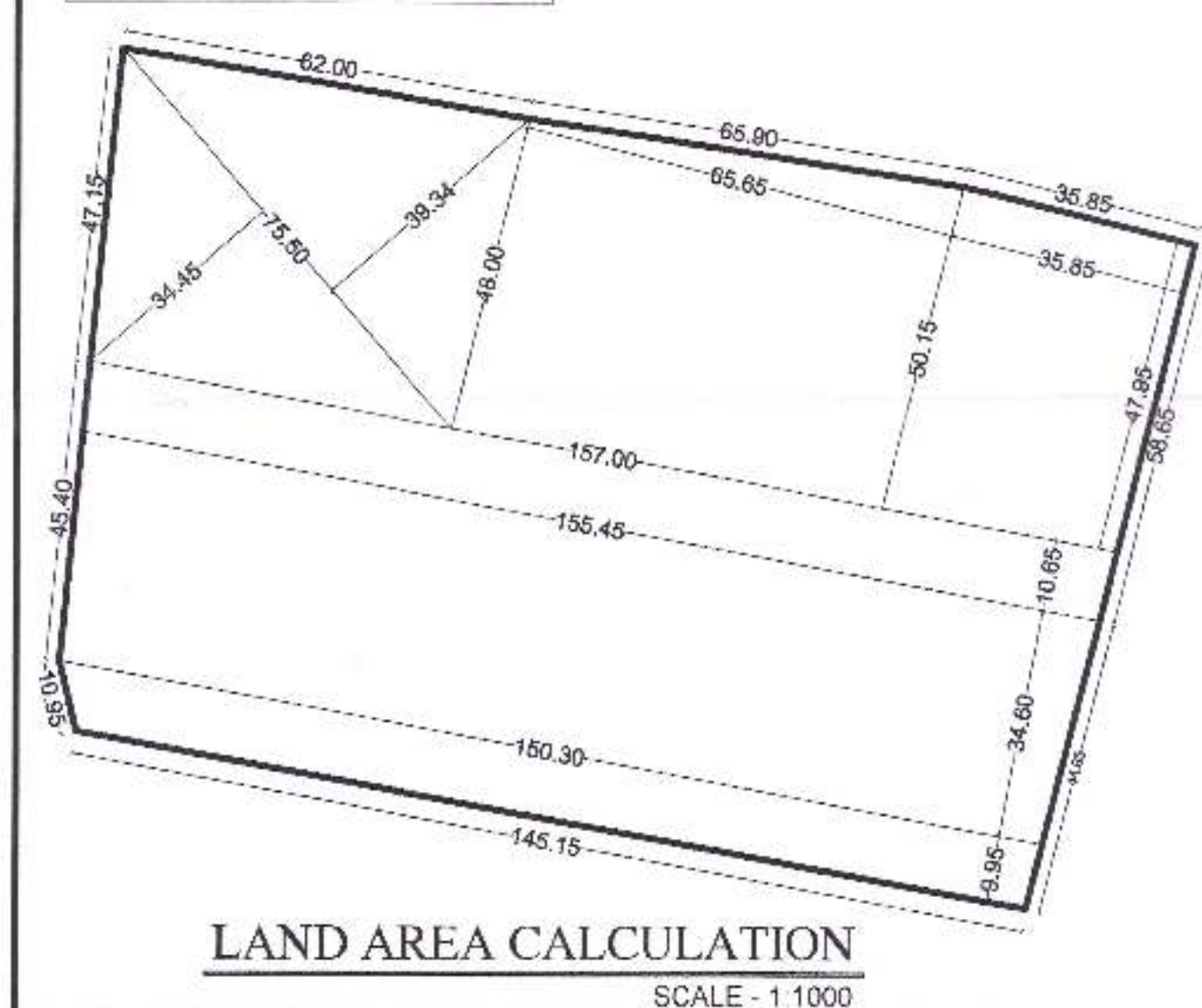




Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	Built up area on Plot basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI	Permissible built up area on Basic FSI (Sq.m.)	Total Built up area on Plot basis (Sq. M.)
1	1	1/2(8.55 + 5.65) X 17.60	125.64		125.64	212.41	1	125.64	12.00	1.10	239.65	212.41
2	2	7.25 X 13.55	98.23		98.23	165.80	1	98.23	12.00	1.10	182.38	165.80
3	3	1/2(13.55 + 13.50) X 7.25	98.05		98.05	165.50	1	98.05	12.00	1.10	182.05	165.50
4	4	7.25 X 13.50	97.87		97.87	165.19	1	97.87	12.00	1.10	181.71	165.19
5	5	1/2(13.50 + 13.45) X 7.25	97.69		97.69	164.89	1	97.69	12.00	1.10	181.38	164.89
6	6	7.25 X 13.45	97.51		97.51	164.59	1	97.51	12.00	1.10	181.05	164.59
7	7	1/2(16.50 + 7.60) X 18.25 + 1.45 X 13.45	134.87	7.72	127.15	214.62	1	127.15	12.00	1.10	236.08	214.62
8	8	1/2(9.00 + 10.20) X 13.65	131.04		131.04	221.18	1	131.04	12.00	1.10	243.30	221.18
9	9 TO 13	7.25 X 13.65	98.95		98.95	157.03	5	494.80	12.00	1.10	183.74	835.17
10	14	1/2(10.50 + 11.70) X 13.65	151.51	7.72	143.79	242.70	1	143.79	9.00	1.10	266.97	242.70
11	15	1/2(10.50 + 9.30) X 13.65	135.13		127.41	215.66	1	127.41	9.00	1.10	236.55	215.05
12	16 TO 20	7.25 X 13.65	98.95		98.95	157.03	5	494.80	9.00	1.10	183.74	835.17
13	21	1/2(11.40 + 10.20) X 13.65	147.42		147.42	248.81	1	147.42	9.00	1.10	273.71	248.81
14	22	1/2(10.20 + 9.00) X 13.50	130.56		130.56	220.37	1	130.56	9.00	1.10	242.41	220.37
15	23 TO 27	7.25 X 13.60	98.60		98.60	166.43	10	986.00	9.00	1.10	183.07	1864.27
16	28	1/2(11.70 + 10.50) X 13.60	150.95	7.72	143.24	242.77	1	143.24	9.00	1.10	265.95	241.77
17	29	1/2(9.30 + 10.50) X 13.60	134.64	7.72	126.92	214.23	1	126.92	9.00	1.10	235.65	214.23
18	35	1/2(11.40 + 10.20) X 13.60	146.88		146.88	247.92	1	146.88	9.00	1.10	277.71	247.92
19	36	1/2(8.50 + 9.80) X 15.00	137.25		137.25	231.66	1	137.25	9.00	1.10	254.83	231.66
20	37 TO 41	7.35 X 15.00	110.25		110.25	186.09	10	1102.50	9.00	1.10	204.70	1860.91
21	42	1/2(11.65 + 10.30) X 15.00	164.69	7.72	156.90	264.83	1	156.90	9.00	1.10	291.31	264.83
22	43	1/2(9.00 + 10.30) X 15.00	144.75	7.72	137.03	231.29	1	137.03	9.00	1.10	254.42	231.29
23	48	1/2(11.15 + 9.40) X 15.00	157.12		157.12	265.20	1	157.12	9.00	1.10	291.72	265.20
24	50	1/2(7.60 + 7.90) X 16.25	125.93		125.93	212.56	1	125.93	9.00	1.10	232.81	212.56
25	51	1/2(12.80 + 13.95) X 7.20	95.30		95.30	162.54	1	95.30	9.00	1.10	178.80	162.54
26	52	1/2(13.55 + 15.05) X 7.20	104.40		104.40	176.22	1	104.40	9.00	1.10	193.84	176.22
27	53	1/2(15.05 + 16.15) X 7.20	112.32		112.32	189.58	1	112.32	9.00	1.10	208.54	189.58
28	54	1/2(16.15 + 17.25) X 7.20	120.24		120.24	202.95	1	120.24	9.00	1.10	223.25	202.95
29	55	1/2(17.25 + 17.90) X 4.35 + 1/2(2.70 + 18.35) X 3.00	130.82		130.82	220.81	1	130.82	9.00	1.10	242.89	220.81
30	56	1/2(17.65 + 9.75) X 12.65	188.35	7.72	180.63	304.89	1	180.63	9.00	1.10	335.37	304.89
31	57	1/2(10.15 + 9.60) X 18.20	179.72		179.72	303.35	1	179.72	9.00	1.10	331.68	303.35
32	58, 59	9.00 X 18.20	174.72		174.72	294.91	2	349.44	9.00	1.10	324.40	589.82
33	60	10.00 X 18.20	182.00	7.72	174.28	294.17	1	174.28	9.00	1.10	323.58	294.17
34	61, 68	10.55 X 13.70	144.51	7.72	136.81	230.92	2	273.62	9.00	1.10	274.01	461.84
35	62, 63, 65, 67	9.00 X 13.70	123.30		123.30	208.12	4	493.20	9.00	1.10	228.93	892.47
36	64	1/2(9.90 + 9.45) X 13.70	132.51		132.51	223.71	1	132.51	9.00	1.10	246.09	223.71
37	65	1/2(9.45 + 9.00) X 13.70	126.38		126.38	213.32	1	126.38	9.00	1.10	234.65	213.32
38	69	9.80 X 13.70	134.25	7.72	126.54	213.59	1	126.54	9.00	1.10	234.95	213.59
39	70, 71	9.00 X 13.70	123.30		123.30	208.12	2	246.60	9.00	1.10	228.93	418.24
40	72	1/2(9.60 + 9.60) X 13.70	130.15		130.15	219.68	1	130.15	9.00	1.10	241.65	219.68
41	73	1/2(9.40 + 9.20) X 13.70	127.41		127.41	215.66	1	127.41	12.00	1.10	236.56	215.66
42	74, 75	9.00 X 13.70	123.30		123.30	208.12	2	246.60	12.00	1.10	228.93	418.24
43	76	9.80 X 13.70	134.25	7.72	126.54	213.59	1	126.54	12.00	1.10	234.95	213.59
44	77	1/2(14.15 + 15.10) X 11.55	158.91	7.72	151.19	272.07	1	151.19	12.00	1.10	299.28	272.07
45	78	1/2(15.10 + 15.90) X 10.00	155.00		155.00	261.62	1	155.00	12.00	1.10	287.79	261.62
46	79	1/2(18.80 + 8.15) X 19.45	184.83		184.83	278.22	1	184.83	12.00	1.10	305.04	278.22
			TOTAL				79	9590.58				16188.11

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(16.20 + 35.65) X 5.00 + 1/2(24.10 + 24.30) X 48.40 + 1/2(34.60 + 34.35) X 7.80	1619.88		1619.88	1619.88
SPACE FOR ELECTRIC SUB-STATION	5.00 X 5.00	25.00		25.00	
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	1/2(16.70 + 17.10) X 5.00	84.50		84.50	109.50

NOTE :-

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



FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH.NO. - 25/1 (PART), P.H. NO. - 42, MOUZA - SHANKARPUR, TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR.

BELONGING TO :- SHREE GANESH BUILDHOME INFRASTRUCTURE LTD., (NOW CHANGE TO SHRI. GANESH BUILDERS LTD.), THROUGH ITS DIRECTOR SHRI. VIJAY KIMATRAI RAMANI THROUGH P.O.A. HOLDER M/s TIRUPATI DEVELOPER'S THROUGH PARTNER'S
1) SHRI. PRASHANT M. BONGIRWAR
2) RAHUL A. UPGANALAWAR

PROFORMA - I
AREA STATEMENT

1. AREA OF LAND OF KH.NO. 25/1 (PART) (Minimum area of a,b,c, to be considered)	16188.90	SQ.M.	
a) AS PER OWNERSHIP DOCUMENT (7/22, EXTRACT)	15200.00	SQ.M.	(1.62 H)
b) AS PER MEASUREMENT SHEET	15188.90	SQ.M.	
c) AS PER SITE	15188.90	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. BALANCE AREA OF PLOT (1-2)	16188.90	SQ.M.	
4. AMENITY SPACE		SQ.M.	
a) REQUIRED	NIL	SQ.M.	
b) PROPOSED	NIL	SQ.M.	
c) PROPOSED	NIL	SQ.M.	
5. NET PLOT AREA (3-4C)	16188.90	SQ.M.	100%
6. RECREATIONAL OPEN SPACE		SQ.M.	
a) REQUIRED	1618.89	SQ.M.	10.00%
b) PROPOSED	1619.88	SQ.M.	10.01%
7. SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 84.50)	109.50	SQ.M.	0.67%
8. INTERNAL ROAD AREA	4888.84	SQ.M.	30.08%
9. SERVICE ROAD HIGH-WAY WIDENING	0.00	SQ.M.	
10. PLOTABLE AREA	9590.68	SQ.M.	59.24%
11. PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.6879	SQ.M.	

CERTIFICATE OF AREA:
I certify that the plot under reference was surveyed by me on 18/06/2021 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 stated in document of ownership / T.P. Scheme records / Land records Department / City Survey records.

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ARCHITECT'S SIGN: UMESH M. LAMGE B.Arch. (Hons) ARCHITECTS & INTERIOR DESIGNERS Reg. No. CA/95/18907 NMC Lic No. - R-80 NIT Lic No. - 865

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2) RAHUL A. UPGANALAWAR