

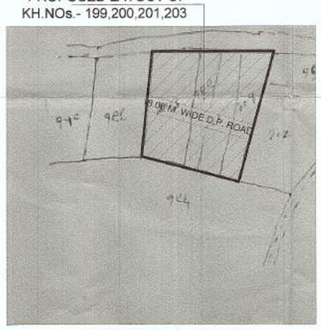
LAYOUT PLAN
SCALE - 1:500



LAND AREA CALCULATION
SCALE - 1:1000

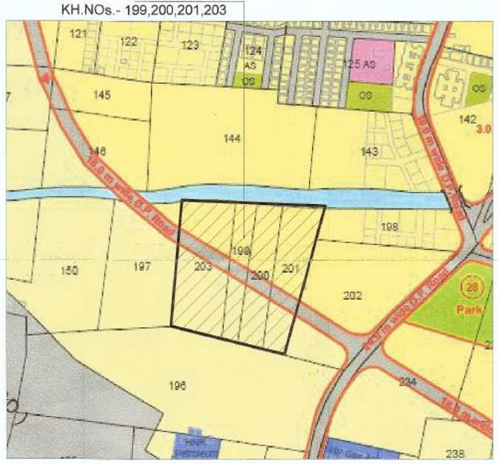
LAND AREA CALCULATION (AS PER K/PRAT)	
1/2(157.90 + 161.35) X 9.20	1468.55
1/2(163.40 + 167.30) X 8.67	1433.58
1/2(167.30 + 171.20) X 12.60	2132.55
1/2(171.20 + 173.50) X 7.40	1275.39
1/2(173.50 + 176.40) X 9.55	1670.77
1/2(176.40 + 179.05) X 9.15	1626.18
1/2(179.05 + 181.55) X 8.00	1442.40
1/2(181.55 + 183.25) X 5.50	1003.20
1/2(183.25 + 183.85) X 1.90	348.75
1/2(183.85 + 187.80) X 15.95	2963.91
1/2(187.80 + 189.65) X 7.60	1434.31
1/2(189.65 + 189.95) X 1.25	237.25
1/2(189.95 + 191.65) X 5.90	1125.72
1/2(191.65 + 194.65) X 10.95	2114.99
1/2(194.65 + 195.75) X 4.75	927.20
1/2(195.75 + 195.95) X 1.10	215.44
1/2(195.95 + 198.05) X 10.95	2157.15
1/2(198.05 + 199.55) X 6.55	1302.14
1/2(199.55 + 200.10) X 2.20	439.62
1/2(49.75 + 40.75) X 49.70	2248.93
1/2(38.40 + 13.05) X 158.90	4087.70
1/2(9.45 + 9.55) X 2.00	19.00
TOTAL	31674.72

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE - 1	1/2(10.10 + 16.00) X 22.00 + 1/2(16.00 + 24.60) X 31.75 + 1/2(24.60 + 26.45) X 7.00 + 1/2(21.45 + 22.80) X 5.00	1220.93		1220.93	2703.31
OPEN SPACE - 2	1/2(17.50 + 20.35) X 12.50 + 1/2(17.20 + 26.40) X 59.90	1542.38	WWTP 60.00	1482.38	
AMENITY SPACE	1/2(17.25 + 34.30) X 55.60	1433.09	11.77	1421.32	1421.32
SPACE FOR ELECTRIC SUB-STATION	5.00 X 5.00	25.00		25.00	85.00
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	6.00 X 10.00	60.00		60.00	
18.00 M. WIDE D.P. ROAD AREA	1/2(184.05 + 180.40) X 18.00	3280.05		3280.05	3280.05



PROPOSED LAYOUT OF KH.NOs.- 199,200,201,203

LOCATION PLAN
SCALE - NTS



PROPOSED LAYOUT OF KH.NOs.- 199,200,201,203

D.P. PLAN SHOWING PROPOSED SITE

SHEET NO.

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*1.479)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(13.75 + 9.30) X 31.80	366.49	11.77	354.72	524.63	1	354.72	18.00	1.10	577.09	524.63
2	2	1/2(21.80 + 20.40) X 10.00	211.00		211.00	312.07	1	211.00	9.00	1.10	343.28	312.07
3	3	1/2(19.10 + 20.40) X 9.00	177.75		177.75	262.89	1	177.75	9.00	1.10	289.18	262.89
4	4	1/2(19.10 + 18.00) X 8.00	148.40		148.40	219.48	1	148.40	9.00	1.10	241.43	219.48
5	5	1/2(18.00 + 16.85) X 8.00	139.40		139.40	206.17	1	139.40	9.00	1.10	226.79	206.17
6	6	1/2(16.85 + 15.85) X 7.00	114.45		114.45	169.27	1	114.45	9.00	1.10	186.20	169.27
7	7	1/2(15.85 + 14.85) X 7.00	107.45		107.45	158.92	1	107.45	9.00	1.10	174.81	158.92
8	8	1/2(14.85 + 13.65) X 8.40	119.70		119.70	177.04	1	119.70	9.00	1.10	194.74	177.04
9	9	1/2(13.65 + 12.45) X 8.40	109.62		109.62	162.13	1	109.62	9.00	1.10	178.34	162.13
10	10	1/2(12.45 + 11.30) X 8.40	99.75		99.75	147.53	1	99.75	9.00	1.10	162.28	147.53
11	11	1/2(8.40 + 6.45) X 16.90 + 1/2(9.70 + 9.55) X 2.00	144.73		144.73	214.06	1	144.73	9.00	1.10	235.47	214.06
12	12	1/2(8.65 + 9.35) X 15.00	135.00		135.00	199.67	1	135.00	9.00	1.10	219.63	199.67
13	13 TO 20 25 TO 32	7.00 X 15.00	105.00		105.00	155.30	16	1680.00	9.00	1.10	170.82	2484.72
14	21, 24	9.00 X 15.00	135.00		135.00	199.67	2	270.00	9.00	1.10	219.63	399.33
15	22	1/2(20.90 + 25.75) X 15.00	349.87	11.77	338.10	500.05	1	338.10	18.00	1.10	550.05	500.05
16	23	1/2(20.90 + 16.00) X 15.00	276.75	11.77	264.98	391.91	1	264.98	18.00	1.10	431.10	391.91
17	33	1/2(9.35 + 9.60) X 5.35 + 1/2(10.00 + 9.60) X 9.65	145.26		145.26	214.84	1	145.26	9.00	1.10	236.33	214.84
18	34	1/2(9.85 + 9.90) X 16.00	158.00		158.00	233.68	1	158.00	9.00	1.10	257.05	233.68
19	35 TO 40 45 TO 50	7.50 X 16.00	120.00		120.00	177.48	12	1440.00	9.00	1.10	195.23	2129.76
20	41, 44	9.00 X 16.00	144.00		144.00	212.98	2	288.00	9.00	1.10	234.27	425.95
21	42	1/2(24.45 + 19.20) X 16.00	349.20	11.77	337.43	499.06	1	337.43	18.00	1.10	548.96	499.06
22	43	1/2(14.00 + 19.20) X 16.00	265.60	11.77	253.83	375.41	1	253.83	18.00	1.10	412.96	375.41
23	51	1/2(9.90 + 9.70) X 16.00	156.80		156.80	231.91	1	156.80	9.00	1.10	255.10	231.91
24	52	1/2(10.75 + 10.45) X 17.00	180.20		180.20	266.52	1	180.20	9.00	1.10	293.17	266.52
25	53 TO 56 61 TO 64	7.15 X 17.00	121.55		121.55	179.77	8	972.40	9.00	1.10	197.75	1438.18
26	57, 60	10.00 X 17.00	170.00		170.00	251.43	2	340.00	9.00	1.10	276.57	502.86
27	58	1/2(19.85 + 25.40) X 17.00	384.62	11.77	372.85	551.45	1	372.85	18.00	1.10	606.59	551.45
28	59	1/2(19.85 + 14.30) X 17.00	290.27	11.77	278.50	411.90	1	278.50	18.00	1.10	453.09	411.90
29	65	1/2(10.45 + 10.35) X 5.45 + 1/2(10.35 + 10.20) X 11.55	175.36		175.36	259.36	1	175.36	9.00	1.10	285.29	259.36
30	66	1/2(8.40 + 8.65) X 17.50	149.19		149.19	220.65	1	149.19	9.00	1.10	242.72	220.65
31	67	1/2(13.35 + 13.65) X 8.50	114.75		114.75	169.72	1	114.75	9.00	1.10	186.69	169.72
32	68	1/2(13.65 + 13.95) X 8.50	117.30		117.30	173.49	1	117.30	9.00	1.10	190.84	173.49
33	69	1/2(13.95 + 14.30) X 10.40	146.90		146.90	217.27	1	146.90	9.00	1.10	238.99	217.27
34	70	1/2(11.85 + 9.65) X 25.60	275.20	11.77	263.43	389.61	1	263.43	18.00	1.10	428.57	389.61
35	71	1/2(10.05 + 13.55) X 27.80	328.04	11.77	316.27	467.76	1	316.27	18.00	1.10	514.54	467.76
36	72	1/2(16.30 + 16.70) X 11.20	184.80		184.80	273.32	1	184.80	9.00	1.10	300.65	273.32
37	73	1/2(16.70 + 17.10) X 11.20	189.28		189.28	279.95	1	189.28	9.00	1.10	307.94	279.95
38	74	1/2(17.10 + 17.50) X 11.20	193.76		193.76	286.57	1	193.76	9.00	1.10	315.23	286.57
39	75	1/2(17.50 + 17.85) X 11.20	197.96		197.96	292.78	1	197.96	9.00	1.10	322.06	292.78
40	76	1/2(17.85 + 18.20) X 9.00	162.23		162.23	239.93	1	162.23	9.00	1.10	263.92	239.93
41	77	1/2(18.20 + 18.40) X 6.35 + 1/2(18.40 + 18.50) X 2.65	165.10		165.10	244.18	1	165.10	9.00	1.10	268.60	244.18
42	78	1/2(18.50 + 18.80) X 8.15	152.00		152.00	224.80	1	152.00	9.00	1.10	247.28	224.80
43	79	1/2(18.80 + 19.10) X 8.50	161.08		161.08	238.23	1	161.08	9.00	1.10	262.05	238.23
44	80, 99	8.65 X 17.00	147.05		147.05	217.49	2	294.10	9.00	1.10	239.24	434.97
45	81 TO 87 92 TO 98	7.00 X 17.00	119.00		119.00	176.00	14	1666.00	9.00	1.10	193.60	2464.01
46	88, 91	10.00 X 17.00	170.00		170.00	251.43	2	340.00	9.00	1.10	276.57	502.86
47	89	1/2(26.85 + 21.30) X 17.00	409.27	11.77	397.50	587.90	1	397.50	18.00	1.10	646.69	587.90
48	90	1/2(15.75 + 21.30) X 17.00	314.92	11.77	303.15	448.36	1	303.15	18.00	1.10	493.19	448.36
49	100, 105, 108, 113,	9.00 X 14.20	127.80		127.80	189.02	4	511.20	9.00	1.10	207.92	756.06
50	101 TO 104 109 TO 112	6.10 X 14.20	86.62		86.62	128.11	8	692.96	9.00	1.10	140.92	1024.89
51	106	1/2(25.55 + 20.95) X 14.20	330.15	11.77	318.38	470.88	1	318.38	18.00	1.10	517.97	470.88
52	107	1/2(16.30 + 20.95) X 14.20	264.47	11.77	252.70	373.74	1	252.70	18.00	1.10	411.12	373.74
53	114, 123, 117, 120	9.00 X 14.15	127.35		127.35	188.35	4	509.40	9.00	1.10	207.19	753.40
54	115, 116, 121, 122	6.15 X 14.15	87.02		87.02	128.71	4	348.09	9.00	1.10	141.58	514.83
55	118	1/2(25.55 + 20.95) X 14.15	328.99	11.77	317.22	469.16	1	317.22	18.00	1.10	516.08	469.16
56	119	1/2(16.35 + 20.95) X 14.15	263.90	11.77	252.13	372.90	1	252.13	18.00	1.10	410.19	372.90
		TOTAL					123	18230.54				26962.97

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH.NOs. - 199,200,201,203, P.H.NO. - 49, MOUZA - HINGNA, TAH. - HINGNA, DIST. - NAGPUR

BELONGING TO :-
1) SHRI. DHANRAJ GANPATRAO BABDE
2) SHRI.SHARAD SHESHRAO DALVI
3) SHRI. SHYAMRAOJI KALE

PROFORMA - I			
AREA STATEMENT			
1 AREA OF LAND OF KH.NO. 199, 200, 201, 203 (Minimum area of a,b,c, to be considered)	31674.72	SQ.M.	
a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT) (199 = 0.81 + 200 = 0.87 + 201 = 0.81 + 203 = 0.81 H)	33000.00	SQ.M.	(3.30 H)
b) AS PER MEASURMENT SHEET	31674.72	SQ.M.	
c) AS PER SITE	31674.72	SQ.M.	
2 DEDUCTIONS FOR		SQ.M.	
a) PROPOSED 18.00 M. WIDE D.P. ROAD AREA	3280.05	SQ.M.	
c) ANY D.P. RESERVATION AREA	0.00	SQ.M.	
d) NATURAL WATER COURSE AREA	0.00	SQ.M.	
TOTAL [a+b+c+d]	3280.05	SQ.M.	
3 BALANCE AREA OF PLOT (1 - 2)	28394.67	SQ.M.	
4 AMENITY SPACE			
a) REQUIRED	1419.73	SQ.M.	5.00%
b) PROPOSED	1421.32	SQ.M.	5.01%
5 NET PLOT AREA (3-4b)	26973.35	SQ.M.	100%
6 RECREATIONAL OPEN SPACE			
a) REQUIRED	2697.34	SQ.M.	10.00%
b) PROPOSED	2703.31	SQ.M.	10.02%
7 SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 60.00)	85.00	SQ.M.	0.32%
8 INTERNAL ROAD AREA	5954.50	SQ.M.	22.07%
9 SERVICE ROAD HIGH-WAY WIDENING	0.00	SQ.M.	
10 PLOTABLE AREA	18230.54	SQ.M.	67.59%
11 PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.479	SQ.M.	

CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 22 / 02 / 2022 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.: 865
ARCHITECT'S SIGN.

नगररचनाकार कार्यालयीन आदेश क्रमांक नरहि / जा.क्र. 1700 / 2022 दिनांक 13/04/2022 अन्वये सदर जमिनीचा वापर हा प्रयोजनार्थ प्रतीम मंजूरी देण्यात येत आहे

कनिष्ठ अभियंता
बांधकाम विभाग (क.सं.प.) न. प. हिंगणा

Chief Officer
N. P. Hingna

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

OWNER'S SIGN :	ARCHITECT'S SIGN :
1) SHRI. DHANRAJ GANPATRAO BABDE	
2) SHRI.SHARAD SHESHRAO DALVI	UMESH M. LAMGE B.Arch. (Hons) ARCHITECTS & INTERIOR DESIGNERS Reg.No. CA/85/18907 NMC Lic No.: R-90 NIT Lic No.: 865
3) SHRI. SHYAMRAOJI KALE	तहसिलदार, हिंगणा

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