

FINAL DEMARCATED RESIDENTIAL LAYOUT
PLAN ON KH. NO.- 89/2, P.H. NO. - 45,
MOUZA - SUKLI (GUPCHUP), TAH. - HINGNA,
DIST. - NAGPUR.
BELONGING TO :-

- 1) SHRI. ANIL GYANCHAND KOCHAR
2) SHRI. VIKAS RAMVILAS JAIN
3) SHRI. DIPAK RAMVILAS JAIN
THROUGH P.O.A. HOLDER
M/s. TIRUPATI DEVELOPER'S
THROUGH IT'S PARTNER'S
1) SHRI. PRASHANT M. BONGIRWAR
2) RAHUL A. UPGANALAWAR

PROFORMA - I				
AREA STATEMENT				
1	AREA OF LAND OF KH.NO. 89/2 (Minimum area of a,b,c, to be considered)	12423.37	SQ.M.	
a)	AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	13900.00	SQ.M.	(1.39 H)
b)	AS PER MEASUREMENT SHEET	12423.37	SQ.M.	
c)	AS PER SITE	12423.37	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
a)	PROPOSED 18.00 M. WIDE SHIV-PANDHAN ROAD WIDENING AREA	398.18	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)	398.18	SQ.M.	
3	BALANCE AREA OF PLOT (1 - 2)	12025.19	SQ.M.	
4	AMENITY SPACE		SQ.M.	
a)	REQUIRED	NIL	SQ.M.	
b)	PROPOSED	NIL	SQ.M.	
5	NET PLOT AREA (3-4b)	12025.19	SQ.M.	100%
6	RECREATIONAL OPEN SPACE		SQ.M.	
a)	REQUIRED	1202.52	SQ.M.	10.00%
b)	PROPOSED	1207.00	SQ.M.	10.04%
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 71.65)	96.65	SQ.M.	0.80%
8	INTERNAL ROAD AREA	3385.86	SQ.M.	28.16%
9	SERVICE ROAD HIGH-WAY WIDENING	0.00	SQ.M.	
10	PLOTTABLE AREA	7335.68	SQ.M.	61.00%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.6392	SQ.M.	

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 10 / 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 records.

UMESH M. LAMGE
B.Arch (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg. No. CA/85/18907
NMC Lic No.: R-90
NIT Lic No.: 885
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 :

ARCHITECT'S SIGN :

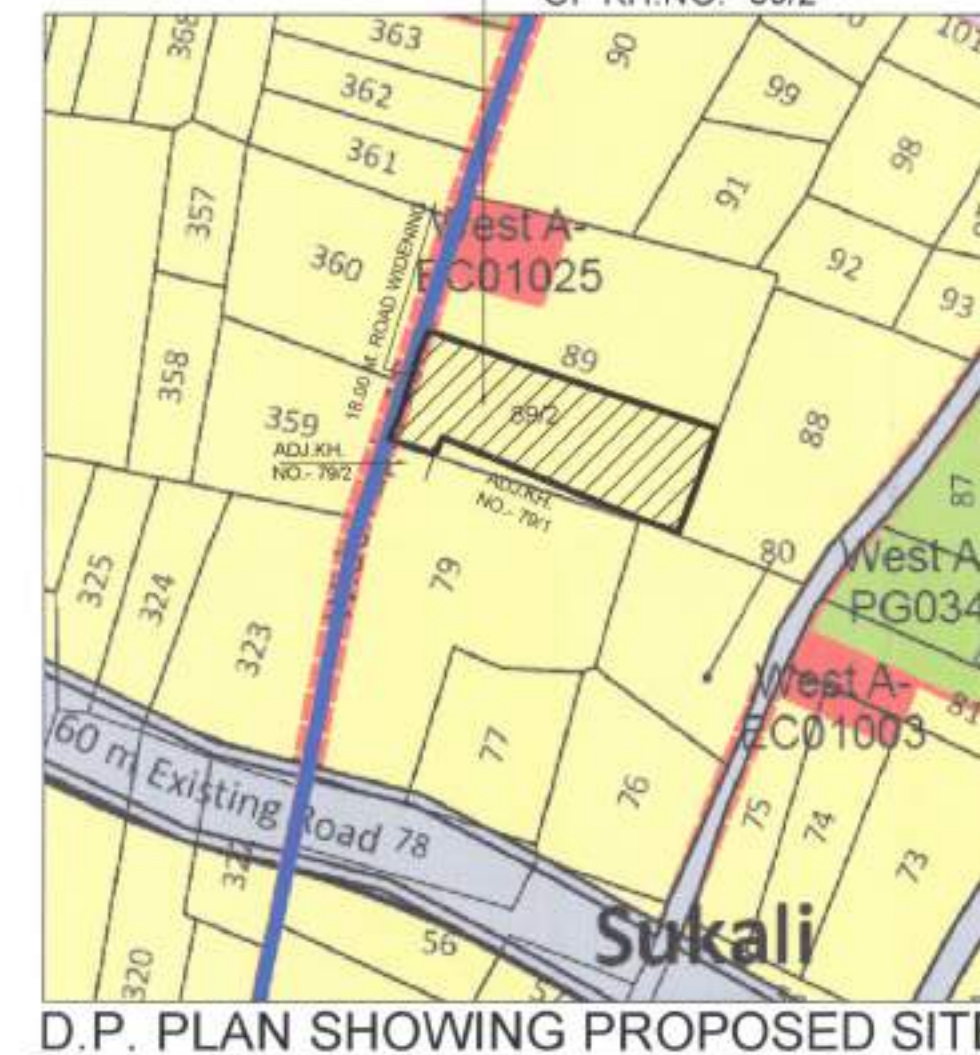
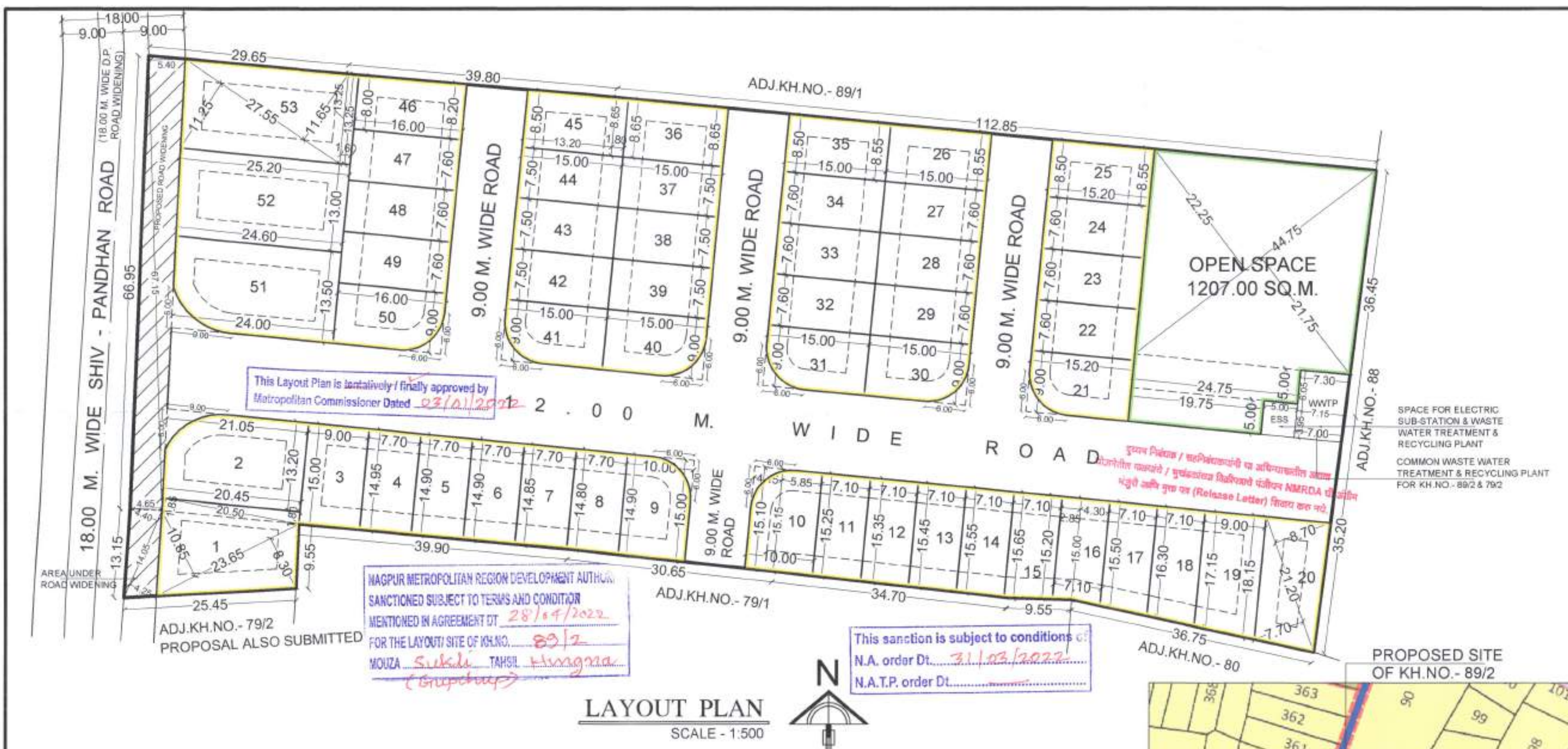
- 1) SHRI. ANIL GYANCHAND KOCHAR
2) SHRI. VIKAS RAMVILAS JAIN
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(OWNER FROM 1 TO 3)
THROUGH P.O.A. HOLDER
M/s. TIRUPATI DEVELOPER'S
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- 1) SHRI. PRASHANT M. BONGIRWAR

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ARCHITECT:-

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

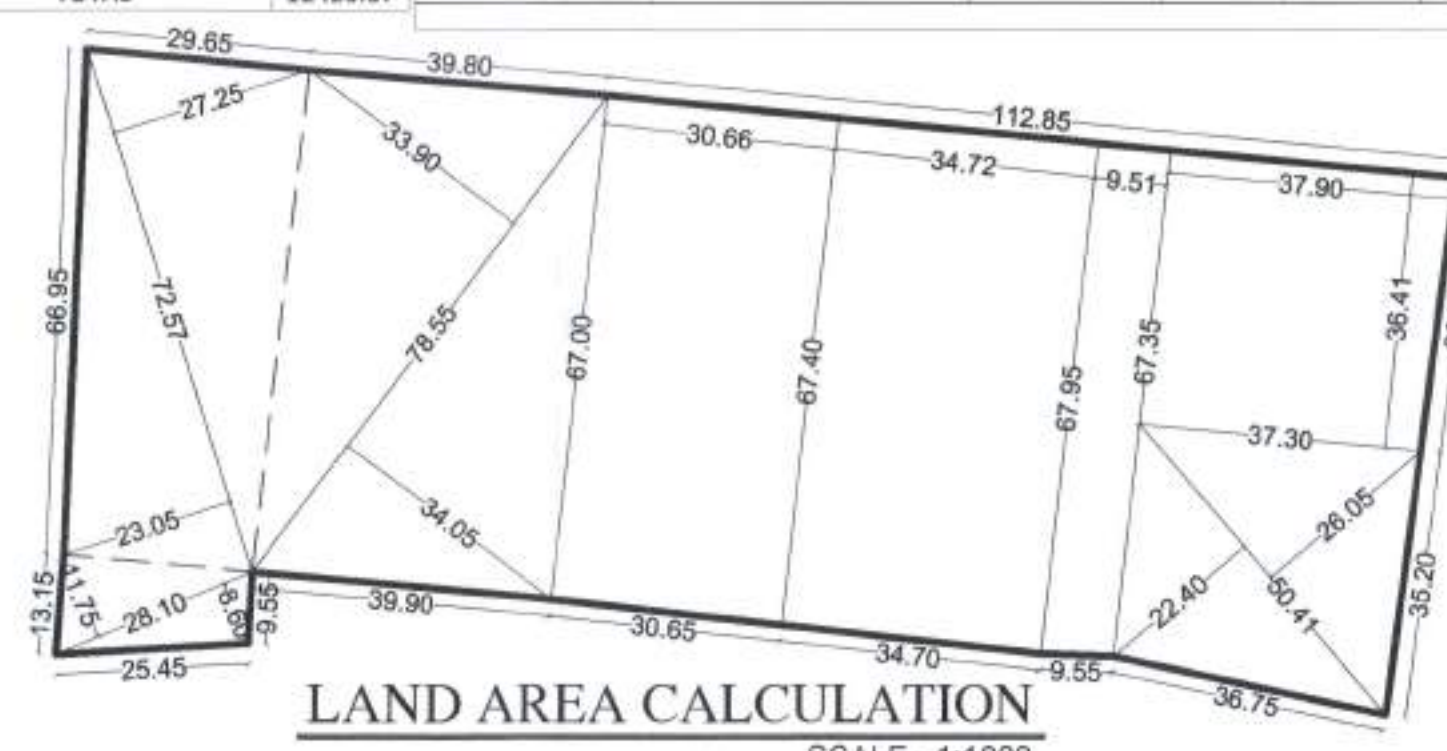


SHEET NO. 95

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(22.25 + 21.75) X 44.75 + 5.00 X 24.75 + 5.00 X 19.75	1207.00		1207.00	1207.00
SPACE FOR ELECTRIC SUB-STATION	5.00 X 5.00	25.00		25.00	96.65
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	1/2(7.00 + 7.15) X 3.95 + 1/2(7.30 + 7.15) X 6.05	71.65		71.65	
15.00 M. WIDE SHIV-PANDHAN ROAD WIDENING AREA	1/2(4.25 + 4.40) X 14.05 + 1/2(4.65 + 5.40) X 67.15	398.18		398.18	398.18
TOTAL		12423.37			

LAND AREA CALCULATION	
1/2(27.25 + 23.05) X 72.57	1825.14
1/2(8.60 + 11.75) X 28.10	285.92
1/2(33.90 + 34.05) X 78.55	2668.74
1/2(67.00 + 67.40) X 30.66	2060.35
1/2(67.40 + 67.95) X 34.72	2349.68
1/2(67.95 + 67.35) X 9.51	643.35
1/2(37.90 + 37.30) X 36.41	1369.02
1/2(26.05 + 22.40) X 50.41	1221.18
TOTAL	12423.37



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*1.6392)	G	H=E*G	I	J	K=F*J	L=F*G	
1	1	1/2(8.30 + 10.85) X 23.65 + 1/2(1.80 + 1.85) X 20.50	263.85		263.85	432.50	1	263.85	18.00	1.10	475.75	432.50
2	2	1/2(20.45 + 21.05) X 13.20	273.90	11.77	262.13	429.68	1	262.13	18.00	1.10	472.65	429.68
3	3	1/2(15.00 + 14.95) X 9.00	134.77		134.77	220.91	1	134.77	12.00	1.10	243.01	220.91
4	4	1/2(14.95 + 14.90) X 7.70	114.92		114.92	188.38	1	114.92	12.00	1.10	207.21	188.38
5	5	7.70 X 14.90	114.73		114.73	188.07	1	114.73	12.00	1.10	206.87	188.07
6	6	1/2(14.90 + 14.85) X 7.70	114.53		114.53	187.74	1	114.53	12.00	1.10	206.51	187.74
7	7	1/2(14.85 + 14.80) X 7.70	114.15		114.15	187.11	1	114.15	12.00	1.10	205.83	187.11
8	8	1/2(14.80 + 14.90) X 7.70	114.34		114.34	187.43	1	114.34	12.00	1.10	206.17	187.43
9	9	1/2(14.90 + 15.00) X 10.00	149.50	7.72	141.78	232.41	1	141.78	12.00	1.10	255.65	232.41
10	10	1/2(15.10 + 15.15) X 4.15 + 1/2(15.15 + 15.25) X 5.85	151.69	7.72	143.97	235.99	1	143.97	12.00	1.10	259.59	235.99
11	11	1/2(15.25 + 15.35) X 7.10	108.63		108.63	178.07	1	108.63	12.00	1.10	195.87	178.07
12	12	1/2(15.35 + 15.45) X 7.10	109.34		109.34	179.23	1	109.34	12.00	1.10	197.15	179.23
13	13	1/2(15.45 + 15.55) X 7.10	110.05		110.05	180.39	1	110.05	12.00	1.10	198.43	180.39
14	14	1/2(15.55 + 15.65) X 7.10	110.76		110.76	181.56	1	110.76	12.00	1.10	199.71	181.56
15	15	1/2(15.65 + 15.70) X 7.10	109.52		109.52	179.52	1	109.52	12.00	1.10	197.47	179.52
16	16	1/2(15.20 + 15.00) X 2.85 + 1/2(15.00 + 15.50) X 4.30	108.61		108.61	178.03	1	108.61	12.00	1.10	195.84	178.03
17	17	1/2(15.50 + 16.30) X 7.10	112.89		112.89	185.05	1	112.89	12.00	1.10	203.55	185.05
18	18	1/2(16.30 + 17.15) X 7.10	118.75		118.75	194.65	1	118.75	12.00	1.10	214.12	194.65
19	19	1/2(17.15 + 18.15) X 9.00	158.85		158.85	260.39	1	158.85	12.00	1.10	286.43	260.39
20	20	1/2(17.70 + 8.70) X 21.20	173.84		173.84	284.96	1	173.84	12.00	1.10	313.45	284.96
21	21	9.00 X 15.20	136.80	7.72	129.08	211.59	1	129.08	12.00	1.10	232.75	211.59
22	22 TO 24	15.20 X 7.60	115.52		115.52	189.36	3	346.56	9.00	1.10	208.30	568.08
23	25	1/2(8.50 + 8.55) X 15.20	129.58		129.58	212.41	1	129.58	9.00	1.10	233.65	212.41
24	30,31, 40,41	15.00 X 9.00	135.00	7.72	127.28	208.64	4	509.12	12.00	1.10	229.50	834.55
25	27 TO 29, 32 TO 33	15.00 X 7.60	114.00		114.00	186.87	6	684.00	9.00	1.10	205.56	1121.21
26	26	15.00 X 8.55	128.25		128.25	210.23	1	128.25	9.00	1.10	231.25	210.23
27	35	1/2(8.55 + 8.50) X 15.00	127.88		127.88	209.61	1	127.88	9.00	1.10	230.57	209.61
28	36	15.00 X 8.65	129.75		129.75	212.69	1	129.75	9.00	1.10	233.95	212.69
29	37 TO 39, 42 TO 44	15.00 X 7.50	112.50		112.50	184.41	6	675.00	9.00	1.10	202.85	1106.46
30	45	1/2(8.50 + 8.65) X 13.20 + 1.80 X 8.65	128.76		128.76	211.06	1	128.76	9.00	1.10	232.17	211.06
31	46	1/2(8.00 + 8.20) X 16.00	129.60		129.60	212.44	1	129.60	9.00	1.10	233.68	212.44
32	47,48,49	16.00 X 7.60	121.60		121.60	199.33	3	364.80	9.00	1.10	219.26	597.98
33	50	16.00 X 9.00	144.00	7.72	136.28	223.39	1	136.28	12.00	1.10	245.73	223.39
34	51	1/2(24.00 + 24.60) X 13.50	328.05	11.77	316.28	518.45	1	316.28	18.00	1.10	570.29	518.45
35	52	1/2(24.60 + 25.20) X 13.00	323.70		323.70	530.61	1	323.70	18.00	1.10	583.67	530.61
36	53	1/2(31.65 + 11.25) X 27.55 + 1.60 X 13.25	336.64		336.64	551.82	1	336.64	18.00	1.10	607.00	551.82
			TOTAL				53	7335.68				12024.64