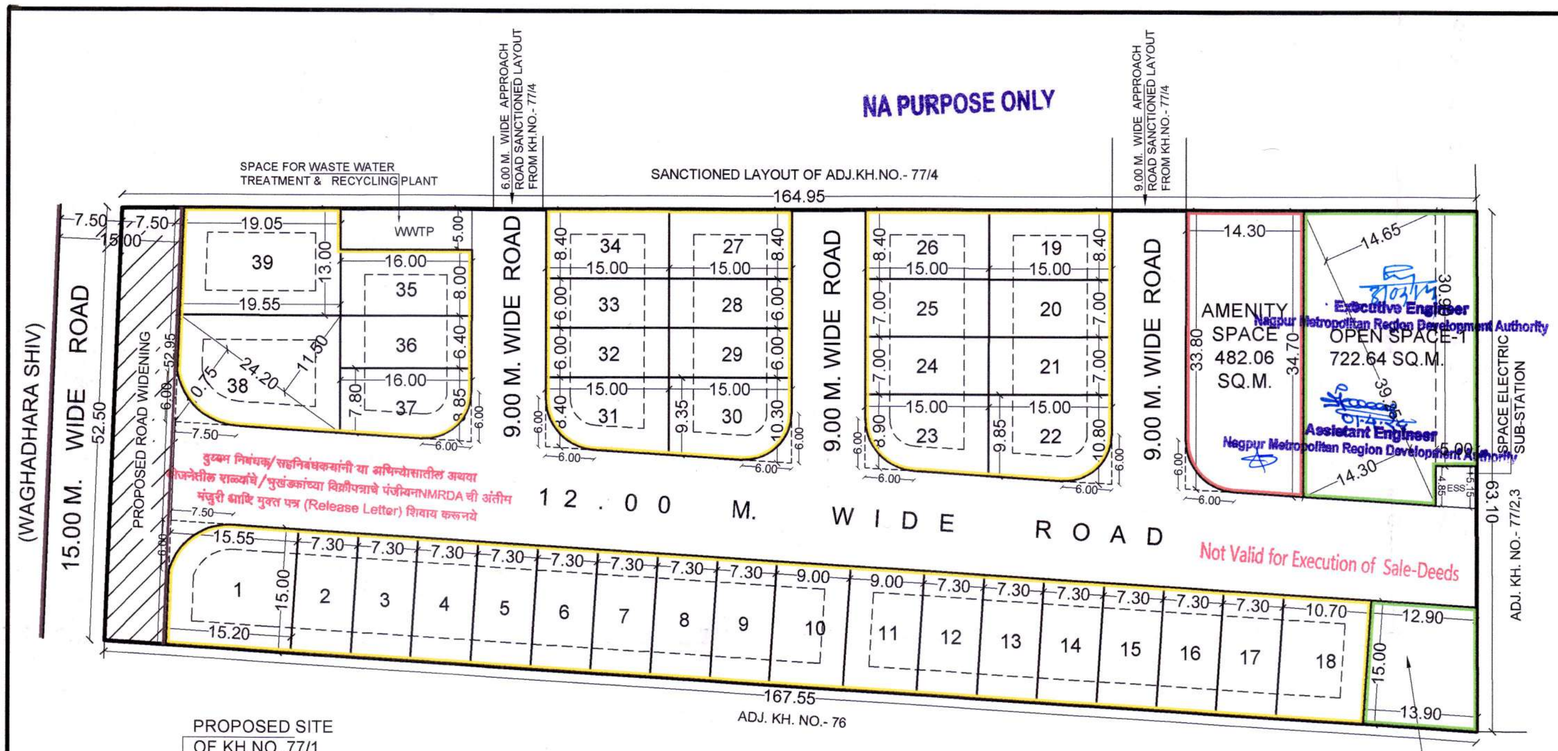
REVISED FINAL RESIDENTIAL LAYOUT PLAN ON KH.NO. - 77/1, P.H. NO. - 73, MOUZA - DONGARGAON, TAH.-NAGPUR (GRAMIN), DIST. - NAGPUR.

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



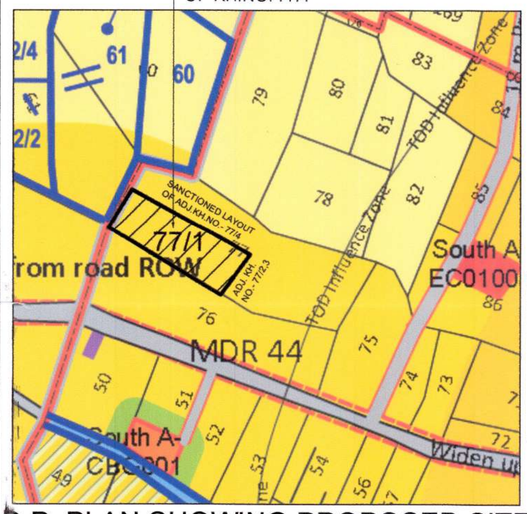
LAYOUT PLAN

SCALE - 1:500

N

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(14.65 + 14.30) X 39.25 + 30.90 X 5.00	722.64		**722.64**	**923.64**
OPEN SPACE - 2	1/2(12.90 + 13.90) X 15.00	201.00		**201.00**	
AMENITY SPACE	1/2(34.70 + 33.80) X 14.30	489.78	7.72	**482.06**	**482.06**
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**

PROPOSED SITE OF KH.NO. 77/1



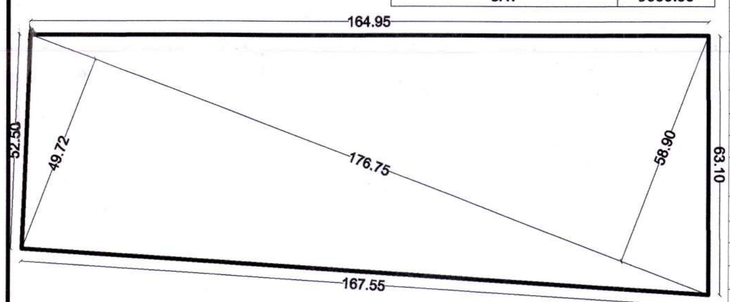
D.P. PLAN SHOWING PROPOSED SITE

SHEET NO. 110

SCALE - NTS

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

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.	100%
4	**AMENITY SPACE**			
	a) PROPOSED (5.00 % OF 9204.56 SQ.M.)	460.23	SQ.M.	5.00%
	b) PROPOSED	482.06	SQ.M.	5.24%
5	**NET PLOT AREA (3-4b)**	8722.51	SQ.M.	
6	**RECREATIONAL OPEN SPACE**			
	a) REQUIRED (10.00 % OF 9204.56 SQ.M.)	920.46	SQ.M.	10.00%
	b) PROPOSED	923.64	SQ.M.	10.03%
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**	2813.86	SQ.M.	30.57%
9	**SERVICE ROAD HIGH-WAY WIDENING**	0.00	SQ.M.	
10	**PLOTABLE AREA**	4880.00	SQ.M.	53.02%
11	**PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)**	1.7873	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.

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*1.7873)	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	395.01	1	221.01	15.00	1.10	434.51	395.01
2	2 TO 9 12 TO 17	7.30 X 15.00	109.50		109.50	195.71	14	1533.00	12.00	1.10	215.28	2739.93
3	10, 11	9.00 X 15.00	135.00		135.00	241.29	2	270.00	12.00	1.10	265.41	482.57
4	18	10.70 X 15.00	160.50		160.50	286.86	1	160.50	12.00	1.10	315.55	286.86
5	19, 26	8.40 X 15.00	126.00		126.00	225.20	2	252.00	9.00	1.10	247.72	450.40
6	20, 21, 24, 25	7.00 X 15.00	105.00		105.00	187.67	4	420.00	9.00	1.10	206.43	750.67
7	22	1/2(10.80 + 9.85) X 15.00	154.87	7.72	147.15	263.00	1	147.15	12.00	1.10	289.30	263.00
8	23	1/2(9.85 + 8.90) X 15.00	140.62	7.72	132.90	237.53	1	132.90	12.00	1.10	261.29	237.53
9	27, 34	8.40 X 15.00	126.00		126.00	225.20	2	252.00	9.00	1.10	247.72	450.40
10	28, 29, 32, 33	6.00 X 15.00	90.00		90.00	160.86	4	360.00	9.00	1.10	176.94	643.43
11	30	1/2(10.30 + 9.35) X 15.00	147.37	7.72	139.65	249.60	1	139.65	12.00	1.10	274.56	249.60
12	31	1/2(9.35 + 8.40) X 15.00	133.12	7.72	125.40	224.13	1	125.40	12.00	1.10	246.54	224.13
13	35	8.00 X 16.00	128.00		128.00	228.77	1	128.00	9.00	1.10	251.65	228.77
14	36	6.40 X 16.00	102.40		102.40	183.02	1	102.40	9.00	1.10	201.32	183.02
15	37	1/2(8.85 + 7.80) X 16.00	133.20	7.72	125.48	224.27	1	125.48	12.00	1.10	246.70	224.27
16	38	1/2(10.75 + 11.50) X 24.20	269.22	9.61	259.61	464.00	1	259.61	15.00	1.10	510.40	464.00
17	39	1/2(19.55 + 19.05) X 13.00	250.90		250.90	448.43	1	250.90	15.00	1.10	493.28	448.43
		TOTAL					39	4880.00				8722.02

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)
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,
AJNI SQ. WARDHA ROAD, NAGPUR