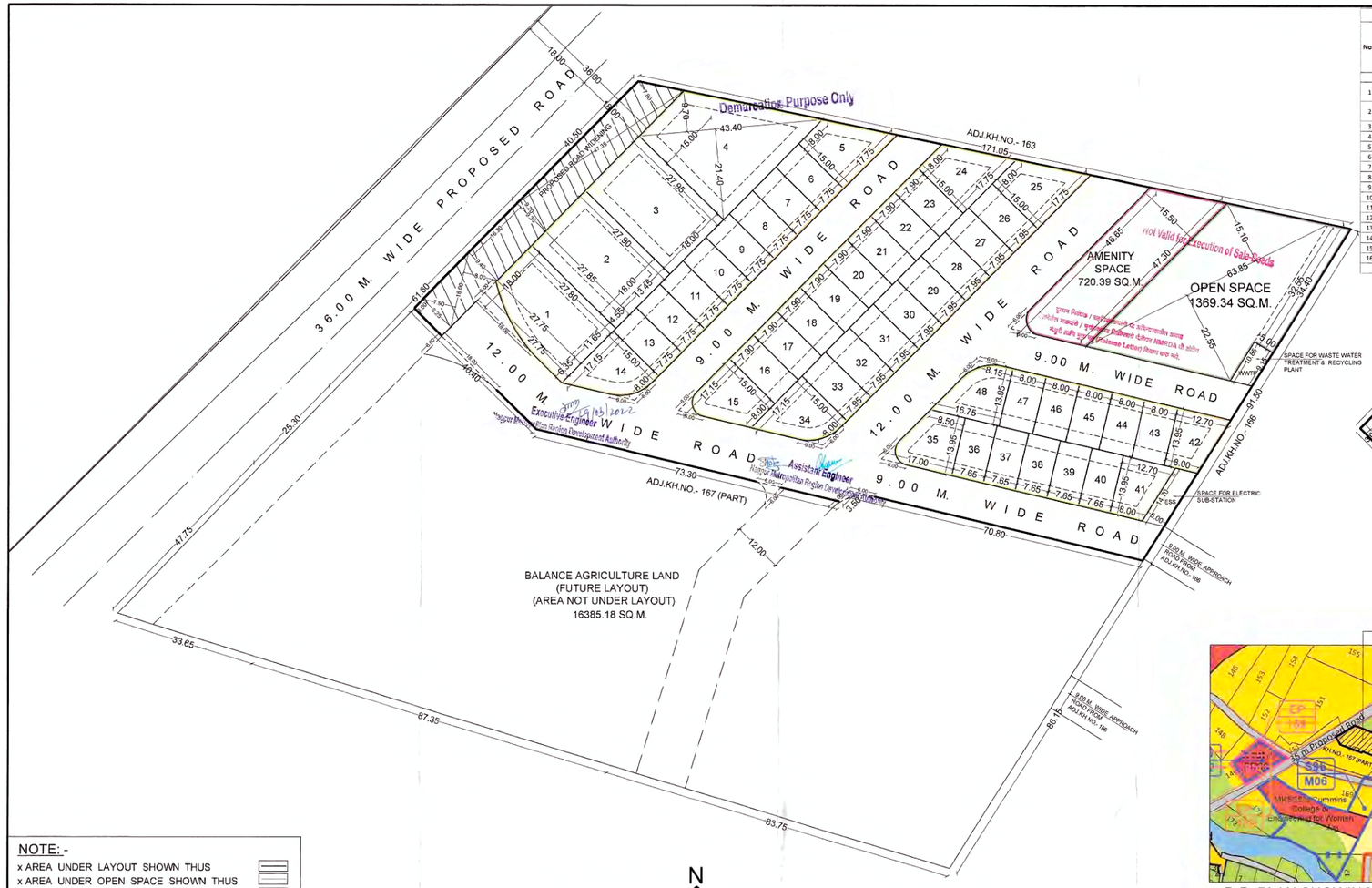
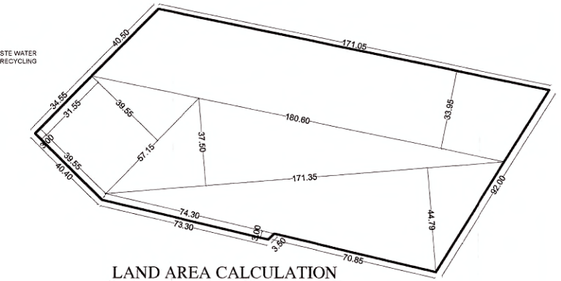
PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO.- 167 (PART), P.H. NO. - 45, MOUZA - SUKLI (GUPCHUP), TAH. - HINGNA, DIST. - NAGPUR.

BELONGING TO :- ORANGE CITY REALTY
THROUGH PROPRIETOR
SHRI. VISHAL P. BAWISTALE



LAYOUT PLAN
SCALE - 1:500

N



LAND AREA CALCULATION
SCALE - 1:1000

LAND AREA CALCULATION	
1/2(171.05 + 180.60) X 33.95	5969.26
1/2(44.79 + 37.50) X 171.35	7050.20
1/3(57.15 + 31.55) X 39.55	1754.04
1/2(39.55 + 40.40) X 3.00	119.93
1/2(73.30 + 74.30) X 3.00	221.40
TOTAL	15114.82

PROPOSED SITE
OF KH.NO.- 167 (PART)

D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 96
SCALE - NTS

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(15.10 + 22.55) X 63.85 + 1/2(32.55 + 34.40) X 5.00	1369.34		1369.34	1369.34
AMENITY SPACE	1/2(46.65 + 47.30) X 15.50	728.11	7.72	720.39	720.39
SPACE FOR ELECTRIC SUB-STATION	5.00 X 14.70	73.50		73.50	123.50
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	1/2(9.15 + 10.85) X 5.00	50.00		50.00	
PROPOSED 36.00 M. WIDE ROAD WIDENING AREA	1/2(7.80 + 9.20) X 47.35 + 1/2(9.40 + 9.35) X 16.20 + 1/2(8.00 + 7.90) X 18.00 + 3.00 X 9.25	725.19		725.19	725.19

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

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*1.7462)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	6.35 x 27.75 + 1/2(27.75 + 27.80) X 11.65	499.78	21.50	478.28	835.17	1	478.28	36.00	1.10	918.69	835.17
2	2	1/2(27.80 + 27.85) X 4.55 + 1/2(27.85 + 27.90) X 13.45	501.51		501.51	875.74	1	501.51	36.00	1.10	963.31	875.74
3	3	1/2(27.90 + 27.95) X 18.00	502.65		502.65	877.73	1	502.65	36.00	1.10	965.50	877.73
4	4	1/2(9.70 + 21.40) X 43.40	674.87		674.87	1178.46	1	674.87	36.00	1.10	1296.30	1178.46
5	5, 24	1/2(8.00 + 17.75) X 15.00	193.12		193.12	337.23	2	386.24	9.00	1.10	370.95	674.45
6	6 TO 13	7.75 X 15.00	116.25		116.25	203.00	8	930.00	9.00	1.10	223.30	1623.97
7	14, 15	1/2(8.00 + 17.15) X 15.00	188.62	7.72	180.90	315.89	2	361.80	9.00	1.10	347.48	631.78
8	16 TO 23	7.90 X 15.00	118.50		118.50	206.92	8	948.00	9.00	1.10	227.62	1655.40
9	25	1/2(8.00 + 17.75) X 15.00	193.12		193.12	337.23	1	193.12	12.00	1.10	370.95	337.23
10	26 TO 33	7.95 X 15.00	119.25		119.25	208.23	8	954.00	12.00	1.10	229.06	1665.87
11	34	1/2(8.00 + 17.15) X 15.00	188.62	7.72	180.90	315.89	1	180.90	12.00	1.10	347.48	315.89
12	35	1/2(8.50 + 17.00) X 13.55	177.86	7.72	170.14	297.10	1	170.14	12.00	1.10	326.81	297.10
13	36 TO 40	7.65 X 13.95	106.71		106.71	186.34	5	533.55	9.00	1.10	204.97	931.69
14	41, 42	1/2(8.00 + 12.70) X 13.95	144.38		144.38	252.12	2	288.76	9.00	1.10	277.33	504.23
15	43 TO 47	8.00 X 13.95	111.60		111.60	194.88	5	558.00	9.00	1.10	214.36	974.38
16	48	1/2(8.15 + 16.75) X 13.95	173.67	7.72	165.95	289.78	1	165.95	12.00	1.10	318.76	289.78
		TOTAL					48	7827.77				13668.85

PROFORMA - I
AREA STATEMENT

1	AREA OF LAND OF KH.NO. 167 (PART) (Minimum area of a,b,c, to be considered)	15114.82	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	31500.00	SQ.M.	(3.15 H)
	b) AS PER MEASURMENT SHEET	15114.82	SQ.M.	
	c) AS PER SITE (PROPOSAL)	15114.82	SQ.M.	
	d) BALANCE AGRICULTURE LAND	16385.18	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a) PROPOSED 36.00 M. WIDE ROAD WIDENING AREA	725.19	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)	725.19	SQ.M.	
3	BALANCE AREA OF PLOT (1 - 2)	14389.63	SQ.M.	
4	AMENITY SPACE			
	a) REQUIRED	719.48	SQ.M.	5.00%
	b) PROPOSED	720.39	SQ.M.	5.01%
5	NET PLOT AREA (3-4b)	13669.24	SQ.M.	100%
6	RECREATIONAL OPEN SPACE			
	a) REQUIRED	1366.92	SQ.M.	10.00%
	b) PROPOSED	1369.34	SQ.M.	10.02%
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (73.50 + 50.00)	123.50	SQ.M.	0.90%
8	INTERNAL ROAD AREA	4348.63	SQ.M.	31.81%
9	SERVICE ROAD HIGH-WAY WIDENING	0.00	SQ.M.	
10	PLOTABLE AREA	7827.77	SQ.M.	57.27%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.7462	SQ.M.	

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 25 / 11 / 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.

UMESH M. LAMGE
B.Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg.No. CA/05/18907
NAC Lic No.: R-90
NIT Lic No.: 866
ARCHITECT'S SIGN.

OWNER'S SIGN :

ORANGE CITY REALTY
THROUGH PROPRIETOR

VISHAL P. BAWISTALE
Proprietor
Orange City Realty

SHRI. VISHAL P. BAWISTALE

ARCHITECT'S SIGN :

UMESH M. LAMGE
B.Arch (Hons)
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ARCHITECT:-

AR. UMESH LAMGE
B.ARCH.(HONS.)
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AJANI SQ. WARDHA ROAD, NAGPUR