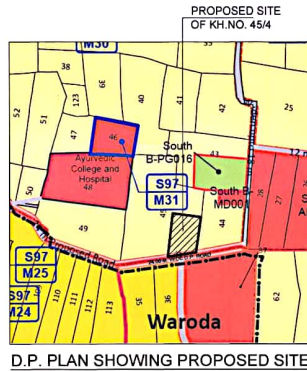
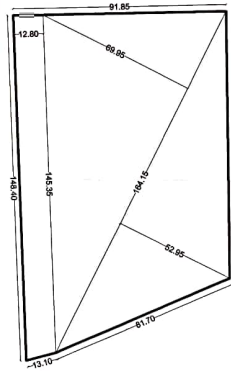




SHEET NO. 97
SCALE - NTS

Plot No.	Size (M)	Area (sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (sq.m.)	TOTAL NET AREA (SQ.M.)
1	OPEN SPACE	35.00 X 33.31	1165.85	1165.85	1165.85
2	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT	1/2(16.20 + 16.20) X 5.00	81.00	81.00	81.00
3	PROPOSED 24.00 M. WIDE OTHER DISTRICT ROAD NO. 154 WIDENING AREA	1/2(17.75 + 2.75) X 13.45 + 1/2(2.75 + 2.75) X 33.75 + 1/2(2.75 + 4.75) X 30.25	311.51	311.51	311.51

Size (M)	Plot Area (sq.m.)
1/2(16.40 + 14.33) X 12.80	1880.00
1/2(68.95 + 52.95) X 164.13	10087.01
TOTAL	11967.01



LAND AREA CALCULATION
SCALE - 1:1000

NOTE:-

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

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH.NO. - 45/4, P.H.NO. - 42, MOUZA - SHANKARPUR, TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR.

BELONGING TO :-

MA. BAMBLESHWARI CO. OP. HOUSING SOCIETY LI. NAGPUR THROUGH PRESIDENT
SHRI. PRAKASH LAKSHMAN PARATE
SHRI. CHANDRAKANT BAPURAO SURMAWAR THROUGH ITS P.O.A.
MA. TIRUPATI DEVELOPERS THROUGH ITS PARTNER
1) SHRI. PRASHANT M. BONGIRWAR
2) RAHUL A. UPGANALAWAR

PROFORMA - I			
AREA STATEMENT			
1. AREA OF LAND OF KH.NO. 45/4 (Minimum area of a,b,c, to be considered)			
(a) AS PER OWNERSHIP DOCUMENT (P/2 EXTRACT) (16.40 X 12.80)	11967.01	SQ.M.	(1.21 H)
(b) AS PER MEASUREMENT SHEET	11967.01	SQ.M.	
(c) AS PER SITE	11967.01	SQ.M.	
2. DEDUCTIONS FOR			
(a) PROPOSED 24.00 M. WIDE D.P. ROAD WIDENING AREA	311.51	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)	311.51	SQ.M.	
3. BALANCE AREA OF PLOT (1 - 2)	11655.50	SQ.M.	
4. AMENITY SPACE			
(a) REQUIRED	NIL	SQ.M.	
(b) PROPOSED	NIL	SQ.M.	
5. NET PLOT AREA (3-4b)	11655.50	SQ.M.	100%
6. RECREATIONAL OPEN SPACE			
(a) REQUIRED	1165.55	SQ.M.	10.00%
(b) PROPOSED	1165.55	SQ.M.	10.00%
7. SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT			
(a) REQUIRED	81.00	SQ.M.	0.70%
(b) PROPOSED	81.00	SQ.M.	
8. INTERNAL ROAD AREA			
(a) REQUIRED	3105.07	SQ.M.	26.65%
(b) PROPOSED	0.00	SQ.M.	
9. SERVICE ROAD & HIGHWAY WIDENING			
(a) REQUIRED	0.00	SQ.M.	
(b) PROPOSED	7902.58	SQ.M.	62.65%
10. PLOTTABLE AREA			
(a) REQUIRED	7902.58	SQ.M.	62.65%
(b) PROPOSED	7902.58	SQ.M.	
11. PRO-RATA FACTOR FOR PSI CALCULATION ON LAYOUT PLOTS (5/10)			
(a) REQUIRED	1.5960	SQ.M.	
(b) PROPOSED	1.5960	SQ.M.	

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 19/06/2023, 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.
ARCHITECT & INTERIOR DESIGNER
Plot No. CA/201/2017
PLOT NO. 45/4
NET LIC. NO. 4057

OWNER'S SIGN :

MA. BAMBLESHWARI CO. OP. HOUSING SOCIETY LI. NAGPUR THROUGH PRESIDENT
SHRI. PRAKASH LAKSHMAN PARATE
SHRI. CHANDRAKANT BAPURAO SURMAWAR THROUGH ITS P.O.A.
MA. TIRUPATI DEVELOPERS THROUGH ITS PARTNER

ARCHITECT'S SIGN :

UMESH M. LAMGE
B. ARCH.
ARCHITECT & INTERIOR DESIGNER
Plot No. CA/201/2017
PLOT NO. 45/4
NET LIC. NO. 4057

1) SHRI. PRASHANT M. BONGIRWAR

2) RAHUL A. UPGANALAWAR

STATEMENT OF PLOTS AND DISTRIBUTION OF PSI ON EACH PLOT												
No.	Plot No.	Site (M)	Plot Area (sq.m.)	Roundin area of Road (sq.m.)	Remaining plot Area (sq.m.)	Built up area on Pro rata basis (sq. M.)	No of Plots	Total Plot Area (sq.M.)	Front Road width (M.)	Basic PSI	Permissible builtup area on Basic PSI (sq.m.)	Total Built up area on Pro rata basis (sq.m.)
A	B	C	D	E=(C-D)	F=(E*1.5960)	G	H=E*G	I	J	K=H*J	L=H*G	
1	1	1/2(12.05 + 4.55) X 25.95 + 1/2(22.35 + 22.70) X 4.50	327.74	16.92	310.82	495.07	1	310.82	24.00	1.10	545.68	495.07
2	2	1/2(22.70 + 22.70) X 11.85	266.03		266.03	424.58	1	266.03	24.00	1.10	467.04	424.58
3	3	1/2(22.20 + 21.60) X 11.85	259.81		259.81	414.66	1	259.81	24.00	1.10	456.12	414.66
4	4	1/2(21.65 + 21.10) X 11.85	253.29		253.29	404.25	1	253.29	24.00	1.10	444.68	404.25
5	5	1/2(17.25 + 13.85) X 28.00	295.40		295.40	471.46	1	295.40	24.00	1.10	518.90	471.46
6	6	1/2(8.00 + 14.10) X 15.00	185.75		185.75	294.34	1	185.75	9.00	1.10	290.99	294.34
7	7 TO 11	7.30 X 15.00	209.50		209.50	174.76	5	547.50	9.00	1.10	192.24	873.81
8	12	1/2(8.25 + 13.95) X 15.00	166.50	7.72	158.78	253.41	1	158.78	12.00	1.10	278.75	253.41
9	13	1/2(11.20 + 6.50) X 22.55	199.56	7.72	191.84	306.18	1	191.84	9.00	1.10	336.79	306.18
10	14	1/2(16.00 + 16.00) X 8.65	144.45		144.45	230.54	1	144.45	9.00	1.10	253.60	230.54
11	15	1/2(16.00 + 17.00) X 8.65	145.19		145.19	233.30	1	145.19	9.00	1.10	255.63	233.30
12	16	1/2(17.00 + 17.20) X 8.65	147.91		147.91	236.06	1	147.91	9.00	1.10	259.67	236.06
13	17	1/2(17.20 + 17.40) X 8.65	149.64		149.64	238.83	1	149.64	9.00	1.10	262.71	238.83
14	18	1/2(17.40 + 17.60) X 8.65	151.37		151.37	241.59	1	151.37	9.00	1.10	265.75	241.59
15	19	1/2(8.05 + 8.25) X 19.95	162.59		162.59	259.49	1	162.59	9.00	1.10	285.44	259.49
16	20	1/2(8.05 + 8.25) X 18.00	165.15		165.15	263.58	1	165.15	9.00	1.10	289.94	263.58
17	21	9.00 X 18.00	162.00		162.00	258.55	1	162.00	9.00	1.10	284.41	258.55
18	22	11.00 X 17.50	192.50		192.50	307.23	1	192.50	9.00	1.10	337.95	307.23
19	23	1/2(8.10 + 15.75) X 17.50	217.43	7.72	209.71	334.70	1	209.71	9.00	1.10	368.17	334.70
20	24	1/2(8.75 + 13.40) X 17.50	211.51	7.72	203.79	324.93	1	203.79	12.00	1.10	357.42	324.93
21	25, 26	9.50 X 17.50	167.50		157.50	251.37	2	315.00	12.00	1.10	275.51	502.74
22	27	9.50 X 17.00	161.50		161.50	247.75	1	161.50	12.00	1.10	283.53	247.75
23	28	1/2(8.85 + 9.15) X 17.00	153.00		153.00	244.19	1	153.00	12.00	1.10	268.61	244.19
24	29	1/2(8.70 + 10.05) X 18.00	177.75		177.75	283.69	1	177.75	12.00	1.10	312.06	283.69
25	30 TO 33	10.00 X 18.00	180.00		180.00	287.28	4	720.00	12.00	1.10	338.01	1149.12
26	34, 35	10.80 X 18.00	194.40	7.72	186.68	297.94	2	373.36	12.00	1.10	327.74	595.88
27	36 TO 39	9.70 X 18.00	174.60		174.60	278.66	4	698.40	12.00	1.10	306.93	1114.85
28	40	1/2(21.15 + 23.35) X 5.80 + 1/2(27.00 + 23.35) X 12.20	436.18	16.92	419.26	669.14	1	419.26	24.00	1.10	736.05	669.14
TOTAL							40	7302.58			11654.92	