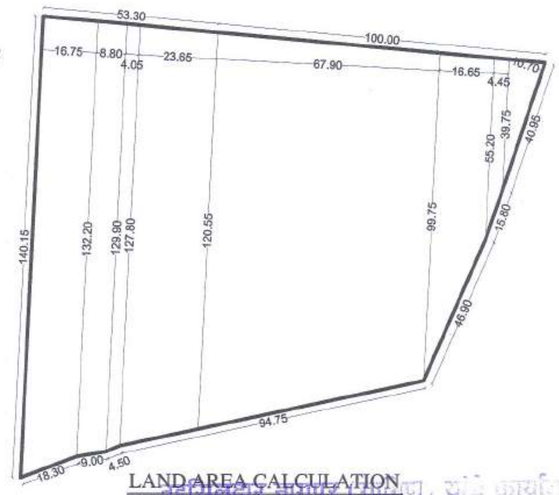
FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. - 33/2, P.H. NO.- 42, MOUZA - GOTAL (PANJRI), TAL. - NAGPUR (GRAMIN), DIST. - NAGPUR.

BELONGING TO : M/s. S.S.R DEVELOPERS
THROUGH PARTNERS
1) SHRI. SATISH LAXMANRAO BANGIRWAR
2) SHRI. RAJIV VISHWANATH NILAWAR
3) SHRI. SHAILENDRA PRAKASHRAO DAULATKAR



LAYOUT PLAN
SCALE - 1:500

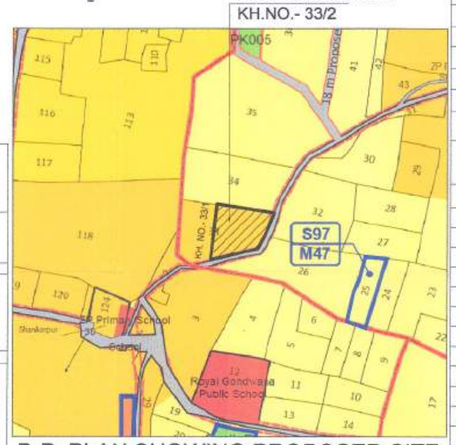


महानगरपालिका नागपुर, यांचे कार्यालय
स.मा.क्र. 38 /एन.ए.पी.34/2022.23
मौजा - गोटाकपांजरी
दिनांक. - 08.09.2022

LAND AREA CALCULATION	
1/2(10.70 X 40.95)	219.08
1/2(39.75 + 55.20) X 4.45	211.26
1/2(55.20 + 99.75) X 16.65	1289.96
1/2(99.75 + 120.55) X 67.90	7479.19
1/2(120.55 + 127.80) X 23.65	2936.74
1/2(127.80 + 129.90) X 4.05	521.84
1/2(129.90 + 132.20) X 8.80	1153.24
1/2(132.20 + 140.15) X 16.75	2280.93
TOTAL	16092.24

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.)
OPEN SPACE	5.00 X 24.80 + 1/2(29.90 + 31.30) X 35.73 + 1/2(31.30 + 31.70) X 9.80	1526.03	WWTP 25.00	1501.03	1501.03
SPACE FOR ELECTRIC SUB-STATION	5.00 X 5.00	25.00		25.00	50.00
SPACE FORWASTE WATER TREATMENT & RECYCLING PLANT	5.00 X 5.00	25.00		25.00	
PROPOSED 18.00 M. WIDE ROAD WIDENING AREA	1/2(5.35 + 5.40) X 41.30 + 1/2(5.15 + 4.95) X 16.90 + 1/2(5.30 + 5.10) X 46.50 + 1/2(4.55 + 4.05) X 95.25 + 1/2(2.90 + 3.05) X 6.30 + 1/2(3.80 + 3.75) X 10.10 + 1/2(4.20 + 4.05) X 7.30 + 1/2(4.05 + 4.50) X 6.20 + 1/2(2.95 + 2.20) X 6.90	1089.96		1089.96	1089.96



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 97
SCALE - NTS

PROPOSED SITE OF KH.NO.- 33/2

Not Valid for Execution of Sale-Deeds

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*1.4778)	G	H=E*G	I	J	K=F*I	L=F*G
1	1	1/2(18.20 + 13.80) X 36.35	581.60		581.60	859.49	1	581.60	18.00	1.10	945.44	859.49
2	2	1/2(23.60 + 18.95) X 16.90 + 1/2(18.95 + 14.65) X 15.45 + 1/2(14.25 + 14.65) X 1.00	633.55	11.77	621.78	918.87	1	621.78	18.00	1.10	1010.75	918.87
3	3	1/2(27.30 + 21.20) X 16.00	388.00	11.77	376.23	555.99	1	376.23	18.00	1.10	611.59	555.99
4	4	1/2(14.40 + 7.30) X 28.85	313.02	17.38	295.64	436.90	1	295.64	18.00	1.10	480.59	436.90
5	5	1/2(19.60 + 23.85) X 15.50	336.73		336.73	497.62	1	336.73	18.00	1.10	547.38	497.62
6	6	1/2(23.85 + 27.95) X 15.00	388.50		388.50	574.13	1	388.50	18.00	1.10	631.54	574.13
7	7	1/2(27.95 + 32.05) X 15.00	450.00		450.00	665.01	1	450.00	18.00	1.10	731.51	665.01
8	8	1/2(36.05 + 32.05) X 14.50	493.72		493.72	729.62	1	493.72	18.00	1.10	802.58	729.62
9	9	1/2(36.05 + 39.70) X 13.30 + 1/2(39.70 + 39.75) X 0.20	511.67	11.77	499.90	738.75	1	499.90	18.00	1.10	812.63	738.75
10	10	1/2(23.45 + 26.60) X 7.05 + 1/2(26.60 + 28.70) X 5.90 + 1/2(28.70 + 30.00) X 3.10	430.53	11.77	418.76	618.84	1	418.76	18.00	1.10	680.73	618.84
11	11 TO 20	9.50 X 16.00	152.00		152.00	224.63	10	1520.00	12.00	1.10	247.09	2246.26
12	21	1/2(10.30 + 9.65) X 16.00	159.60		159.60	235.86	1	159.60	12.00	1.10	259.44	235.86
13	22	1/2(9.35 + 8.75) X 15.50	140.27		140.27	207.29	1	140.27	12.00	1.10	228.02	207.29
14	23 TO 27	8.00 X 15.50	124.00		124.00	183.25	5	620.00	12.00	1.10	201.57	916.24
15	28	10.00 X 15.50	155.00	7.72	147.28	217.65	1	147.28	12.00	1.10	239.42	217.65
16	29	10.00 X 14.50	145.00	7.72	137.28	202.87	1	137.28	9.00	1.10	223.16	202.87
17	30	7.50 X 14.50	108.75		108.75	160.71	1	108.75	9.00	1.10	176.78	160.71
18	31	9.55 X 14.50	138.47		138.47	204.63	1	138.47	9.00	1.10	225.09	204.63
19	32, 37	9.55 X 13.50	128.92		128.92	190.52	2	257.84	9.00	1.10	209.57	381.04
20	33, 36	7.50 X 13.50	101.25		101.25	149.63	2	202.50	9.00	1.10	164.59	299.25
21	34, 35	10.00 X 13.50	135.00	7.72	127.28	188.09	2	254.56	9.00	1.10	206.90	376.19
22	38	1/2(9.60 + 9.00) X 15.00	139.50		139.50	206.15	1	139.50	9.00	1.10	226.77	206.15
23	39 TO 42	9.20 X 15.00	138.00		138.00	203.94	4	552.00	9.00	1.10	224.33	815.75
24	43	10.00 X15.00	150.00	7.72	142.28	210.26	1	142.28	9.00	1.10	231.29	210.26
25	44 TO 50	9.00 X 16.00	144.00		144.00	212.80	7	1008.00	9.00	1.10	234.08	1489.62
26	51	10.50 X 16.00	168.00	7.72	160.28	236.86	1	160.28	12.00	1.10	260.55	236.86
		TOTAL					51	10151.47				15001.84

PROFORMA - I AREA STATEMENT				
1	AREA OF LAND OF KH.NO. 33/2 (Minimum area of a,b,c, to be considered)	16092.24	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT) (0.405 + 1.215)	16200.00	SQ.M.	(1.62 H)
	b) AS PER MEASURMENT SHEET	16092.24	SQ.M.	
	c) AS PER SITE	16092.24	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a) PROPOSED 18.00 M. WIDE ROAD WIDENING AREA	1089.96	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)	1089.96	SQ.M.	
3	BALANCE AREA OF PLOT (1 - 2)	15002.28	SQ.M.	
4	AMENITY SPACE			
	a) REQUIRED	0.00	SQ.M.	
	b) PROPOSED	0.00	SQ.M.	
5	NET PLOT AREA (3-4b)	15002.28	SQ.M.	100%
6	RECREATIONAL OPEN SPACE			
	a) REQUIRED	1500.23	SQ.M.	10.00%
	b) PROPOSED	1501.03	SQ.M.	10.01%
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 25.00)	50.00	SQ.M.	0.33%
8	INTERNAL ROAD AREA	3299.78	SQ.M.	21.99%
9	SERVICE ROAD HIGH-WAY WAIDENING	0.00	SQ.M.	
10	PLOTABLE AREA	10151.47	SQ.M.	67.67%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.4778	SQ.M.	

CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 24 / 01 / 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.

UMESH M. LAMGE
B.Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg.No. CA/95/18907
NMC Lic No.: R-60
NIT Licence valid
ARCHITECT'S SIGN.

OWNER'S SIGN :

M/s. S.S.R DEVELOPERS
THROUGH PARTNERS

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ARCHITECT:-

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402 , DAYA CHAMBER,
AJANI SQ. WARDHA ROAD, NAGPUR