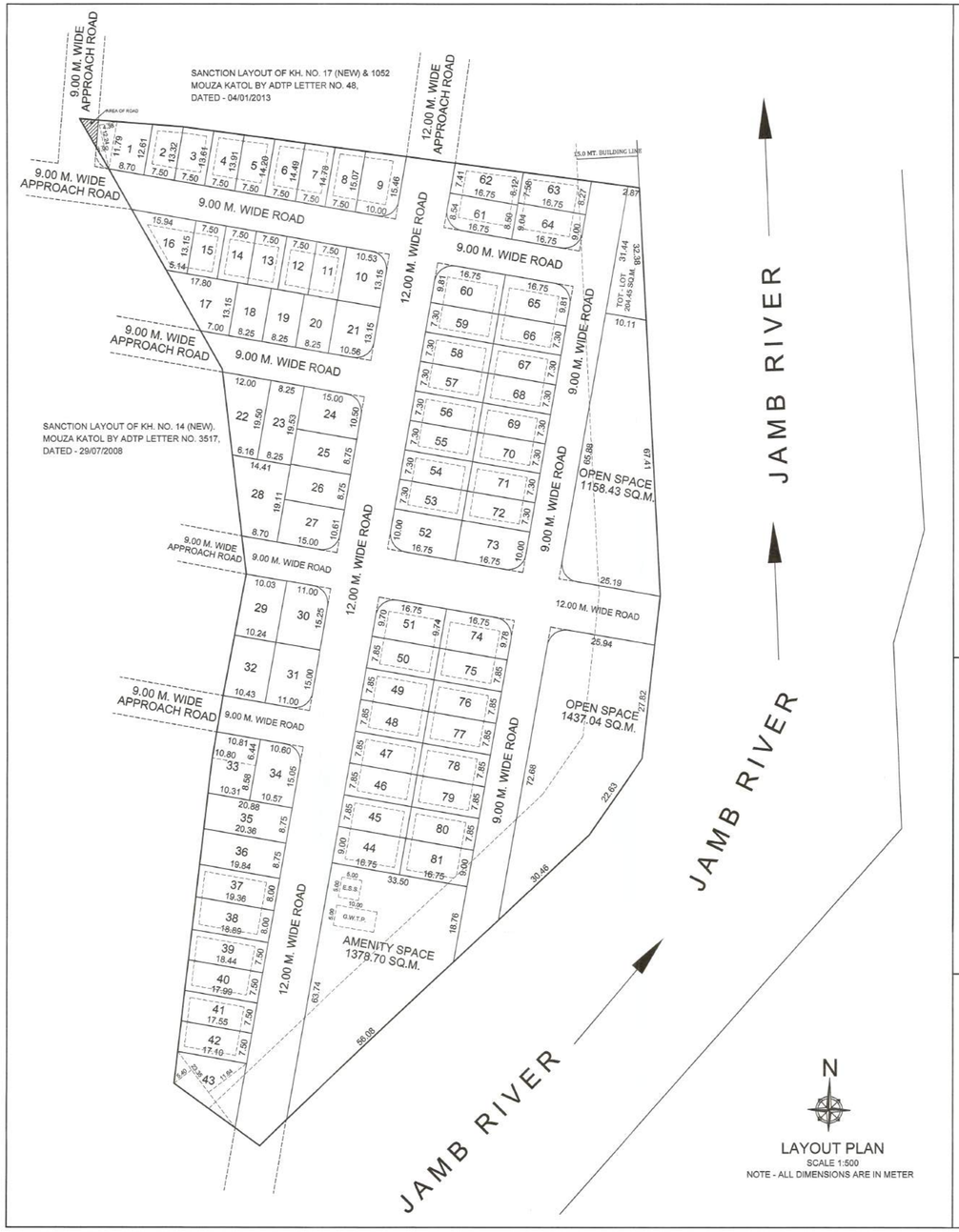
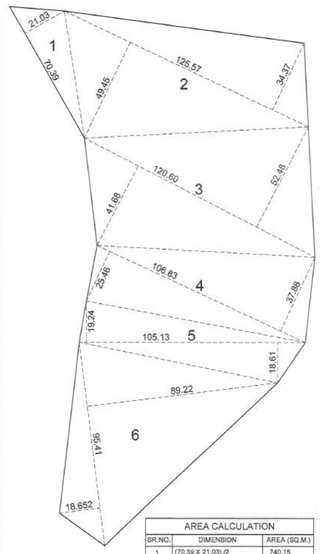


LAYOUT PLAN
SCALE 1:500
NOTE - ALL DIMENSIONS ARE IN METER

AREA CALCULATION (BY TRIANGULATION METHOD) AS PER MEASUREMENT SHEET

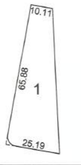


AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(70.39 X 21.03) /2	740.15
2	(49.45 + 34.37) /2 X 125.57	5262.83
3	(92.48 + 41.68) /2 X 120.60	5877.84
4	(37.88 + 25.46) /2 X 106.83	3383.31
5	(19.24 + 18.61) /2 X 105.13	1989.59
6	(89.22 + 18.652) /2 X 96.41	5146.02
	TOTAL	22190.54

AREA CALCULATION (BY TRIANGULATION METHOD) OF OPEN SPACE



OPEN SPACE AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(19.58 + 18.40) / 2 X 39.15	743.46
2	(27.66 + 18.20) / 2 X 20.55	471.21
3	(24.436 X 18.20) / 2	222.37
	DEDUCTION OF CORNER ROUNDING AREA	6.05
	TOTAL	1430.99



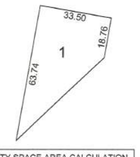
OPEN SPACE AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(25.19 + 10.11) / 2 X 65.88	1162.78
	DEDUCTION OF CORNER ROUNDING AREA	6.05
	TOTAL	1156.73

AREA CALCULATION (BY TRIANGULATION METHOD) OF TOT - LOT

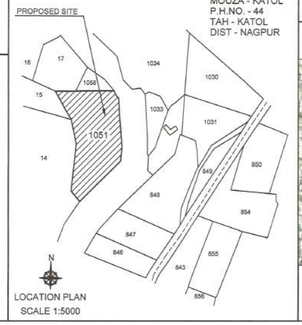


TOT - LOT AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(8.62 + 2.76) / 2 X 33.03	204.45
	TOTAL	204.45

AREA CALCULATION (BY TRIANGULATION METHOD) OF AMENITY SPACE



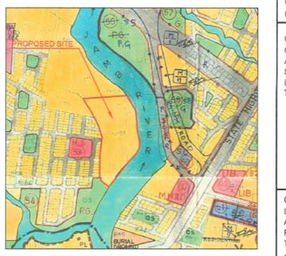
AMENITY SPACE AREA CALCULATION		
SR.NO.	DIMENSION	AREA (SQ.M.)
1	(63.55 + 18.76) / 2 X 33.50	1378.70
	TOTAL	1378.70



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 BASIC FSI	PERMISSIBLE BUILT UP AREA ON BASIC FSI OF EACH PLOT (I*K) SQ.M.
A	B	C	D	E	F	G	H	I	J	K	L
1	((12.61 + 11.79) / 2 x 8.70) + ((4.38 + 1.90) / 2 x 12.24)	144.57	1	-	144.57	144.57	1.70	245.77	9.0	1.1	270.35
2	(13.32 + 12.61) / 2 x 7.50	97.24	1	-	97.24	97.24	1.70	165.30	9.0	1.1	181.83
3	(13.61 + 13.32) / 2 x 7.50	100.99	1	-	100.99	100.99	1.70	171.68	9.0	1.1	188.85
4	(13.91 + 13.61) / 2 x 7.50	103.20	1	-	103.20	103.20	1.70	175.44	9.0	1.1	192.98
5	(14.20 + 13.91) / 2 x 7.50	105.41	1	-	105.41	105.41	1.70	179.20	9.0	1.1	197.12
6	(14.49 + 14.20) / 2 x 7.50	107.59	1	-	107.59	107.59	1.70	182.90	9.0	1.1	201.19
7	(14.78 + 14.49) / 2 x 7.50	109.76	1	-	109.76	109.76	1.70	186.60	9.0	1.1	205.26
8	(15.07 + 14.78) / 2 x 7.50	111.94	1	-	111.94	111.94	1.70	190.29	9.0	1.1	209.32
9	(15.46 + 15.07) / 2 x 10.00	152.65	1	6.05	146.60	146.60	1.70	249.22	12.0	1.1	274.14
10	13.15 x 10.53	138.47	1	6.05	132.42	132.42	1.70	225.11	12.0	1.1	247.62
11 TO 15	13.15 x 7.50	98.63	5	-	98.63	493.13	1.70	167.66	9.0	1.1	184.43
16	(13.94 + 5.14) / 2 x 13.15	138.60	1	-	138.60	138.60	1.70	235.62	9.0	1.1	259.18
17	(17.80 + 7.00) / 2 x 13.15	163.06	1	-	163.06	163.06	1.70	277.20	9.0	1.1	304.92
18 TO 20	13.15 x 8.25	108.49	3	-	108.49	325.46	1.70	184.43	9.0	1.1	202.87
21	13.15 x 10.56	138.86	1	6.05	132.81	132.81	1.70	225.78	12.0	1.1	248.36
22	(12.00 + 6.16) / 2 x 19.50	177.06	1	-	177.06	177.06	1.70	301.00	9.0	1.1	331.10
23	(19.50 + 19.53) / 2 x 8.25	161.00	1	-	161.00	161.00	1.70	273.70	9.0	1.1	301.07
24	15.00 x 10.50	157.50	1	6.05	151.45	151.45	1.70	257.47	12.0	1.1	283.21
25, 26	15.00 x 8.75	131.25	2	-	131.25	262.50	1.70	223.13	12.0	1.1	245.44
27	15.00 x 10.61	159.15	1	6.05	153.10	153.10	1.70	260.27	12.0	1.1	286.30
28	(14.41 + 8.70) / 2 x 19.11	220.82	1	-	220.82	220.82	1.70	376.39	9.0	1.1	412.93
29	(10.24 + 10.03) / 2 x 15.25	154.56	1	-	154.56	154.56	1.70	262.75	9.0	1.1	289.02
30	15.25 x 11.00	167.75	1	6.05	161.70	161.70	1.70	274.89	12.0	1.1	302.38
31	15.00 x 11.00	165.00	1	6.05	158.95	158.95	1.70	270.22	12.0	1.1	297.24
32	(10.43 + 10.24) / 2 x 15.00	155.03	1	-	155.03	155.03	1.70	263.54	9.0	1.1	289.90
33	((10.81 + 10.80) / 2 x 6.44) + ((10.80 + 10.31) / 2 x 8.58)	160.14	1	-	160.14	160.14	1.70	272.24	9.0	1.1	299.46
34	(10.60 + 10.57) / 2 x 15.05	159.30	1	6.05	153.25	153.25	1.70	260.53	12.0	1.1	286.59
35	(20.88 + 20.36) / 2 x 8.75	180.43	1	-	180.43	180.43	1.70	306.72	12.0	1.1	337.39
36	(20.36 + 19.84) / 2 x 8.75	175.88	1	-	175.88	175.88	1.70	298.99	12.0	1.1	328.89
37	(19.84 + 19.36) / 2 x 8.00	156.80	1	-	156.80	156.80	1.70	266.56	12.0	1.1	293.22
38	(19.36 + 18.89) / 2 x 8.00	153.00	1	-	153.00	153.00	1.70	260.10	12.0	1.1	286.11
39	(18.89 + 18.44) / 2 x 7.50	139.99	1	-	139.99	139.99	1.70	237.98	12.0	1.1	261.78
40	(18.44 + 17.99) / 2 x 7.50	136.61	1	-	136.61	136.61	1.70	232.24	12.0	1.1	255.47
41	(17.99 + 17.55) / 2 x 7.50	133.28	1	-	133.28	133.28	1.70	226.57	12.0	1.1	249.22
42	(17.55 + 17.10) / 2 x 7.50	129.94	1	-	129.94	129.94	1.70	220.89	12.0	1.1	242.98
43	(11.64 + 5.40) / 2 x 23.35	198.94	1	-	198.94	198.94	1.70	338.20	12.0	1.1	372.02
44	16.75 x 9.00	150.75	1	-	150.75	150.75	1.70	256.28	12.0	1.1	281.90
45 TO 50	16.75 x 7.85	131.49	6	-	131.49	788.93	1.70	223.53	12.0	1.1	245.88
51	(9.74 + 9.70) / 2 x 16.75	162.81	1	7.75	155.06	155.06	1.70	263.60	12.0	1.1	289.96
52	16.75 x 10.00	167.50	1	7.75	159.75	159.75	1.70	271.58	12.0	1.1	298.73
53 TO 59	16.75 x 7.30	122.28	7	-	122.28	855.93	1.70	207.87	12.0	1.1	228.65
60	16.75 x 9.81	164.32	1	6.05	158.27	158.27	1.70	269.05	12.0	1.1	295.96
61	(8.54 + 8.50) / 2 x 16.75	142.71	1	6.05	136.66	136.66	1.70	232.32	12.0	1.1	255.55
62	(8.12 + 7.41) / 2 x 16.75	130.06	1	-	130.06	130.06	1.70	221.11	12.0	1.1	243.22
63	(8.27 + 7.58) / 2 x 16.75	132.74	1	-	132.74	132.74	1.70	225.66	9.0	1.1	248.23
64	(9.04 + 9.00) / 2 x 16.75	151.09	1	4.35	146.74	146.74	1.70	249.45	9.0	1.1	274.39
65	16.75 x 9.81	164.32	1	4.35	159.97	159.97	1.70	271.94	9.0	1.1	299.14
66 TO 72	16.75 x 7.30	122.28	7	-	122.28	855.93	1.70	207.87	9.0	1.1	228.65
73	16.75 x 10.00	167.50	1	6.05	161.45	161.45	1.70	274.47	9.0	1.1	301.91
74	(9.78 + 9.74) / 2 x 16.75	163.48	1	6.05	157.43	157.43	1.70	267.63	9.0	1.1	294.39
75 TO 80	16.75 x 7.85	131.49	6	-	131.49	788.93	1.70	223.53	9.0	1.1	245.88
81	16.75 x 9.00	150.75	1	-	150.75	150.75	1.70	256.28	9.0	1.1	281.90
TOTAL			81	96.80		10976.51					

D.P. SHEET



GOOGLE IMAGE



DEMARCATED RESIDENTIAL LAYOUT PLAN ON S.NO. -1051, P.H. NO.- 44 AT MOUZA- KATOL, TAH-KATOL , DIST-NAGPUR
OWNER :- FROM M/S. TARMAL INFRA TO MUSTAFA ZOEB BAHI GULZAR, YUSUF HASAN ALI BAHRAIN WALA, ZOHER ZAHID HUSAIN SAIFEE

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)	25700.00 SQ.M.
	B) AS PER MEASUREMENT SHEET	22199.54 SQ.M.
	C) AS PER SITE	22199.54 SQ.M.
2) DEDUCTION FOR		
	A) PROPOSED D.P / R.P ROAD WIDENING / SERVICE ROAD / HIGHWAY WIDENING	NIL
	B) ANY D.P. RESERVATION AREA	NIL
	TOTAL (A + B)	NIL
3) BALANCE AREA OF LAND (1-2)		22199.54 SQ.M.
4) AMENITY SPACE (IF APPLICABLE) (AS PER UDCPR REGULATION NO. - 3.5)		
	A) REQUIRED	1285.00 SQ.M.
	B) ADJUSTED OF 2(B), IF ANY	
	C) BALANCE PROPOSED INCLUDING E.S.S. & G.W.T.P.	1378.70 SQ.M.
	TOTAL	1378.70 SQ.M.
5) NET PLOT AREA FOR F.S.I CALCULATIONS (3-4(c))		20820.84 SQ.M.
6) RECREATIONAL OPEN SPACE (AS PER UDCPR REGULATION NO. - 3.4)		
	A) REQUIRED	2570.00 SQ.M.
	B) PROPOSED	2587.72 SQ.M.
	C) TOT - LOT AREA	204.45 SQ.M.
7) INTERNAL ROAD AREA		7044.41 SQ.M.
8) SERVICE ROAD AND HIGHWAY WIDENING		NIL
9) AREA UNDER PLOTS		10976.51 SQ.M.
10) PRO - RATA FACTOR FOR F.S.I CALCULATION ON LAYOUT PLOT = (5/9)		20820.84 / 10976.51 = 1.896 (RESTRICTED UPTO 1.70)

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

ASHISH N. KHOBRAGADE
B.E. CIVIL
I.I.C. NO. ADTP / 835
VALID UPTO 31/12/2023
MOB NO. 8793801150

CERTIFICATE OF AREA :
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON DT- 15/03/2022 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
I.I.C. NO. ADTP / 835
VALID UPTO 31/12/2023
MOB NO. 8793801150
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 :
FROM M/S. TARMAL INFRA TO MUSTAFA ZOEB BAHI GULZAR,
YUSUF HASAN ALI BAHRAIN WALA
ZOHER ZAHID HUSAIN SAIFEE

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

SIGNATURE OF OWNERS

1) MUSTAFA ZOEB BAHI GULZAR

2) YUSUF HASAN ALI BAHRAIN WALA

3) ZOHER ZAHID HUSAIN SAIFEE

SIGNATURE OF ER./ARCH.

ASHISH N. KHOBRAGADE
B.E. CIVIL
I.I.C. NO. ADTP / 835
VALID UPTO 31/12/2023
MOB NO. 8793801150