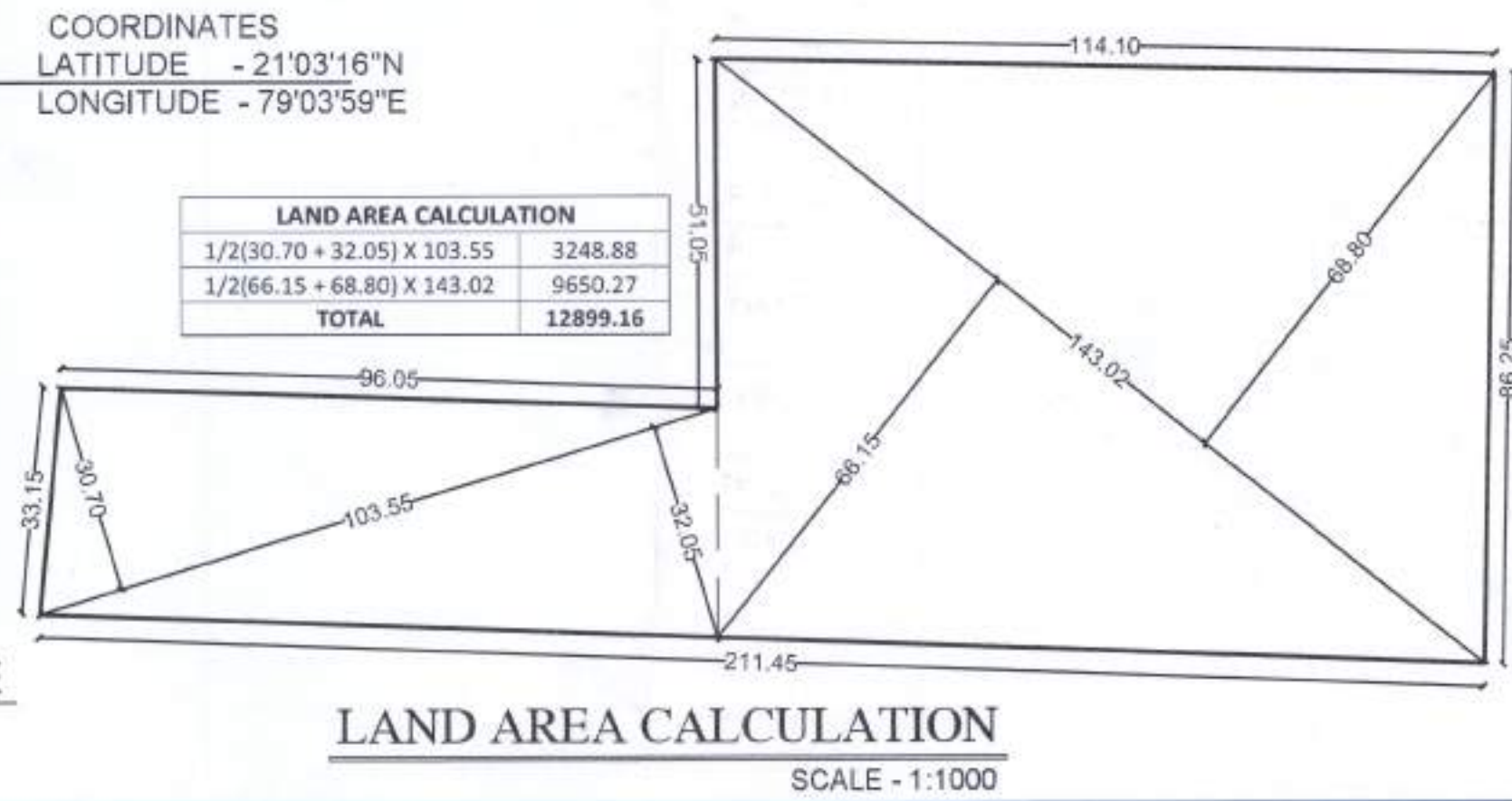


Owner Details			Amenity CALCULATION		RECREATIONAL CALCULATION	
Owner Name	Postal Address	Contact Number	Name	Area	Name	Area
Prashant Manchanda Bhopalwar	15-A Khurda Town, Near Prashant Nagar, Nagpur-462010	9822577701	TOTAL	8.00	OPEN SPACE	1302.49
Rahul Anand Upgalawar	8th No. 35A, Khurda Nagpur-462010	9822945451	TOTAL			1302.49

DETAILS OF LAYOUT/SUBDIVISION OF LAND							
1. Adj. Village	2. Adj. Road	3. Type of Road/Drainage	4. Length of Road/Drainage	5. Width of Road/Drainage	6. Area of Road/Drainage	7. Area of Plot	8. Area of Open Space
Shankarpur	118-2/1	Road/Drainage	1200.00	12.00	14400.00	1200.00	1200.00
Total Available Plot			1200.00	12.00	14400.00	1200.00	1200.00

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*1.6390)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(25.45 + 24.95) X 51.75 + 0.50 X 39.60	1323.90		1323.90	2169.87	1	1323.90	24.00	1.10	2386.86	2169.87
2	2	1/2(9.12 + 9.18) X 15.00	137.25		137.25	224.95	1	137.25	9.00	1.10	247.45	224.95
3	3, 4	7.81 X 15.00	117.15		117.15	192.01	2	234.30	9.00	1.10	211.21	384.02
4	5	8.50 X 15.00	127.50		127.50	208.97	1	127.50	9.00	1.10	229.87	208.97
5	6	12.00 X 12.00	144.00	7.72	136.28	223.36	1	136.28	9.00	1.10	245.70	223.36
6	7 TO 13	8.00 X 12.00	96.00		96.00	157.34	7	672.00	9.00	1.10	173.08	1101.41
7	14	12.10 X 12.00	145.20	7.72	137.48	225.33	1	137.48	12.00	1.10	247.86	225.33
8	15	11.30 X 12.00	135.60	7.72	127.88	209.60	1	127.88	12.00	1.10	230.55	209.60
9	16 TO 19	6.50 X 12.00	78.00		78.00	127.84	4	312.00	9.00	1.10	140.63	511.37
10	20	1/2(10.60 + 10.75) X 12.00	128.10		128.10	209.96	1	128.10	9.00	1.10	230.95	209.96
11	21	1/2(8.40 + 8.22) X 16.52	137.28	7.51	129.77	212.69	1	129.77	9.00	1.10	233.96	212.69
12	22	1/2(12.25 + 12.45) X 8.30	102.50		102.50	168.00	1	102.50	9.00	1.10	184.80	168.00
13	23	1/2(12.45 + 12.65) X 8.30	104.17		104.17	170.73	1	104.17	9.00	1.10	187.80	170.73
14	24	1/2(12.65 + 12.90) X 10.00	127.75		127.75	209.38	1	127.75	9.00	1.10	230.32	209.38
15	25	9.50 X 13.35	126.83		126.83	207.87	1	126.83	9.00	1.10	228.65	207.87
16	26, 27	8.50 X 13.35	113.47		113.47	185.98	2	226.94	9.00	1.10	204.58	371.95
17	28	1/2(10.30 + 10.82) X 13.35	140.98	7.90	133.08	218.11	1	133.08	9.00	1.10	239.92	218.11
18	29	1/2(10.30 + 9.75) X 13.35	133.83	7.50	126.33	207.06	1	126.33	12.00	1.10	227.77	207.06
19	30, 31	8.50 X 13.35	113.47		113.47	185.98	2	226.94	12.00	1.10	204.58	371.95
20	32	9.50 X 13.35	126.83		126.83	207.87	1	126.83	12.00	1.10	228.65	207.87
21	33	1/2(9.00 + 9.35) X 14.60	133.96		133.96	219.55	1	133.96	12.00	1.10	241.51	219.55
22	34 TO 39	7.50 X 14.60	109.50		109.50	179.47	6	657.00	12.00	1.10	197.42	1076.82
23	40	1/2(9.72 + 10.30) X 14.60	146.15	7.90	138.25	226.59	1	138.25	12.00	1.10	249.24	226.59
24	41	1/2(9.15 + 9.72) X 14.60	137.75	7.42	130.33	213.61	1	130.33	9.00	1.10	234.97	213.61
25	42 TO 47	7.50 X 14.60	109.50		109.50	179.47	6	657.00	9.00	1.10	197.42	1076.82
26	48	1/2(9.35 + 9.70) X 14.60	139.07		139.07	227.93	1	139.07	9.00	1.10	250.72	227.93
27	49	1/2(9.61 + 9.96) X 14.60	142.86		142.86	234.15	1	142.86	9.00	1.10	257.56	234.15
28	50 TO 53	8.00 X 14.60	116.80		116.80	191.44	4	467.20	9.00	1.10	210.58	765.74
29	54	9.07 X 14.60	132.42		132.42	217.04	1	132.42	9.00	1.10	238.74	217.04
30	55	1/2(8.60 + 7.95) X 16.75	138.61	7.90	130.71	214.23	1	130.71	9.00	1.10	235.65	214.23
31	56	1/2(12.60 + 12.40) X 4.05 + 2.55 X 12.40	82.25		82.25	134.80	1	82.25	9.00	1.10	148.28	134.80
32	57	6.60 X 12.40	81.84		81.84	134.14	1	81.84	9.00	1.10	147.55	134.14
33	58	1/2(12.40 + 12.35) X 6.60	81.68		81.68	133.87	1	81.68	9.00	1.10	147.25	133.87
34	59	1/2(12.35 + 12.30) X 10.99	135.45	7.72	127.73	209.35	1	127.73	9.00	1.10	230.29	209.35
TOTAL							59	7870.09				12899.08



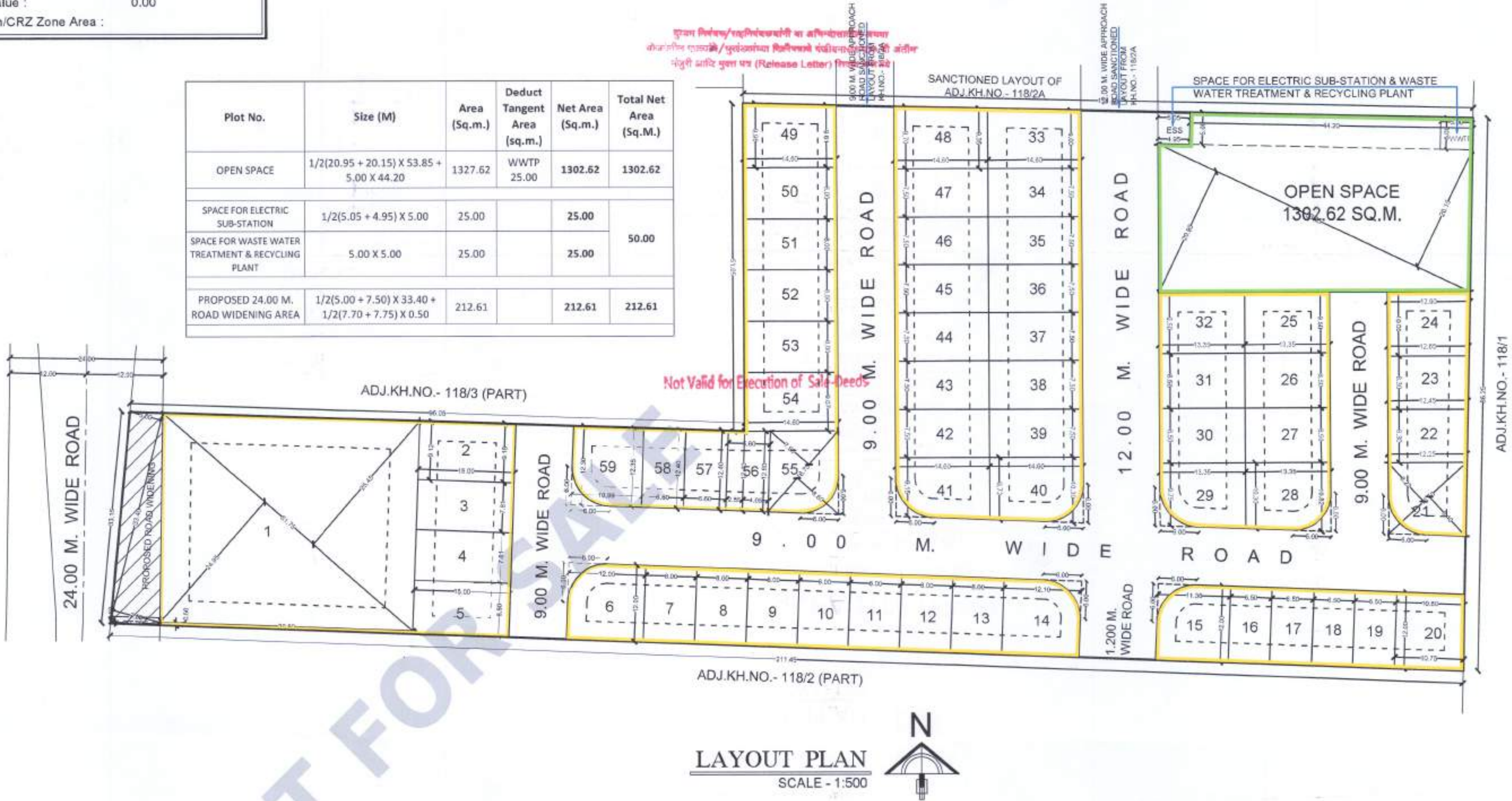
NOTE:-
 x AREA UNDER LAYOUT SHOWN THUS
 x AREA UNDER OPEN SPACE SHOWN THUS
 x RESIDENTIAL PLOTS SHOWN THUS
 x APPROACH ROAD SHOWN THUS

LEGENDS:
 PLOT BOUNDARY SHOWN WHITE
 PROPOSED WORK SHOWN RED
 DRAINAGE LINE SHOWN YELLOW LIGHT
 WATER LINE SHOWN BLUE DOTTED
 ENCLOSED BAL SHOWN BROWN
 TERRACE SHOWN DARK YELLOW
 OPEN BAL SHOWN BROWN
 EXISTING SHOWN BLUE HATCHED

NA PURPOSE ONLY

PROPOSED RESIDENTIAL LAYOUT PLAN ON
 KH.NO. - 118/2/B/1, P.H. NO. - 42, MOUZA -
 SHANKARPUR, TAH. - NAGPUR (GRAMIN),
 DIST. - NAGPUR.
 BELONGING TO :- M/s. TIRUPATI DEVELOPER'S
 THROUGH PARTNER'S
 1) SHRI. PRASHANT M. BONGIRWAR
 2) SHRI. RAHUL A. UPGANALAWAR

Signature valid
 Digitally signed by Shri. Prashant M. Bongirwar
 DN: cn=Shri. Prashant M. Bongirwar, o=Shri. Prashant M. Bongirwar, email=shri.prashant.m.bongirwar@gmail.com, c=IN
 Digitally signed by Shri. Rahul A. Upgalawar
 DN: cn=Shri. Rahul A. Upgalawar, o=Shri. Rahul A. Upgalawar, email=shri.rahul.a.upgalawar@gmail.com, c=IN



AREA STATEMENT			
1. Area of Plot (Minimum area of a, b, c to be considered)	12899.16	SQ.M.	
a) As per ownership document (7/12, CTS extract)	12900.00	SQ.M.	
b) as per measurement sheet	12899.16	SQ.M.	
(c) as per site	12899.16	SQ.M.	
2. Deductions for			
(a) Proposed D.P./ D.P. Road widening Area/ Service Road / Highway widening	0.00	SQ.M.	
(b) Any D.P. Reservation area	0.00	SQ.M.	
(b) Any D.P. Reservation area	0.00	SQ.M.	
(c) External structure in plot	0.00	SQ.M.	
(d) Not in possession	0.00	SQ.M.	
(Total a+b+c+d)	0.00	SQ.M.	
3. Balance area of plot (1-2)	12899.16	SQ.M.	100%
4. Amenity Space (if applicable)			
(a) Required -	0.00		
(b) Adjustment of 2(b), if any -	---		
(c) Proposed -	---		
5. Net Plot Area (3-4 (c))	12899.16	SQ.M.	
6. Recreational Open space (if applicable)			
(a) Required - (10.00% of 12899.16 Sq.m.)	1289.92	SQ.M.	10.00%
(b) Proposed -	1302.49	SQ.M.	10.10%
7. Internal Road area (net plot -(Plotable area + open space + MSEB + external structure))	3463.98	SQ.M.	26.85%
8. Space for electric sub-station & Waste water treatment & recycling plant (25.00 + 25.00 0	50.00	SQ.M.	0.39%
9. Proposed 24.00 m. wide road widening area	212.61	SQ.M.	1.65%
10. Platable area	7870.08	SQ.M.	61.01%
11. Pro-rata factor for FSI calculation on layout plots = (5/10)	1.63		
12. Area for inclusive housing			
(a) Required -	---		
(b) Proposed -	---		

DESCRIPTION OF PROJECT:-
 Type of Project: Residential
 Project Name: SHANKARPUR, TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR.
 Project Location: SHANKARPUR, TAH. - NAGPUR (GRAMIN), DIST. - NAGPUR.
 Project Scale: 1:500
 Project Date: 2024/03/17
 Project No: 118/2/B/1
 Project Status: Approved
 Project Owner: M/s. TIRUPATI DEVELOPER'S
 Project Partner: SHRI. PRASHANT M. BONGIRWAR, SHRI. RAHUL A. UPGANALAWAR
 Project Scale: 1:500
 Project Date: 2024/03/17
 Project No: 118/2/B/1
 Project Status: Approved
 Project Owner: M/s. TIRUPATI DEVELOPER'S
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