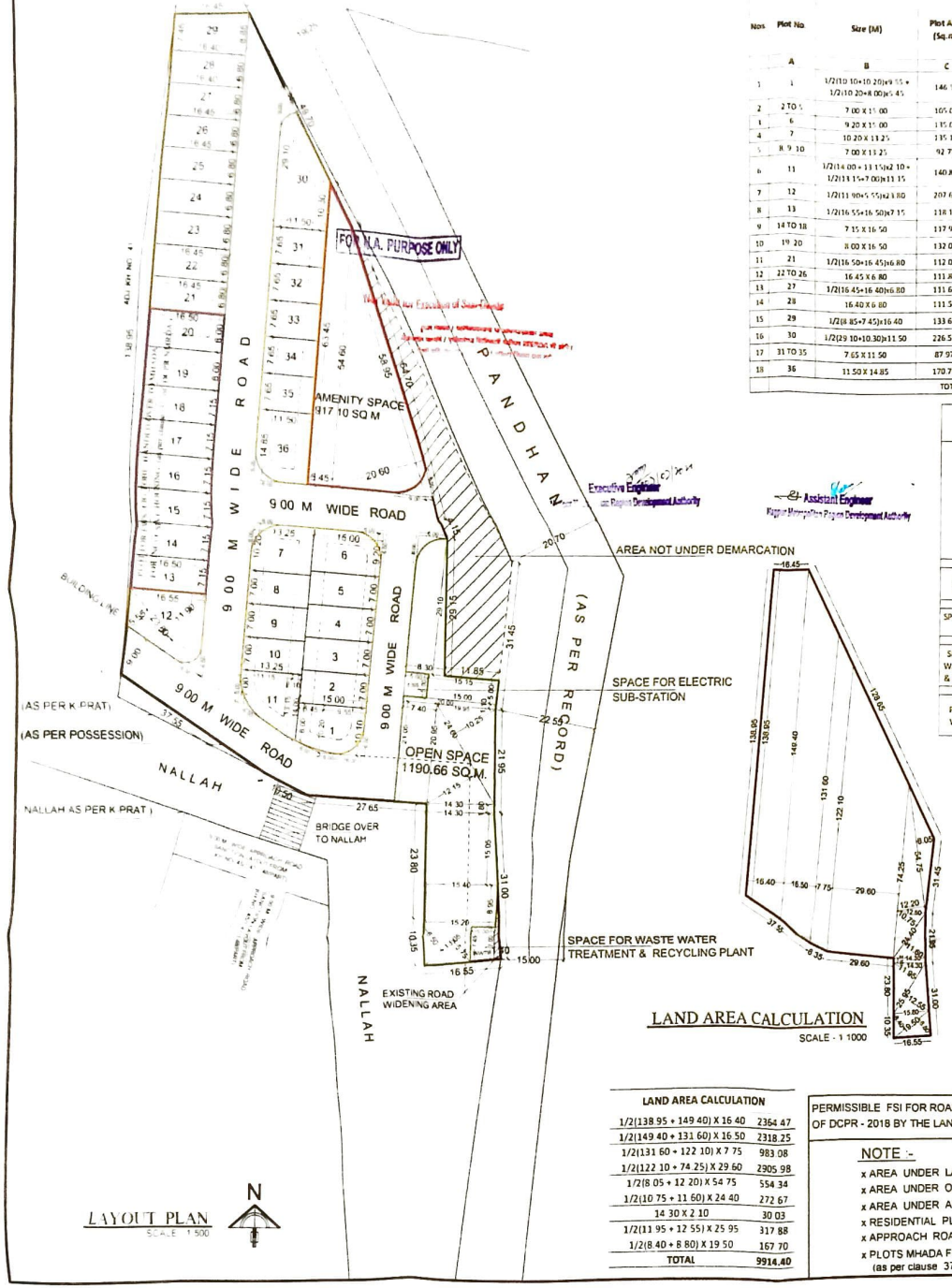
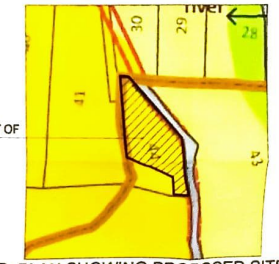
REVISED PROPOSED RESIDENTIAL LAYOUT PLAN ON KH NO - 44, P H NO - 45, MOUZA - KHADKA, TAL - HINGNA, DIST - NAGPUR

BELONGING TO - TIRUPATI DEVELOPER THROUGH PARTNER
1) SHRI PRASHANT BONGIRWAR
2) SHRI RAHUL UPGANLAWAR



LAYOUT PLAN
SCALE - 1 500

LAND AREA CALCULATION
SCALE - 1 1000



PROPOSED LAYOUT OF KH NO - 44

D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 96
SCALE - NTS

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 built up area on Basic FSI (Sq.m.)	Total Built up area on Prorata basis (Sq. M.)
	A	B	C	D	E=(C-D)	F=(E*1.9450)	G	H=E*G	I	J	K=E*J	L=F*G
1	1	1/2(10.10+10.20)x9.55 + 1/2(10.20+8.00)x5.45	146.53	7.72+7.72	131.09	254.9652	1	131.09	9.00	1.10	254.9652	254.9652
2	2 TO 5	7.00 X 15.00	105.00		105.00	204.2250	4	420.00	9.00	1.10	816.9000	816.9000
3	6	9.20 X 15.00	135.00	7.72	127.28	247.5196	1	127.28	9.00	1.10	247.5196	247.5196
4	7	10.20 X 13.25	135.15	7.72	127.43	247.8114	1	127.43	9.00	1.10	247.8114	247.8114
5	8, 9, 10	7.00 X 13.25	92.75		92.75	180.3988	3	278.25	9.00	1.10	541.1963	541.1963
6	11	1/2(14.00+13.15)x2.10 + 1/2(13.15+7.00)x11.15	140.84	7.72	133.12	258.9257	1	133.12	9.00	1.10	258.9257	258.9257
7	12	1/2(11.90+5.55)x2.80	207.66	7.72	199.94	388.8736	1	199.94	9.00	1.10	388.8736	388.8736
8	13	1/2(16.55+16.50)x7.15	118.15		118.15	229.8090	1	118.15	9.00	1.10	229.8090	229.8090
9	14 TO 18	7.15 X 16.50	117.98		117.98	229.4614	5	589.88	9.00	1.10	1147.3069	1147.3069
10	19, 20	8.00 X 16.50	132.00		132.00	256.7400	2	264.00	9.00	1.10	513.4800	513.4800
11	21	1/2(16.50+16.45)x6.80	112.03		112.03	217.8984	1	112.03	9.00	1.10	217.8984	217.8984
12	22 TO 26	16.45 X 6.80	111.86		111.86	217.5677	5	559.30	9.00	1.10	1087.8385	1087.8385
13	27	1/2(16.45+16.40)x6.80	111.69		111.69	217.2371	1	111.69	9.00	1.10	217.2371	217.2371
14	28	16.40 X 6.80	111.52		111.52	216.9064	1	111.52	9.00	1.10	216.9064	216.9064
15	29	1/2(8.85+7.45)x16.40	133.66		133.66	259.9687	1	133.66	9.00	1.10	259.9687	259.9687
16	30	1/2(29.10+10.30)x11.50	226.55	11.77	214.78	417.7471	1	214.78	18.00	1.10	417.7471	417.7471
17	31 TO 35	7.65 X 11.50	87.97		87.97	171.1017	5	439.85	9.00	1.10	855.5083	855.5083
18	36	11.50 X 14.85	170.77	7.72	163.05	317.1323	1	163.05	9.00	1.10	317.1323	317.1323
		TOTAL					36	4235.02				8237.1542

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(6.00+8.30) X 29.10 + 1/2(15.15+15.00) X 5.00 + 1/2(20.00+19.95) X 1.10 + 1/2(21.05+20.95) X 7.40 + 1/2(10.25+12.15) X 24.60 + 1/2(14.30+14.30) X 1.80 + 1/2(14.30+15.40) X 15.05 + 1/2(15.20+15.40) X 8.95 + 1/2(6.50+5.75) X 13.05	1202.43	11.77	1190.66	1190.66
AMENITYSPACE	1/2(20.60 X 58.95) + 1/2(54.60+63.45)x5.45	928.87	11.77	917.10	917.10
SPACE FOR ELECTRIC SUB-STATION	5.00 X 5.00	25.00		25.00	25.00
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	1/2(7.00+7.45)x5.00	36.13		36.13	36.13
PANDHAN ROAD WIDENING AREA	1/2(15.95 X 1.40)	11.16		11.16	11.16

LAND AREA CALCULATION

1/2(138.95 + 149.40) X 16.40	2364.47
1/2(149.40 + 131.60) X 16.50	2318.25
1/2(131.60 + 122.10) X 7.75	983.08
1/2(122.10 + 74.25) X 29.60	2905.98
1/2(8.05 + 12.20) X 54.75	554.34
1/2(10.75 + 11.60) X 24.40	272.67
14.30 X 2.10	30.03
1/2(11.95 + 12.55) X 25.95	317.88
1/2(8.40 + 8.80) X 19.50	167.70
TOTAL	9914.40

PERMISSIBLE FSI FOR ROAD WIDENING AREA IS SUBJECT TO COMPLIANCE OF PROVISIONS OF CLAUSE NO -27 2 OF DCPR - 2018 BY THE LAND OWNERS

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

PROFORMA I
AREA STATEMENT

1	AREA OF LAND OF KH.NO 44 (Minimum area of a.p.c. to be considered)	9134.35	SQ.M	
	a) AS PER OWNERSHIP DOCUMENT (7/12)	10400.00	SQ.M	(1.04 H)
	b) AS PER MEASURMENT SHEET	9914.40	SQ.M	
	c) AS PER DEMARCATION	9134.35	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)	9134.35	SQ.M	100%
4	RECREATIONAL OPEN SPACE			
	a) REQUIRED	915.44	SQ.M	
	b) PROPOSED	1190.66	SQ.M	13.01%
5	AMENITY SPACE			
	a) REQUIRED	915.44	SQ.M	
	b) PROPOSED	917.10	SQ.M	10.02%
6	PANDHAN ROAD WIDENING AREA	11.16	SQ.M	0.12%
7	SPACE FOR ELECTRIC SUB-STATION	25.00	SQ.M	0.27%
8	SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	36.13	SQ.M	0.40%
9	INTERNAL ROAD AREA	2739.29	SQ.M	29.92%
10	AREA UNDER LAYOUT PLOTS	4235.02	SQ.M	46.26%
11	NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (3-5b)	8237.25	SQ.M	
12	PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (11 / 10) (as per clause no. 24.9 (i) of DCPR NMRDA)	1.9450	SQ.M	
13	AREA FOR INCLUSIVE HOUSING			
	a) REQUIRED	847.00	SQ.M	
	b) PROPOSED	972.03	SQ.M	22.95%

PLOT No.	Area (Sq.m.)	NO. OF PLOTS	% OF EWS / LIG PLOTS NET PLOTABLE AREA 4235.02 SQ.M.
13 TO 20	972.03	8	22.95%
TOTAL	972.03	8	

CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 26/08/2020 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/95/16907
NMC Lic. No. R-90
NIT Lic. No. 865
ARCHITECT'S SIGN

OWNER'S SIGN :
TIRUPATI DEVELOPER
THROUGH PARTNER

1) SHRI PRASHANT BONGIRWAR

2) SHRI RAHUL UPGANLAWAR

ARCHITECT'S SIGN :

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