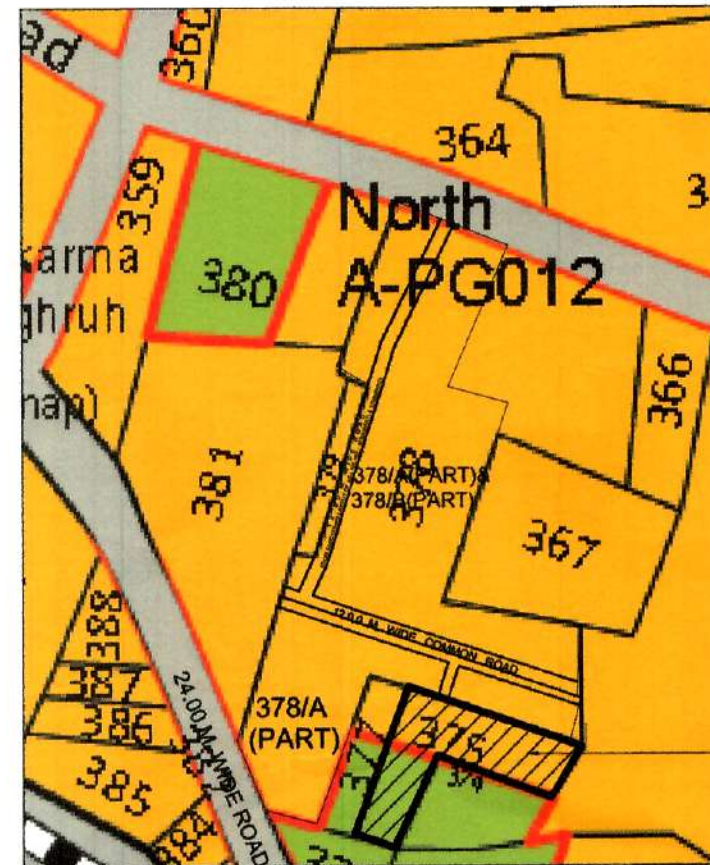
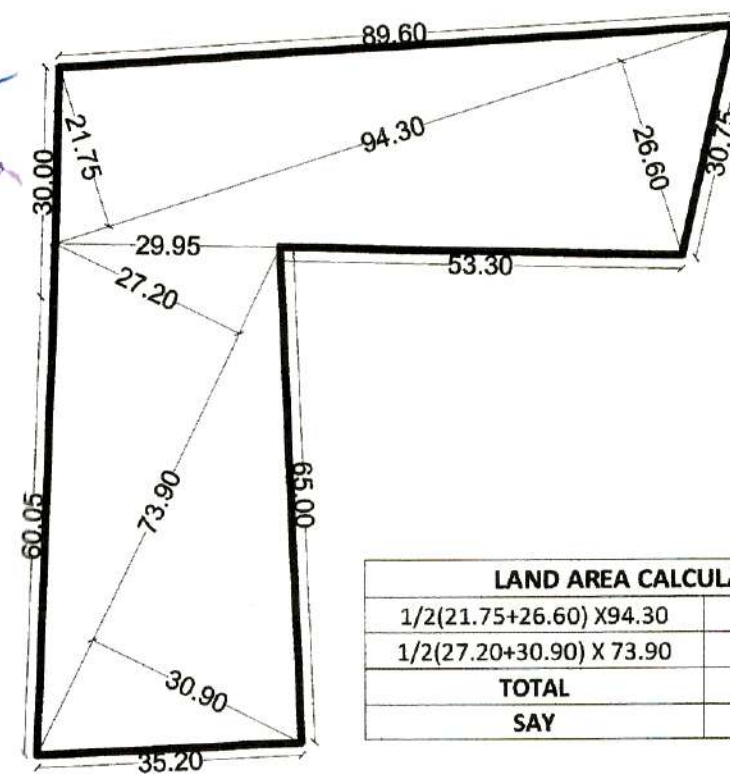




SCALE - NTS



SCALE - 1:1000

दुष्यम निबंधक/सहनिबंधकपंथी या अभिन्यासशैली अथवा
मेजेन्टल गार्कपंथी/भुवनेश्वरी दिक्पंथी पंथीयानामुद्रा वी अंगीकृत
मंजुरी अथि मुक्त पत्र (Release Letter) शिवाय कलमये

LAND AREA CALCULATION	
$1/2(21.75+26.60) \times 94.30$	2279.70
$1/2(27.20+30.90) \times 73.90$	2146.79
TOTAL	4426.49
SAY	4426.50

This Layout Plan ~~tentative~~/finally approved by
Metropolitan Commissioner Dated 18/03/2022

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*1.657)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(8.45+8.00) X 17.05	140.24	7.72	132.52	219.579	1	132.52	9.00	1.10	241.5374	219.5794
2	2	1/2(15.50+16.45) X 11.80	188.51	7.72	180.79	299.561	1	180.79	9.00	1.10	329.5168	299.5607
3	3	1/2(16.45+17.15) X 9.00	151.20		151.20	250.538	1	151.20	9.00	1.10	275.5922	250.5384
4	4	1/2(17.15+17.90) X 9.00	157.73		157.73	261.350	1	157.73	9.00	1.10	287.4854	261.3503
5	5	1/2(17.90+18.60) X 9.00	164.25		164.25	272.162	1	164.25	9.00	1.10	299.3785	272.1623
6	6	1/2(18.60+19.35) X 9.00	170.78		170.78	282.974	1	170.78	9.00	1.10	311.2716	282.9742
7	7	1/2(19.35 + 20.05) X 9.00	177.30		177.30	293.786	1	177.30	9.00	1.10	323.1647	293.7861
8	8	1/2(10.95+7.95) X 25.25	238.61		238.61	395.381	1	238.61	9.00	1.10	434.9190	395.3809
			TOTAL				8	1373.18				2275.3323

x AREA UNDER LAYOUT SHOWN THUS
x RESIDENTIAL PLOTS SHOWN THUS
x APPROACH ROAD SHOWN THUS

SAI ASSOCIATES
THROUGH PARTNERS
1) SHRI. HARSHAVARDHAN RATNAKAR RAUT
2) SMT. PRAJAKTA HARSHAVARDHAN RAUT
3) SHRI. SUDHIR BABURAO KALE
4) SHRI. SHEKHAR GAJANAN PUSADKAR

PROFORMA - I			
AREA STATEMENT			
1	AREA OF LAND OF KH.NO. 375 (Minimum area of a,b,c, to be considered)	4426.50	SQ.M.
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	4500.00	SQ.M. (0.45 H)
	b) AS PER MEASUREMENT SHEET	4426.50	SQ.M.
	c) AS PER SITE	4426.50	SQ.M.
2	DEDUCTIONS FOR		SQ.M.
	a) PROPOSEDD.P./D.P. ROAD AREA	0.00	SQ.M.
	b) D.P. RESERVATION No. NORTH A-PG014 AREA 1/2(27.20+31.00) X 73.90	2150.49	SQ.M.
	c) NATURAL WATER COURSE AREA	0.00	SQ.M.
	TOTAL (a+b+c)	2150.49	SQ.M.
3	BALANCE AREA OF PLOT (1 - 2)	2276.01	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)	2276.01	SQ.M. 100%
6	RECREATIONAL OPEN SPACE		
	a) REQUIRED	NIL	SQ.M.
	b) PROPOSED	NIL	SQ.M.
7	INTERNAL ROAD AREA	902.83	SQ.M. 39.66%
8	SERVICE ROAD HIGH-WAY WIDENING	NIL	SQ.M.
9	PLOTTABLE AREA	1373.18	SQ.M. 60.34%
10	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.657	SQ.M.

Certified that this plot under reference was surveyed by me on _____ 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 Surveyors Office.

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.

ARCHITECT'S SIGN :

1) SHRI. HARSHAVARDHAN RATNAKAR RAUT

2) SMT. PRAJAKTA HARSHAVARDHAN RAUT

3) SHRI SUDHIR BABURAO KALE

4) SHRI. SHEKHAR GAJANAN PUSADKAR

UMESH M. LAMGE	B. ARCH.
----------------	----------

ARCHITECT & INTERIOR DESIGNER
FIFTH FLOOR, DAYA CHAMBERS,
AJNI SQ., WARDHA ROAD, NAGPUR