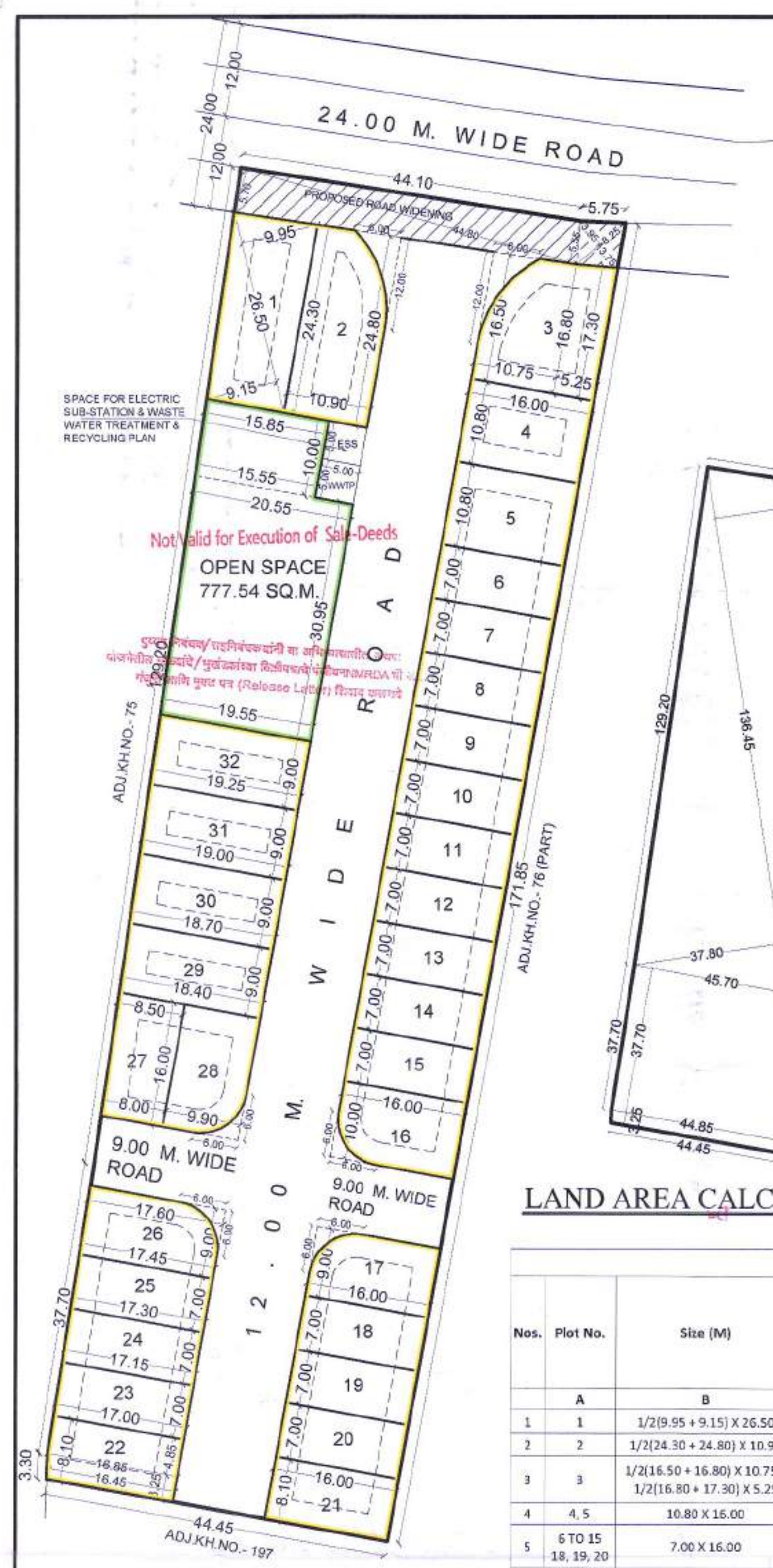
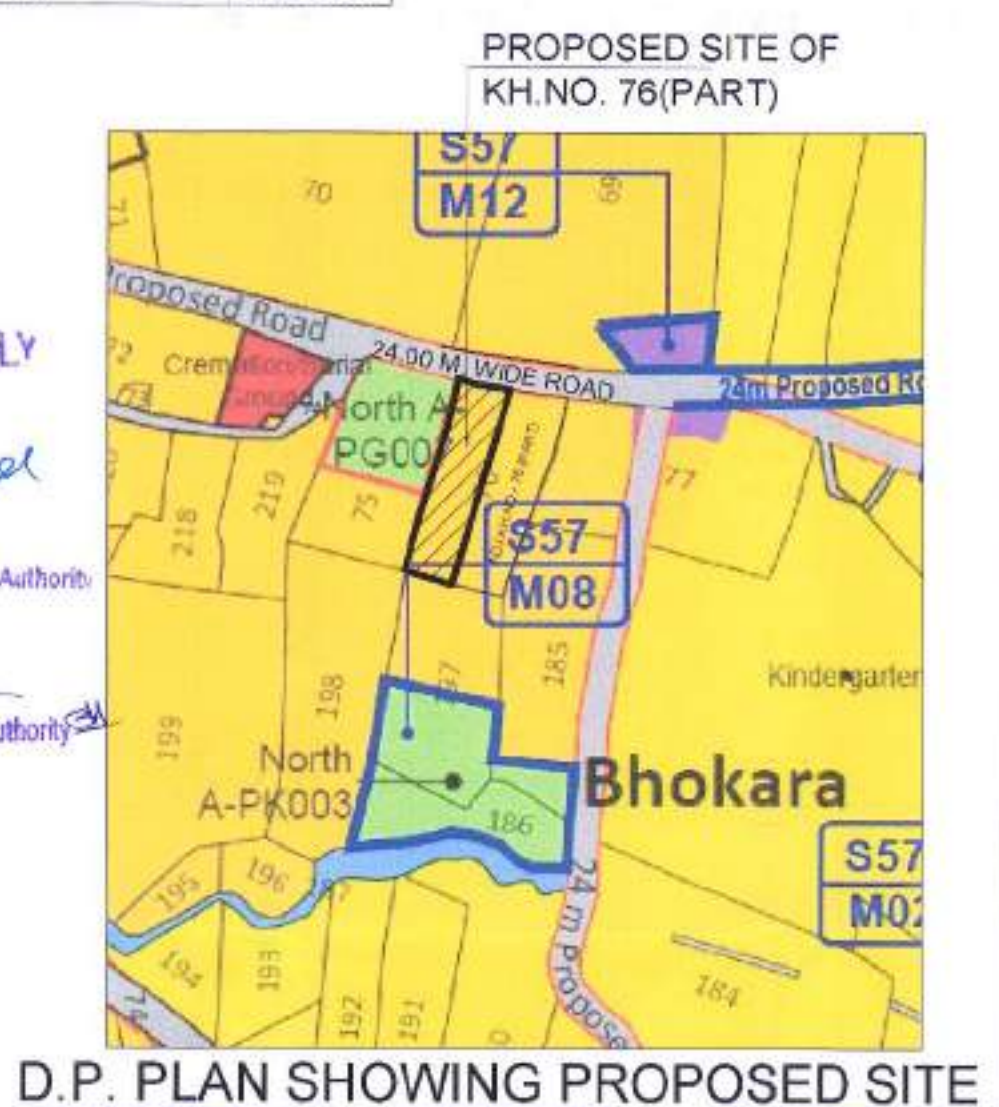




Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	TOTAL NET AREA (Sq.m.)
1	OPEN SPACE	$1/2(15.85 + 15.55) \times 10.00 + 1/2(20.55 + 19.55) \times 30.95$	777.54	777.54	777.54
2	SPACE FOR ELECTRIC SUB-STATION	5.00 X 5.00	25.00	25.00	50.00
3	SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	5.00 X 5.00	25.00	25.00	
4	PROPOSED 24.00 M. WIDE ROAD WIDENING AREA	$1/2(5.70 + 5.55) \times 44.80 + 1/2(3.75 + 3.95) \times 8.25$	283.76	283.76	283.76

LAND AREA CALCULATION		
$1/2(42.10 + 37.80) \times 136.45$	5451.18	
$1/2(130.15 + 130.90) \times 5.72$	746.60	
$1/2(45.70 + 44.85) \times 37.70$	1706.87	
$1/2(44.85 + 44.45) \times 3.25$	145.11	
TOTAL	8049.76	
SAY	8050.00	



LAND AREA CALCULATION
SCALE - 1:1000

SHEET NO. 57
SCALE - NTS

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*1.6924)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(9.95 + 9.15) X 26.50	253.07		253.07	428.30	1	253.07	24.00	1.10	471.13	428.30
2	2	1/2(24.30 + 24.80) X 10.90	267.59	16.92	250.67	424.23	1	250.67	24.00	1.10	466.66	424.23
3	3	1/2(16.50 + 16.80) X 10.75 + 1/2(16.80 + 17.30) X 5.25	268.49	16.92	251.57	425.76	1	251.57	24.00	1.10	468.33	425.76
4	4, 5	10.80 X 16.00	172.80		172.80	292.45	2	345.60	12.00	1.10	321.69	584.89
5	6 TO 15	7.00 X 16.00	112.00		112.00	189.55	13	1456.00	12.00	1.10	208.50	2464.13
6	16	10.00 X 16.00	160.00	7.72	152.28	257.72	1	152.28	12.00	1.10	283.49	257.72
7	17	9.00 X 16.00	144.00	7.72	136.28	230.64	1	136.28	12.00	1.10	253.70	230.64
8	21	8.10 X 16.00	129.60		129.60	219.34	1	129.60	12.00	1.10	241.27	219.34
9	22	1/2(16.45 + 16.85) X 3.25 + 1/2(16.85 + 17.00) X 4.85	136.19		136.19	230.49	1	136.19	12.00	1.10	253.54	230.49
10	23	1/2(17.00 + 17.15) X 7.00	119.52		119.52	202.28	1	119.52	12.00	1.10	222.50	202.28
11	24	1/2(17.30 + 17.15) X 7.00	120.57		120.57	204.05	1	120.57	12.00	1.10	224.45	204.05
12	25	1/2(17.30 + 17.45) X 7.00	121.62		121.62	205.83	1	121.62	12.00	1.10	226.41	205.83
13	26	1/2(17.45 + 17.60) X 9.00	157.72	7.72	150.00	253.86	1	150.00	12.00	1.10	279.25	253.86
14	27	1/2(8.00 + 8.50) X 16.00	132.00		132.00	223.40	1	132.00	9.00	1.10	245.74	223.40
15	28	9.90 X 16.00	158.40	7.72	150.68	255.01	1	150.68	12.00	1.10	280.51	255.01
16	29	1/2(18.40 + 18.70) X 9.00	166.95		166.95	282.55	1	166.95	12.00	1.10	310.80	282.55
17	30	1/2(19.00 + 18.70) X 9.00	169.65		169.65	287.12	1	169.65	12.00	1.10	315.83	287.12
18	31	1/2(19.00 + 19.25) X 9.00	172.12		172.12	291.30	1	172.12	12.00	1.10	320.43	291.30
19	32	1/2(19.25 + 19.55) X 9.00	174.60		174.60	295.49	1	174.60	12.00	1.10	325.04	295.49
							32	4588.97				7766.37



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. - 76(PART), P.H. NO. - 12,
MOUZA - BHOKARA, TAH. - NAGPUR (GRAMIN),
DIST. - NAGPUR.
BELONGING TO :- SHRI. ASHISH RAMRAOJI BOBADE

PROFORMA - I AREA STATEMENT			
1	AREA OF LAND OF KH.NO. 76 (PART) (Minimum area of a,b,c, to be considered)	8050.00	SQ.M.
a)	AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	8050.00	SQ.M. (0.805 H)
b)	AS PER MEASUREMENT SHEET	8050.00	SQ.M.
c)	AS PER SITE	8050.00	SQ.M.
2	DEDUCTIONS FOR		SQ.M.
a)	PROPOSED 24.00 M. WIDE ROAD WIDENING AREA	283.76	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)	283.76	SQ.M.
3	BALANCE AREA OF PLOT (1 - 2)	7766.24	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)	7766.24	SQ.M. 100%
6	RECREATIONAL OPEN SPACE		
a)	REQUIRED	776.62	SQ.M. 10.00%
b)	PROPOSED	777.54	SQ.M. 10.01%
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 25.00)	50.00	SQ.M. 0.64%
8	INTERNAL ROAD AREA	2349.73	SQ.M. 30.26%
9	SERVICE ROAD & HIGHWAY ROAD WIDENING	0.00	SQ.M.
10	PLOTTABLE AREA	4588.97	SQ.M. 59.09%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.6924	SQ.M.

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 25 / 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.

UMESH M. LAMGE
B.Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg.No. CA/95/18907
NMC Lic No.: R-90
NIT Lic No.: 885
ARCHITECT'S SIGN.

OWNER'S SIGN :
ARCHITECT'S SIGN :
UMESH M. LAMGE
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ARCHITECTS & INTERIOR DESIGNERS
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SHRI. ASHISH RAMRAOJI BOBADE
FIFTH FLOOR, DAYA CHAMBERS,
AJNI SQ., WARDHA ROAD, NAGPUR