MOUZA - GODHANI, TAH. - NAGPUR (GRAMIN),
DIST. - NAGPUR.
BELONGING TO :- SAI ASSOCIATES
THROUGH PARTNERS
1) SHRI. HARSHAVARDHAN RATNAKAR RAUT,
2) SMT. PRAJAKTA HARSHAVARDHAN RAUT,
3) SHRI. SUDHIR BABURAO KALE,
4) SHRI. SHEKHAR GAJANAN PUSADKAR.

STAMPS OF APPROVAL



LAND AREA CALCULATION
SCALE - 1:1000

LAND AREA CALCULATION	
1/2(30.55 + 17.95) X 108.50	2631.13
1/2(105.95 + 113.55) X 35.60	3907.10
1/2(23.90 + 19.80) X 112.65	2461.40
TOTAL	8999.63
SAY	9000.00

LAYOUT PLAN
SCALE - 1:500

N

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(12.50 + 19.60) X 38.55 + 1/2(28.00 + 28.90) X 10.00	903.23	12.15	891.08	891.08
PROPOSED 24.00 M. WIDE ROAD WIDENING AREA	1/2(4.90 + 4.45) X 2.45 + 1/2(3.10 + 2.50) X 28.25 + 1/2(2.35 X 6.90)	98.66		98.66	98.66
SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT	5.00 X 10.00	50.00		50.00	50.00

PROFORMA - I
AREA STATEMENT

1	AREA OF LAND OF KH.NO. 378/A(PART) (Minimum area of a,b,c, to be considered)	9000.00	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	9000.00	SQ.M.	(0.90 H)
	b) AS PER MEASURMENT SHEET	9000.00	SQ.M.	
	c) AS PER SITE	9000.00	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a) PROPOSED 24.00 M. WIDE ROAD WIDENING AREA	98.66	SQ.M.	
	b) ANY D.P. RESERVATION AREA	0.00	SQ.M.	
	c) NATURAL WAETR COURSE AREA	0.00	SQ.M.	
	TOTAL (a+b+c)	98.66	SQ.M.	
3	GROSS AREA OF PLOT (1 - 2)	8901.34	SQ.M.	100%
4	RECREATIONAL OPEN SPACE			
	a) REQUIRED	890.13	SQ.M.	
	b) PROPOSED	891.08	SQ.M.	10.01%
5	AMENITY SPACE			
	a) REQUIRED	0.00	SQ.M.	
	b) PROPOSED	0.00	SQ.M.	
6	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT	50.00	SQ.M.	0.56%
7	INTERNAL ROAD AREA	3215.43	SQ.M.	36.12%
8	AREA UNDER LAYOUT PLOTS	4744.83	SQ.M.	53.31%
9	NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (3-5b)	8901.34	SQ.M.	
10	PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (9 / 8) (as per clause no. 24.9 (i) of DCPR, NMRDA)	1.8760	SQ.M.	

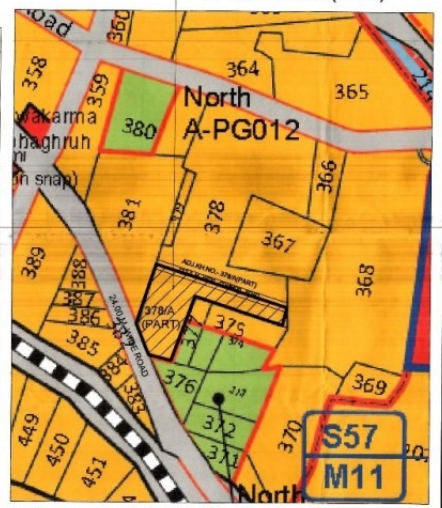
CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 22/11/2019 and the dimensions of sides etc. of plots stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership / T.P. Scheme records / Land records Department / City Survey records.

UMESH M. LAMGE
B. Arch.(Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg. No. CA/95/18907
NMC Lic. No. R-90
NIT 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*1.8760)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(28.70 + 16.45) X 14.05	317.18	16.92	300.26	563.2877	1	300.26	24.00	1.10	619.6165	563.2877
2	2	9.00 X 14.05	126.45		126.45	237.2202	1	126.45	12.00	1.10	260.9422	237.2202
3	3 TO 7	8.40 X 14.05	118.02		118.02	221.4055	5	590.10	12.00	1.10	243.5461	1107.0276
4	8	1/2(9.85 + 10.15) X 14.05	140.50	7.72	132.78	249.0952	1	132.78	12.00	1.10	274.0047	249.0952
5	9	9.80 X 15.25	149.45	7.72	141.73	265.8854	1	141.73	12.00	1.10	292.4739	265.8854
6	10, 11	8.00 X 15.25	122.00		122.00	228.8720	2	244.00	9.00	1.10	251.7592	457.7440
7	12	1/2(9.40 + 8.00) X 15.25	132.68		132.68	248.9076	1	132.68	9.00	1.10	273.7984	248.9076
8	13	9.00 X 15.00	135.00	7.72	127.28	238.7772	1	127.28	12.00	1.10	262.6549	238.7772
9	14 TO 17	8.00 X 15.00	120.00		120.00	225.1200	4	480.00	12.00	1.10	247.6320	900.4800
10	18	1/2(9.85 + 9.55) X 15.00	145.50	7.72	137.78	258.4752	1	137.78	12.00	1.10	284.3227	258.4752
11	19	1/2(9.15 + 9.30) X 19.05	175.74	7.72	168.02	315.2055	1	168.02	12.00	1.10	346.7261	315.2055
12	20	1/2(14.90 + 14.75) X 7.35 + 1/2(14.75 + 14.70) X 0.85	121.48		121.48	227.8964	1	121.48	9.00	1.10	250.6860	227.8964
13	21	1/2(14.70 + 13.95) X 8.50	121.76		121.76	228.4217	1	121.76	9.00	1.10	251.2639	228.4217
14	22	1/2(13.95 + 13.15) X 9.00	121.95		121.95	228.7782	1	121.95	9.00	1.10	251.6560	228.7782
15	23	1/2(13.15 + 12.00) X 13.00	163.48	7.72	155.76	292.2057	1	155.76	9.00	1.10	321.4263	292.2057
16	24	1/2(18.90 + 18.35) X 13.45	250.51	7.72	242.79	455.4740	1	242.79	12.00	1.10	501.0214	455.4740
17	25	1/2(18.35 + 17.75) X 13.45	242.77	7.72	235.05	440.9538	1	235.05	12.00	1.10	485.0492	440.9538
18	26	1/2(17.40 + 17.00) X 9.20	158.24	7.72	150.52	282.3755	1	150.52	12.00	1.10	310.6131	282.3755
19	27	1/2(17.00 + 16.65) X 9.00	151.43		151.43	284.0826	1	151.43	12.00	1.10	312.4909	284.0826
20	28	1/2(16.65 + 16.30) X 8.50	140.04		140.04	262.7150	1	140.04	12.00	1.10	288.9865	262.7150
21	29	1/2(16.30 + 15.95) X 7.65	123.36		123.36	231.4233	1	123.36	12.00	1.10	254.5656	231.4233
22	30	1/2(15.95 + 15.65) X 7.65	120.87		120.87	226.7521	1	120.87	12.00	1.10	249.4273	226.7521

PROPOSED SITE
OF KH.NO. 378/A(PART)



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 57
SCALE - NTS

NOTE: -

OWNER'S SIGN :
SAI ASSOCIATES
THROUGH PARTNERS
1) SHRI. HARSHAVARDHAN RATNAKAR RAUT,
2) SMT. PRAJAKTA HARSHAVARDHAN RAUT,
3) SHRI. SUDHIR BABURAO KALE,

ARCHITECT'S SIGN :
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