PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. - 88/2, 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 URGANLAWAR



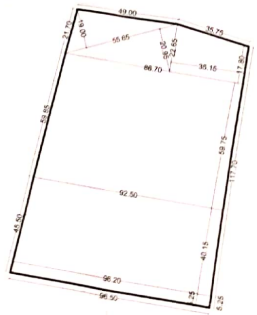
LAYOUT PLAN
SCALE - 1:500

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*1.68855)	G	H=E*G	I	J	K=E*J	L=F*G
1	1	1/2(17.00 + 7.55) X 16.90 + 1/2(9.00 + 9.25) X 4.80	160.91		160.91	271.71	1	160.91	9.00	1.10	298.34	271.71
2	2	1/2(18.35 + 17.85) X 7.65	137.56		137.56	232.26	1	137.56	9.00	1.10	255.04	232.26
3	3	1/2(17.90 + 7.20) X 15.90	150.24	7.72	142.52	240.62	1	142.52	9.00	1.10	264.24	240.62
4	4	1/2(8.80 + 9.25) X 16.00	144.40	7.72	136.68	230.87	1	136.68	9.00	1.10	253.41	230.87
5	5	8.50 X 16.00	136.00		136.00	229.63	1	136.00	9.00	1.10	252.15	229.63
6	6	1/2(8.35 + 9.40) X 16.00	142.00		142.00	239.74	1	142.00	9.00	1.10	263.28	239.74
7	7	1/2(9.05 + 10.10) X 16.00	153.20		153.20	258.67	1	153.20	9.00	1.10	284.04	258.67
8	8	9.00 X 16.00	144.00		144.00	243.11	1	144.00	9.00	1.10	268.98	243.11
9	9	1/2(9.95 + 10.40) X 16.00	162.80	7.72	155.08	261.85	1	155.08	9.00	1.10	287.53	261.85
10	10	1/2(9.00 + 9.40) X 15.00	138.00		138.00	232.99	1	138.00	9.00	1.10	255.86	232.99
11	11 TO 15 18 TO 22	7.35 X 15.00	110.25		110.25	186.13	10	1102.50	9.00	1.10	204.41	1858.26
12	16	1/2(11.95 + 10.45) X 15.00	167.62	7.72	159.90	269.91	1	159.90	9.00	1.10	296.46	269.91
13	17	1/2(9.00 + 10.45) X 15.00	145.87	7.72	138.15	233.19	1	138.15	9.00	1.10	256.14	233.19
14	23	1/2(9.80 + 9.40) X 15.00	144.00		144.00	243.11	1	144.00	9.00	1.10	266.98	243.11
15	24	1/2(15.00 + 4.55) X 19.75 + 4.30 X 19.20	176.86		176.86	298.50	1	176.86	9.00	1.10	327.91	298.50
16	25 TO 30	8.80 X 19.20	168.96		168.96	285.18	6	1013.76	9.00	1.10	313.26	1709.69
17	31	10.90 X 17.35 + 1/2(9.35 + 10.00) X 1.85	191.26	7.72	183.54	309.86	1	183.54	9.00	1.10	340.29	309.86
18	32	8.90 X 19.20	153.60	7.72	145.88	246.23	1	145.88	9.00	1.10	270.47	246.23
19	33, 34	8.00 X 19.20	153.60		153.60	259.29	2	307.20	9.00	1.10	284.78	517.78
20	35	1/2(10.00 + 13.20) X 19.20	222.72	9.61	213.11	359.70	1	213.11	15.00	1.10	395.12	359.70
21	36	1/2(20.75 + 22.00) X 7.70 + 1/2(23.00 + 22.05) X 5.00	274.70	9.61	265.09	446.81	1	265.09	15.00	1.10	491.49	446.81
22	37	1/2(22.05 + 22.10) X 12.70	280.35		280.35	472.53	1	280.35	15.00	1.10	519.78	472.53
23	38	1/2(22.10 + 22.20) X 12.70	281.80		281.80	474.13	1	281.80	15.00	1.10	522.54	474.13
24	39	11.00 X 21.00	231.00		231.00	389.35	1	231.00	9.00	1.10	428.29	389.35
25	40	1/2(20.85 + 21.85) X 10.50	224.17		224.17	377.84	1	224.17	9.00	1.10	415.62	377.84
26	41	1/2(22.85 + 21.85) X 10.50	234.67	7.72	226.95	382.52	1	226.95	9.00	1.10	420.78	382.52
		TOTAL					41	6539.71				11022.68

LAND AREA CALCULATION

1/2(19.00 + 20.95) X 55.65	1111.80
1/2(17.80 + 22.65) X 35.15	710.91
1/2(86.70 + 92.50) X 59.75	5353.60
1/2(92.50 + 96.20) X 40.15	3788.15
1/2(96.20 + 96.50) X 5.25	505.83
TOTAL	11470.09



LAND AREA CALCULATION
SCALE - 1:1000

PROFORMA - I
AREA STATEMENT

1	AREA OF LAND OF KH.NO. 88/2 (Minimum area of a.B.c. to be considered)	11470.09	SQ.M
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	11500.00	SQ.M (1.15 H.)
	b) AS PER MEASUREMENT SHEET	11470.09	SQ.M
	c) AS PER SITE	11470.09	SQ.M
2	DEDUCTIONS FOR		SQ.M
	a) PROPOSED D.P./D.P. ROAD 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	BALANCE AREA OF PLOT (1 - 2)	11470.09	SQ.M
4	AMENITY SPACE		
	a) REQUIRED		
	UP TO 0.40 H. = NIL		
	0.40 H. TO 1.00 H. (5%) = 200.00 SQ.M		
	1.00 H. TO 1.147 H. (10%) = 147.00 SQ.M		
	TOTAL REQUIRED = 447.00 SQ.M	447.00	SQ.M
	b) PROPOSED	NIL	SQ.M
	c) PROPOSED	447.35	SQ.M
5	NET PLOT AREA (3-4C)	11022.74	SQ.M 100%
6	RECREATIONAL OPEN SPACE		
	a) REQUIRED	1102.27	SQ.M 10.00%
	b) PROPOSED	1108.57	SQ.M 10.06%
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (26.25 + 51.25)	77.50	SQ.M 0.70%
8	INTERNAL ROAD AREA	3296.96	SQ.M 29.91%
9	SERVICE ROAD HIGH-WAY WIDENING	0.00	SQ.M
10	PLOTABLE AREA	6539.71	SQ.M 59.33%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.6855	SQ.M

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 20 / 02 / 2021 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.)
OPEN SPACE	21.25 X 5.00 + 21.85 X 5.00 + 1/2(20.85 + 20.85) X 41.85	1108.57		1108.57	1108.57
AMENITY SPACE	1/2(10.75 + 11.50) X 24.75 + 1/2(20.85 + 21.25) X 8.25	447.35		447.35	447.35
SPACE FOR ELECTRIC SUB-STATION	1/2(5.00 + 1.50) X 5.00	26.25		26.25	77.50
SPACE FOR W.S. SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	1/2(10.00 + 10.50) X 5.00	51.25		51.25	



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 110

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

OWNER'S SIGN :
M/s. TIRUPATI DEVELOPERS
THROUGH PARTNERS
1) SHRI. PRASHANT MANOHARRAO BONGIRWAR
2) SHRI. RAHUL ARUNRAO URGANLAWAR

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

Scanned with CamScanner