FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO.- 71/1, P.H. NO. - 45, MOUZA - SUKLI (GUPCHUP), TAH. - HINGNA, DIST. - NAGPUR.

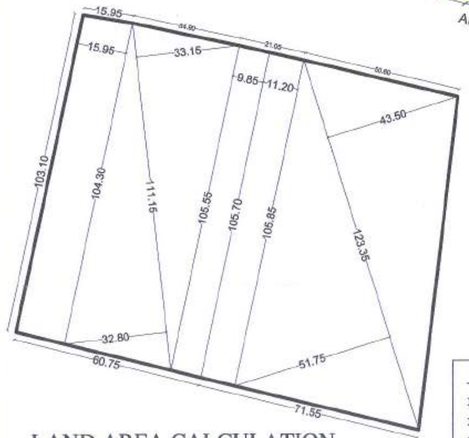
BELONGING TO :- M/s. TIRUPATI DEVELOPER'S THROUGH IT'S PARTNER'S
1) SHRI. PRASHANT M. BONGIRWAR
2) RAHUL A. UPGANALAWAR

तहसीलदार हिंगणा यांचे कार्यालय,
समाक्र. 05 /एल.ए.पी.-३४
पत्रक-१/२०२२ /२०२२
मौजा-सुकली (गु.) प.ह.न.-४५
दिनांक-३१/०१/२०२२



LAYOUT PLAN
SCALE - 1:500

N



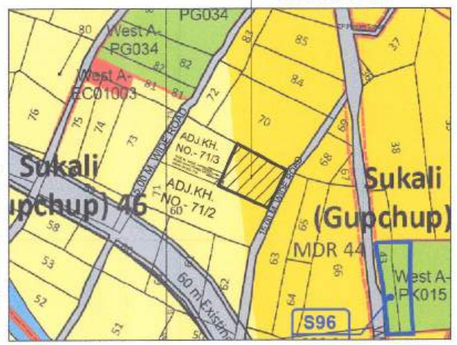
LAND AREA CALCULATION
SCALE - 1:1000

LAND AREA CALCULATION	
1/2(103.10 + 104.30) X 15.95	1654.01
1/2(33.15 + 32.80) X 111.15	3665.17
1/2(105.55 + 105.70) X 9.85	1040.40
1/2(105.70 + 105.85) X 11.20	1184.68
1/2(51.75 + 43.50) X 123.35	5874.54
TOTAL	13418.80

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

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(24.75 + 24.55) X 14.90 + 1/2(24.55 + 23.75) X 33.10 + 43.00 X 5.00	1381.64	WWTP 35.00	1346.64	1346.64
SPACE FOR ELECTRIC SUB-STATION	5.00 X 5.00	25.00		25.00	60.00
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	7.00 X 5.00	35.00		35.00	
15.00 M. WIDE ROAD WIDENING AREA	1/2(4.75 + 4.90) X 107.45	518.44		518.44	518.44

PROPOSED SITE OF KH.NO.- 71/1



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*1.6867)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(9.00 + 9.50) X 14.20	131.35		131.35	221.55	1	131.35	12.00	1.10	243.70	221.55
2	2 TO 5	7.15 X 14.20	101.53		101.53	171.25	4	406.12	12.00	1.10	188.38	685.00
3	6	10.00 X 14.20	142.00	7.72	134.28	226.49	1	134.28	12.00	1.10	249.14	226.49
4	7	4.20 X 14.20 + 5.80 X 14.20	142.00	7.72	134.28	226.49	1	134.28	12.00	1.10	249.14	226.49
5	8	1/2(14.20 + 14.15) X 7.45	105.60		105.60	178.12	1	105.60	12.00	1.10	195.93	178.12
6	9	1/2(14.15 + 14.10) X 7.45	105.23		105.23	177.49	1	105.23	12.00	1.10	195.24	177.49
7	10	1/2(14.10 + 14.05) X 7.45	104.85		104.85	176.85	1	104.85	12.00	1.10	194.54	176.85
8	11	1/2(14.05 + 14.05) X 7.45	104.67		104.67	176.55	1	104.67	12.00	1.10	194.20	176.55
9	12	1/2(14.05 + 14.00) X 7.45	104.48		104.48	176.23	1	104.48	12.00	1.10	193.85	176.23
10	13	1/2(14.00 + 13.95) X 7.45	104.11		104.11	175.60	1	104.11	12.00	1.10	193.16	175.60
11	14	1/2(10.55 + 9.50) X 21.20	212.53	9.61	202.92	342.27	1	202.92	15.00	1.10	376.49	342.27
12	15	1/2(12.05 + 11.85) X 25.90	309.50	9.61	299.89	505.82	1	299.89	15.00	1.10	556.41	505.82
13	16	1/2(19.10 + 18.25) X 11.00	205.45		205.45	346.53	1	205.45	15.00	1.10	381.19	346.53
14	17	1/2(18.25 + 17.00) X 11.85	208.85		208.85	352.27	1	208.85	15.00	1.10	387.49	352.27
15	18	1/2(17.00 + 15.65) X 13.00	212.22		212.22	357.95	1	212.22	15.00	1.10	393.75	357.95
16	19	1/2(15.65 + 14.25) X 13.95	208.55		208.55	351.76	1	208.55	15.00	1.10	386.94	351.76
17	20	1/2(10.35 + 9.00) X 20.70	200.27		200.27	337.80	1	200.27	15.00	1.10	371.57	337.80
18	21, 32, 33	9.65 X 13.00	125.45		125.45	211.50	3	376.35	9.00	1.10	232.76	634.79
19	22 TO 25 28 TO 31 34 TO 37	7.50 X 13.00	97.50		97.50	164.45	12	1170.00	9.00	1.10	180.90	1973.44
20	26	1/2(11.25 + 11.70) X 13.00	149.17	7.72	141.45	238.58	1	141.45	12.00	1.10	262.44	238.58
21	27	1/2(11.20 + 10.75) X 13.00	142.67	7.72	134.95	227.62	1	134.95	12.00	1.10	250.38	227.62
22	38	1/2(10.30 + 10.75) X 13.00	136.82	7.72	129.10	217.75	1	129.10	12.00	1.10	239.53	217.75
23	39	1/2(12.55 + 12.10) X 13.00	160.22	7.72	152.50	257.22	1	152.50	12.00	1.10	282.94	257.22
24	40 TO 46 49 TO 55 58 TO 64	8.00 X 13.00	104.00		104.00	175.42	21	2184.00	9.00	1.10	192.96	3683.75
25	47	1/2(10.65 + 10.70) X 13.00	138.77		138.77	234.06	1	138.77	9.00	1.10	257.47	234.06
26	48	10.65 X 13.00	138.45		138.45	233.52	1	138.45	9.00	1.10	256.88	233.52
27	56	1/2(11.65 + 12.10) X 13.00	154.37	7.72	146.65	247.35	1	146.65	12.00	1.10	272.09	247.35
28	57	1/2(10.90 + 11.35) X 13.00	144.62	7.72	136.90	230.91	1	136.90	12.00	1.10	254.00	230.91
29	65	1/2(10.00 + 10.50) X 13.00	133.25		133.25	224.75	1	133.25	9.00	1.10	247.23	224.75
		TOTAL					65	7955.49				13418.52

PROFORMA - I
AREA STATEMENT

1	AREA OF LAND OF KH.NO. 71/1 (Minimum area of a,b,c, to be considered)	13418.80	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	14100.00	SQ.M.	(1.41 H)
	b) AS PER MEASURMENT SHEET	13418.80	SQ.M.	
	c) AS PER SITE	13418.80	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)	13418.80	SQ.M.	
4	AMENITY SPACE			
	a) REQUIRED	NIL	SQ.M.	
	b) PROPOSED	NIL	SQ.M.	
5	NET PLOT AREA (3-4b)	13418.80	SQ.M.	100%
6	RECREATIONAL OPEN SPACE			
	a) REQUIRED	1341.88	SQ.M.	10.00%
	b) PROPOSED	1346.64	SQ.M.	10.03%
7	SPACE FOR ELECTRIC SUB-STATION & SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 35.00)	60.00	SQ.M.	0.45%
8	INTERNAL ROAD AREA	3538.23	SQ.M.	26.37%
9	PROPOSED 15.00 M. WIDE ROAD WIDENING AREA	518.44	SQ.M.	3.86%
10	PLOTABLE AREA	7955.49	SQ.M.	59.29%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.6867	SQ.M.	

CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 01 / 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.

तहसिलदार, हिंगणा

UMESH M. LAMGE
B.Arch (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg.No. CA/98/18907
NTC Lic No.- R-99
NIT Lic No.- 868

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 :

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ARCHITECT:-
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AJANI SQ. WARDHA ROAD, NAGPUR