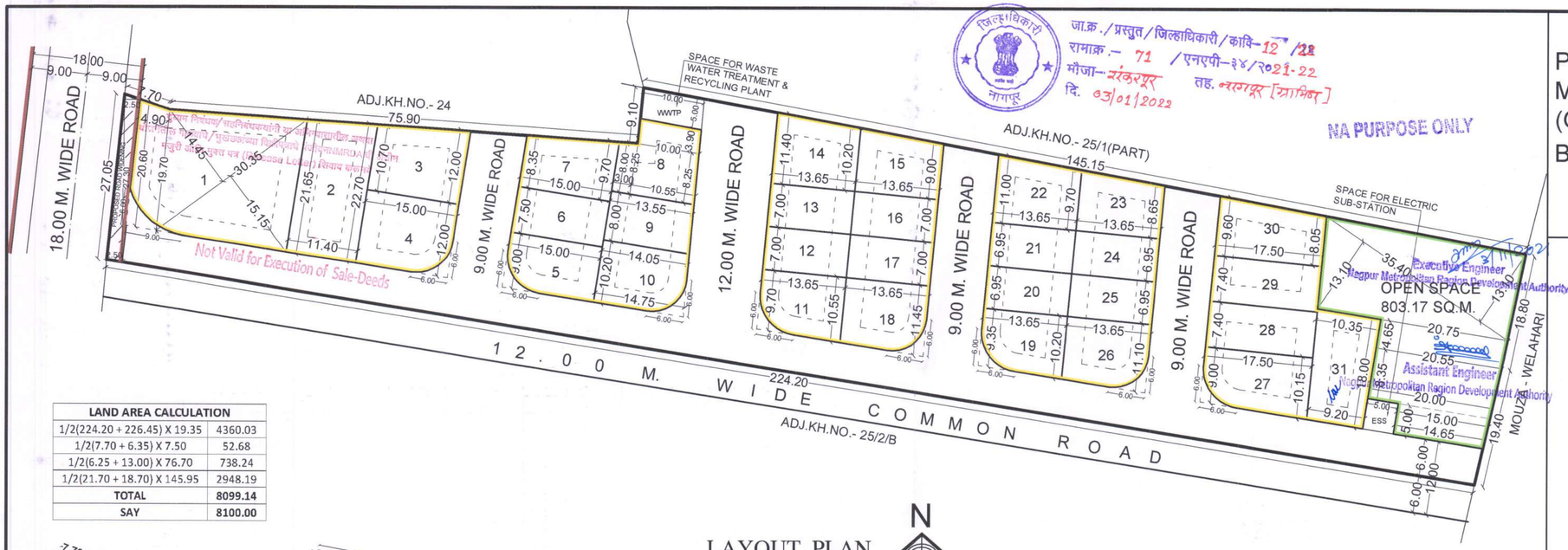
FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH.NO. - 25/2/A , P.H. NO. - 42, MOUZA - SHANKARPUR, TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR.

BELONGING TO :-

M/s TIRUPATI DEVELOPER'S
THROUGH PARTNER'S
1) SHRI. PRASHANT M. BONGIRWAR
2) RAHUL A. UPGANALAWAR

जा.क्र./प्रस्तुत/जिल्हाधिकारी/कावि-12/22
रामाक्र.- 71 /एनएपी-३४/२०२१-२२
मौजा- शंकरपूर तह. नागपूर [ग्रामिण]
दि. 03/01/2022

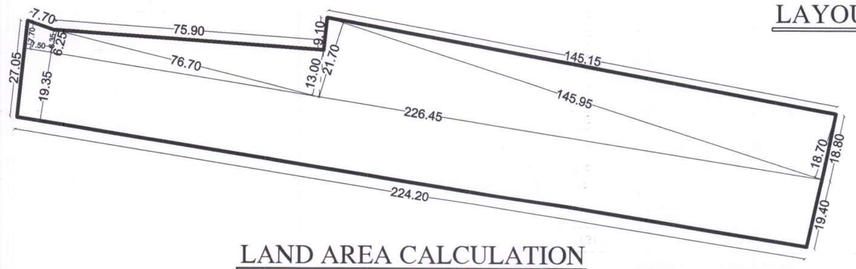
NA PURPOSE ONLY



LAND AREA CALCULATION	
1/2(224.20 + 226.45) X 19.35	4360.03
1/2(7.70 + 6.35) X 7.50	52.68
1/2(6.25 + 13.00) X 76.70	738.24
1/2(21.70 + 18.70) X 145.95	2948.19
TOTAL	**8099.14**
SAY	**8100.00**

LAYOUT PLAN
SCALE - 1:500

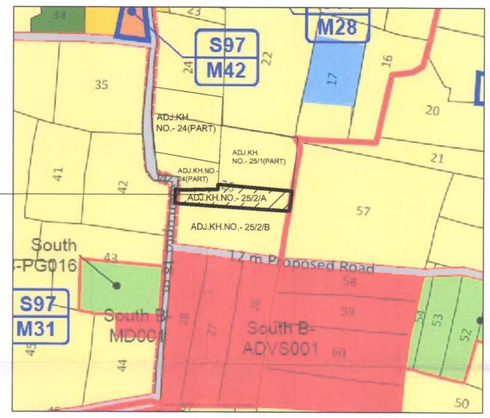
N



LAND AREA CALCULATION
SCALE - 1:1000

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(14.65 + 15.00) X 5.00 + 1/2(20.00 + 20.55) X 8.35 + 1/2(20.55 + 20.75) X 4.65 + 1/2(13.10 + 13.10) X 35.40	803.17		**803.17**	**803.17**
SPACE FOR ELECTRIC SUB-STATION	5.00 X 5.00	25.00		**25.00**	**75.00**
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	5.00 X 10.00	50.00		**50.00**	
PROPOSED 18.00 M. ROAD WIDENING AREA	1/2(2.50 + 2.50) X 27.30	68.25		**68.25**	**68.25**

PROPOSED SITE OF KH.NO. 25/2/A



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 97
SCALE - NTS

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

PROFORMA - I
AREA STATEMENT

1	**AREA OF LAND OF KH.NO. 25/2/A (Minimum area of a,b,c, to be considered)**	8100.00	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	8100.00	SQ.M.	(0.81 H)
	b) AS PER MEASURMENT SHEET	8100.00	SQ.M.	
	c) AS PER SITE	8100.00	SQ.M.	
2	**DEDUCTIONS FOR**		SQ.M.	
	a) PROPOSED 18.00 M. ROAD WIDENING AREA	68.25	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)	68.25	SQ.M.	
3	**BALANCE AREA OF PLOT (1 - 2)**	8031.75	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)**	8031.75	SQ.M.	100%
6	**RECREATIONAL OPEN SPACE**			
	a) REQUIRED	803.17	SQ.M.	10.00%
	b) PROPOSED	803.17	SQ.M.	10.00%
7	**SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 50.00)**	75.00	SQ.M.	0.93%
8	**INTERNAL ROAD AREA**	2657.20	SQ.M.	33.09%
9	**SERVICE ROAD HIGH-WAY WIDENING**	0.00	SQ.M.	
10	**PLOTABLE AREA**	4496.38	SQ.M.	55.98%
11	**PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)**	1.7862	SQ.M.	

CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 18 / 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. (WRMC)
ARCHITECTS & INTERIOR DESIGNERS
Reg.No. CA/95/18907
NMC Lic No.: R-90
NIT Lic No.: 865
ARCHITECT'S SIGN.

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*1.7862)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(20.60 + 19.70) X 4.90 + 1/2(14.45 + 15.15) X 30.35	547.91	11.77	536.14	957.65	1	536.14	18.00	1.10	1053.42	957.65
2	2	1/2(21.65 + 22.70) X 11.40	252.79		252.79	451.53	1	252.79	12.00	1.10	496.69	451.53
3	3	1/2(12.00 + 10.70) X 15.00	170.25		170.25	304.10	1	170.25	9.00	1.10	334.51	304.10
4	4	12.00 X 15.00	180.00	7.72	172.28	307.73	1	172.28	12.00	1.10	338.50	307.73
5	5	9.00 X 15.00	135.00	7.72	127.28	227.35	1	127.28	12.00	1.10	250.08	227.35
6	6	7.50 X 15.00	112.50		112.50	200.95	1	112.50	9.00	1.10	221.04	200.95
7	7	1/2(8.35 + 9.70) X 15.00	135.37		135.37	241.80	1	135.37	9.00	1.10	265.98	241.80
8	8	1/2(8.00 + 8.25) X 3.00 + 1/2(10.55 + 10.00) X 8.25 + 5.00 X 10.00	148.13		148.13	264.59	1	148.13	12.00	1.10	291.05	264.59
9	9	1/2(13.55 + 14.05) X 8.00	110.40		110.40	197.20	1	110.40	12.00	1.10	216.92	197.20
10	10	1/2(14.05 + 14.75) X 10.20	146.88	7.72	139.16	248.57	1	139.16	12.00	1.10	273.42	248.57
11	11	1/2(9.70 + 10.55) X 13.65	138.20	7.72	130.48	233.06	1	130.48	12.00	1.10	256.37	233.06
12	12, 13	7.00 X 13.65	95.55		95.55	170.67	2	191.10	12.00	1.10	187.74	341.34
13	14	1/2(11.40 + 10.20) X 13.65	147.42		147.42	263.32	1	147.42	12.00	1.10	289.65	263.32
14	15	1/2(9.00 + 10.20) X 13.65	131.04		131.04	234.06	1	131.04	9.00	1.10	257.47	234.06
15	16, 17	7.00 X 13.65	95.55		95.55	170.67	2	191.10	9.00	1.10	187.74	341.34
16	18	1/2(11.45 + 10.55) X 13.65	150.15	7.72	142.43	254.41	1	142.43	12.00	1.10	279.85	254.41
17	19	1/2(9.35 + 10.20) X 13.65	133.42	7.72	125.70	224.53	1	125.70	12.00	1.10	246.98	224.53
18	20, 21, 24, 25	6.95 X 13.65	94.86		94.86	169.44	4	379.44	9.00	1.10	186.38	677.76
19	22	1/2(11.00 + 9.70) X 13.65	141.27		141.27	252.34	1	141.27	9.00	1.10	277.57	252.34
20	23	1/2(8.65 + 9.70) X 13.65	125.23		125.23	223.69	1	125.23	9.00	1.10	246.05	223.69
21	26	1/2(10.20 + 11.10) X 13.65	145.37	7.72	137.65	245.87	1	137.65	12.00	1.10	270.46	245.87
22	27	1/2(10.15 + 9.00) X 17.50	167.56	7.72	159.84	285.51	1	159.84	12.00	1.10	314.06	285.51
23	28, 29	7.40 X 17.50	129.50		129.50	231.31	2	259.00	9.00	1.10	254.44	462.63
24	30	1/2(8.05 + 9.60) X 17.50	154.43		154.43	275.84	1	154.43	9.00	1.10	303.43	275.84
25	31	1/2(9.20 + 10.35) X 18.00	175.95		175.95	314.28	1	175.95	12.00	1.10	345.71	314.28
		TOTAL					31	4496.38				8031.43

OWNER'S SIGN :

M/s TIRUPATI DEVELOPER'S
THROUGH PARTNER'S

1) SHRI. PRASHANT M. BONGIRWAR

2) RAHUL A. UPGANALAWAR

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AJNI SQ., WARDHA ROAD, NAGPUR