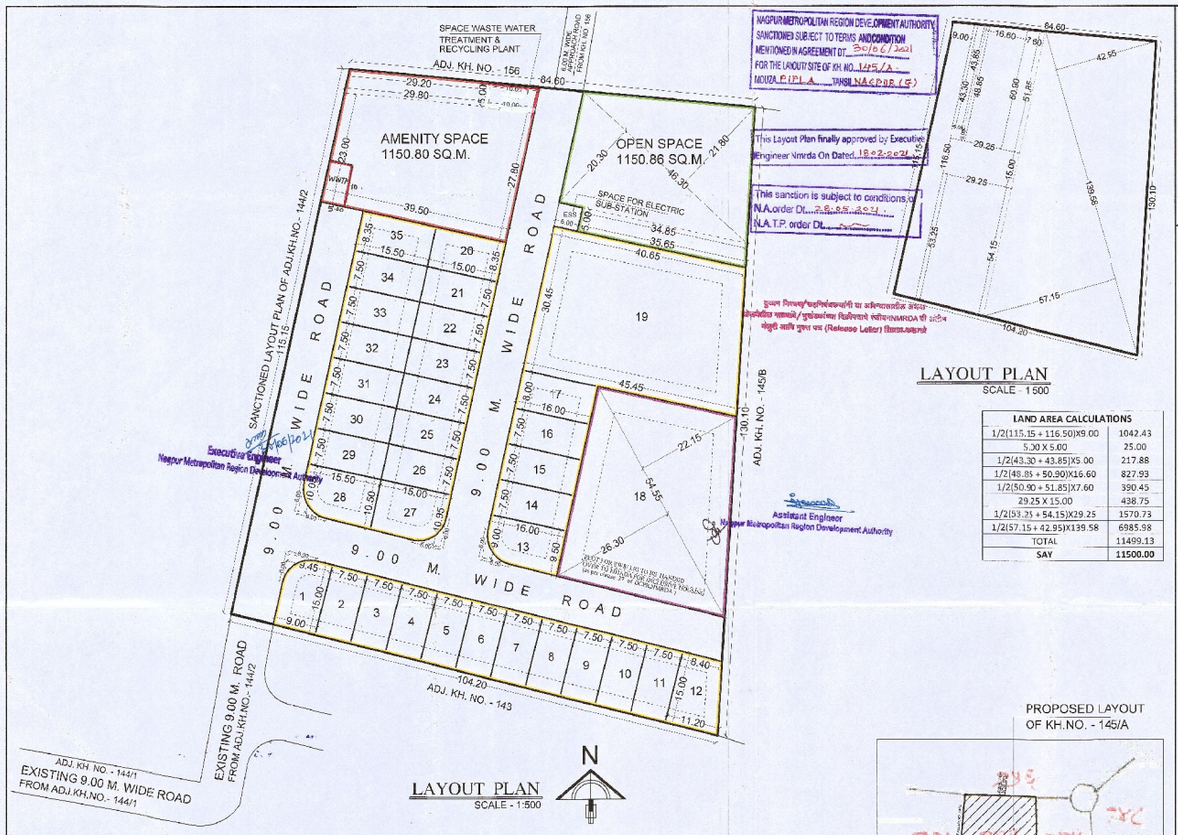
FINAL DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH. NO. - 145/A, P. H. NO. - 38, MOUZA - PIPLA, TAL. - NAGPUR (GRAMIN), DIST - NAGPUR.

BELONGING TO :

M/s. AARYA PLANNERS AND BUILDERS THROUGH PARTNERS
1) SHRI. ABHAY JOSHI,
2) SHRI. T. RAJENDRA RAO T. NILKANTH RAO,
3) SHRI. PAWANKUMAR WAMANRAO KALBANDE,
4) SHRI. VIVEK BABANRAO HUSUKLE,
5) SHRI. VISHAL KEWALKUMAR GUNDHARE,
6) SHRI. MANIKRAO RAMAJI BANGAR
7) SHRI. KISHOR DAULATRAO BANGAR
8) SHRI. RAMESH DAULATRAO BANGAR
9) SHRI. RATAN DAULATRAO BANGAR
10) SMT. SHALINI VITTHAL RAMTEKE
11) SMT. SHAKUNTALA DAULATRAO BANGAR
12) MaST. RITIK SUBHASH BANGAR
13) MISS. AKANKASHA SUBHASH BANGAR
14) SMT. BHARTI SUBHASH BANGAR
(OWNER FROM 6 TO 14) THFOUGH P.O.A. HOLDER
1) SHRI. T. RAJENDRA RAO T. NILKANTH RAO,
2) SHRI. BABANRAO SITARAMJI HUSUKLE.



LAYOUT PLAN
SCALE - 1:500

LAYOUT PLAN
SCALE - 1:500

LAND AREA CALCULATIONS	
1/2(115.15 + 116.50)X9.00	1042.43
5.30 X 5.00	25.00
1/2(43.30 + 43.85)X5.00	217.88
1/2(48.85 + 50.90)X16.60	827.93
1/2(50.90 + 51.85)X7.60	390.45
29.25 X 15.00	438.75
1/2(53.23 + 54.15)X29.25	1570.73
1/2(57.15+42.95)X139.58	6985.58
TOTAL	11499.13
SAY	11500.00

PROFORMA - I
AREA STATEMENT

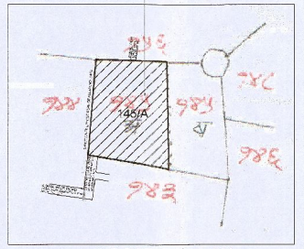
1	AREA OF LAND OF KH.NO. 145/A (Minimum area of a,b,c, to be considered)	11500.00	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	11500.00	SQ.M.	(1.15 H
	b) AS PER MEASURMENT SHEET	11500.00	SQ.M.	
	c) AS PER SITE	11500.00	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
	a) PROPOSED D.P./D.P. ROAD WIDENING AREA	0.00	SQ.M.	
	b) ANY D.P. RESERVATION AREA	0.00	SQ.M.	
	c) NATURAL WAETI COURSE AREA	0.00	SQ.M.	
	TOTAL (a+b+c)	0.00	SQ.M.	
3	GROSS AREA OF PLOT (1 - 2)	11500.00	SQ.M.	100%
4	RECREATIONAL OPEN SPACE			
	a) REQUIRED	1150.00	SQ.M.	
	b) PROPOSED	1150.86	SQ.M.	10.01%
5	AMENITY SPACE			
	a) REQUIRED	1150.00	SQ.M.	
	b) PROPOSED	1150.80	SQ.M.	10.00%
6	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 51.50 SQ.M.)	76.50	SQ.M.	0.67%
7	INTERNAL ROAD AREA	2526.71	SQ.M.	21.97%
8	AREA UNDER LAYOUT PLOTS	6595.13	SQ.M.	57.35%
9	NET AREA OF PLOTS FOR F.S.I. CALCULATIONS (3-5b)	10349.20	SQ.M.	
10	PERMISSIBLE PRO-RATA FSI FACTOR FOR LAYOUT PLOTS (9 / 8) (as per clase no. 24.9 (i) of DCPR, NMRDA)	1.5692	SQ.M.	
11	AREA UNDER INCLUSIVE HOUSING			
	a) REQUIRED (20% of 8)	1319.03	SQ.M.	
	b) PROPOSED	1321.47	SQ.M.	20.04%

Plot No.	Area (sq.m.)	NO. OF PLOTS	% OF EWS / LIG PLOTS OF NET PLOTABLE AREA 1595.13 SQ.M.
18	1321.47	1	20.04%
TOTAL	1321.47	1	

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 19 / 05 / 2020 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. Schemerecords / Land records Department / City Survey records.

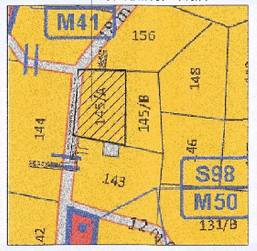
UMESH M. LAMGE
B. Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg. No. CA/95/18907
NMC Lic. No.: R-90
NIT Lic. No.: 665
ARCHITECT'S SIGN.

PROPOSED LAYOUT OF KH.NO. - 145/A



LOCATION PLAN
SCALE - NTS

PROPOSED LAYOUT OF KH.NO. - 145/A



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 111
SCALE - NTS

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.)	Loaded Prorata On Remaining Each 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	G=(E*F)	H	I=E*H	J	K	L=G*K	M=G*H
1	1	1/2(9.45 + 9.00) X 15.00	138.37	7.72	130.65	1.4159	184.9873	1	130.65	9.00	1.10	203.4861	184.9873
2	2 TO 11	7.50 X 15.00	112.50		112.50	1.4159	159.2888	10	1125.00	9.00	1.10	175.2176	1592.8875
3	12	1/2(8.40 + 11.20) X 15.00	147.00		147.00	1.4159	208.1373	1	147.00	9.00	1.10	228.9510	208.1373
4	13	1/2(9.00 + 9.50) X 16.00	148.00	7.72	140.28	1.4159	198.6225	1	140.28	9.00	1.10	218.4847	198.6225
5	14, 15, 16	7.50 X 16.00	120.00		120.00	1.4159	169.9080	3	360.00	9.00	1.10	186.8988	509.7240
6	17	8.00 X 16.00	128.00		128.00	1.4159	181.2352	1	128.00	9.00	1.10	199.3587	181.2352
7	18	1/2(22.15 + 26.30) X 54.55	1321.47		1321.47	1.8000	2378.6460	1	1321.47	9.00	1.10	2616.5106	2378.6460
8	19	1/2(45.45 + 40.65) X 30.45	1310.87		1310.87	1.8000	2359.5660	1	1310.87	9.00	1.10	2595.5226	2359.5660
9	20	8.35 X 15.00	125.25		125.25	1.4159	177.3415	1	125.25	9.00	1.10	195.0756	177.3415
10	21 TO 26	7.50 X 15.00	112.50		112.50	1.4159	159.2888	6	675.00	9.00	1.10	175.2176	955.7325
11	27	1/2(10.95 + 10.50) X 15.00	160.87	7.72	153.15	1.4159	216.8451	1	153.15	9.00	1.10	238.5296	216.8451
12	28	1/2(10.05 + 10.50) X 15.50	159.26	7.72	151.54	1.4159	214.5655	1	151.54	9.00	1.10	236.0220	214.5655
13	29 TO 34	7.50 X 15.50	116.25		116.25	1.4159	164.5984	6	697.50	9.00	1.10	181.0582	987.5903
14	35	8.35 X 15.50	129.42		129.42	1.4159	183.2457	1	129.47	9.00	1.10	201.5703	183.2457
	TOTAL							35	6595.13				10349.1263

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(35.65 + 34.85) X 5.00 + 1/2(20.30 + 21.80) X 46.30	1150.86		1150.86	1150.86
AMENITY SPACE	1/2(23.00 + 27.80) X 39.50 + 1/2(29.80 + 29.20) X 5.00	1150.80		1150.80	1150.80
SPACE FOR ELECTRIC SUB-STATION	5.00 X 5.00	25.00		25.00	76.50
WASTE WATER TREATMENT & RECYCLING PLANT	1/2(10.00 + 10.60) X 5.00	51.50		51.50	

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
- x PLOTS MHADA FOR INCLUSIVE / AFFORDABLE PLOTS (as per clause 37 of DCPR,NMRDA) SHOWN THUS

OWNER'S SIGN :

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ARCHITECT'S SIGN :

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B. Arch. (Hons)
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