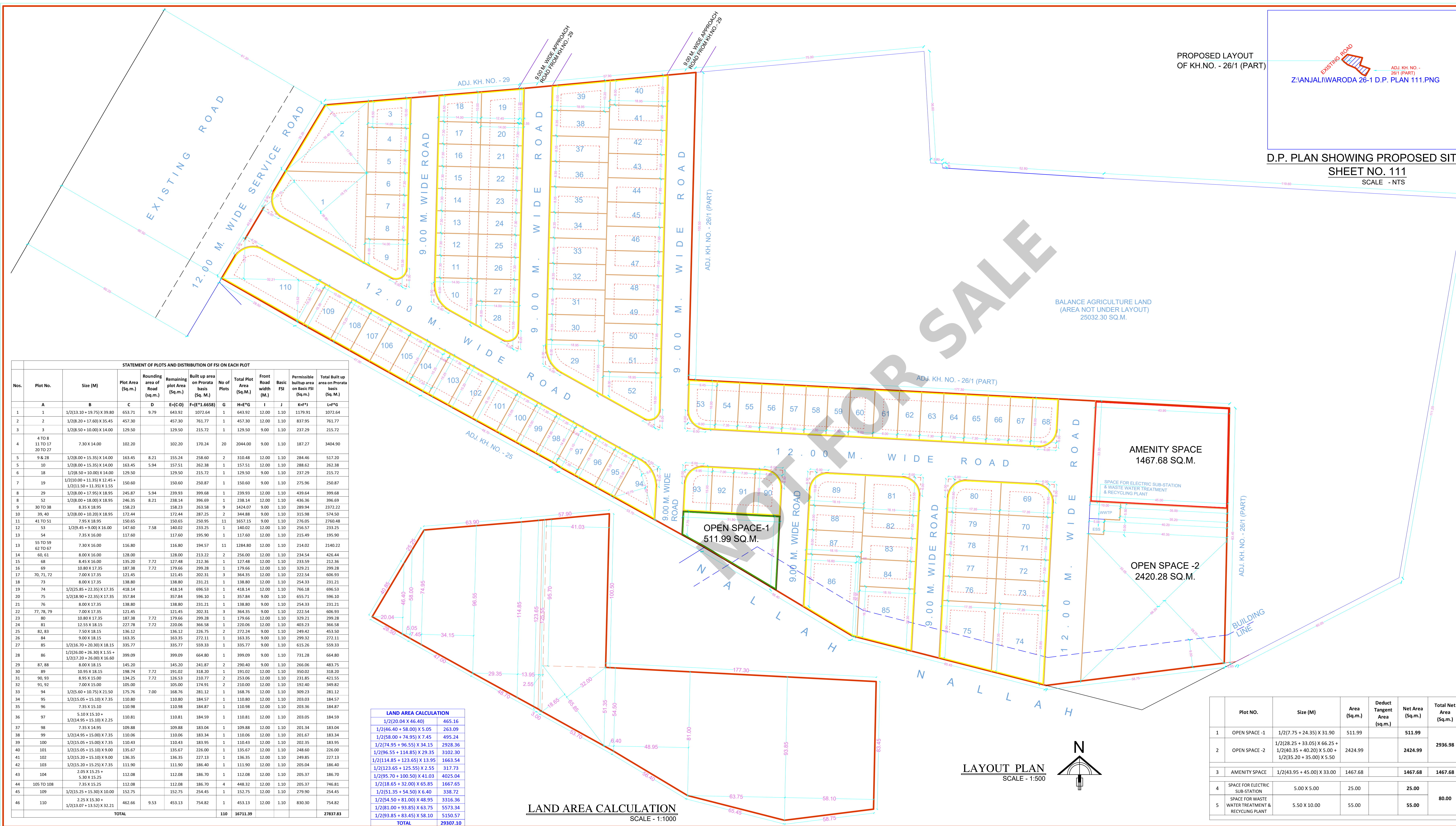




PROPOSED RESIDENTIAL LAYOUT PLAN ON
 KH. NO. - 26/1 (PART), P. H. NO. - 41, MOUZA - WARODA,
 TAL. - NAGPUR (GRAMIN), DIST - NAGPUR.
 BELONGING TO : 1) SHRI. RAMSINGH HIRASINGH THAKUR
 2) SMT. RAGINI RAMSINGH THAKUR

PROFORMA - I			
AREA STATEMENT			
1	AREA OF LAND OF KH.NO. 26/1 (PART) (Minimum area of a,b,c, to be considered)	29307.10	SQ.M.
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	55200.00	SQ.M. (5.52 H)
	b) AS PER MEASUREMENT SHEET	29307.10	SQ.M.
	c) AS PER SITE (PROPOSAL)	29307.10	SQ.M.
	d) BALANCE AGRICULTURE LAND	29327.30	SQ.M.
2	DEDUCTIONS FOR		SQ.M.
	a) PROPOSED D.P./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)	29307.10	SQ.M. 100%
4	AMENITY SPACE		
	a) REQUIRED	1465.35	SQ.M. 5.00%
	b) PROPOSED	1467.68	SQ.M. 5.01%
5	NET PLOT AREA (3-4b)	27839.42	SQ.M.
6	RECREATIONAL OPEN SPACE		
	a) REQUIRED (10.00 % OF 29307.10 SQ.M.)	2930.71	SQ.M. 10.00%
	b) PROPOSED	2936.98	SQ.M. 10.02%
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 55.00)	80.00	SQ.M. 0.27%
8	INTERNAL ROAD AREA	8111.06	SQ.M. 27.68%
9	SERVICE ROAD HIGH-WAY WIDENING	0.00	SQ.M.
10	PLOTTABLE AREA	16711.39	SQ.M. 57.02%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.6658	SQ.M.

CERTIFICATE OF AREA:-
 Certified that this plot under reference was surveyed by me on 25 / 11 / 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.

ARCHITECT'S SIGN:

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

OWNER'S SIGN :

ARCHITECT'S SIGN :

1) SHRI. RAMSINGH HIRASINGH THAKUR

ARCHITECT:-

AR. UMESH LAMGE

B.ARCH (HONS.)
 ARCHITECT & INTERIOR DESIGNER
 402, DAYA CHAMBER,
 AJNI SQ. WARDHA ROAD, NAGPUR

2) SMT. RAGINI RAMSINGH THAKUR

Owner details

Owner Name

Postal Address

Contact Number

Ramsingh Hirasinh Thakur

Vivekanand Nagar,Vivekanand Nagar,Nagpur-440015,Ma
harsahira

9890309876

Ramsingh Hirasinh Thakur

Vivekanand Nagar,Vivekanand Nagar,Nagpur-440015,Ma
harsahira

Ragni Ramsingh Thakur

Vivekanand Nagar,Vivekanand Nagar,Nagpur-440015,Ma
harsahira

DETAILS OF LAYOUT/SUBDIVISION OF LAND

1.a) Village

1.b)Parcel No.(S.No.,H.No., C S No., F.P.No.,Sub Plot No.Gat No)

Type 1: Sanction Layout and Sanction Layout- 2

1.f)Area in SqM as per

1.g)Area as per

1.h)Area as per POA

1.i)Area as per

1.j)Area in possession

1.k)Stringent Area in SqM

WARODA

26-1(PART)

55200.00

29307.18

0.00

29307.18

29307.18

29307.18

Total Alagmated Plot

55200.00

29307.18

0.00

29307.18

29307.18

29307.18

DETAILS OF SUBDIVIDED PLOT AREA STATEMENT

Plot NO	Plot Area	Rounding area of road	Net Area	Pro rata FSI factor	Front Road Width	Basic FSI	BUA on pro rata basis	Type of Plot	DR allotment on plot
1	654.190	9.790	644.400	1.660	12.00	1.100	1176.674	Detached	1186.46
2	456.380	0.000	456.380	1.660	12.00	1.100	833.350	Detached	0.00
3	129.510	0.000	129.510	1.660	9.00	1.100	236.485	Semi-detached	0.00
4	102.320	0.000	102.320	1.660	9.00	1.100	186.836	Row-House	0.00
5	102.320	0.000	102.320	1.660	9.00	1.100	186.836	Row-House	0.00
6	102.320	0.000	102.320	1.660	9.00	1.100	186.836	Row-House	0.00
7	102.320	0.000	102.320	1.660	9.00	1.100	186.836	Row-House	0.00
8	102.320	0.000	102.320	1.660	9.00	1.100	186.836	Row-House	0.00
9	163.480	8.210	155.270	1.660	12.00	1.100	263.523	Semi-detached	291.73
10	163.480	5.940	157.540	1.660	12.00	1.100	267.668	Semi-detached	293.61
11	102.190	0.000	102.190	1.660	9.00	1.100	186.599	Row-House	0.00
12	102.190	0.000	102.190	1.660	9.00	1.100	186.599	Row-House	0.00
13	102.190	0.000	102.190	1.660	9.00	1.100	186.599	Row-House	0.00
14	102.190	0.000	102.190	1.660	9.00	1.100	186.599	Row-House	0.00
15	102.190	0.000	102.190	1.660	9.00	1.100	186.599	Row-House	0.00
16	102.190	0.000	102.190	1.660	9.00	1.100	186.599	Row-House	0.00
17	102.190	0.000	102.190	1.660	9.00	1.100	186.599	Row-House	0.00
18	129.510	0.000	129.510	1.660	9.00	1.100	236.485	Semi-detached	0.00
19	150.540	0.000	150.540	1.660	9.00	1.100	274.886	Semi-detached	0.00
20	102.290	0.000	102.290	1.660	9.00	1.100	186.782	Row-House	0.00
21	102.280	0.000	102.280	1.660	9.00	1.100	186.763	Row-House	0.00
22	102.280	0.000	102.280	1.660	9.00	1.100	186.763	Row-House	0.00
23	102.280	0.000	102.280	1.660	9.00	1.100	186.763	Row-House	0.00
24	102.280	0.000	102.280	1.660	9.00	1.100	186.763	Row-House	0.00
25	102.280	0.000	102.280	1.660	9.00	1.100	186.763	Row-House	0.00
26	102.280	0.000	102.280	1.660	9.00	1.100	186.763	Row-House	0.00
27	102.280	0.000	102.280	1.660	9.00	1.100	186.763	Row-House	0.00
28	163.480	8.210	155.270	1.660	12.00	1.100	263.523	Semi-detached	291.73
29	240.370	5.940	240.430	1.660	12.00	1.100	439.025	Detached	444.97
30	158.340	0.000	158.340	1.660	9.00	1.100	289.129	Semi-detached	0.00
31	158.340	0.000	158.340	1.660	9.00	1.100	289.129	Semi-detached	0.00
32	158.340	0.000	158.340	1.660	9.00	1.100	289.129	Semi-detached	0.00
33	158.340	0.000	158.340	1.660	9.00	1.100	289.129	Semi-detached	0.00
34	158.340	0.000	158.340	1.660	9.00	1.100	289.129	Semi-detached	0.00
35	158.340	0.000	158.340	1.660	9.00	1.100	289.129	Semi-detached	0.00
36	158.340	0.000	158.340	1.660	9.00	1.100	289.129	Semi-detached	0.00
37	158.340	0.000	158.340	1.660	9.00	1.100	289.129	Semi-detached	0.00
38	158.350	0.000	158.350	1.660	9.00	1.100	289.147	Semi-detached	0.00
39	172.880	0.000	172.880	1.660	9.00	1.100	315.679	Semi-detached	0.00
40	172.880	0.000	172.880	1.660	9.00	1.100	315.679	Semi-detached	0.00
41	150.580	0.000	150.580	1.660	9.00	1.100	274.977	Semi-detached	0.00
42	150.580	0.000	150.580	1.660	9.00	1.100	274.959	Semi-detached	0.00
43	150.580	0.000	150.580	1.660	9.00	1.100	274.969	Semi-detached	0.00
44	150.580	0.000	150.580	1.660	9.00	1.100	274.959	Semi-detached	0.00
45	150.580	0.000	150.580	1.660	9.00	1.100	274.959	Semi-detached	0.00
46	150.580	0.000	150.580	1.660	9.00	1.100	274.959	Semi-detached	0.00
47	150.580	0.000	150.580	1.660	9.00	1.100	274.959	Semi-detached	0.00
48	150.580	0.000	150.580	1.660	9.00	1.100	274.959	Semi-detached	0.00
49	150.580	0.000	150.580	1.660	9.00	1.100	274.959	Semi-detached	0.00
50	150.580	0.000	150.580	1.660	9.00	1.100	274.959	Semi-detached	0.00
51	150.580	0.000	150.580	1.660	9.00	1.100	274.959	Semi-detached	0.00
52	246.370	8.210	238.160	1.660	12.00	1.100	434.880	Detached	443.09
53	147.800	7.860	140.920	1.660	12.00	1.100	239.677	Semi-detached	263.26
54	117.400	0.000	117.400	1.660	12.00	1.100	213.372	Row-House	0.00
55	116.440	0.000	116.440	1.660	12.00	1.100	212.619	Row-House	0.00
56	116.440	0.000	116.440	1.660	12.00	1.100	212.619	Row-House	0.00
57	116.440	0.000	116.440	1.660	12.00	1.100	212.619	Row-House	0.00
58	116.440	0.000	116.440	1.660	12.00	1.100	212.619	Row-House	0.00
59	116.440	0.000	116.440	1.660	12.00	1.100	212.619	Row-House	0.00
60	128.000	0.000	128.000	1.660	12.00	1.100	233.728	Semi-detached	0.00
61	128.000	0.000	128.000	1.660	12.00	1.100	233.728	Semi-detached	0.00
62	116.440	0.000	116.440	1.660	12.00	1.100	212.619	Row-House	0.00
63	116.440	0.000	116.440	1.660	12.00	1.100	212.619	Row-House	0.00
64	116.440	0.000	116.440	1.660	12.00	1.100	212.619	Row-House	0.00
65	116.440	0.000	116.440	1.660	12.00	1.100	212.619	Row-House	0.00
66	116.800	0.000	116.800	1.660	12.00	1.100	213.277	Row-House	0.00
67	116.800	0.000	116.800	1.660	12.00	1.100	213.277	Row-House	0.00
68	135.520	7.720	127.800	1.660	12.00	1.100	233.363	Semi-detached	241.08
69	187.540	7.720	179.820	1.660	12.00	1.100	338.351	Semi-detached	336.07
70	121.550	0.000	121.550	1.660	12.00	1.100	221.950	Row-House	0.00
71	121.550	0.000	121.550	1.660	12.00	1.100	221.950	Row-House	0.00
72	121.550	0.000	121.550	1.660	12.00	1.100	221.950	Row-House	0.00
73	136.800	0.000	136.800	1.660	12.00	1.100	253.668	Semi-detached	0.00
74	418.320	0.000	418.320	1.660	12.00	1.100	703.852	Detached	0.00
75	357.950	0.000	357.950	1.660	9.00	1.100	653.617	Detached	0.00
76	138.920	0.000	138.920	1.660	9.00	1.100	253.668	Semi-detached	0.00
77	121.550	0.000	121.550	1.660	9.00	1.100	221.950	Row-House	0.00
78	121.550	0.000	121.550	1.660	9.00	1.100	221.950	Row-House	0.00
79	121.550	0.000	121.550	1.660	9.00	1.100	221.950	Row-House	0.00
80	187.540	7.720	179.820	1.660	12.00	1.100	338.351	Semi-detached	336.07
81	227.800	7.720	220.080	1.660	12.00	1.100	401.866	Semi-detached	409.59
82	136.030	0.000	136.030	1.660	9.00	1.100	248.391	Semi-detached	0.00
83	136.030	0.000	136.030	1.660	9.00	1.100	248.391	Semi-detached	0.00
84	163.230	0.000	163.230	1.660	9.00	1.100	286.058	Semi-detached	0.00
85	335.510	0.000	335.510	1.660	9.00	1.100	612.641	Detached	0.00
86	398.670	0.000	398.670	1.660	9.00	1.100	727.971	Detached	0.00
87	145.100	0.000	145.100	1.660	9.00	1.100	264.953	Semi-detached	0.00
88	145.100	0.000	145.100	1.660	9.00	1.100	264.953	Semi-detached	0.00
89	198.300	7.720	190.580	1.660	12.00	1.100	347.999	Detached	355.72
90	134.250	7.720	126.530	1.660	12.00	1.100	231.044	Semi-detached	238.76
91	105.000	0.000	105.000	1.660	12.00	1.100	191.730	Row-House	0.00
92	105.000	0.000	105.000	1.660	12.00	1.100	191.730	Row-House	0.00
93	134.250	7.720	126.530	1.660	12.00	1.100	231.044	Semi-detached	238.76
94	175.620	7.700	168.820	1.660	12.00	1.100	308.265	Semi-detached	315.27
95	110.820	0.000	110.820	1.660	12.00	1.100	202.357	Row-House	0.00
96	110.950	0.000	110.950	1.660	12.00	1.100	202.596	Row-House	0.00
97	110.880	0.000	110.880	1.660	12.00	1.100	202.485	Row-House	0.00
98	109.720	0.000	109.720	1.660	12.00	1.100	200.349	Row-House	0.00
99	110.090	0.000	110.090	1.660	12.00	1.100	201.024	Row-House	0.00
100	110.480	0.000	110.480	1.660	12.00	1.100	201.736	Row-House	0.00
101	135.780	0.000	135.780	1.660	12.00	1.100	247.934	Semi-detached	0.00
102	136.370	0.000	136.370	1.660	12.00	1.100	248.012	Semi-detached	0.00
103	111.820	0.000	111.820	1.660	12.00	1.100	204.163	Row-House	0.00
104	112.120	0.000	112.120	1.660	12.00	1.100	204.731	Row-House	0.00
105	112.160	0.000	112.160	1.660	12.00	1.100	204.804	Row-House	0.00
106	112.190	0.000	112.190	1.660	12.00	1.100	204.859	Row-House	0.00
107	112.220	0.000	112.220	1.660	12.00	1.100	204.914	Row-House	0.00
108	112.260	0.000	112.260	1.660	12.00	1.100	204.967	Row-House	0.00
109	152.750	0.000	152.750	1.660	12.00	1.100	278.922	Semi-detached	0.00
110	462.910	9.530	453.380	1.660	12.00	1.100	627.672	Detached	637.40
Total	16835.900		16711.45				30515.11		

Amenity CALCULATION

Name

Area

AMENITY SPACE

1467.91

TOTAL

1467.91

RECREATIONAL CALCULATION

Name

Area

OPEN SPACE 1

507.87

OPEN SPACE 2

2424.30

TOTAL

2932.17

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