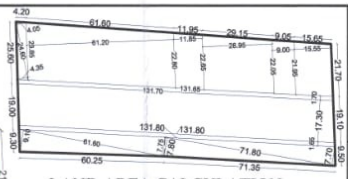
DEMARCATED RESIDENTIAL LAYOUT PLAN ON KH.NO. - 101/2/A/2, P.H. NO. - 15, MOUZA - BHILGAON, TAH. - KAMTHEE, DIST. - NAGPUR.

BELONGING TO :-
1) SHRI. AJAY CHANDRAKUMAR SURYAWANSHI
2) SHRI. PRUTHVIRAJ HANSARAJ SHENDE
3) SHRI. VISHAL PREMLAL ALIAS PREMDAS BAWISTALE



LAYOUT PLAN
SCALE - 1:500



LAND AREA CALCULATION
SCALE - 1:1000

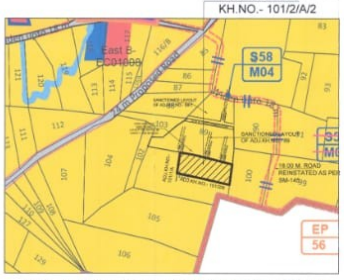
LAND AREA CALCULATION	
1/2(4.05 + 4.35) X 24.60	103.32
1/2(23.85 + 22.80) X 61.20	1427.49
1/2(22.80 + 22.65) X 11.85	269.29
1/2(22.65 + 22.05) X 28.95	647.03
1/2(22.05 + 21.95) X 9.00	198.00
1/2(21.95 + 21.70) X 15.55	339.37
1/2(131.65 + 131.70) X 1.70	223.84
1/2(131.70 + 131.80) X 17.30	2279.27
1/2(131.80 + 131.80) X 1.65	217.47
1/2(9.10 + 7.75) X 61.60	518.98
1/2(7.80 + 7.70) X 71.80	556.45
TOTAL	6780.51

NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
SANCTIONED SUBJECT TO TERMS AND CONDITION MENTIONED IN AGREEMENT DT. 12/01/2023
FOR THE LAYOUT/ SITE OF KH.NO. 101/2/A/2
MOUZA Bhilgaon TAHSIL Kamptee

This sanction is subject to conditions of
I.A. order Dt. 12/01/2023
I.A.T.P. order Dt.

NOTE: -
x AREA UNDER LAYOUT SHOWN THUS
x AREA UNDER OPEN SPACE SHOWN THUS
x RESIDENTIAL PLOTS SHOWN THUS
x APPROACH ROAD SHOWN THUS

PROPOSED SITE OF KH.NO.- 101/2/A/2



D.P. PLAN SHOWING PROPOSED SITE

SHEET NO. 58

SCALE - NTS

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(25.90 + 25.40) X 5.00 + 1/2(30.60 + 30.30) X 18.50	691.57	7.72	683.85	683.85
SPACE FOR ELECTRIC SUB-STATION	1/2(4.80 + 5.20) X 5.00	25.00		25.00	92.48
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	1/2(4.30 + 4.25) X 10.85 + 1/2(5.05 + 5.00) X 4.20	67.48		67.48	

PROFORMA - I
AREA STATEMENT

1	AREA OF LAND OF KH.NO. 101/2/A/2 (Minimum area of a,b,c, to be considered)	6780.51	SQ.M.	
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	8100.00	SQ.M.	(0.81H)
	b) AS PER MEASURMENT SHEET	6780.51	SQ.M.	
	c) AS PER SITE	6780.51	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 WATER COURSE AREA	0.00	SQ.M.	
	TOTAL (a+b+c)	0.00	SQ.M.	
3	BALANCE AREA OF PLOT (1 - 2)	6780.51	SQ.M.	
4	AMENITY SPACE			
	a) REQUIRED	NIL	SQ.M.	
	b) PROPOSED	NIL	SQ.M.	
5	NET PLOT AREA (3-4b)	6780.51	SQ.M.	100%
6	RECREATIONAL OPEN SPACE			
	a) REQUIRED	678.05	SQ.M.	10.00%
	b) PROPOSED	683.85	SQ.M.	10.09%
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 67.48)	92.48	SQ.M.	1.36%
8	INTERNAL ROAD AREA	2292.57	SQ.M.	33.81%
9	SERVICE ROAD HIGH-WAY WIDENING	0.00	SQ.M.	
10	PLOTABLE AREA	3711.61	SQ.M.	54.74%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.8268	SQ.M.	

CERTIFICATE OF AREA:
Certified that tha plot under reference was surveyed by me on 26 / 05 / 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/95/16907
NMC Lic No.: R-90
NIT Lic No.: 865

ARCHITECT'S SIGN.

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*1.8268)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(9.55 + 7.90) X 14.50	126.51		126.51	231.11	1	126.51	12.00	1.10	254.22	231.11
2	2, 3	6.00 X 14.50	87.00		87.00	158.93	2	174.00	12.00	1.10	174.82	317.86
3	4	1/2(8.60 + 9.95) X 14.50	134.48	7.72	126.76	231.57	1	126.76	9.00/12.00	1.10	254.72	231.57
4	5	1/2(8.60 + 9.95) X 14.50	134.48	7.72	126.76	231.57	1	126.76	9.00	1.10	254.72	231.57
5	6, 7	5.80 X 14.50	84.10		84.10	153.63	2	168.20	9.00	1.10	169.00	307.27
6	8	1/2(8.00 + 9.65) X 14.50	127.96		127.96	233.76	1	127.96	9.00	1.10	257.13	233.76
7	9	1/2(9.00 + 10.70) X 15.60	153.66		153.66	280.71	1	153.66	9.00	1.10	308.78	280.71
8	10	8.00 X 15.60	124.80		124.80	227.98	1	124.80	9.00	1.10	250.78	227.98
9	11	4.70 X 15.60 + 1/2(6.75 + 5.45) X 17.30	178.85	7.72	171.13	312.62	1	171.13	9.00	1.10	343.88	312.62
10	12	1/2(10.10 + 10.35) X 2.55 + 1/2(10.35 + 11.10) X 9.45	127.42		127.42	232.77	1	127.42	9.00	1.10	256.05	232.77
11	13 TO 16	7.90 X 12.00	94.80		94.80	173.18	4	379.20	9.00	1.10	190.50	692.72
12	17	1/2(12.10 + 11.00) X 12.00	138.60	7.72	130.88	239.09	1	130.88	9.00/12.00	1.10	263.00	239.09
13	18	1/2(5.15 + 4.10) X 13.25 + 1/2(12.00 + 12.15) X 6.45	139.16	7.72	131.44	240.11	1	131.44	9.00/12.00	1.10	264.13	240.11
14	19	1/2(12.15 + 12.30) X 6.65	81.29		81.29	148.50	1	81.29	9.00	1.10	163.35	148.50
15	20	1/2(12.45 + 12.30) X 6.65	82.29		82.29	150.33	1	82.29	9.00	1.10	165.36	150.33
16	21	1/2(12.45 + 12.60) X 6.65	83.29		83.29	152.15	1	83.29	9.00	1.10	167.37	152.15
17	22	1/2(12.60 + 12.80) X 6.65	84.45		84.45	154.27	1	84.45	9.00	1.10	169.70	154.27
18	23	1/2(12.80 + 12.95) X 6.65	85.61		85.61	156.39	1	85.61	9.00	1.10	172.03	156.39
19	24	1/2(12.95 + 13.10) X 6.65	86.61		86.61	158.22	1	86.61	9.00	1.10	174.04	158.22
20	25	1/2(8.05 + 7.25) X 16.60	126.99		126.99	231.99	1	126.99	9.00	1.10	255.18	231.99
21	26	1/2(6.35 + 5.25) X 16.55 + 2.70 X 15.05	136.62	7.72	128.90	235.47	1	128.90	9.00	1.10	259.02	235.47
22	27, 28	6.70 X 15.05	100.83		100.83	184.20	2	201.66	9.00	1.10	202.62	368.39
23	29	1/2(8.00 + 9.45) X 15.05	131.31		131.31	239.88	1	131.31	9.00	1.10	263.86	239.88
24	30	1/2(7.60 + 9.45) X 18.10	153.85		153.85	281.05	1	153.85	9.00	1.10	309.16	281.05
25	31	8.00 X 18.10	144.80		144.80	264.52	1	144.80	9.00	1.10	290.97	264.52
26	32	1/2(13.60 + 14.40) X 9.60	134.40	7.72	126.68	231.42	1	126.68	9.00	1.10	254.56	231.42
27	33	1/2(15.05 + 14.40) X 8.50	125.16		125.16	228.64	1	125.16	9.00	1.10	251.51	228.64
		TOTAL					33	3711.61				6780.37

OWNER'S SIGN :

1) SHRI. AJAY CHANDRAKUMAR SURYAWANSHI

2) SHRI. PRUTHVIRAJ HANSARAJ SHENDE

3) SHRI. VISHAL PREMLAL ALIAS PREMDAS BAWISTALE

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ARCHITECT:-

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B.ARCH.(HONS.)
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402 , DAYA CHAMBER,
AJNI SQ. WARDHA ROAD, NAGPUR