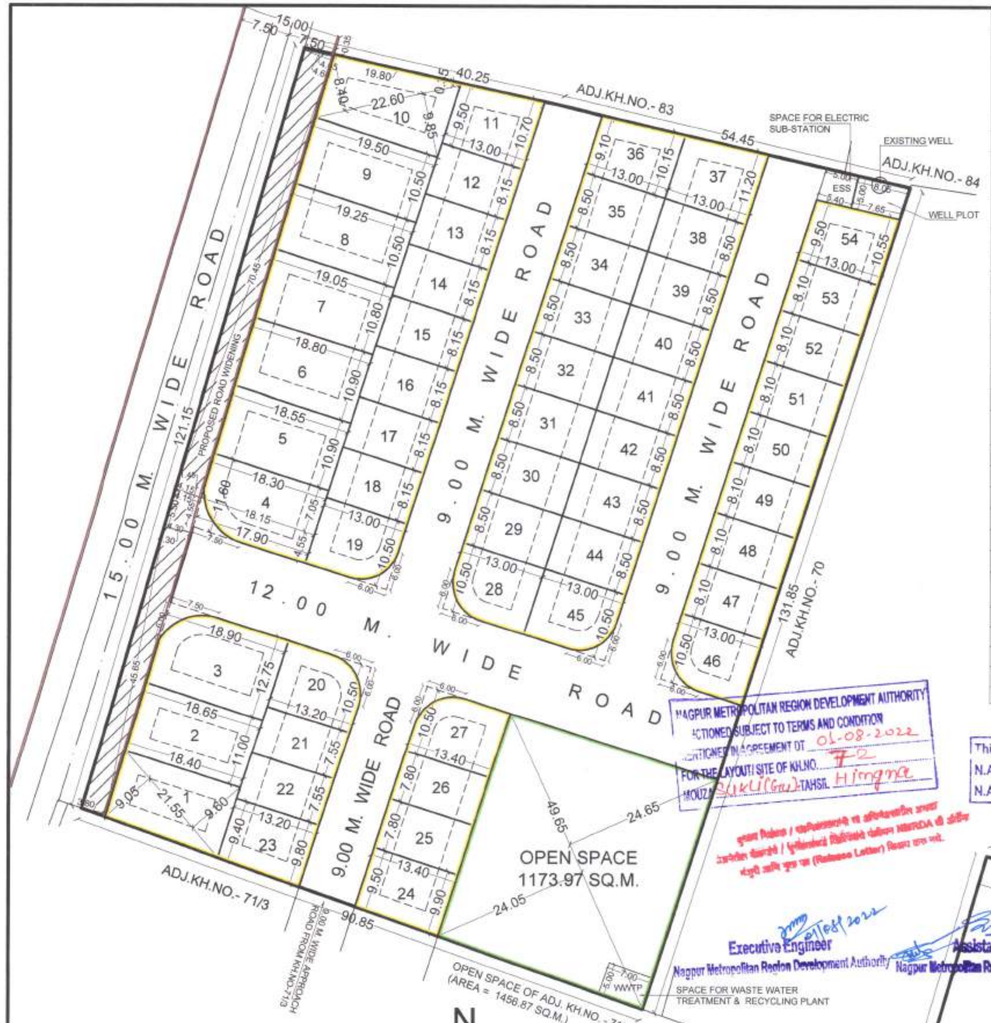


LAYOUT PLAN

SCALE - 1:500

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(24.65 + 24.05) X 49.65	1208.97	WWTP 35.00	**1173.97**	**1173.97**
SPACE FOR ELECTRIC SUB-STATION	1/2(5.00 + 5.40) X 5.00	26.00		**26.00**	**100.25**
SPACE FORWASTE WATER TREATMENT & RECYCLING PLANT	5.00 X 7.00	35.00		**35.00**	
WELL PLOT	1/2(7.65 + 8.05) X 5.00	39.25		**39.25**	
15.00 M. WIDE ROAD WIDENING AREA	1/2(3.80 + 4.30) X 45.65 + 1/2(4.30 + 4.15) X 5.50 + 1/2(4.15 + 4.60) X 70.45 + 4.65 X 0.35	517.94		**517.94**	**517.94**

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION
SANCTIONED IN AGREEMENT DT 01-08-2022
FOR THE LAYOUT SITE OF KH.NO. 72
MOUZA Sukli (Gup) TAHSIL Hingna

This sanction is subject to conditions :
N.A. order Dt. 26/06/2022
N.A.T.P. order Dt.

Executive Engineer 21/07/2022
Nagpur Metropolitan Region Development Authority

Assistant Engineer
Nagpur Metropolitan Region Development Authority

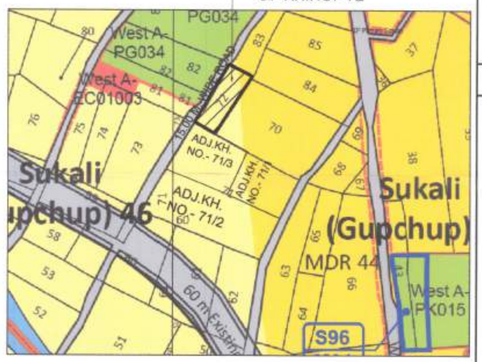
This Layout Plan is tentatively / finally approved by Metropolitan Commissioner Dated 21/03/2022

LAND AREA CALCULATION	
1/2(121.15 + 126.00) X 40.16	4962.77
1/2(49.00 + 47.70) X 139.85	6761.75
TOTAL	**11724.52**

LAND AREA CALCULATION

SCALE - 1:1000

PROPOSED SITE OF KH.NO.- 72



D.P. PLAN SHOWING PROPOSED SITE

SHEET NO. 95 & 96

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*1.6613)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(9.05 + 9.60) X 21.55	200.95		200.95	333.84	1	200.95	15.00	1.10	367.22	333.84
2	2	1/2(18.40 + 18.65) X 11.00	203.77		203.77	338.52	1	203.77	15.00	1.10	372.38	338.52
3	3	1/2(18.65 + 18.90) X 12.75	239.38	9.61	229.77	381.72	1	229.77	15.00	1.10	419.89	381.72
4	4	1/2(17.90 + 18.15) X 4.55 + 1/2(18.30 + 18.15) X 7.05	210.49	9.61	200.88	333.72	1	200.88	15.00	1.10	367.09	333.72
5	5	1/2(18.30 + 18.55) X 10.90	200.83		200.83	333.64	1	200.83	15.00	1.10	367.00	333.64
6	6	1/2(18.55 + 18.80) X 10.90	203.55		203.55	338.16	1	203.55	15.00	1.10	371.97	338.16
7	7	1/2(18.80 + 19.05) X 10.80	204.39		204.39	339.55	1	204.39	15.00	1.10	373.51	339.55
8	8	1/2(19.05 + 19.25) X 10.50	201.07		201.07	334.04	1	201.07	15.00	1.10	367.44	334.04
9	9	1/2(19.25 + 19.50) X 10.50	203.43		203.43	337.96	1	203.43	15.00	1.10	371.75	337.96
10	10	1/2(9.85 + 8.40) X 22.60 + 0.35 X 19.80	213.15		213.15	354.11	1	213.15	15.00	1.10	389.52	354.11
11	11	1/2(9.50 + 10.70) X 13.00	131.30		131.30	218.13	1	131.30	9.00	1.10	239.94	218.13
12	12 TO 18	8.15 X 13.00	105.95		105.95	176.01	7	741.65	9.00	1.10	193.62	1232.10
13	19, 28, 45, 46	10.50 X 13.00	136.50	7.72	128.78	213.94	4	515.12	12.00	1.10	235.34	855.77
14	20	10.50 X 13.20	138.60	7.72	130.88	217.43	1	130.88	12.00	1.10	239.17	217.43
15	21, 22	7.55 X 13.20	99.66		99.66	165.57	2	199.32	9.00	1.10	182.12	331.13
16	23	1/2(9.40 + 9.80) X 13.20	126.72		126.72	210.52	1	126.72	9.00	1.10	231.57	210.52
17	24	1/2(9.50 + 9.90) X 13.40	129.98		129.98	215.94	1	129.98	9.00	1.10	237.53	215.94
18	25, 26	7.80 X 13.40	104.52		104.52	173.64	2	209.04	9.00	1.10	191.00	347.28
19	27	10.50 X 13.40	140.70	7.72	132.98	220.92	1	132.98	12.00	1.10	243.01	220.92
20	29 TO 35 38 TO 44	8.50 X 13.00	110.50		110.50	183.57	14	1547.00	9.00	1.10	201.93	2570.03
21	36	1/2(9.10 + 10.15) X 13.00	125.12		125.12	207.86	1	125.12	9.00	1.10	228.65	207.86
22	37	1/2(11.20 + 10.15) X 13.00	138.77		138.77	230.54	1	138.77	9.00	1.10	253.59	230.54
23	47 TO 53	8.10 X 13.00	105.30		105.30	174.93	7	737.10	9.00	1.10	192.43	1224.54
24	54	1/2(9.50 + 10.55) X 13.00	130.32		130.32	216.50	1	130.32	9.00	1.10	238.15	216.50
		TOTAL					54	7057.09				11723.94

NOTE: -

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

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO.- 72, P.H. NO. - 45, MOUZA - SUKLI (GUPCHUP), TAH. - HINGNA, DIST. - NAGPUR.

BELONGING TO :- 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. 72 (Minimum area of a,b,c, to be considered)**	11724.52	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	12100.00	SQ.M.	(1.21 H)
	b) AS PER MEASURMENT SHEET	11724.52	SQ.M.	
	c) AS PER SITE	11724.52	SQ.M.	
2	**DEDUCTIONS FOR**		SQ.M.	
	a) PROPOSED D.P./D.P. ROAD AREA	0.00	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)	0.00	SQ.M.	
3	**BALANCE AREA OF PLOT (1 - 2)**	11724.52	SQ.M.	
4	**AMENITY SPACE**			
	a) REQUIRED	NIL	SQ.M.	
	b) PROPOSED	NIL	SQ.M.	
5	**NET PLOT AREA (3-4b)**	11724.52	SQ.M.	100%
6	**RECREATIONAL OPEN SPACE**			
	a) REQUIRED	1172.45	SQ.M.	10.00%
	b) PROPOSED	1173.97	SQ.M.	10.01%
7	**SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT & WELL PLOT (26.00+35.00+39.25)**	100.25	SQ.M.	0.86%
8	**INTERNAL ROAD AREA**	2875.27	SQ.M.	24.52%
9	**PROPOSED 15.00 M. WIDE ROAD WIDENING AREA**	517.94	SQ.M.	4.42%
10	**PLOTABLE AREA**	7057.09	SQ.M.	60.19%
11	**PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)**	1.6613	SQ.M.	

CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 26 / 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 as per the 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/95/16907
NMC Lic No.: R-90
NIT Lic No.: 865
ARCHITECT'S SIGN.

OWNER'S SIGN :

M/s. TIRUPATI DEVELOPER'S
THROUGH IT'S PARTNER'S

1) SHRI. PRASHANT M. BONGIRWAR

2) RAHUL A. UPGANALAWAR

ARCHITECT'S SIGN :

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

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