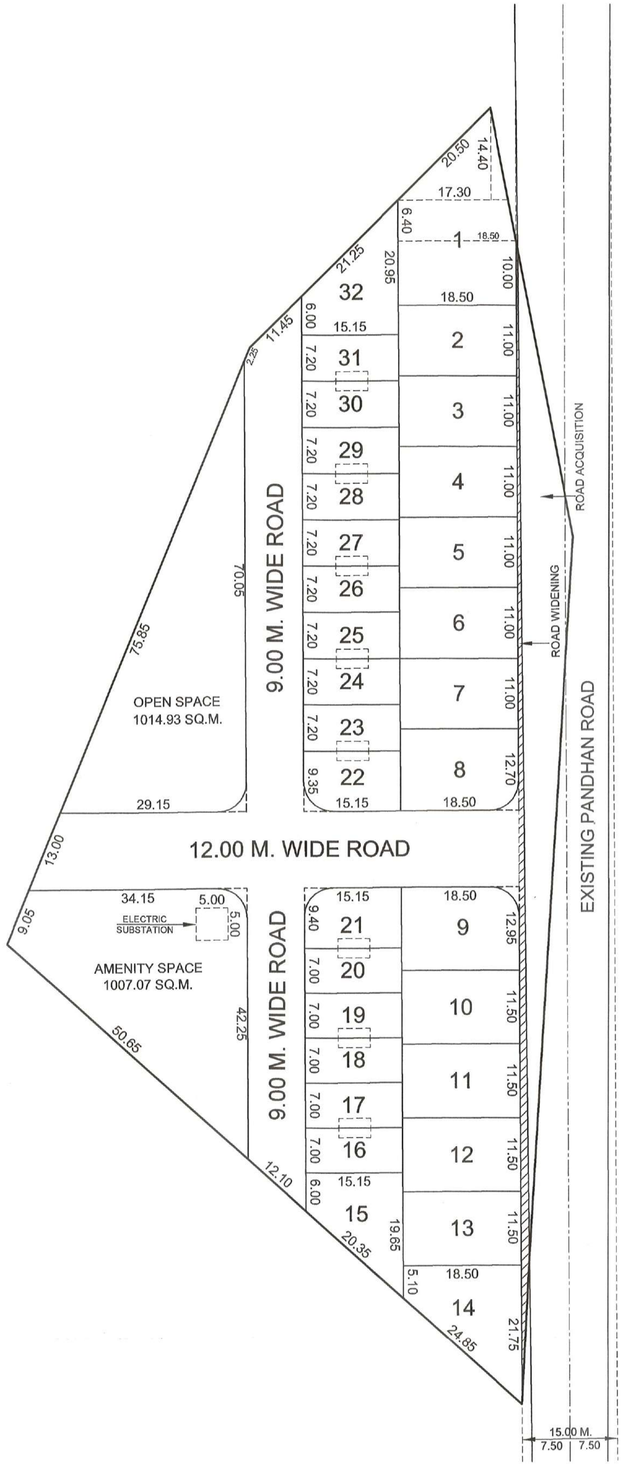
DEMARCATED RESIDENTIAL LAYOUT PLAN ON SR. NO.- 11, P.H. NO.42/A AT MOUZA - NAIGAON (CHICHALA); TAH - KATOL; DIST- NAGPUR

OWNER : SHRI. ANAND RAMBHAU KALBANDE & SMT. SWATI KIRANRAO MAKADE



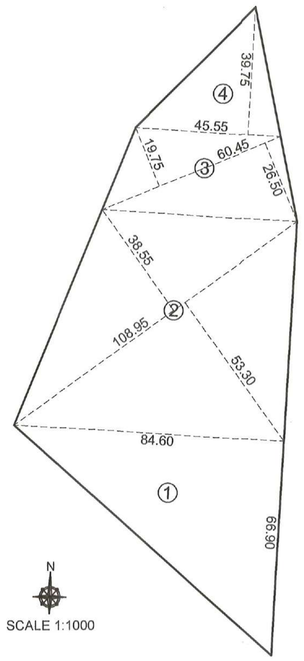
N

LAYOUT PLAN

SCALE 1:500

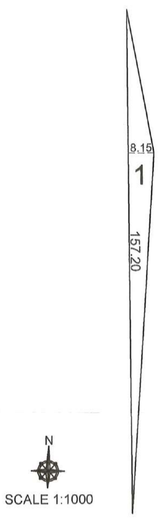
NOTE - ALL DIMENSIONS ARE IN METER

AREA CALCULATION (BY TRIANGULATION METHOD) AS PER MEASUREMENT SHEET



AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(84.60 x 66.90) / 2	2829.87
2	(53.30 + 38.55) / 2 x 108.95	5003.53
3	(26.50 + 19.75) / 2 x 60.45	1397.91
4	(45.55 x 39.75) / 2	905.31
	TOTAL	10136.62

AREA CALCULATION OF (BY TRIANGULATION METHOD) ROAD ACQUISITION AREA



ROAD ACQUISITION AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(157.20 X 8.15) / 2	640.59
	TOTAL	640.59

STATEMENT OF DISTRIBUTION OF FSI ON EACH PLOT

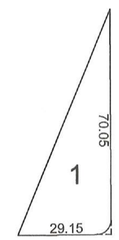
PLOT NOS.	PLOT SIZE	AREA OF EACH PLOTS SQ.M.	NO.OF PLOTS	CORNER ROUNDING AREA OF ROAD (IF ANY) SQ.M.	NET AREA OF EACH PLOT (C-E) SQ.M.	TOTAL AREA (D x F)	PRORATA FSI FACTOR	BUILT UP AREA ON PRORATA BASIS OF EACH PLOT SQ.M.	FRONT ROAD WIDTH M.	PERMISSIBLE NORMAL FSI	PERMISSIBLE BUILT UP AREA ON NORMAL FSI OF EACH PLOT (I*K) SQ.M.
A	B	C	D	E	F	G	H	I	J	K	L
1	((17.30 x 14.40) / 2) + ((18.50 + 17.30) / 2 x 6.40) + (18.50 x 10.00)	424.12	1	-	424.12	424.12	1.504	~~637.88~~ 634.50	15.0	1.1	701.66
2, 3, 4, 5, 6, 7	18.50 x 11.00	203.50	6	-	203.50	1221.00	1.504	306.06	15.0	1.1	336.67
8	18.50 x 12.70	234.95	1	9.66	225.29	225.29	1.504	338.84	15.0	1.1	372.72
9	18.50 x 12.95	239.58	1	9.66	229.92	229.92	1.504	345.80	15.0	1.1	380.38
10, 11, 12, 13	18.50 x 11.50	212.75	4	-	212.75	851.00	1.504	319.98	15.0	1.1	351.97
14	(21.75 + 5.10) / 2 x 18.50	248.36	1	-	248.36	248.36	1.504	373.53	15.0	1.1	410.89
15	(19.65 + 6.00) / 2 x 15.15	194.30	1	-	194.30	194.30	1.504	292.23	9.0	1.1	321.45
16, 17, 18, 19, 20	15.15 x 7.00	106.05	5	-	106.05	530.25	1.504	159.50	9.0	1.1	175.45
21	15.15 x 9.40	142.41	1	6.05	136.36	136.36	1.504	205.09	12.0	1.1	225.59
22	15.15 x 9.35	141.65	1	6.05	135.60	135.60	1.504	203.94	12.0	1.1	224.34
23, 24, 25, 26, 27, 28, 29, 30, 31	15.15 x 7.20	109.08	9	-	109.08	981.72	1.504	164.06	9.0	1.1	180.46
32	(20.95 + 6.00) / 2 x 15.15	204.15	1	-	204.15	204.15	1.504	307.04	9.0	1.1	337.75
TOTAL			32	31.42		5382.07					

NOTE: 1) AS PER PROVISION OF UDCPR REGULATION 3.9(iii) DISTRIBUTION OF BASIC FSI OF NET AREA WILL BE SUBJECT TO MAXIMUM RECEIVING POTENTIAL AS PER MODIFIED VALUES IN TABLE 6G VIDE NOTE NO. (ii) THEREUNDER.

2) ACTUAL AREA FOR POWER SUPPLY AUTHORITY ELECTRIC SUB-STATION WILL BE AS PER REQUIRED BY CONCERN DEPARTMENT.

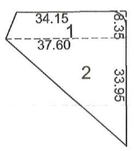
3) SEMI DETACHED PATTERN OF DEVELOPMENT SHOWN AS

AREA CALCULATION OF (BY TRIANGULATION METHOD) OPEN SPACE

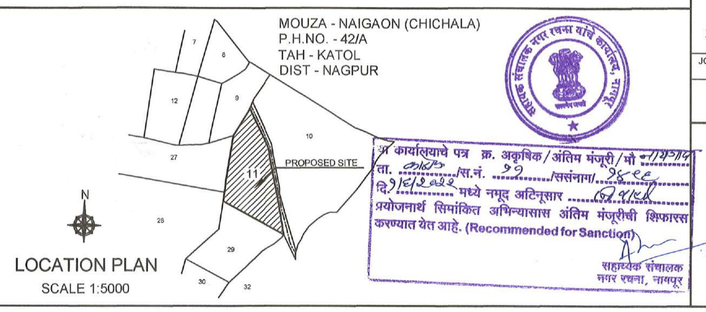


OPEN SPACE AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(70.05 X 29.15) / 2	1020.98
DEDUCTION OF CORNER ROUNDING AREA		6.05
	TOTAL	1014.93

AREA CALCULATION OF (BY TRIANGULATION METHOD) AMENITY SPACE



AMENITY SPACE AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(37.60 X 33.95) / 2	638.26
2	(37.60 + 34.15) / 2 X 8.35	229.56
DEDUCTION OF CORNER ROUNDING AREA		6.05
	TOTAL	931.77



STAMP OF APPROVAL OF PLAN OF SANCTIONING AUTHORITY

AREA STATEMENT

1. AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED)	
A) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT)	9800.00 SQ.M.
B) AS PER MEASUREMENT SHEET	10136.62 SQ.M.
C) AS PER SITE	10138.37 SQ.M.
D) MINIMUM AREA CONSIDERED	9800.00 SQ.M.
2) DEDUCTION FOR	
A) i) ROAD WIDENING OF PANDHAN ROAD	136.35 SQ.M.
ii) ROAD ACQUISITION AREA	640.59 SQ.M.
B) ANY D.P. RESERVATION AREA	NIL
TOTAL (A + B)	776.94 SQ.M.
3) BALANCE AREA OF LAND (1-2)	9023.06 SQ.M.
4) AMENITY SPACE (IF APPLICABLE) (AS PER UDCPR REGULATION NO. - 3.5)	
A) REQUIRED	902.30 SQ.M.
B) ADJUSTED OF 2(B), IF ANY	
C) BALANCE PROPOSED	906.77 SQ.M.
D) ELECTRIC SUBSTATION AREA	25.00 SQ.M.
TOTAL	931.77 SQ.M.
5) NET PLOT AREA FOR F.S.I CALCULATIONS (3-4(c))	8091.29 SQ.M.
6) RECREATIONAL OPEN SPACE (AS PER UDCPR REGULATION NO. - 3.4)	
A) REQUIRED	1013.66 SQ.M.
B) PROPOSED	1014.93 SQ.M.
7) INTERNAL ROAD AREA	2030.91 SQ.M.
8) SERVICE ROAD AND HIGHWAY WIDENING	NIL
9) AREA UNDER PLOTS	5382.07 SQ.M.
10) PRO - RATA FACTOR FOR F.S.I CALCULATION ON LAYOUT PLOT = (5/9)	8091.29 / 5382.07 = 1.504 (RESTRICTED UPTO 1.40)

CERTIFICATE :

THE ABOVE MENTIONED PLANS ARE PREPARED BY ME AS PER UDCPR

SIGNATURE OF ARCHITECT / LICENSED ENGINEER / SUPERVISOR

NAME - ASHISH N. KHOBRAGADE
LICENSE NO. - ADTP/835
CONTACT NO. - 8793801150
DATED - 01/01/2021 TO 31/12/2023

ASHISH N. KHOBRAGADE
B.E CIVIL
LIC No- ADTP/835
Valid Upto-31/12/202
Mo- 8793801150

(*) NAME OF THE ACT OF THE PLANNING AUTHORITY, IF ANY, BE MENTIONED.

CERTIFICATE OF AREA :

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DT- 10/11/2021 AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.SCHEME RECORDS / LAND RECORDS DEPARTMENT CITY SURVEY RECORDS
THE ABOVE MENTIONED PLANS ARE PREPARED BY ME AS PER UDCPR

ASHISH N. KHOBRAGADE
B.E CIVIL
LIC No- ADTP/835
Valid Upto-31/12/202

SIGNATURE
(NAME OF ARCHITECT / LICENSED ENGINEER / SUPERVISOR)

OWNER'S DECLARATION :

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER(S) NAME AND SIGNATURE :

1) SHRI. ANAND RAMBHAU KALBANDE

2) SMT. SWATI KIRANRAO MAKADE

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. OF ARCHITECT/ LICENSED ENGINEER/ SUPERVISOR
1	1/1	1:500 1:1000 1:5000	ASHISH N. KHOBRAGADE		LICENSE NO.- ADTP/835

SIGNATURE OF OWNER(S)

1) ANAND RAMBHAU KALBANDE

2) SWATI KIRANRAO MAKADE

SIGNATURE OF ER./ARCH.

ASHISH N. KHOBRAGADE
B.E CIVIL
LIC No- ADTP/835
Valid Upto-31/12/202
Mo- 8793801150