PROPOSED RESIDENTIAL LAYOUT PLAN ON KH.NO. - 150/1, P.H. NO. - 12 (A), MOUZA - BHOKARA, TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR.

BELONGING TO :- S.R. REMEDIAL SERVICES PVT. LTD. THROUGH AUTHORIZED DIRECTOR
1) SHRI. NITIN MAROTRAO UPARE
2) SHRI. SHYAMSUNDAR RAMBILAL MITTAL

LAYOUT PLAN
SCALE - 1:500

N

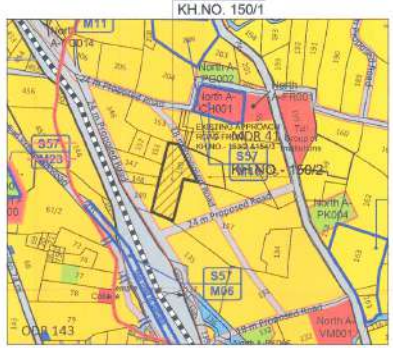
LAND AREA CALCULATION
SCALE - 1:1000

LAND AREA CALCULATION	
1/2(69.85 + 71.05) X 41.55	2927.29
1/2(71.05 + 71.95) X 39.80	2845.70
1/2(71.95 + 72.85) X 28.04	2030.09
1/2(72.85 + 73.70) X 24.55	1798.90
1/2(135.85 + 136.05) X 1.75	237.91
1/2(73.70 + 74.80) X 12.55	931.83
1/2(74.80 + 75.85) X 11.50	866.23
1/2(75.85 + 79.90) X 19.00	1479.68
1/2(49.10 + 52.25) X 5.35	271.11
1/2(52.25 + 53.20) X 29.85	1573.84
1/2(53.20 + 44.85) X 8.20	402.00
1/2(64.85 X 27.30)	885.20
1/2(2.55 + 15.15) X 28.90	255.76
1/2(94.65 X 4.10)	194.03
TOTAL	16699.57
SAY	16700.00

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*1.6670)	G	H=E*G	I	J	K=E*J	L=F*G
1	1	1/2(34.00 + 34.50) X 0.45 + 1/2(34.50 + 32.80) X 5.55 + 1/2(32.80 + 10.50) X 20.20	639.49		639.49	1066.03	1	639.49	18.00	1.10	1172.63	1066.03
2	2 TO 5	26.20 X 10.50	275.10		275.10	458.59	4	1100.40	18.00	1.10	504.45	1834.37
3	6	1/2(10.90 + 37.80) X 26.20	637.97	11.77	626.20	1043.88	1	626.20	12.00	1.10	1148.26	1043.88
4	7	1/2(8.75 + 8.90) X 17.65	147.80	7.72	140.08	233.51	1	140.08	12.00	1.10	256.86	233.51
5	8	1/2(13.30 + 12.95) X 7.00	91.87		91.87	153.15	1	91.87	9.00	1.10	168.46	153.15
6	9	1/2(12.95 + 12.60) X 7.00	89.42		89.42	149.06	1	89.42	9.00	1.10	163.97	149.06
7	10	8.00 x 12.60 + 1/2(8.00 + 7.90) X 1.75	114.71		114.71	191.22	1	114.71	9.00	1.10	210.34	191.22
8	11 TO 14	8.00 X 14.30	114.40		114.40	190.78	4	457.60	9.00	1.10	209.78	761.82
9	15, 16	9.00 X 14.30	128.70		128.70	214.54	2	257.40	9.00	1.10	236.03	429.09
10	17 TO 21	8.25 X 14.30	117.97		117.97	196.66	5	589.85	9.00	1.10	216.32	983.28
11	22	1/2(9.00 + 11.45) X 14.30	146.21	7.72	138.49	230.86	1	138.49	9.00	1.10	253.95	230.86
12	23	1/2(12.35 + 14.35) X 12.00	160.20	7.72	152.48	254.18	1	152.48	9.00	1.10	279.69	254.18
13	24 TO 29 48 TO 53	7.25 X 12.00	87.00		87.00	145.03	12	1044.00	9.00	1.10	159.53	1740.35
14	30, 31, 46, 47	10.50 X 12.00	126.00		126.00	210.04	4	504.00	9.00	1.10	231.05	840.17
15	32 TO 37 40 TO 45	7.25 X 12.00	87.00		87.00	145.03	12	1044.00	9.00	1.10	159.53	1740.35
16	38	1/2(11.00 + 12.20) X 12.00	139.20	7.72	131.48	219.18	1	131.48	12.00	1.10	241.09	219.18
17	39	1/2(12.20 + 13.45) X 12.00	155.90	7.72	146.18	243.68	1	146.18	12.00	1.10	268.05	243.68
18	54	1/2(10.30 + 12.35) X 12.00	135.90	7.72	128.18	213.68	1	128.18	12.00	1.10	235.04	213.68
19	55	1/2(8.00 + 10.70) X 16.00	149.60		149.60	249.38	1	149.60	9.00	1.10	274.32	249.38
20	56 TO 58	7.75 X 16.00	124.00		124.00	206.71	3	372.00	9.00	1.10	227.38	620.12
21	59	1/2(9.00 + 11.70) X 16.00	165.60	7.72	157.88	263.19	1	157.88	12.00	1.10	289.50	263.19
22	60	1/2(8.30 + 8.75) X 16.65	125.29		125.29	208.86	1	125.29	12.00	1.10	229.74	208.86
23	61	1/2(11.60 + 11.80) X 7.60	88.92		88.92	148.23	1	88.92	12.00	1.10	163.05	148.23
24	62	1/2(11.80 + 12.00) X 7.60	90.44		90.44	150.76	1	90.44	12.00	1.10	165.84	150.76
25	63	1/2(12.00 + 12.20) X 7.60	91.96		91.96	153.30	1	91.96	12.00	1.10	168.63	153.30
26	64	1/2(12.20 + 12.45) X 7.60	93.67		93.67	156.15	1	93.67	12.00	1.10	171.76	156.15
27	65	1/2(12.45 + 12.50) X 1.85 + 1/2(12.50 + 12.60) X 5.80	95.86		95.86	159.80	1	95.86	12.00	1.10	175.78	159.80
28	66	1/2(12.60 + 12.75) X 7.60	96.33		96.33	160.58	1	96.33	12.00	1.10	176.64	160.58
29	67	1/2(12.75 + 12.95) X 7.60	97.66		97.66	162.80	1	97.66	12.00	1.10	179.08	162.80
30	68	1/2(13.15 + 12.95) X 10.50	137.02	7.72	129.30	215.54	1	129.30	12.00	1.10	237.10	215.54
31	69	1/2(13.35 + 13.65) X 10.05	135.67	7.72	127.95	213.29	1	127.95	12.00	1.10	234.62	213.29
32	70	1/2(13.65 + 13.90) X7.50	103.31		103.31	172.22	1	103.31	12.00	1.10	189.44	172.22
33	71	1/2(13.90 + 14.15) X 7.50	105.18		105.18	175.34	1	105.18	12.00	1.10	192.87	175.34
34	72	1/2(14.15 + 14.25) X 3.55 + 1/2(14.25 + 14.40) X 3.90	106.27		106.27	177.15	1	106.27	12.00	1.10	194.87	177.15
35	73	1/2(14.40 + 14.65) X 7.30	108.93		108.93	181.59	1	108.93	12.00	1.10	199.74	181.59
36	74	1/2(14.65 + 14.85) X 7.50	110.62		110.62	184.40	1	110.62	12.00	1.10	202.84	184.40
37	75	1/2(14.85 + 15.10) X 7.50	112.31		112.31	187.22	1	112.31	12.00	1.10	205.94	187.22
38	76	1/2(15.10 + 15.35) X 7.50	114.18		114.18	190.34	1	114.18	12.00	1.10	209.37	190.34
39	77	1/2(15.35 + 15.50) X 2.95 + 1/2(8.00 + 4.65) X 17.10	151.97	7.72	144.25	240.46	1	144.25	12.00	1.10	264.51	240.46
		TOTAL					77	10017.74				16699.57

PROPOSED SITE OF KH.NO. 150/1



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 57
SCALE - NTS

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(61.15 X 31.20) + 1/2(39.40 + 45.45) X 7.80 + 1/2(5.20 + 9.80) X 51.60	1671.85		1671.85	1671.85
SPACE FOR ELECTRIC SUB-STATION	1/2(4.65 + 5.35) X 5.00	25.00		25.00	106.25
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	16.25 X 5.00	81.25		81.25	

PROFORMA - I

AREA STATEMENT

1	AREA OF LAND OF KH.NO. 150/1 (Minimum area of a,b,c, to be considered)	16700.00	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	16700.00	SQ.M.	(1.67 H)
	b) AS PER MEASURMENT SHEET	16700.00	SQ.M.	
	c) AS PER SITE	16700.00	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a)PROPOSED 18.00 M. WIDE 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)	16700.00	SQ.M.	
4	AMENITY SPACE			
	a) REQUIRED	0.00	SQ.M.	
	b) PROPOSED	0.00	SQ.M.	
5	NET PLOT AREA (3-4b)	16700.00	SQ.M.	100%
6	RECREATIONAL OPEN SPACE			
	a) REQUIRED	1670.00	SQ.M.	10.00%
	b) PROPOSED	1671.85	SQ.M.	10.01%
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 81.25)	106.25	SQ.M.	0.64%
8	INTERNAL ROAD AREA	4904.16	SQ.M.	29.37%
9	SERVICE ROAD HIGH-WAY WIDENING	0.00	SQ.M.	
10	PLOTABLE AREA	10017.74	SQ.M.	59.98%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.6670	SQ.M.	

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 23 / 06 / 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. 1126
Date 24/11/2022

UMESH M. LAMGE
Arch. Regd.
ARCHITECT'S SIGN.

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

OWNER'S SIGN :

S.R. REMEDIAL SERVICES PVT. LTD.
THROUGH AUTHORIZED DIRECTOR

SR REMEDIAL SERVICES PRIVATE LIMITED
AUTHORISED SIGNATORY

1) SHRI. NITIN MAROTRAO UPARE

2) SHRI. SHYAMSUNDAR RAMBILAL MITTAL

ARCHITECT'S SIGN :

UMESH M. LAMGE
Arch. Regd.

ARCHITECT:-

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