEVELOPERS
THROUGH PARTNERS

1) SHRI. PRASHANT MANOHARRAO BONGIRWAR

2) SHRI. RAHUL ARUNRAO UPGANLAWAR

ARCHITECT'S SIGN :

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

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