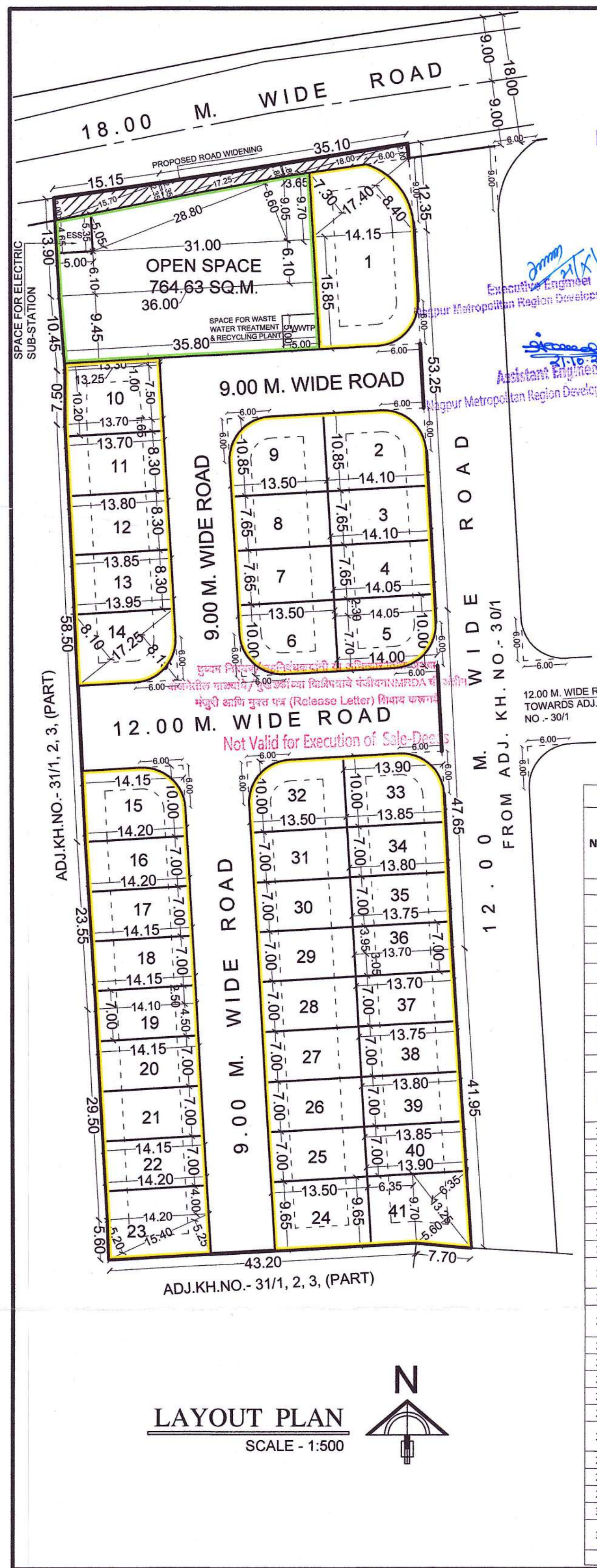
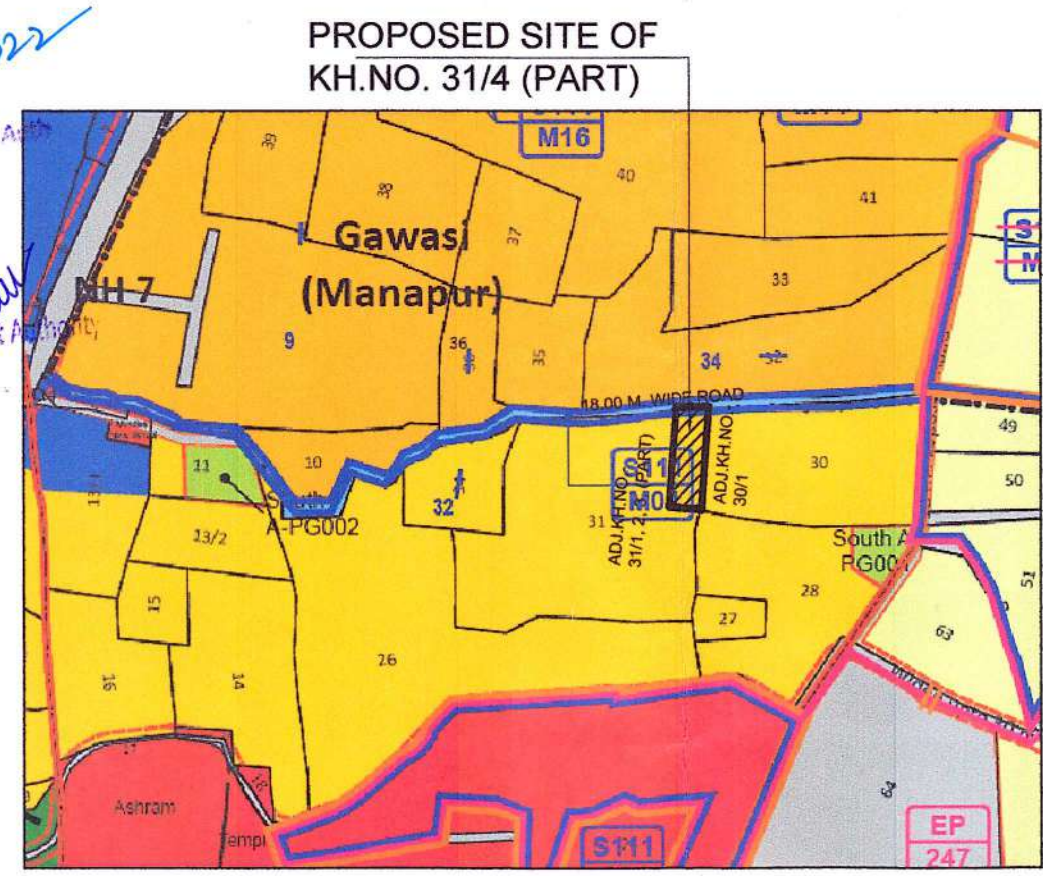




Demarcation Purpose Only



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 111
SCALE - NTS

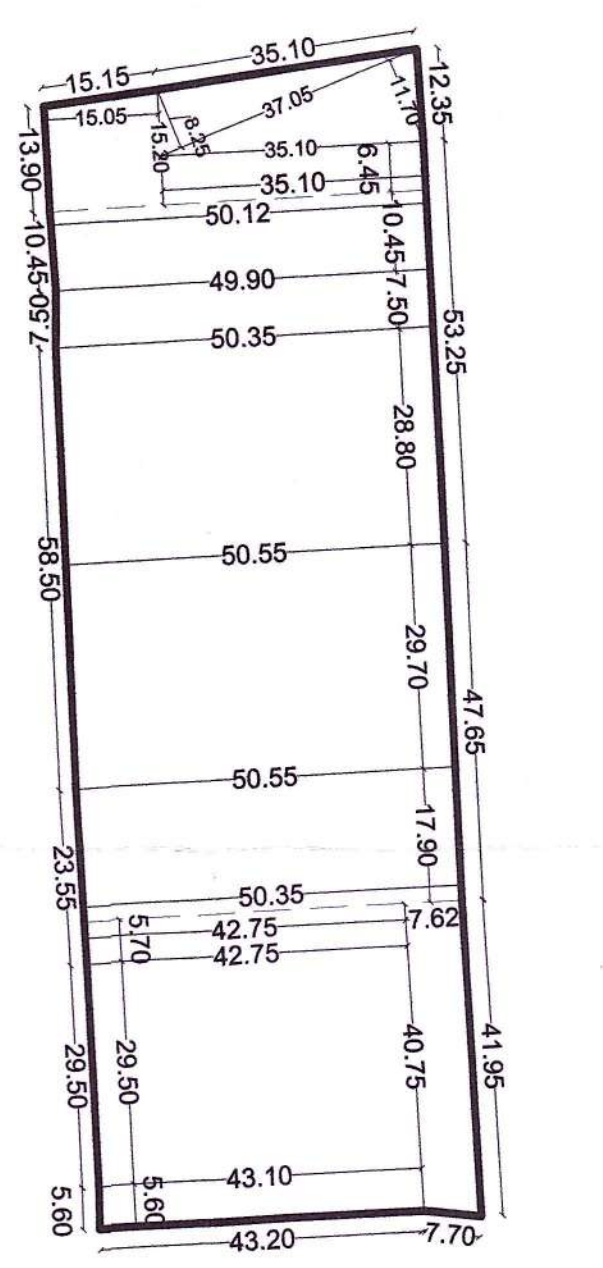
STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT												
Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	Built up area on Prorata basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI	Permissible builtup area on Basic FSI (Sq.m.)	Total Built up area on Prorata basis (Sq. M.)
A	B	C	D	E=(C-D)	F=(E*1.6045)	G	H=E*G	I	J	K=F*J	L=F*G	
1	1	1/2(7.30 + 8.40) X 17.40 + 14.15 X 15.85	360.86	11.77	349.09	560.11	1	349.09	18.00	1.10	616.13	560.11
2	2	10.85 X 14.10	152.98	7.72	145.26	233.07	1	145.26	9.00	1.10	256.38	233.07
3	3	7.65 X 14.10	107.86		107.86	173.06	1	107.86	9.00	1.10	190.37	173.06
4	4	1/2(14.05 + 14.10) X 7.65	107.67		107.67	172.76	1	107.67	9.00	1.10	190.03	172.76
5	5	14.05 X 2.30 + 1/2(14.05 + 14.00) X 7.70	140.30	7.72	132.58	212.72	1	132.58	12.00	1.10	234.00	212.72
6	6, 32	13.50 X 10.00	135.00	7.72	127.28	204.22	2	254.56	12.00	1.10	224.64	408.44
7	7, 8	7.65 X 13.50	103.27		103.27	165.70	2	206.54	9.00	1.10	182.27	331.39
8	9	10.85 X 13.50	146.47	7.72	138.75	222.62	1	138.75	9.00	1.10	244.89	222.62
9	10	1/2(13.30 + 13.25) X 1.00 + 1/2(13.25 + 13.70) X 7.50 + 1.65 X 13.70	136.93		136.93	219.70	1	136.93	9.00	1.10	241.67	219.70
10	11	1/2(13.70 + 13.80) X 8.30	114.12		114.12	183.11	1	114.12	9.00	1.10	201.42	183.11
11	12	1/2(13.80 + 13.85) X 8.30	114.74		114.74	184.10	1	114.74	9.00	1.10	202.51	184.10
12	13	1/2(13.85 + 13.95) X 8.30	115.37		115.37	185.11	1	115.37	9.00	1.10	203.62	185.11
13	14	1/2(8.10 + 8.15) X 17.25	140.15	7.72	132.43	212.48	1	132.43	12.00	1.10	233.73	212.48
14	15	1/2(14.15 + 14.20) X 10.00	141.75	7.72	134.03	215.05	1	134.03	12.00	1.10	236.56	215.05
15	16	14.20 X 7.00	99.40		99.40	159.49	1	99.40	9.00	1.10	175.44	159.49
16	17	1/2(14.20 + 14.15) X 7.00	99.22		99.22	159.20	1	99.22	9.00	1.10	175.12	159.20
17	18, 20, 21	14.15 X 7.00	99.05		99.05	158.93	3	297.15	9.00	1.10	174.82	476.78
18	19	1/2(14.15 + 14.10) X 2.50 + 1/2(14.10 + 14.15) X 4.50	98.87		98.87	158.64	1	98.87	9.00	1.10	174.50	158.64
19	22	1/2(14.15 + 14.20) X 7.00	99.22		99.22	159.20	1	99.22	9.00	1.10	175.12	159.20
20	23	14.20 X 4.00 + 1/2(5.20 + 5.25) X 15.40	137.26		137.26	220.23	1	137.26	9.00	1.10	242.26	220.23
21	24	13.50 X 9.65	130.27		130.27	209.02	1	130.27	9.00	1.10	229.92	209.02
22	25 TO 31	13.50 X 7.00	94.50		94.50	151.63	7	661.50	9.00	1.10	166.79	1061.38
23	33	1/2(13.90 + 13.85) X 10.00	138.75	7.72	131.03	210.24	1	131.03	12.00	1.10	231.26	210.24
24	34	1/2(13.85 + 13.80) X 7.00	96.77		96.77	155.27	1	96.77	9.00	1.10	170.79	155.27
25	35	1/2(13.80 + 13.75) X 7.00	96.42		96.42	154.71	1	96.42	9.00	1.10	170.18	154.71
26	36	1/2(13.75 + 13.70) X 3.95 + 13.70 X 3.05	95.99		95.99	154.02	1	95.99	9.00	1.10	169.42	154.02
27	37	1/2(13.70 + 13.75) X 7.00	96.07		96.07	154.14	1	96.07	9.00	1.10	169.56	154.14
28	38	1/2(13.75 + 13.80) X 7.00	96.42		96.42	154.71	1	96.42	9.00	1.10	170.18	154.71
29	39	1/2(13.80 + 13.85) X 7.00	96.77		96.77	155.27	1	96.77	9.00	1.10	170.79	155.27
30	40	1/2(13.85 + 13.90) X 7.00	97.12		97.12	155.83	1	97.12	9.00	1.10	171.41	155.83
31	41	1/2(9.65 + 9.70) X 6.35 + 1/2(5.60 + 6.35) X 13.25	140.59		140.59	225.58	1	140.59	9.00	1.10	248.13	225.58
TOTAL			41		4759.98		41	4759.98			7637.42	

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.)
1	OPEN SPACE 1/2(9.70 + 9.05) X 3.65 + 1/2(5.05 + 8.60) X 28.80 + 36.00 X 6.10 + 1/2(36.00 + 35.80) X 9.45	789.63	WWTP 25.00	764.63	764.63
2	SPACE FOR ELECTRIC SUB-STATION 1/2(4.65 + 5.35) X 5.00	25.00		25.00	50.00
3	SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT 5.00 X 5.00	25.00		25.00	
4	PROPOSED 18.00 M. WIDE ROAD WIDENING AREA 1/2(3.00 + 2.35) X 15.70 + 1/2(2.35 + 1.80) X 17.25 + 1/2(1.80 + 2.00) X 18.00	111.98		111.98	111.98

761 Dt. 27/10/2022
31/4 (PART)
Gawasi (Manapur)
Nagpur (Rural)
This transition is subject to conditions of J.A. order Dt. 7/10/2022
This Layout Plan tentatively/finally approved by Maharashtra Government Dt. 27/9/2022

LAND AREA CALCULATION	
1/2(13.90 + 15.20) X 15.05	218.97
1/2(8.25 + 11.70) X 37.05	369.57
6.45 X 35.10	226.39
1/2(50.12 + 49.90) X 10.45	522.60
1/2(49.90 + 50.35) X 7.50	375.93
1/2(50.35 + 50.55) X 28.80	1452.96
50.55 X 29.70	1501.33
1/2(50.55 + 50.35) X 17.90	903.05
5.70 X 42.75	243.67
1/2(42.75 + 43.10) X 29.50	1266.28
1/2(43.10 + 43.20) X 5.60	241.64
1/2(40.75 + 41.95) X 7.62	315.08
TOTAL	7637.47



LAND AREA CALCULATION
SCALE - 1:1000

FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. - 31/4 (PART), P.H. NO. - 42, MOUZA - GAWSI (MANAPUR), TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR.

BELONGING TO :- M/s. METROCITY PROJECTS THROUGH PARTNER'S
1) SHRI. PRASHANT M. BONGIRWAR
2) MRS. VRUSHALI PRASHANT BONGIRWAR

PROFORMA - I AREA STATEMENT			
1	AREA OF LAND OF KH.NO. 31/4 (PART) (Minimum area of a,b,c, to be considered)	7637.47	SQ.M.
a)	AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	8200.00	SQ.M. (0.82 H)
b)	AS PER MEASUREMENT SHEET	7637.47	SQ.M.
c)	AS PER SITE	7637.47	SQ.M.
2	DEDUCTIONS FOR		
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)	7637.47	SQ.M.
4	AMENITY SPACE		
a)	REQUIRED	NIL	SQ.M.
b)	PROPOSED	NIL	SQ.M.
5	NET PLOT AREA (3-4b)	7637.47	SQ.M. 100%
6	RECREATIONAL OPEN SPACE		
a)	REQUIRED	763.75	SQ.M. 10.00%
b)	PROPOSED	764.63	SQ.M. 10.01%
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 25.00)	50.00	SQ.M. 0.65%
8	INTERNAL ROAD AREA	1950.88	SQ.M. 25.54%
9	PROPOSED 18.00 M. WIDE ROAD WIDENING AREA	111.98	SQ.M. 1.47%
10	PLOTTABLE AREA	4759.98	SQ.M. 62.33%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.6045	SQ.M.

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 19/05/2022 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.

Development Permission Cell
N.M.R.D.A.
Outward No. 761
Dte. 27/10/2022

UMESH M. LAMGE
B.Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg.No. CA/95/16907
NMC Lic No.: R-90
NIT Lic No.: 865

OWNER'S SIGN :		ARCHITECT'S SIGN :	
M/s. METROCITY PROJECTS THROUGH PARTNER'S		1) SHRI. PRASHANT M. BONGIRWAR	
		2) MRS. VRUSHALI PRASHANT BONGIRWAR	
		ARCHITECT:- AR. UMESH LAMGE B.Arch. (HONS.) ARCHITECT & INTERIOR DESIGNER 402, DAYA CHAMBER, AJANI SQ. WARDHA ROAD, NAGPUR	