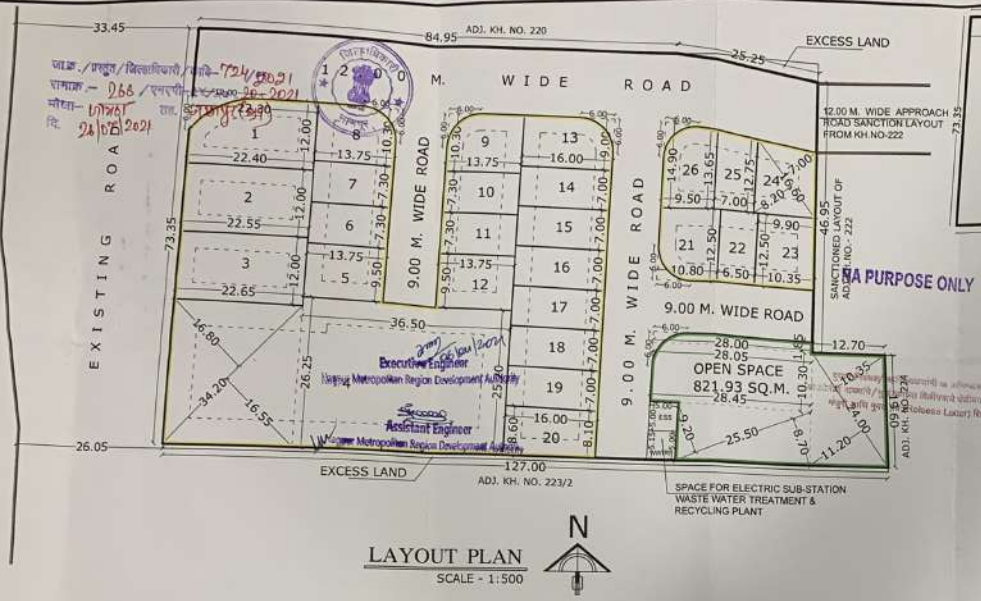
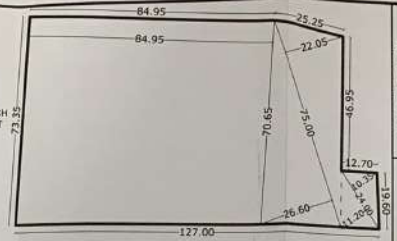
REVISED PROPOSED RESIDENTIAL LAYOUT PLAN ON KH.NO.- 223/4, P.H. NO.- 42, MOUZA - JAMTHA, TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR.

BELONGING TO :- 1) SHRI. JOLLY ZIYAUDDIN KHAN,
2) SHRI. PRAMOD BABARAO HINGE



LAYOUT PLAN
SCALE - 1:500

N



LAND AREA CALCULATION
SCALE - 1:1000

LAND AREA CALCULATION	
1/2(73.35 + 70.65) X 84.95	6116.40
1/2(22.05 + 26.60) X 75.00	1824.38
1/2(10.35 + 11.20) X 24.00	258.60
TOTAL	8199.38
SAY	8200.00

PROFORMA - I
AREA STATEMENT

1	AREA OF LAND OF KH.NO. 223/4 (Minimum area of a,b,c, to be considered)	8200.00	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	8200.00	SQ.M.	(0.82 H)
	b) AS PER MEASURMENT SHEET	8200.00	SQ.M.	
	c) AS PER SITE	8200.00	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.	
	d) BALANCE LAND AREA	0.00	SQ.M.	
	TOTAL (a+b+c)	0.00	SQ.M.	
3	GROSS AREA OF PLOT (1 - 2)	8200.00	SQ.M.	100%
4	RECREATIONAL OPEN SPACE			
	a) REQUIRED	820.00	SQ.M.	
	b) PROPOSED	821.93	SQ.M.	10.02%
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 (25.00 + 25.38)	50.38	SQ.M.	0.61%
7	INTERNAL ROAD AREA	2467.18	SQ.M.	30.09%
8	AREA UNDER LAYOUT PLOTS	4860.51	SQ.M.	59.28%
9	NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (3-5b)	8200.00	SQ.M.	
10	PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (9 / 8) (as per clause no. 24.9 (i) of DCPR, NMRDA)	1.6870	SQ.M.	

CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 23/10/2020 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/05/18007
NMC Lic. No. : R-90
NIT Lic. No. : 865
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	1/2(28.00 + 28.05) X 1.85 + 1/2(28.05 + 28.45) X 10.30 + 1/2(9.20 + 8.70) X 25.50 + 1/2(10.35 + 11.20) X 24.00	829.65	7.72	821.93	821.93
SPACE FOR ELECTRIC SUB-STATION	5.00 X 5.00	25.00		25.00	50.38
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	1/2(5.00 + 5.15) X 5.00	25.38		25.38	

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.)	Loaded Prorata On Remaning Each 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	G=(E*F)	H	I=E*H	J	K	L=G*K	M=G*H
1	1	1/2(22.30 + 22.40) X 12.00	268.20	11.77	256.43	2.30	589.79	1	256.43	18.00	1.10	648.77	589.79
2	2	1/2(22.55 + 22.40) X 12.00	269.70		269.70	2.30	620.31	1	269.70	18.00	1.10	682.34	620.31
3	3	1/2(22.55 + 22.65) X 12.00	271.20		271.20	2.30	623.76	1	271.20	18.00	1.10	686.14	623.76
4	4	1/2(16.80 + 16.55) X 34.20 + 1/2(26.25 + 25.20) X 36.50	1509.24		1509.24	2.30	3471.25	1	1509.24	18.00	1.10	3818.38	3471.25
5	5, 12	9.50 X 13.75	130.62		130.62	1.13	147.60	2	261.24	9.00	1.10	162.36	295.20
6	6, 7, 10, 11	7.30 X 13.75	100.37		100.37	1.13	113.42	4	401.48	9.00	1.10	124.76	453.67
7	8, 9	10.30 X 13.75	141.62	7.72	133.90	1.13	151.31	2	267.80	12.00	1.10	166.44	302.61
8	13	9.00 X 16.00	144.00	7.72	136.28	1.13	154.00	1	136.28	12.00	1.10	169.40	154.00
9	14 TO 19	7.00 X 16.00	112.00		112.00	1.13	126.56	6	672.00	9.00	1.10	139.22	759.36
10	20	1/2(8.10 + 8.60) X 16.00	133.60		133.60	1.13	150.97	1	133.60	9.00	1.10	166.06	150.97
11	21	10.80 X 12.50	135.00	7.72	127.28	1.13	143.83	1	127.28	9.00	1.10	158.21	143.83
12	22	6.50 X 12.50	81.25		81.25	1.13	91.81	1	81.25	9.00	1.10	100.99	91.81
13	23	1/2(10.35 + 9.90) X 12.50	126.56		126.56	1.13	143.01	1	126.56	9.00	1.10	157.31	143.01
14	24	1/2(8.20 + 7.00) X 16.60	126.16		126.16	1.13	142.56	1	126.16	12.00	1.10	156.82	142.56
15	25	1/2(12.75 + 13.65) X 7.00	92.40		92.40	1.13	104.41	1	92.40	12.00	1.10	114.85	104.41
16	26	1/2(13.65 + 14.90) X 9.50	135.61	7.72	127.89	1.13	144.52	1	127.89	12.00	1.10	158.97	144.52
		TOTAL						26	4860.51				8191.06

PROPOSED LAYOUT OF KH.NO.223/4



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 110
SCALE - NTS

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

OWNER'S SIGN :

1) SHRI. JOLLY ZIYAUDDIN KHAN,

2) SHRI. PRAMOD BABARAO HINGE

ARCHITECT'S SIGN :

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