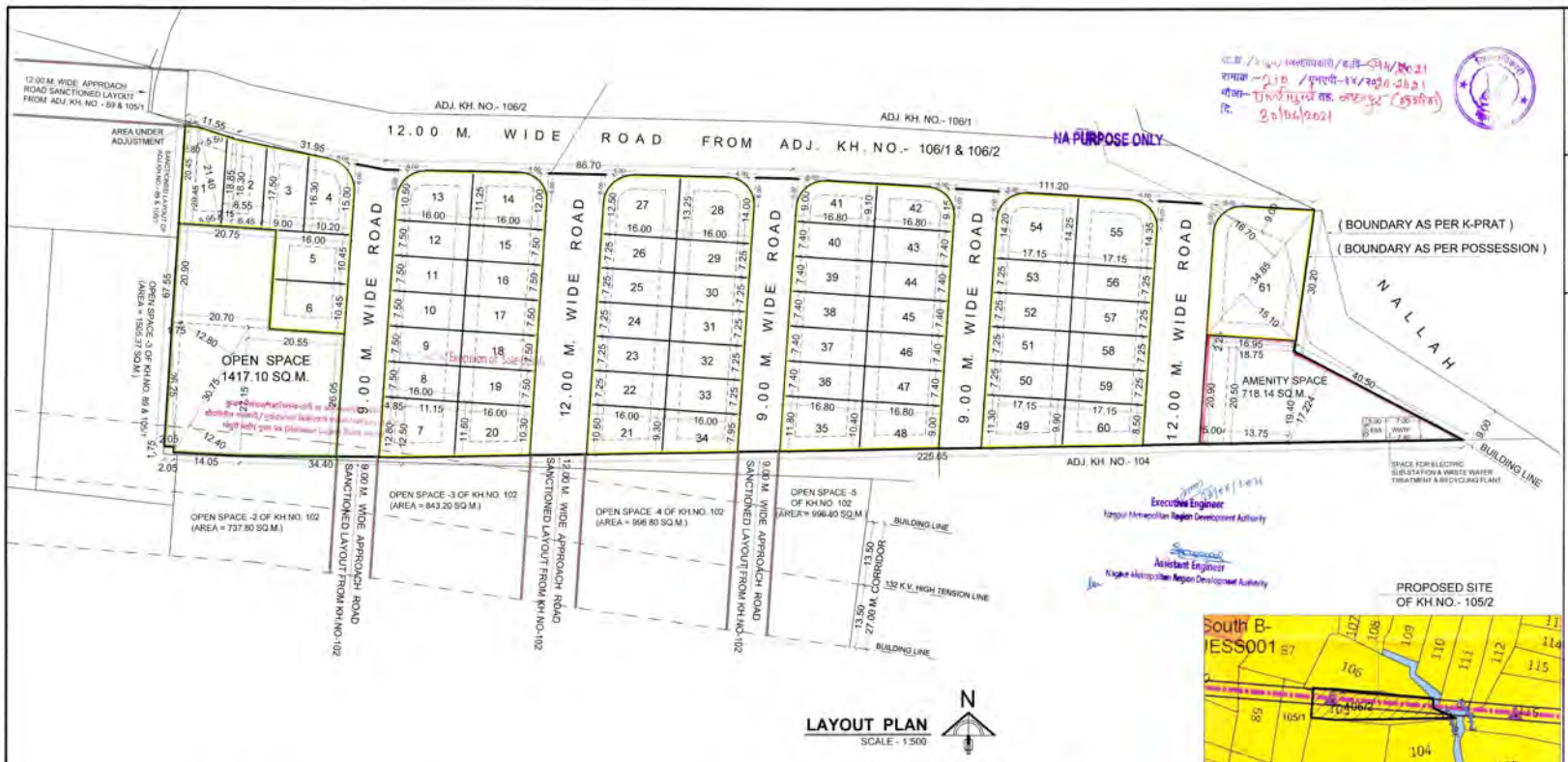
FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO.- 105/2, P.H. NO. - 42, MOUZA - PANJRI (FARM), TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR.

BELONGING TO :- GENESIS REALTECH PRIVATE LIMITED THROUGH DIRECTOR SHRI. KUNTAL ANIL ASHTANKAR

STAMP OF APPROVAL



LAYOUT PLAN
SCALE - 1:500

PROPOSED SITE OF KH.NO.- 105/2

D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 111
SCALE - NTS

PROFORMA - I
AREA STATEMENT

1	AREA OF LAND OF KH.NO. - 105/2 (Minimum area of a,b,c, to be considered)	14167.64	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12)	15000.00	SQ.M.	(1.50 H)
	b) AS PER MEASURMENT SHEET	14167.64	SQ.M.	
	c) AS PER SITE	14167.64	SQ.M.	
2	DEDUCTIONS FOR			
	a) PROPOSED D.P. ROAD WIDENING AREA	0.00	SQ.M.	
	b) 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)	14167.64	SQ.M.	100%
4	RECREATIONAL OPEN SPACE			
	a) REQUIRED	1416.76	SQ.M.	
	b) PROPOSED	1417.10	SQ.M.	10.00%
5	AMENITY SPACE			
	a) REQUIRED UP TO 0.40 H. = NIL 0.40 H. TO 1.00 H. (5%) = 300.00 SQ.M. 1.00 H. TO 1.41 H. (10%) = 416.764 SQ.M. TOTAL REQUIRED = 716.764 SQ.M.	716.764	SQ.M.	
	b) PROPOSED	718.14	SQ.M.	5.07%
6	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT AND AREA UNDER ADJUSTMENT (1.02 + 25.00 + 36.00 SQ.M.)	62.02	SQ.M.	0.44%
7	INTERNAL ROAD AREA	2978.62	SQ.M.	21.02%
8	AREA UNDER LAYOUT PLOTS	8991.77	SQ.M.	63.47%
9	NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (3-5b)	13449.51	SQ.M.	
10	PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (9 / 8) (as per clause no. 24.9 (i) of DCPR, NMRDA)	1.4957	SQ.M.	

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 26/01/2020 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
MH Lic. No.: 865

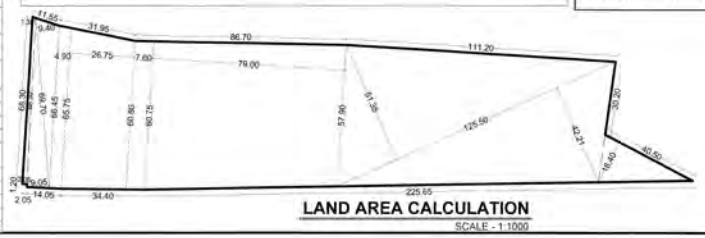
ARCHITECT'S SIGN.

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*1.4957)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(5.50 + 5.95)x21.40 + 2.80 X 20.45	179.78		179.78	268.89	1	179.78	12.00	1.10	295.78	268.89
2	2	1/2(18.85 +18.30)x2 15 + 1/2(18.30 + 17.50)x6.45	155.39		155.39	232.42	1	155.39	12.00	1.10	255.66	232.42
3	3	1/2(17.50 + 16.30)x9.00	152.10		152.10	227.50	1	152.10	12.00	1.10	250.25	227.50
4	4	1/2(16.30 + 15.00)x10.20	159.63	7.72	151.91	227.21	1	151.91	12.00	1.10	249.93	227.21
5	5, 6	10.45 X 16.00	167.20		167.20	250.08	2	334.40	9.00	1.10	275.09	500.16
6	7	1/2(12.80 + 12.50)x4.85 + 1/2(11.60 + 12.50)x11.15	195.71		195.71	292.72	1	195.71	9.00	1.10	322.00	292.72
7	8 TO 12	7.50 X 16.00	120.00		120.00	179.48	5	600.00	9.00	1.10	197.43	897.42
8	13	1/2(10.50 + 11.25)x16.00	174.00	7.72	166.28	248.70	1	166.28	12.00	1.10	273.58	248.70
9	14	1/2(11.25 + 12.00)x16.00	186.00	7.72	178.28	266.65	1	178.28	12.00	1.10	293.32	266.65
10	15 TO 19	7.50 X 16.00	120.00		120.00	179.48	5	600.00	12.00	1.10	197.43	897.42
11	20	1/2(10.30 + 11.60)x16.00	175.20		175.20	262.05	1	175.20	12.00	1.10	288.25	262.05
12	21	1/2(10.60 + 9.30)x16 00	159.20		159.20	238.12	1	159.20	12.00	1.10	261.93	238.12
13	22 TO 26	7.25 X 16.00	116.00		116.00	173.50	5	580.00	12.00	1.10	190.85	867.51
14	27	1/2(12.50 + 13.25)x16.00	206.00	7.72	198.28	296.57	1	198.28	12.00	1.10	326.22	296.57
15	28	1/2(13.25 + 14.00)x16.00	218.00	7.72	210.28	314.52	1	210.28	12.00	1.10	345.97	314.52
16	29 TO 33	7.25 X 16.00	116.00		116.00	173.50	5	580.00	9.00	1.10	190.85	867.51
17	34	1/2(7.95 + 9.30)x16.00	138.00		138.00	206.41	1	128.00	9.00	1.10	227.05	206.41
18	35	1/2(11.80 + 10.40)x16.80	186.48		186.48	278.92	1	186.48	9.00	1.10	306.81	278.92
19	36 TO 40 43 TO 47	7.40 X 16.80	124.32		124.32	185.95	10	1243.20	9.00	1.10	204.54	1859.45
20	41	1/2(9.00 + 9.10)x16.80	152.04	7.72	144.32	215.86	1	144.32	12.00	1.10	237.45	215.86
21	42	1/2(9.10 + 9.15)x16.80	153.30	7.72	145.58	217.74	1	145.58	12.00	1.10	239.52	217.74
22	48	1/2(9.00 + 10.40)x16.80	162.96		162.96	243.74	1	162.96	9.00	1.10	268.11	243.74
23	49	1/2(11.30 + 9.90)X17.15	181.79		181.79	271.90	1	181.79	9.00	1.10	299.09	271.90
24	50 TO 53 56 TO 59	7.25 X 17.15	124.34		124.34	185.97	8	994.70	9.00	1.10	204.57	1487.77
25	54	1/2(14.20 + 14.25)x17.15	243.96	7.72	236.24	353.34	1	236.24	12.00	1.10	388.68	353.34
26	55	1/2(14.25 + 14.35)x17.15	245.25	7.72	237.53	355.27	1	237.53	12.00	1.10	390.79	355.27
27	60	1/2(8.50 + 9.90)x17.15	157.78		157.78	235.99	1	157.78	9.00	1.10	259.59	235.99
28	61	1/2(16.70 + 15.10)x34.85	554.11	7.72	546.39	817.24	1	546.39	9.00	1.10	898.86	817.24
							63	8991.77				13448.99

	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(26.05 + 27.15) X 20.55 + 1/2(12.40 + 12.80) X 30.75 + 1/2(1.75 + 2.05) X 26.25 + 1/2(20.70 + 20.75) X 20.90	1417.10		1417.10	1417.10
2	AMENITY SPACE b) PROPOSED i) 14,167.64 14,167.64 - 4,000.00 = 10,167.64 ii) UP TO 4,000.00 - NIL iii) (6000.00*5%) = 300.00 iii)10,167.64 - 6,000.00 = 4,167.64 iv) 16,167.64 *10%) = 416.764 (viii)+(iv) = 1900.00+416.764 = 716.764)	1/2(18.95 + 18.75) X 2.25 + 1/2(20.90 + 20.50) X 5.00 + 1/2(20.50 + 19.40) X 13.75 + 1/2(40.50 X 17.724)	779.14	E.S.S. & W.W.T.P. 25.00 + 36.00	718.14	718.14
3	AREA UNDER ADJUSTMENT	1/2(0.70 X 2.90)	1.02		1.02	62.02
4	SPACE FOR ELECTRIC SUB-STATION	5.00 X 5.00	25.00		25.00	
5	WASTE WATER TREATMENT & RECYCLING PLANT	1/2(7.00 + 7.40)X 5.00	36.00		36.00	

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



LAND AREA CALCULATION
SCALE - 1:1000

LAND AREA CALCULATION	
1/2(1.35 + 2.05)X 68.30	116.11
1/2(9.05 + 9.40)X 69.70	642.98
1/2(66.45 + 65.75)X 4.90	323.89
1/2(65.75 + 60.80)X 26.75	1692.61
1/2(60.80 + 60.75)X 7.60	461.89
1/2(60.75 + 57.90)X 79.00	4680.68
1/2(51.35 + 42.21)X 125.50	5870.89
1/2(18.40 X 40.50)	372.60
TOTAL	14167.64

OWNER'S SIGN :

GENESIS REALTECH PRIVATE LIMITED THROUGH DIRECTOR

SHRI. KUNTAL ANIL ASHTANKAR

ARCHITECT'S SIGN :

UMESH M. LAMGE
B. Arch. (Hons.)
ARCHITECTS & INTERIOR DESIGNERS
Reg. No. CA/95/16907
NMC Lic. No.: R-90
MH Lic. No.: 865

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