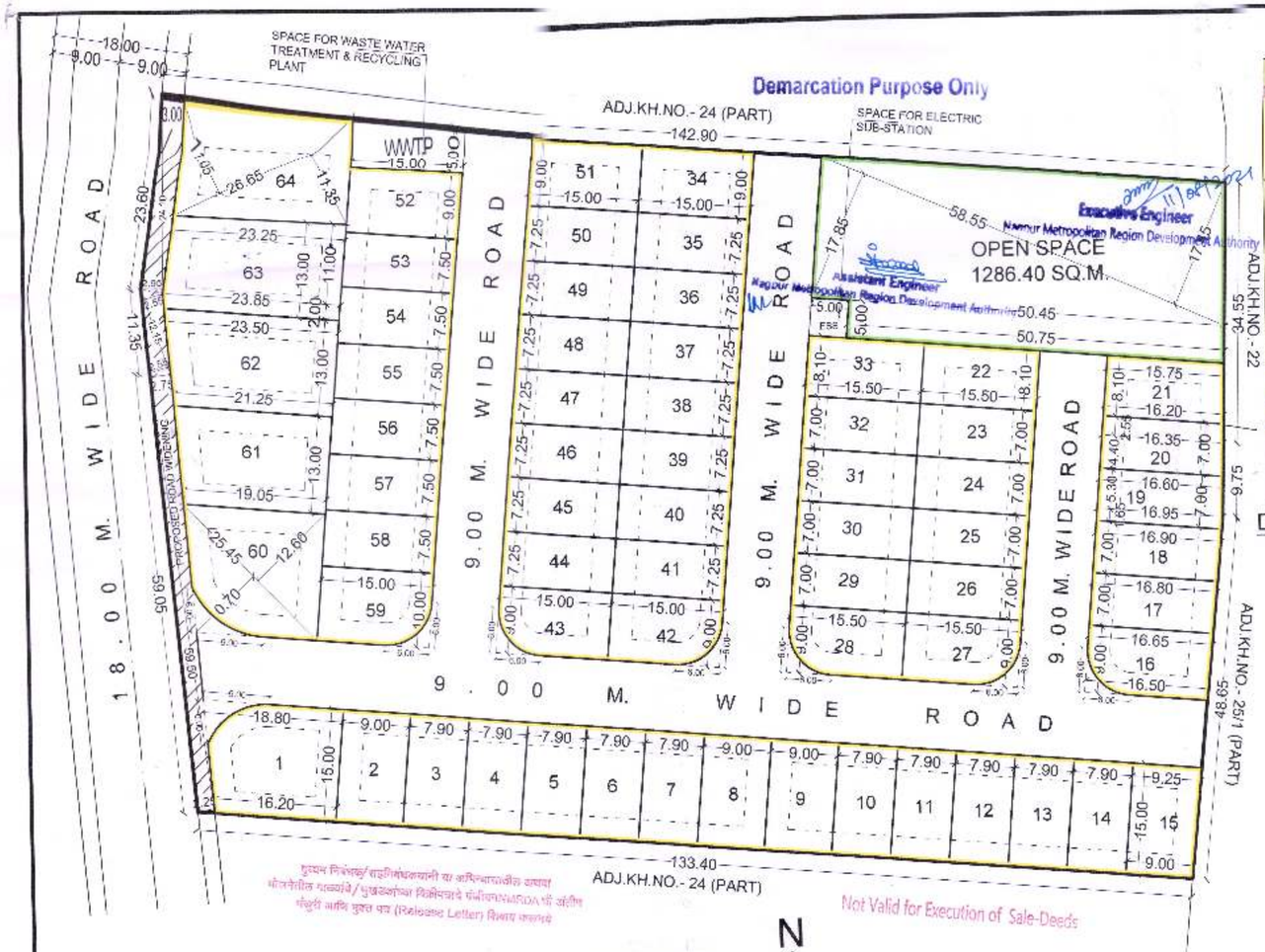
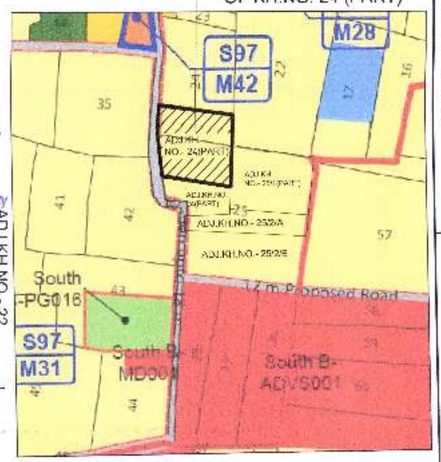
PROPOSED RESIDENTIAL LAYOUT PLAN ON KH.NO. - 24 (PART) , P.H. NO. - 42, MOUZA - SHANKARPUR, TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR.

BELONGING TO :- 1) SHRI. BHUPESH KAWADUJI SHINDE
2) MR. SAYYAD SADIK ALI JAFAR ALI
THROUGH P.O.A. HOLDER
M/s TIRUPATI DEVELOPER'S
THROUGH PARTNER'S
1) SHRI. PRASHANT M. BONGIRWAR
2) RAHUL A. UPGANALAWAR



LAYOUT PLAN
SCALE - 1:500

PROPOSED SITE OF KH.NO. 24 (PART)



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 97
SCALE - NTS

LAND AREA CALCULATION	
1/2(43.00 + 46.30) X 150.15	6704.20
1/2(142.95 + 144.15) X 9.72	1395.31
1/2(145.50 + 144.15) X 11.18	1619.14
1/2(23.50 + 22.75) X 146.20	3380.88
TOTAL	13099.52
SAY	13100.00

PROFORMA - I
AREA STATEMENT

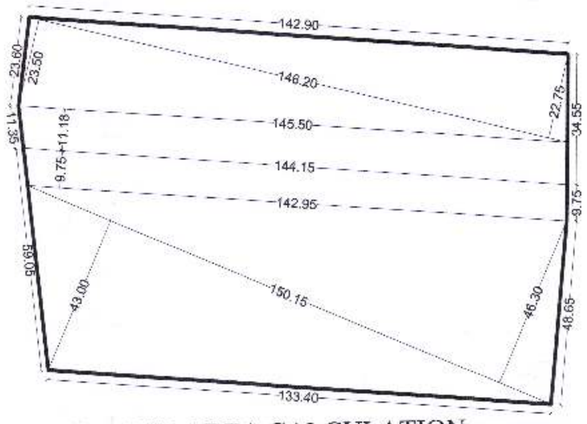
1	AREA OF LAND OF KH.NO. 24 (PART) (Minimum area of a,b,c, to be considered)	13100.00	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT) (0.81 + 0.50)	13100.00	SQ.M.	(1.31 H)
	b) AS PER MEASURMENT SHEET	13100.00	SQ.M.	
	c) AS PER SITE	13100.00	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a) PROPOSED 18.00 M. WIDE ROAD WIDENING AREA	251.42	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)	251.42	SQ.M.	
3	BALANCE AREA OF PLOT (1 - 2)	12848.58	SQ.M.	
4	AMENITY SPACE			
	a) REQUIRED	NIL	SQ.M.	
	b) PROPOSED	NIL	SQ.M.	
	c) PROPOSED	NIL	SQ.M.	
5	NET PLOT AREA (3-4C)	12848.58	SQ.M.	100%
6	RECREATIONAL OPEN SPACE			
	a) REQUIRED	1284.86	SQ.M.	10.00%
	b) PROPOSED	1286.40	SQ.M.	10.01%
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 75.00)	100.00	SQ.M.	0.78%
8	INTERNAL ROAD AREA	3975.99	SQ.M.	23.18%
9	SERVICE ROAD HIGH-WAY WIDENING	0.00	SQ.M.	
10	PLOTABLE AREA	8486.19	SQ.M.	66.05%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.5140	SQ.M.	

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 09 / 06 / 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 as per 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*1.5140)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(18.80 + 16.20) X 15.00	262.50	11.77	250.73	379.61	1	250.73	18.00	1.10	417.57	379.61
2	2, 8, 9	9.00 X 15.00	135.00		135.00	204.39	3	405.00	9.00	1.10	224.83	613.17
3	3 TO 7 10 TO 14	7.90 X 15.00	118.50		118.50	179.41	10	1185.00	9.00	1.10	197.35	1794.09
4	15	1/2(9.00 + 9.25) X 15.00	136.87		136.87	207.22	1	136.87	9.00	1.10	227.94	207.22
5	16	1/2(16.50 + 16.65) X 9.00	149.17	7.72	141.45	214.16	1	141.45	9.00	1.10	235.57	214.16
6	17	1/2(16.65 + 16.80) X 7.00	117.07		117.07	177.24	1	117.07	9.00	1.10	194.97	177.24
7	18	1/2(16.80 + 16.80) X 7.00	117.95		117.95	178.58	1	117.95	9.00	1.10	196.43	178.58
8	19	1/2(16.80 + 16.95) X 5.30 + 1/2(16.95 + 16.90) X 1.65	116.82		116.82	176.87	1	116.82	9.00	1.10	194.55	176.87
9	20	1/2(16.80 + 16.35) X 4.40 + 1/2(16.35 + 16.20) X 2.55	113.99		113.99	172.58	1	113.99	9.00	1.10	189.84	172.58
10	21	1/2(16.20 + 15.75) X 8.10	129.39		129.39	195.90	1	129.39	9.00	1.10	215.49	195.90
11	22, 33	8.10 X 15.50	125.55		125.55	190.08	2	251.10	9.00	1.10	209.09	380.17
12	23 TO 26, 29 TO 32	7.00 X 15.50	108.50		108.50	164.27	8	868.00	9.00	1.10	180.70	1314.15
13	27, 28	9.00 X 15.50	139.50	7.72	131.78	199.51	2	263.56	9.00	1.10	219.47	399.03
14	34, 51	9.00 X 15.00	135.00		135.00	204.39	2	270.00	9.00	1.10	224.83	408.78
15	35 TO 41 44 TO 50	7.00 X 15.00	105.00		105.00	158.97	14	1470.00	9.00	1.10	174.87	2225.58
16	42, 43	9.00 X 15.00	135.00	7.72	127.28	192.70	2	254.56	9.00	1.10	211.97	385.40
17	52	9.00 X 15.00	135.00		135.00	204.39	1	135.00	9.00	1.10	224.83	204.39
18	53 TO 58	7.50 X 15.00	112.50		112.50	170.33	6	675.00	9.00	1.10	187.36	1021.95
19	59	10.00 X 15.00	150.00	7.72	142.28	215.41	1	142.28	9.00	1.10	236.95	215.41
20	60	1/2(12.50 + 10.70) X 25.45	296.49	11.77	284.72	431.07	1	284.72	18.00	1.10	474.17	431.07
21	61	1/2(19.05 + 21.25) X 13.00	261.95		261.95	396.59	1	261.95	18.00	1.10	436.25	396.59
22	62	1/2(21.25 + 23.50) X 13.00	290.87		290.87	440.38	1	290.87	18.00	1.10	484.41	440.38
23	63	1/2(23.50 + 23.85) X 2.00 + 1/2(23.25 + 23.85) X 11.00	306.40		306.40	463.89	1	306.40	18.00	1.10	510.28	463.89
24	64	1/2(11.35 + 11.05) X 26.65	298.48		298.48	451.90	1	298.48	18.00	1.10	497.09	451.90
		TOTAL					64	8486.19				12848.09



LAND AREA CALCULATION
SCALE - 1:1000

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(17.45 + 17.85) X 58.55 + 1/2(50.75 + 50.45) X 5.00	1286.40		1286.40	1286.40
SPACE FOR ELECTRIC SUB-STATION	5.00 X 5.00	25.00		25.00	100.00
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	5.00 X 15.00	75.00		75.00	
18.00 M. WIDE ROAD WIDENING AREA	1/2(2.75 + 2.75) X 59.50 + 1/2(2.55 + 2.55) X 12.15 + 1/2(2.95 + 3.00) X 24.10	251.42		251.42	251.42

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. BHUPESH KAWADUJI SHINDE
2) MR. SAYYAD SADIK ALI JAFAR ALI
THROUGH P.O.A. HOLDER
M/s TIRUPATI DEVELOPER'S
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1) SHRI. PRASHANT M. BONGIRWAR
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ARCHITECT'S SIGN :
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B. Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg. No. CA/95/18907
NMC Lic. No.: R-90
NIT Lic. No.: 865

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ARCHITECT & INTERIOR DESIGNER
FIFTH FLOOR, DAYA CHAMBERS,
AJNI SQ., WARDHA ROAD, NAGPUR