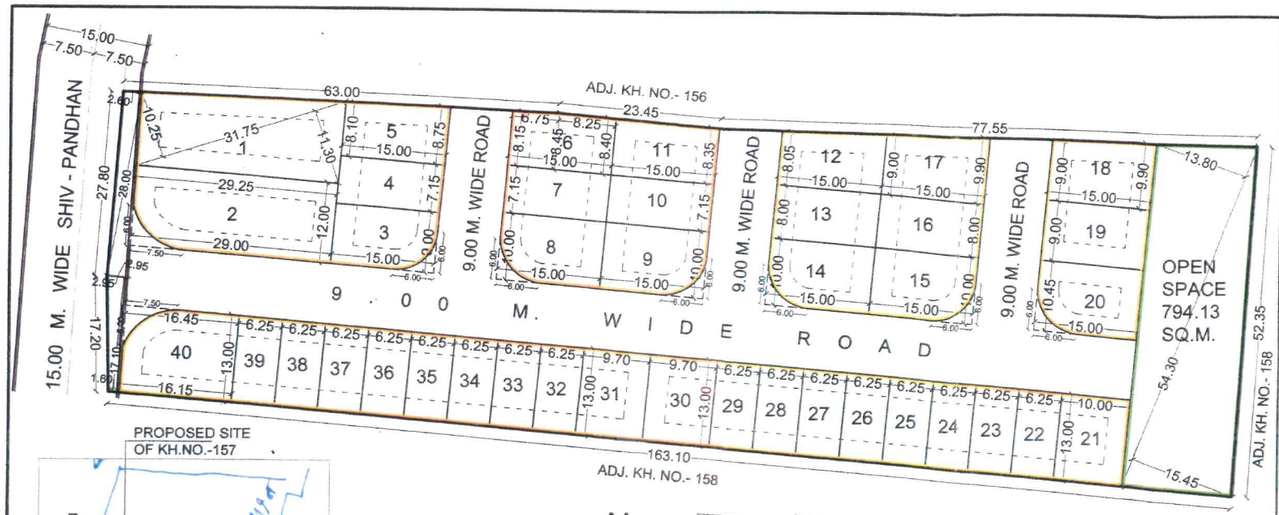
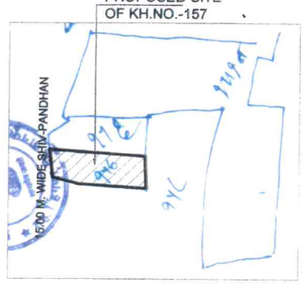
PROPOSED RESIDENTIAL LAYOUT PLAN ON KH.NO. - 157, P.H. NO. - 49, MOUZA - HINGNA, TAH. - HINGNA, DIST. - NAGPUR.

BELONGING TO :- 1) SMT. JYOTI GURUDEVJI DAPH
2) SMT. POOJA RAJENDRA THAKRE

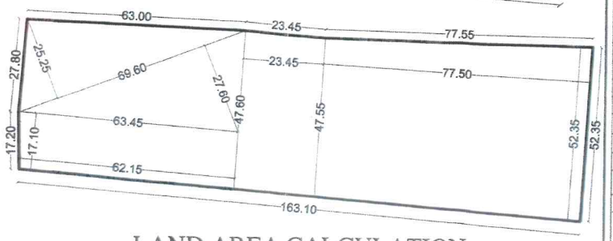




LOCATION PLAN
SCALE - NTS

LAYOUT PLAN
SCALE - 1:500

N



LAND AREA CALCULATION
SCALE - 1:1000

	Plot No.	Size (M)	Area (Sq. M.)	Deduct Tangent Area (Sq. M.)	Net Area (Sq. M.)	TOTAL NET AREA (Sq. M.)
1	OPEN SPACE	1/2(13.80 + 15.45) X 54.30	794.13		794.13	794.13
2	PROPOSED 15.00 M. WIDE SHIV-PANDHAN ROAD WIDENING AREA	1/2(2.60 + 2.95) X 28.00 + 1/2(2.95 + 1.60) X 17.10	116.60		116.60	116.60

LAND AREA CALCULATIONS	
Size (M)	Plot Area (Sq.m.)
1/2(25.25 + 27.60) X 69.60	1839.18
1/2(63.45 + 62.15) X 17.10	1073.88
1/2(47.60 + 47.55) X 23.45	1115.63
1/2(47.55 + 52.35) X 77.50	3871.12
TOTAL	7899.81
SAY	7900.00

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*1.6130)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(10.25 + 11.30) X 31.75	342.10		342.10	551.81	1	342.10	15.00	1.10	606.99	551.81
2	2	1/2(29.25 + 29.00) X 12.00	349.50	9.61	339.89	548.24	1	339.89	15.00	1.10	603.07	548.24
3	3	15.00 X 9.00	135.00	7.72	127.28	205.30	1	127.28	9.00	1.10	225.83	205.30
4	4	15.00 X 7.15	107.25		107.25	172.99	1	107.25	9.00	1.10	190.29	172.99
5	5	1/2(8.10 + 8.75) X 15.00	126.37		126.37	203.83	1	126.37	9.00	1.10	224.22	203.83
6	6	1/2(8.15 + 8.45) X 6.75 + 1/2(8.45 + 8.40) X 8.25	125.52		125.52	202.46	1	125.52	9.00	1.10	222.71	202.46
7	7, 10	15.00 X 7.15	107.25		107.25	172.99	2	214.50	9.00	1.10	190.29	345.99
8	8, 9, 14, 15	15.00 X 10.00	150.00	7.72	142.28	229.50	4	569.12	9.00	1.10	252.45	917.99
9	11	1/2(8.40 + 8.35) X 15.00	125.62		125.62	202.63	1	125.62	9.00	1.10	222.89	202.63
10	12	1/2(8.05 + 9.00) X 15.00	127.87		127.87	206.25	1	127.87	9.00	1.10	226.88	206.25
11	13, 16	8.00 X 15.00	120.00		120.00	193.56	2	240.00	9.00	1.10	212.92	387.12
12	17, 18	1/2(9.00 + 9.90) X 15.00	141.75		141.75	228.64	2	283.50	9.00	1.10	251.51	457.29
13	19	9.00 X 15.00	135.00		135.00	217.76	1	135.00	9.00	1.10	239.53	217.76
14	20	10.45 X 15.00	156.75	7.72	149.03	240.39	1	149.03	9.00	1.10	264.42	240.39
15	21	10.00 X 13.00	130.00		130.00	209.69	1	130.00	9.00	1.10	230.66	209.69
16	22 TO 29, 32 TO 39	6.25 X 13.00	81.25		81.25	131.06	16	1300.00	9.00	1.10	144.16	2096.90
17	30, 31	9.70 X 13.00	126.10		126.10	203.40	2	252.20	9.00	1.10	223.74	406.80
18	40	1/2(16.45 + 16.15) X 13.00	211.90	9.61	202.29	326.29	1	202.29	9.00	1.10	358.92	326.29
		TOTAL					40	4897.54				7899.73

PROFORMA - I

AREA STATEMENT

1	AREA OF LAND OF KH.NO. 157 (Minimum area of a,b,c, to be considered)	7900.00	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	7900.00	SQ.M.	(0.79 H)
	b) AS PER MEASURMENT SHEET	7900.00	SQ.M.	
	c) AS PER SITE	7900.00	SQ.M.	
2	DEDUCTIONS FOR			
	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)	7900.00	SQ.M.	
4	AMENITY SPACE			
	a) REQUIRED	0.00	SQ.M.	
	b) PROPOSED	0.00	SQ.M.	
5	NET PLOT AREA (3-4b)	7900.00	SQ.M.	100%
6	RECREATIONAL OPEN SPACE			
	a) REQUIRED	790.00	SQ.M.	10.00%
	b) PROPOSED	794.13	SQ.M.	10.05%
7	INTERNAL ROAD AREA	2091.73	SQ.M.	26.48%
8	PROPOSED 15.00 M. WIDE SHIV-PANDHAN ROAD WIDENING AREA	116.60	SQ.M.	1.48%
9	PLOTABLE AREA	4897.54	SQ.M.	61.99%
10	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/9)	1.6130	SQ.M.	

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 30/08/2022 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.
क्रमांक/नगरि/149/1/2022 दिनांक 21/9/2022
अन्वये महाराष्ट्र जमाबंदी व अहेवाल अधिनियम 2021 अंतर्गत अनधिकृत अभिन्यासविभागीतोडणे करण्यास येत आहे

ARCHITECT'S SIGN.

सहायक अभियंता
सहायक नियोजन विभाग (क.सं.प.) म. प. हिंगणा

Chief Officer
N. P. Hingna

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 :

तहसिलदार हिंगणा

तहसिलदार, हिंगणा

1) SMT. JYOTI GURUDEVJI DAPH

2) SMT. POOJA RAJENDRA THAKRE

ARCHITECT'S SIGN :

UMESH M. LAMGE
B.E. (Civil)
M.C.S.E. & INTERIOR DESIGNER
Regn. No. C-1/35112007
MIDC Lic No. R-90
NIT Lic No. 349

UMESH M. LAMGE
B. ARCH.
ARCHITECT & INTERIOR DESIGNER
FIFTH FLOOR, DAYA CHAMBERS,
AJNI SQ., WARDHA ROAD, NAGPUR