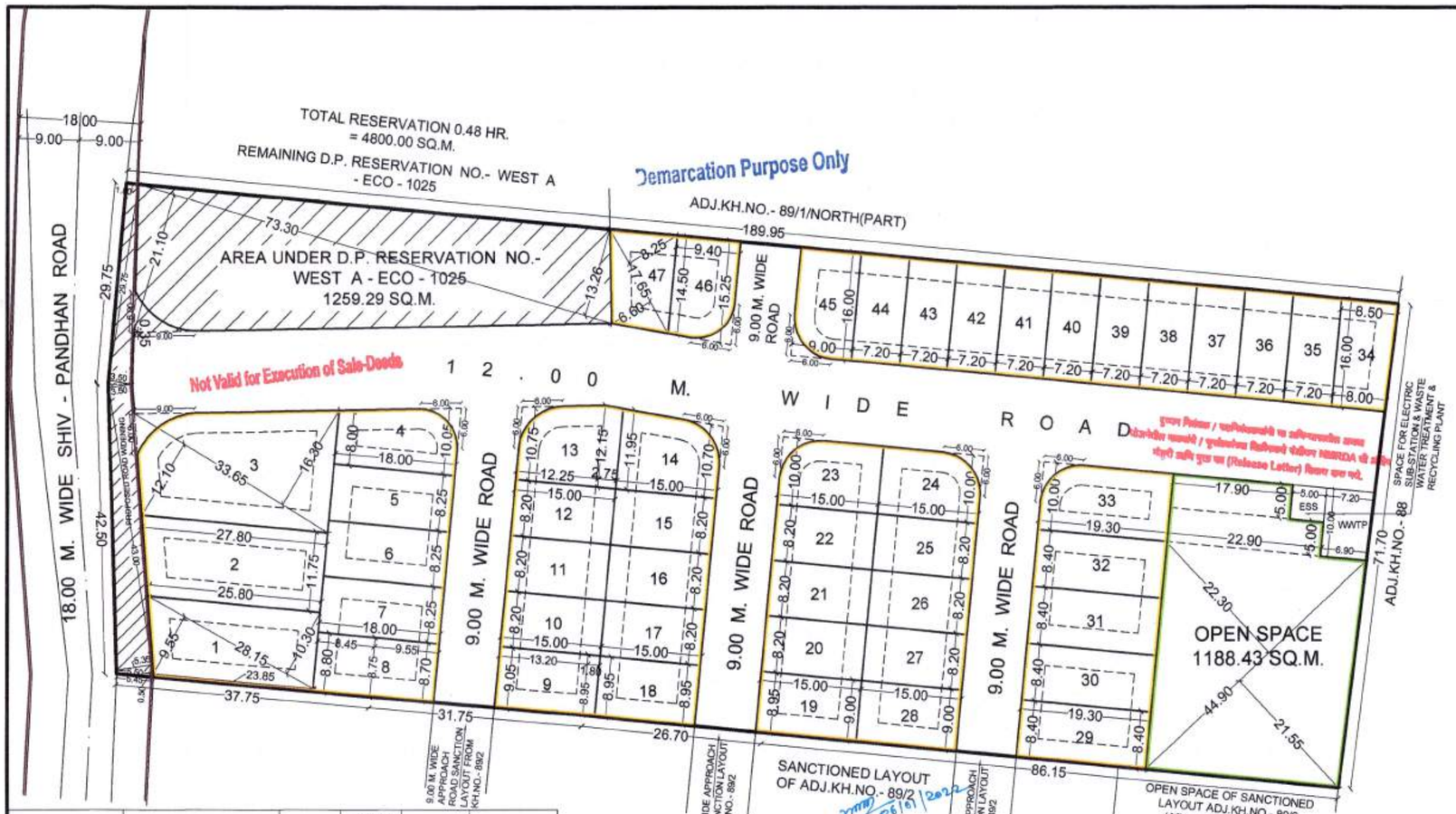
PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO.- 89/1/SOUTH (PART), P.H. NO. - 45, MOUZA - SUKLI (GUPCHUP), TAH. - HINGNA, DIST. - NAGPUR.

BELONGING TO :- SHRI. ARUN NAMDEO UMATE



LAYOUT PLAN

SCALE - 1:500

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(21.55 + 22.30) X 44.90 + 5.00 X 22.90 + 5.00 X 17.90	1188.43		1188.43	1188.43
SPACE FOR ELECTRIC SUB-STATION	5.00 X 5.00	25.00		25.00	95.50
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	1/2(7.20 + 6.90) X 10.00	70.50		70.50	
18.00 M. WIDE SHIV-PANDHAN ROAD WIDENING AREA	1/2(1.80 + 3.50) X 29.75 + 1/2(3.50 + 5.35) X 43.00 + 1/2(5.50 + 5.45) X 0.50	271.83		271.83	271.83
AREA UNDER D.P. RESERVATION NO.- WEST A - ECO - 1025	1/2(21.10 + 13.26) X 73.30	1259.29		1259.29	1259.29 OUT OF 4800.00 SQ.M.

LAND AREA CALCULATION	
1/2(21.10 + 13.26) X 73.30	1259.29
1/2(1.80 + 3.05) X 22.15	53.71
1/2(74.15 + 73.85) X 7.60	562.40
1/2(30.95 + 28.95) X 61.35	1837.43
1/2(47.10 + 50.15) X 28.85	1402.83
1/2(57.80 + 57.75) X 2.88	165.81
1/2(57.75 + 57.80) X 26.70	1542.59
1/2(31.60 + 29.60) X 13.80	422.28
1/2(71.60 + 71.70) X 86.10	6169.07
TOTAL	13415.42

PROPOSED SITE OF KH.NO.- 89/1/SOUTH (PART)

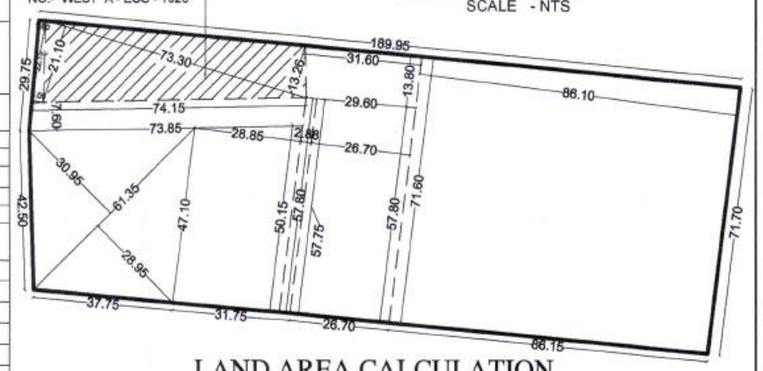


D.P. PLAN SHOWING PROPOSED SITE

SHEET NO. 95

SCALE - NTS

AREA UNDER D.P. RESERVATION NO.- WEST A - ECO - 1025



LAND AREA CALCULATION

SCALE - 1:1000

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*1.6781)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	0.50 X 23.85 + 1/2(10.30 + 9.55) X 28.15	398.63		398.63	668.94	1	398.63	18.00	1.10	735.84	668.94
2	2	1/2(25.80 + 27.80) X 11.75	314.90		314.90	528.43	1	314.90	18.00	1.10	581.28	528.43
3	3	1/2(16.30 + 12.10) X 33.65	477.83	11.77	466.06	782.10	1	466.06	18.00	1.10	860.30	782.10
4	4	1/2(8.00 + 10.05) X 18.00	162.45	7.72	154.73	259.65	1	154.73	12.00	1.10	285.62	259.65
5	5, 6, 7	8.25 X 18.00	148.50		148.50	249.20	3	445.50	9.00	1.10	274.12	747.59
6	8	1/2(8.70 + 8.75) X 9.55 + 1/2(8.75 + 8.80) X 8.45	157.46		157.46	264.23	1	157.46	9.00	1.10	290.66	264.23
7	9	1/2(9.05 + 8.95) X 13.20 + 1.80 X 8.95	134.91		134.91	226.39	1	134.91	9.00	1.10	249.03	226.39
8	10, 11, 12, 15, 16, 17, 20, 21, 22, 25, 26, 27	8.20 X 15.00	123.00		123.00	206.41	12	1476.00	9.00	1.10	227.05	2476.88
9	13	1/2(10.75 + 12.15) X 12.25 + 1/2(12.15 + 11.95) X 2.75	173.39	7.72	165.67	278.01	1	165.67	12.00	1.10	305.81	278.01
10	14	1/2(11.95 + 10.70) X 15.00	169.87	7.72	162.15	272.10	1	162.15	12.00	1.10	299.31	272.10
11	18	8.95 X 15.00	134.25		134.25	225.28	1	134.25	9.00	1.10	247.81	225.28
12	19	1/2(8.95 + 9.00) X 15.00	134.62		134.62	225.91	1	134.62	9.00	1.10	248.50	225.91
13	23, 24	10.00 X 15.00	150.00	7.72	142.28	238.76	2	284.56	12.00	1.10	262.64	477.52
14	28	9.00 X 15.00	135.00		135.00	226.54	1	135.00	9.00	1.10	249.20	226.54
15	29, 30, 31, 32	8.40 X 19.30	162.12		162.12	272.05	4	648.48	9.00	1.10	299.26	1088.21
16	33	10.00 X 19.30	193.00	7.72	185.28	310.92	1	185.28	12.00	1.10	342.01	310.92
17	34	1/2(8.00 + 8.50) X 16.00	132.00		132.00	221.51	1	132.00	12.00	1.10	243.66	221.51
18	35 TO 44	7.20 X 16.00	115.20		115.20	193.32	10	1152.00	12.00	1.10	212.65	1933.17
19	45	9.00 X 16.00	144.00	7.72	136.28	228.69	1	136.28	12.00	1.10	251.56	228.69
20	46	1/2(15.25 + 14.50) X 9.40	139.82	7.72	132.10	221.68	1	132.10	12.00	1.10	243.84	221.68
21	47	1/2(8.25 + 6.60) X 17.65	131.05		131.05	219.92	1	131.05	12.00	1.10	241.91	219.92
		TOTAL					47	7081.63				11883.68

PROFORMA - I

AREA STATEMENT

1	AREA OF LAND OF KH.NO. 89/1/SOUTH (PART) (Minimum area of a,b,c, to be considered)	13415.42	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	13900.00	SQ.M.	(1.39 H)
	b) AS PER MEASURMENT SHEET	13415.42	SQ.M.	
	c) AS PER SITE	13415.42	SQ.M.	
	Minimum of above	13415.42	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a) PROPOSED 18.00 M. WIDE SHIV-PANDHAN ROAD WIDENING AREA	271.83	SQ.M.	
	b) AREA UNDER D.P. RESERVATION NO.- WEST A - ECO - 1025	1259.29	SQ.M.	
	c) NATURAL WATER COURSE AREA	0.00	SQ.M.	
	TOTAL (a+b+c)	1531.12	SQ.M.	
3	BALANCE AREA OF PLOT (1 - 2)	11884.30	SQ.M.	
4	AMENITY SPACE			
	a) REQUIRED	NIL	SQ.M.	
	b) PROPOSED	NIL	SQ.M.	
5	NET PLOT AREA (3-4b)	11884.30	SQ.M.	100%
6	RECREATIONAL OPEN SPACE			
	a) REQUIRED	1188.43	SQ.M.	10.00%
	b) PROPOSED	1188.43	SQ.M.	10.00%
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 70.50)	95.50	SQ.M.	0.80%
8	INTERNAL ROAD AREA	3518.74	SQ.M.	29.61%
9	SERVICE ROAD HIGH-WAY WIDENING	0.00	SQ.M.	
10	PLOTABLE AREA	7081.63	SQ.M.	59.59%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.6781	SQ.M.	

CERTIFICATE OF AREA:

Certified that tha plot under reference was surveyed by me on 08 / 12 / 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.

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.

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 :

A. N. Umate.

SHRI. ARUN NAMDEO UMATE

ARCHITECT'S SIGN :

UMESH M. LAMGE
B.Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg.No. CA/95/18907
NMC Lic No.: R-90
NIT Lic No.: 865

ARCHITECT:-

AR. UMESH LAMGE
B.ARCH.(HONS.)
ARCHITECT & INTERIOR DESIGNER
402 , DAYA CHAMBER,
AJANI SQ. WARDHA ROAD, NAGPUR