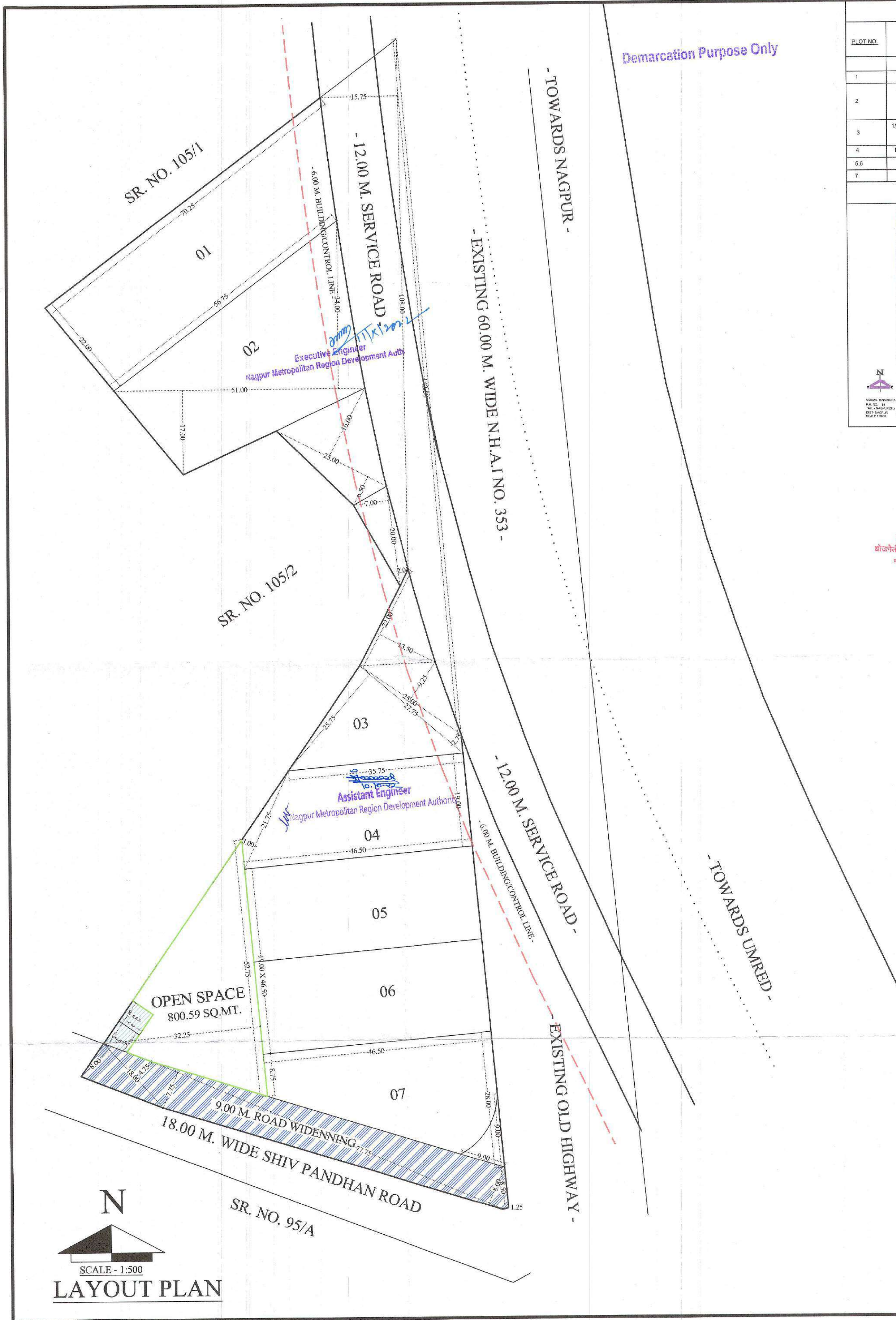




AREA STATEMENT FOR PLOTS											
PLOT NO.	SIZE (M)	AREA (SQ.MT.)	DEDUCT TANGENT (SQ.MT.)	NET AREA (SQ.MT.)	NO. OF PLOTS	TOTAL NET AREA (SQ.MT.)	BUILT UP AREA ON PROPOSED BASE OF EACH PLOT (SQ.MT.)	FRONT ROAD WIDTH (M)	PERMISSIBLE NORMAL BASIC FSI	PERMISSIBLE BUILT UP AREA ON BASIC FSI (SQ.MT.)	
	B	C	D	E=(C-D)	G	H=E*G	I	J	K	L	
1	1/2(70.25+66.75)X22.00	1397.00	----	1397.00	1	1397.00	1536.70	80.00	1.10	1536.70	
2	1/2(17.00+14.00)X51.00 = 1300.50 1/2(16.00+6.50)X25.00 = 281.25 1/2(60+2.00)X20.00 = 60.00	1671.75	----	1671.75	1	1671.75	1838.92	60.00	1.10	1838.92	
3	1/2(22.00X13.50) + 1/2(8.25X25.00) = 284.125 1/2(2.75+26.75)X27.75 = 396.43	680.56	----	680.56	1	680.56	725.51	80.00	1.10	725.51	
4	1/2(26.75+48.50)X19.00 + 1/2(3.00X21.75)	614.00	----	614.00	1	614.00	895.40	60.00	1.10	895.40	
5,6	18.00 X 48.50	863.50	----	863.50	2	1727.00	971.86	60.00	1.10	971.86	
7	1/2(8.75+28.00)X46.50	854.43	28.40	826.03	1	826.03	906.63	60.00	1.10	906.63	
NET PLOTABLE AREA						7135.34 SQ. MT.					

PROPOSED RESIDENTIAL LAY- OUT PLAN
KH.NO - 104/1, PH.NO. 35, MOUZA -BAHADURA
TAH- NAGPUR(Gr), DIST- NAGPUR.

OWNER : M/S SARASWA INFRATECH THROUGH PARTNER
RAVINDRA GULABRAO KODE

A AREA STATEMENT			
1.	AREA OF LAND (Minimum Area of a,b,c to be Considered)		
a.)	As per Ownership Document (7-12)	8600.00	SQR. MTR.
b.)	As per Ownership " K" prat	8578.509	SQR. MTR.
c.)	As per Ownership possession	8578.509	SQR. MTR. (100.00%)
2.	DEDUCTIONS FOR		
a.)	Proposed D.P/ D.P Road Widening Area	732.34	SQR. MTR.
b.)	Any D.p Reservation Area	---	SQR. MTR.
c.)	Natural Water Course Area	---	SQR. MTR.
	TOTAL (a+b+c)	7846.169	SQR. MTR. (90.00%)
3.	GROSS AREA OF LAND (1- 2)	7846.169	SQR. MTR. (100.00%)
4.	RECREATIONAL OPEN SPACE		
a.)	Required	784.61	SQR. MTR. (10.00 %)
b.)	Proposed	800.59	SQR. MTR. (10.20 %)
5.	RECREATIONAL AMINITY SPACE		
a.)	Required (300.00 + 10% OF 5400)	NIL	SQR. MTR. (---)
b.)	Proposed	NIL	SQR. MTR. (---)
6.	SERVICE ROAD & HIGHWAY WIDENING	---	SQR. MTR.
7.	AREA UNDER ADJUSTMENT	---	SQR. MTR.
8.	AREA UNDER INTERNAL ROAD	00.00	SQR. MTR. (00.00%)
9.	AREA UNDER PLOTABLE	7135.34	SQR. MTR. (90.94 %)
10.	NET AREA OF PLOTS FOR F.S.I CALCULATIONS TOTAL (3- 5b)	7846.169	SQR. MTR.
11.	PERMISSIBLEPRO-RATA FSI FACTOR FOR LAY OUT PLOTS (10/9) As per Clause No.- 24.9(i) of Depr, NMRDA	1.10 %	SQR. MTR.
12.	AREA FOR STP & WWTP	50.00	SQR. MTR. (0.635%)

CERTIFICATE OF AREA :
Certified that the plot under refrence was surveyed by me on 16/06/2022 and the dimensions of sides etc. of plots stated on planare as measured on site and the area, so worked out tallies with the area stated in document of ownership/T.P Scheme records/land record Department/city survey records.

G.R. MUNDLE & ASSOCIATES
ENGINEER & ARCHITECT
NMRDA S. No. 495, Mob. 9423201948

NOTICE

LAND BOUNDARY SHOWN THUS
OPEN SPACE SHOWN THUS
ROAD WIDENNING SHOWN THUS

SR. NO.	DIMENSION	AREA IN SQ.M.	TANGENT (SQR.M.)	NET AREA IN SQ.M.
01.	OPEN SPACE	1/2(32.25X52.75)	850.59	850.59
02.	ELECTRIC BUS STATION & WASTE WATER TREATMENT PLANT	1/2(4.25+5.75)X5.00+(5.00X5.00)	50.00	50.00
03.	ROAD WIDENNING	1/2(4.75+8.00)X8.00=114.75 1/2(7.75+8.00)X7.75=612.28 1/2(1.25X8.50)=5.31	732.34	732.34

OWNER SIGN:-

ARCHITECT SIGN:-

SARASWA INFRATECH
PARTNER

M/S SARASWA INFRATECH

G.R. MUNDLE & ASSOCIATES
ENGINEER & ARCHITECT
NMRDA S. No. 495, Mob. 9423201948

K PRAT DIMENSION		
1	1/2(54.50+25.50)X 67.00	2680.00 SQ.MT.
2	1/2(16.00+8.50)X 25.00	281.25 SQ.MT.
3	1/2(7.00+2.00)X 20.00	90.00 SQ.MT.
4	1/2(13.25 X 22.00)	145.75 SQ.MT.
5	1/2(9.25 X 25.00)	116.825 SQ.MT.
6	1/2(16.00+81.00)X 114.00	4389.00 SQ.MT.
7	1/2(97.25 X 0.63)	30.63 SQ.MT.
8	1/2(17.25 X 98.00)	845.25 SQ.MT.
TOTAL AREA		8578.509 SQ. MT.