



STATEMENT OF PLAYS AND DISTRIBUTION OF PAYS (PER EACH PLAY)											
Year	Play No.	Plot Area (Sq. Yds.)	Accounting area (Sq. Yds.)	Remaining area (Sq. Yds.)	Built up area on bank (Sq. Yds.)	Total Built up (Sq. Yds.)	Total Plot (Sq. Yds.)	Front Road (Sq. Yds.)	Permissible without area on bank (Sq. Yds.)	Total built up on bank (Sq. Yds.)	
A	B	C	D	E= (C-D)	F= (D-E)	G= (F+E)	H	I	J	K= (G-I)	
1	1	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
2	2	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
3	3	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
4	4	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
5	5	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
6	6	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
7	7	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
8	8	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
9	9	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
10	10	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
11	11	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
12	12	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
13	13	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
14	14	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
15	15	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
16	16	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
17	17	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
18	18	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
19	19	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
20	20	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
21	21	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
22	22	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
23	23	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
24	24	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
25	25	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
26	26	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
27	27	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
28	28	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
29	29	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
30	30	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
31	31	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
32	32	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
33	33	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
34	34	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
35	35	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
36	36	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
37	37	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
38	38	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
39	39	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
40	40	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
41	41	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
42	42	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
43	43	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
44	44	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
45	45	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
46	46	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
47	47	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
48	48	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
49	49	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
50	50	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
51	51	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
52	52	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
53	53	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
54	54	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
55	55	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
56	56	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
57	57	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
58	58	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
59	59	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
60	60	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
61	61	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
62	62	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
63	63	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
64	64	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
65	65	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
66	66	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
67	67	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
68	68	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
69	69	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
70	70	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
71	71	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
72	72	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
73	73	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
74	74	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
75	75	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
76	76	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
77	77	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
78	78	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
79	79	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
80	80	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
81	81	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
82	82	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
83	83	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
84	84	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
85	85	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2	
86	86	5,077.07 + 7.82 + 12.37	5,09.59	1,979.38	2,018.2	2,018.2	1,409.1	1,409.1	2,018.2	1,018.2</	

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH.NO. - 31/1(PART), P.P. NO. - 42, MUOZA - SHANKARPUR, TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR.				
BELONGING TO :-				
1) SHRI. VISHNUGOPAL GANESHIL BHAIJU 2) SMT. RAMADEVI VISHNUGOPAL BHAIJU THROUGH ITS P.O.A. HOLDERS 3) M/s. TRIPATI DEVELOPERS THROUGH ITS PARTNERS 4) SHRI. PRASHANT M. BONGURIA 5) RAHUL & SOMANILAL BHAI				
PROFORMA - I				
AREA STATEMENT				
1) AREA OF LAND OF RECORD 382.73 SQ.M	15193.91	50 M.		
[Net Area less of all the land to be considered]				
A) AREA OF OPEN/ROOFTOP/COVERED SITE	18208.00	50 M.		13.62 M.
[IN A TOTAL COVERED AREA]				
B) AS PER DOCUMENT/DEED/PLAN	15193.91	50 M.		
C) PLANTED SITE				
2) MINIMUM COVER FOR		50 M.		
A) PROPOSED 10% OF ROAD AREA	0.60	50 M.		
B) 10% OF MINIMUM COVER AREA	0.60	50 M.		
C) MINIMUM 10% OF THE COVERED AREA	0.60	50 M.		
TOTAL (A+B+C)	0.60	50 M.		
3) BALANCE AREA (TOTAL - 2)	15193.91	50 M.	100%	
4) MINIMUM SPACE				
A) PROPOSED	Nil	50 M.		
B) PROPOSED	Nil	50 M.		
C) PROPOSED	Nil	50 M.		
5) NEW TOTAL AREA (3-4)	15193.91	50 M.		
6) REPRODUCTION OPEN SPACE				
A) PROPOSED	1415.18	50 M.	10.00%	
B) PROPOSED	1425.54	50 M.	10.00%	
SPACE FOR ELECTRIC SUBSTATION & WATER TREATMENT & WASTE/PLANT (IN 70.36 - 79.75)	55.75	52.80.	0.35%	
7) INTERNAL ROAD AREA	4884.855	50 M.	23.87%	
8) SERVICE ROAD (HIGH-WAY) RESERVING	0.60	50 M.		
9) TOTAL AREA	9125.57	50 M.	36.50%	
10) PRO-RATA FACTOR FOR THE CALCULATION ON LAYOUT PLATS (A/B)	1.6899	50 M.		

CERTIFICATE OF AREA

Certified that I have carefully examined the layout plan submitted on date: 05/07/2023 and the area developed of 15193.91 sq. m. of plots of area 382.73 sq. m. as mentioned in the plan and the area to be considered for the layout plan is 15193.91 sq. m. as mentioned in the document of PROFORMA - I. My Scheme number is Lankeswara Development/ City Survey register.

Plot No.	Size (sq)	Area (sq.ft)	Default Target Area (sq.m)	Net Area (sq.m)	Total Net Area (sq.m)
OPEN SPACE 1	12(12.54 x 15.70) N 30 E	518.28		518.28	
OPEN SPACE 2	31.87 x 52.00 + 34.75 x 30.00 + (270)15.91 x 22.00 + 2(2.50 x 22)3.13 x 9.40 N 38 E	1196.85		1396.56	1828.64
SPACE FOR ELECTRIC SUB-STATION	5.00 x 55.00	25.00		26.60	
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	12(7.80 x 1.25) N 10 E	70.73		70.73	95.73

OWNER'S SIGN :	ARCHITECT'S SIGN :
<p>1) SHRI. VISHNUGOPAL GANESHAJI SHARU 2) SMT. RAMADEVI VISHNUGOPAL SHARU THROUGH IT'S P.O.A HOLDER Ms. TRIPATI DEVELOPERS THROUGH IT'S PARTNER</p> 	 <p>UMESH M. LANGER 3/24, PEARL RODENTIA LANE, F-10/2 PUNE-40, GAURHAR MCG LANE, 10/2 HT LG No. 265</p>
<p>1) SHRI. PRASHANTH B. BONGHAWR</p> 	<p>UMESH M. LANGER B. ARCH. ARCHITECT & INTERIOR DESIGNER FIFTH FLOOR, DAYA CHAMBERS, ANIL SO. VASDEVA ROAD, NAGPUR</p>
<p>2) RAHULA UPGANLAWAR</p>	