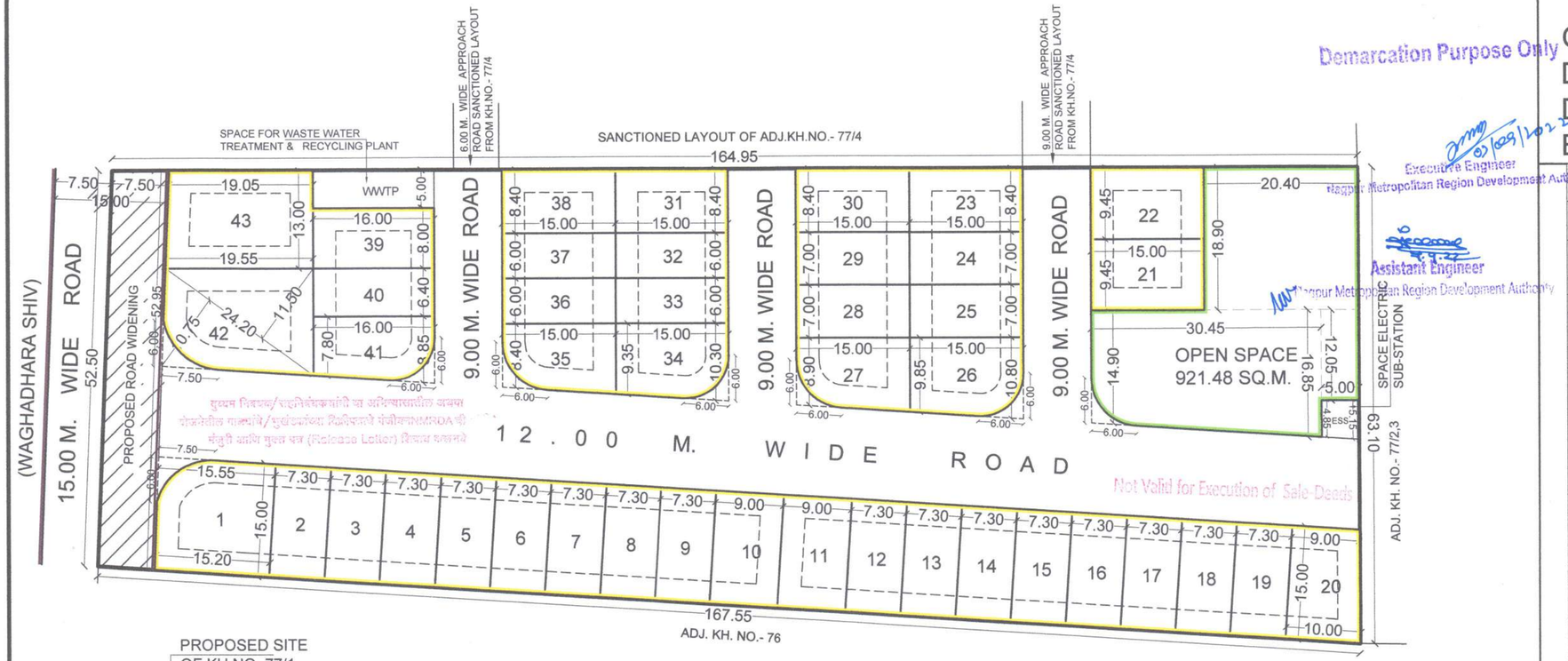
PROPOSED RESIDENTIAL LAYOUT PLAN ON KH.NO. - 77/1, P.H. NO. - 73, MOUZA - DONGARGAON , TAH. -NAGPUR(GRAMIN) , DIST. - NAGPUR.

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

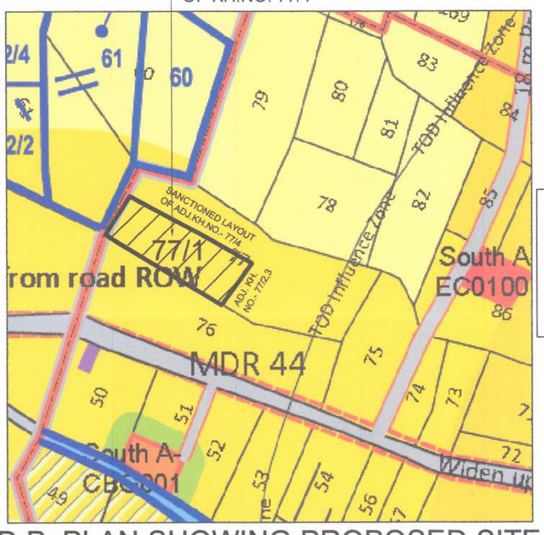
Demarcation Purpose Only

Executive Engineer, Nagpur Metropolitan Region Development Auth.

Assistant Engineer, Nagpur Metropolitan Region Development Authority



PROPOSED SITE OF KH.NO. 77/1



D.P. PLAN SHOWING PROPOSED SITE

SHEET NO. 110

SCALE - NTS

LAYOUT PLAN

SCALE - 1:500

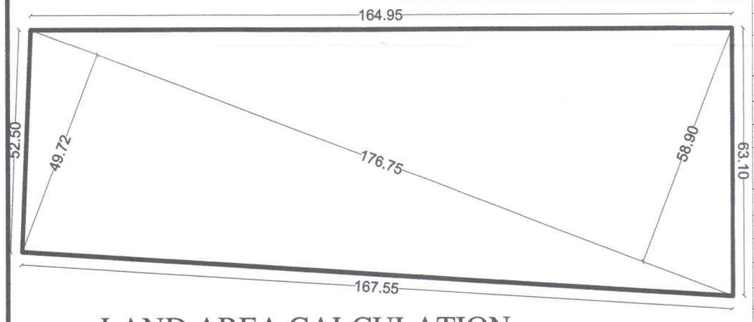
N

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(14.90 + 16.85) X 30.45 + 12.05 X 5.00 + 20.40 X 18.90	929.20	7.72	921.48	921.48
SPACE FOR ELECTRIC SUB-STATION	1/2(4.85 + 5.15) X 5.00	25.00		25.00	105.00
SPACE FOR FOR WASTE WATER TREATMENT & RECYCLING PLANT	5.00 X 16.00	80.00		80.00	
PROPOSED 15.00 M. WIDE ROAD WIDENING AREA	1/2(52.50 + 52.95) X 7.50	395.44		395.44	395.44

LAND AREA CALCULATION	
1/2(49.72 + 58.90) X 176.75	9599.29
TOTAL	9599.29
SAY	9600.00



LAND AREA CALCULATION

SCALE - 1:1000

PROFORMA - I

AREA STATEMENT

1	AREA OF LAND OF KH.NO. 77/1 (Minimum area of a,b,c, to be considered)	9600.00	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	9600.00	SQ.M.	(0.96 H)
	b) AS PER MEASURMENT SHEET	9600.00	SQ.M.	
	c) AS PER SITE	9600.00	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a) PROPOSED 15.00 M. WIDE ROAD WIDENING AREA	395.44	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)	395.44	SQ.M.	
3	BALANCE AREA OF PLOT (1 - 2)	9204.56	SQ.M.	
4	AMENITY SPACE			
	a) PROPOSED	0.00	SQ.M.	
	b) PROPOSED	0.00	SQ.M.	
5	NET PLOT AREA (3-4b)	9204.56	SQ.M.	100%
6	RECREATIONAL OPEN SPACE			
	a) REQUIRED	920.46	SQ.M.	10.00%
	b) PROPOSED	921.48	SQ.M.	10.01%
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 80.00)	105.00	SQ.M.	1.14%
8	INTERNAL ROAD AREA	2813.58	SQ.M.	30.57%
9	SERVICE ROAD HIGH-WAY WIDENING	0.00	SQ.M.	
10	PLOTABLE AREA	5364.50	SQ.M.	58.28%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.7158	SQ.M.	

CERTIFICATE OF AREA:

Certified that tha plot under reference was surveyed by me on 07/07/2022 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/95/18907
NMC Lic No.: R-90
NIT Lic No.: 865

ARCHITECT'S SIGN.

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*1.7158)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(15.55+15.20)X15.00	230.62	9.61	221.01	379.21	1	221.01	15.00	1.10	417.13	379.21
2	2 TO 9 12 TO 19	7.30 X 15.00	109.50		109.50	187.88	16	1752.00	12.00	1.10	206.67	3006.08
3	10, 11	9.00 X 15.00	135.00		135.00	231.63	2	270.00	12.00	1.10	254.80	463.27
4	20	1/2(9.00 + 10.00) X 15.00	142.50		142.50	244.50	1	142.50	12.00	1.10	268.95	244.50
5	21, 22	9.45 X 15.00	141.75		141.75	243.21	2	283.50	9.00	1.10	267.54	486.43
6	23, 30	8.40 X 15.00	126.00		126.00	216.19	2	252.00	9.00	1.10	237.81	432.38
7	24, 25, 28, 29	7.00 X 15.00	105.00		105.00	180.16	4	420.00	9.00	1.10	198.17	720.64
8	26	1/2(10.80 + 9.85) X 15.00	154.87	7.72	147.15	252.48	1	147.15	12.00	1.10	277.73	252.48
9	27	1/2(9.85 + 8.90) X 15.00	140.62	7.72	132.90	228.03	1	132.90	12.00	1.10	250.83	228.03
10	31, 38	8.40 X 15.00	126.00		126.00	216.19	2	252.00	9.00	1.10	237.81	432.38
11	32, 33, 36, 37	6.00 X 15.00	90.00		90.00	154.42	4	360.00	9.00	1.10	169.86	617.69
12	34	1/2(10.30 + 9.35) X 15.00	147.37	7.72	139.65	239.61	1	139.65	12.00	1.10	263.57	239.61
13	35	1/2(9.35 + 8.40) X 15.00	133.12	7.72	125.40	215.16	1	125.40	12.00	1.10	236.68	215.16
14	39	8.00 X 16.00	128.00		128.00	219.62	1	128.00	9.00	1.10	241.58	219.62
15	40	6.40 X 16.00	102.40		102.40	175.70	1	102.40	9.00	1.10	193.27	175.70
16	41	1/2(8.85 + 7.80) X 16.00	133.20	7.72	125.48	215.30	1	125.48	12.00	1.10	236.83	215.30
17	42	1/2(10.75 + 11.50) X 24.20	269.22	9.61	259.61	445.44	1	259.61	15.00	1.10	489.98	445.44
18	43	1/2(19.55 + 19.05) X 13.00	250.90		250.90	430.49	1	250.90	15.00	1.10	473.54	430.49
		TOTAL					43	5364.50				9204.41

OWNER'S SIGN :

1) SHRI. PRASHANT M. BONGIRWAR

2) RAHUL A. UPGANLAWAR

ARCHITECT'S SIGN :

UMESH M. LAMGE
B.Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg.No. CA/95/18907
NMC Lic No.: R-90
NIT Lic No.: 865

ARCHITECT:-

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