REVISED FINAL DEMARCATED LAYOUT PLAN ON KH.NOs. - 42/1, 42/2,43/1, 43/3 & 43/2-4/1, 43/2-4/2, 43/2-4/3, 43/2-4/4A, P.H. NO. - 48, MOUZA - KANHOLI, TAH. - HINGNA, DIST. - NAGPUR

BELONGING TO - 1) M/s. GANPATI BUILDERS AND DEVELOPERS THROUGH PARTNERS
MR. VYANKATESH T. KUNAWAR
2) MR. ATUL MANOHAR YAMSANWAR
3) MR. VYANKATESH T. KUNAWAR
4) MR. CHANDRAKANT BHAURAOJI PADMAWAR
5) MR. NILESH GAJANAN CHANDAWAR

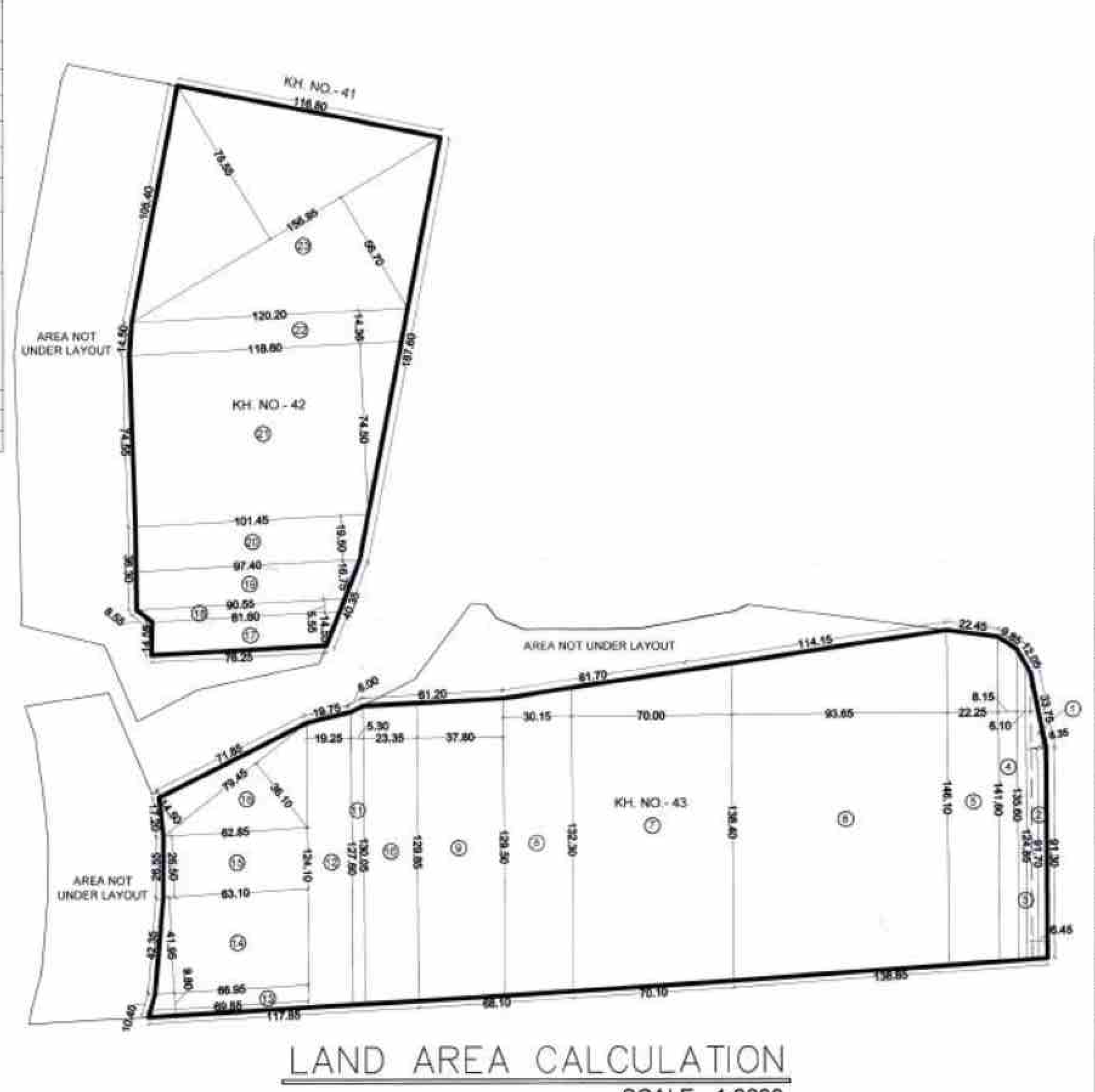


Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE	(OPEN SPACE AS PER SANCTIONED LAYOUT OF K.H. NO. - 43/2 - 4/1, 2, 3, 4A) 1/2(102.30+102.20) X 66.69 + 1/2(20.71+20.77) X 43.15	7713.98	7.72	7706.26	15833.40
OPEN SPACE - 1	(ADDITIONAL OPEN SPACE OF K.H. NO. - 42/1, 2, 43/1, 3) 1/2(37.00 + 32.85) X 18.00 + 1/2(44.85 + 43.55) X 4.40 + 1/2(69.40 + 43.55) X 6.05 + 1/2(69.40 + 64.80) X 16.60 + 1/2(11.50 + 9.75) X 21.50 + 1/2(48.15 + 48.85) X 18.95 + 1/2(48.85 + 42.20) X 3.85 + 1/2(4.30 + 14.05) X 43.50	4000.56		4000.56	
OPEN SPACE - 2	1/2(22.10 + 30.60) X 63.00 + 1/2(31.25 + 31.60) X 20.65	2308.98		2308.98	
OPEN SPACE - 3	1/2(31.45 + 29.70) X 59.70	1825.33	7.72	1817.61	
AMENITY SPACE	(AMENITY SPACE AS PER SANCTIONED LAYOUT OF K.H. NO. - 43/2 - 4/1, 2, 3, 4A) 1/2(47.95 +36.60)X97.39 + 40.18X16.18 + 1/2(14.78+18.76)X48.77 + 1/2(19.88+42.86)X22.25 + 1/2(23.89+9.93)X58.39 + 1/2X51.82X16.39	7694.86	7.72	7687.14	7914.84
AMENITY SPACE	(ADDITIONAL AMENITY SPACE OF K.H. NO. - 42/1, 2, 43/1, 3) 1/2(13.30 + 12.00) X 18.00	227.70		227.70	
SPACE FOR ELECTRIC SUB-STATION	1/2(9.05 + 9.70) X 10.65	99.84		99.84	299.84
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT -1	1/2(11.60 + 8.40) X 10.00	100.00		100.00	
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT -2	1/2(9.70 + 10.30) X 10.00	100.00		100.00	
HANDED OVER TO NMRDA	1/2(96.00 + 108.85) X 114.95 + 1/2(108.85 + 105.05) X 22.15 + 1/2(99.30 + 105.05) X 7.95 + 1/2(9.20 + 10.95) X 56.50 + 1/2(43.90 + 33.30) X 5.75 + 1/2(6.35 X 33.75)	15836.46	7.72	15828.74	15828.74

Nos.	Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Net Plot Area For FSI (Sq. M.)	No of Plots	Total Net Area (Sq.M.)	Total Net Plot Area For FSI (SQ.M.)	Additional FSI	Total Additional FSI
	A	B	C	D	E=(C-D)	F=(E*X)	G	H=E*G	I=F*G	J=E*Y	K=G*J
1	1	1/2(5.78+19.45)x10.30 + 1/2(19.45+18.09)x2.12 + 1/2(18.09+30.52)x22.96+ 1/2(30.52+30.60)x3.20	825.55		825.55	1145.1204	1	825.55	1145.1204	18.7400	18.7400
2	2	1/2(30.60+31.09)x15.00	462.67		462.67	641.7696	1	462.67	641.7696	10.5026	10.5026
3	3	1/2(31.09+31.59)x15.00	470.10		470.10	652.0757	1	470.10	652.0757	10.6713	10.6713
4	4	1/2(31.59+32.08)x15.00	477.52		477.52	662.3680	1	477.52	662.3680	10.8397	10.8397
5	5	1/2(32.08+32.57)x15.00	484.87		484.87	672.5632	1	484.87	672.5632	11.0065	11.0065
6	6	1/2(32.57+33.07)x15.00	492.30		492.30	682.8693	1	492.30	682.8693	11.1752	11.1752
7	7	1/2(33.07+33.56)x15.00	499.72		499.72	693.1616	1	499.72	693.1616	11.3436	11.3436
8	8	1/2(33.56+34.05)x15.00	507.07		507.07	703.3568	1	507.07	703.3568	11.5105	11.5105
9	9	1/2(9.51+18.16)x17.05 + 1/2x(18.16+15.75)x17.00	524.12	16.92	507.20	703.5371	1	507.20	703.5371	11.5134	11.5134
10	10	1/2(8.00+16.12)x16.00	192.96	7.72	185.24	256.9464	1	185.24	256.9464	4.2049	4.2049
11	11 TO 26	8.00x16.00	128.00		128.00	177.5488	16	2048.00	2840.7808	2.9056	46.4896
12	27	9.00x16.00	144.00	7.72	136.28	189.0340	1	136.28	189.0340	3.0936	3.0936
13	28	1/2x8.23x11.16+ 1/2(10.86+8.73)x20.75+ 1/2(10.94+11.27)x2.98	282.25	7.72	274.53	380.8006	1	274.53	380.8006	6.2318	6.2318
14	29	1/2(11.27+12.46)x10.75	127.54		127.54	176.9107	1	127.54	176.9107	2.8952	2.8952
15	30	1/2(12.46+13.56)x10.00	130.10		130.10	180.4617	1	130.10	180.4617	2.9533	2.9533
16	31	1/2(13.56+14.66)x10.00	141.10		141.10	195.7198	1	141.10	195.7198	3.2030	3.2030
17	32	1/2(14.66+15.77)x10.00	152.15		152.15	211.0473	1	152.15	211.0473	3.4538	3.4538
18	33	1/2(15.77+16.69)x8.35	135.52		135.52	187.9798	1	135.52	187.9798	3.0763	3.0763
19	34	1/2(16.69+17.62)x8.64	148.21		148.21	205.5821	1	148.21	205.5821	3.3644	3.3644
20	35	1/2(10.35+10.52)x18.00	187.83		187.83	260.5390	1	187.83	260.5390	4.2637	4.2637
21	36 TO 41	9.60x18.00	172.80		172.80	239.6909	6	1036.80	1438.1453	3.9226	23.5354
22	42,43,64,65, 90	1/2(8.00+17.13)x18.00	226.17	7.72	218.45	303.0120	5	1092.25	1515.0600	4.9588	24.7941
23	44 TO 51	8.45x18.00	152.10		152.10	210.9779	8	1216.80	1687.8233	3.4527	27.6214
24	52	1/2(9.65+9.82)x18.00	175.23		175.23	243.0615	1	175.23	243.0615	3.9777	3.9777
25	53	1/2(9.71+9.88)x18.00	176.31		176.31	244.5596	1	176.31	244.5596	4.0022	4.0022
26	54 TO 63	8.15x18.00	146.70		146.70	203.4876	10	1467.00	2034.8757	3.3301	33.3009
27	66 TO 75	9.00x18.00	162.00		162.00	224.7102	10	1620.00	2247.1020	3.6774	36.7740
28	76	1/2(10.51+10.68)x18.00	190.71		190.71	264.5338	1	190.71	264.5338	4.3291	4.3291
29	77	1/2(10.66+10.83)x18.00	193.41		193.41	268.2790	1	193.41	268.2790	4.3904	4.3904
30	78 TO 89	8.65x18.00	155.70		155.70	215.9715	12	1868.40	2591.6576	3.5344	42.4127
31	91	1/2(10.18+19.44)x18.25	270.28	7.72	262.56	364.1970	1	262.56	364.1970	5.9601	5.9601
32	92 TO 97	17.10x18.25	312.07		312.07	432.8723	6	1872.42	2597.2338	7.0840	42.5039
33	98	1/2(19.03+17.10)x18.25	329.68		329.68	457.2991	1	329.68	457.2991	7.4837	7.4837
34	99	1/2(18.60+18.62)x17.55	326.60		326.60	453.0269	1	326.60	453.0269	7.4138	7.4138
35	100 TO 103	16.65x17.55	292.20		292.20	405.3106	4	1168.80	1621.2425	6.6329	26.5318
36	104	16.75x17.55	293.96	7.72	286.24	397.0435	1	286.24	397.0435	6.4976	6.4976
37	105,130 ,131,156	11.50x17.55	201.82	7.72	194.10	269.2361	4	776.40	1076.9444	4.4061	17.6243
38	106 TO 110 113 TO 116 119 TO 122 125 TO 129 132 TO 136 139 TO 142 145 TO 148 151 TO 155 190 TO 194 197 TO 199 203 TO 207 210 TO 214 217TO 221 224TO228 231 TO234	7.00x17.55	122.85		122.85	170.4052	68	8353.80	11587.5560	2.7887	189.6313
40	237 TO240 243 TO 246 249 TO 252	7.00x17.55	122.85		122.85	170.4052	12	1474.20	2044.8628	2.7887	33.4643
41	111,112,123, 124,137,138, 149,150,195, 196,208,209, 222,223,247, 248	8.50x17.55	149.17		149.17	206.9137	16	2386.72	3310.6193	3.3862	54.1785
42	117	1/2(10.47+10.50)x17.55	184.01		184.01	255.2403	1	184.01	255.2403	4.1770	4.1770
43	118	1/2(10.51+10.53)x17.55	184.62		184.62	256.0864	1	184.62	256.0864	4.1909	4.1909
44	143	1/2(10.53+10.56)x17.55	185.06		185.06	256.6967	1	185.06	256.6967	4.2009	4.2009
45	144	1/2(10.57+10.60)x17.55	185.76		185.76	257.6677	1	185.76	257.6677	4.2168	4.2168
46	157	9.73x17.55	170.76	7.72	163.04	226.1528	1	163.04	226.1528	3.7010	3.7010
47	158 TO 167	8.25x17.55	144.78		144.78	200.8243	10	1447.80	2008.2434	3.2865	32.8651
48	168	1/2(9.86+9.89)x17.55	173.30		173.30	240.3844	1	173.30	240.3844	3.9339	3.9339
49	169	1/2(9.67+9.69)x17.00	164.56		164.56	228.2612	1	164.56	228.2612	3.7355	3.7355
50	170 TO 179 182 TO 188	8.25X17.00	140.25		140.25	194.5408	17	2384.25	3307.1932	3.1837	54.1225
51	180 ,181	9.97x17.00	169.49		169.49	235.0996	2	338.98	470.1992	3.8474	7.6948
52	189 ,215	10.00x17.55	175.50	7.72	167.78	232.7276	2	335.56	465.4553	3.8086	7.6172
53	200	1/2x17.55x20.00	175.50		175.50	243.4361	1	175.50	243.4361	3.9839	3.9839
54	201	1/2x14.73x16.80+ 1/2(16.80+15.78)x1.91	154.84		154.84	214.7786	1	154.84	214.7786	3.5149	3.5149
55	202	1/2(16.64+17.55)x1.03 + 17.55x5.97	122.37		122.37	169.7394	1	122.37	169.7394	2.7778	2.7778
56	216	11.00x17.55	193.05	7.72	185.33	257.0712	1	185.33	257.0712	4.2070	4.2070
57	229	1/2(17.25+8.32)x17.55	224.37		224.37	311.2236	1	224.37	311.2236	5.0932	5.0932
58	230	1/2(17.43+8.50)x17.55	227.53		227.53	315.6069	1	227.53	315.6069	5.1649	5.1649
	235 ,236	9.50X17.55	166.72		166.72	231.2573	2	333.44	462.5146	3.7845	7.5691
59	241	13.90x17.55	243.94	7.72	236.22	327.6608	1	236.22	327.6608	5.3622	5.3622
60	242	11.80x17.55	207.09	7.72	199.37	276.5461	1	199.37	276.5461	4.5257	4.5257
61	253	1/2(8.02+7.46)x1.10+ 1/2(7.46+7.70)x14.69+ 1/2(7.70+9.75)x1.75	135.12		135.12	187.4250	1	135.12	187.4250	3.0672	3.0672
62	254	1/2(24.55+28.20)x3.10+ 1/2(28.20+24.65)x12.18+ 1/2(24.65+28.64)x1.96+ 1/2(28.64+28.54)x0.30+ 1/2x20.49x11.25	579.65	16.92	562.73	780.5628	1	562.73	780.5628	12.7740	12.7740
63	255 TO 257	17.50x17.55	307.12		307.12	426.0062	3	921.36	1278.0185	6.9716	20.9149
64	258	17.50X17.55	307.12	7.72	299.40	415.2977	1	299.40	415.2977	6.7964	6.7964
						TOTAL	258	44192.35	61299.2087	351.2712	1003.1663

STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

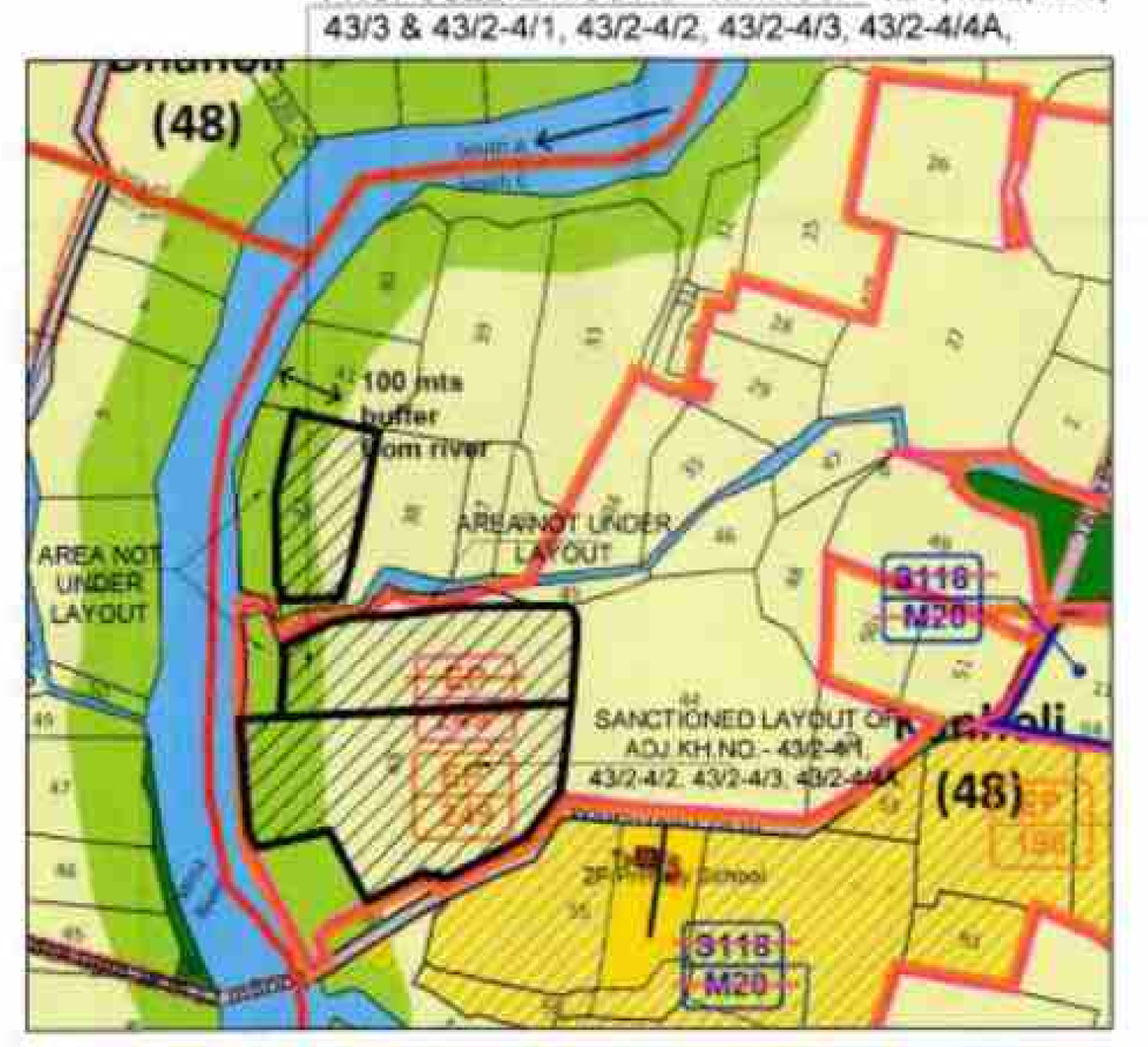
Nos.	Plot No.	Size (M)	Plot Area (Sq.m.)	Rounding area of Road (sq.m.)	Remaining plot Area (Sq.m.)	Built up area on Prorata basis (Sq. M.)	No of Plots	Total Plot Area (Sq.M.)	Front Road width (M.)	Basic FSI	Permissible built up area on Basic FSI (Sq.m.)
	A	B	C	D	E=(C-D)	F=(E*1.9007)	G	H=E*G	I	J	K=F*J
1	259	1/2(7.65 + 8.25) X 20.55	163.37		163.37	310.52	1	163.37	9.00	1.10	341.57
2	260	1/2(18.35 + 18.65) X 9.00	166.50		166.50	316.47	1	166.50	9.00	1.10	348.11
3	261	1/2(18.65 + 18.95) X 9.15	172.02	7.72	164.30	312.29	1	164.30	9.00	1.10	343.51
4	262, 267	9.90 X 18.00	178.20	7.72	170.48	324.03	2	340.96	9.00	1.10	356.43
5	263, 266	9.45 X 18.00	170.10		170.10	323.31	2	340.20	9.00	1.10	355.64
6	264	1/2(8.35 + 8.90) X 18.00	155.25		155.25	295.08	1	155.25	9.00	1.10	324.59
7	265	1/2(8.90 + 9.45) X 18.00	165.15		165.15	313.90	1	165.15	9.00	1.10	345.29
8	268	9.90 X 21.50	212.85	7.72	205.13	389.89	1	205.13	9.00	1.10	428.88
9	269	9.45 X 21.50	203.18		203.18	386.17	1	203.18	9.00	1.10	424.79
10	270	1/2(9.70 + 10.35) X 21.50	215.54		215.54	409.67	1	215.54	9.00	1.10	450.64
11	271	1/2(8.60 + 9.05) X 17.55	154.88		154.88	294.38	1	154.88	12.00	1.10	323.82
12	272 TO 280	8.60 X 17.55	150.93		150.93	286.87	9	1358.37	12.00	1.10	315.56
13	281	1/2(15.15 + 13.20) X 17.55	248.77	7.72	241.05	458.17	1	241.05	12.00	1.10	503.98
14	282	1/2(11.25 + 13.20) X 17.55	214.55	7.72	206.83	393.12	1	206.83	12.00	1.10	432.43
15	283 TO 291	8.60 X 17.55	150.93		150.93	286.87	9	1358.37	9.00	1.10	315.56
16	292	1/2(9.05 + 9.45) X 17.55	162.34		162.34	308.55	1	162.34	9.00	1.10	339.41
17	293, 315	1/2(8.00 + 8.35) X 17.55	143.47		143.47	272.70	2	286.94	9.00	1.10	299.97
18	294 TO 302	8.50 X 17.55	149.18		149.18	283.54	9	1342.58	9.00	1.10	311.89
19	303	1/2(12.80 + 10.85) X 17.55	207.53	7.72	199.81	379.78	1	199.81	12.00	1.10	417.75
20	304	1/2(10.85 + 8.85) X 17.55	172.87	7.72	165.15	313.90	1	165.15	12.00	1.10	345.29
21	305 TO 313	8.50 X 17.55	149.18		149.18	283.54	9	1342.58	9.00	1.10	311.89
22	314	1/2(8.35 + 8.70) X 17.55	149.61		149.61	284.37	1	149.61	9.00	1.10	312.81
23	316 TO 323	8.80 X 17.55	154.44		154.44	293.54	8	1235.52	9.00	1.10	322.90
24	324	1/2(14.85 + 12.90) X 17.55	243.51	7.72	235.79	448.16	1	235.79	12.00	1.10	492.97
25	325	1/2(12.90 + 10.95) X 17.55	209.28	7.72	201.56	383.11	1	201.56	12.00	1.10	421.42
26	326 TO 333	8.80 X 17.55	154.44		154.44	293.54	8	1235.52	12.00	1.10	322.90
27	334	1/2(8.35 + 8.65) X 17.55	149.18		149.18	283.54	1	149.18	12.00	1.10	311.89
28	335	1/2(8.50 + 8.85) X 19.50	169.16		169.16	321.53	1	169.16	12.00	1.10	353.68
29	336 TO 343	8.50 X 19.50	165.75		165.75	315.04	8	1326.00	12.00	1.10	346.55
30	344	1/2(12.35 + 10.25) X 19.00 + 1/2(10.10 + 10.25) X 0.50	219.79	7.72	212.07	403.08	1	212.07	12.00	1.10	443.38
31	345	1/2(14.05 + 8.50) X 18.00	202.95		202.95	385.75	1	202.95	12.00	1.10	424.32
32	346, 347	8.50 X 18.00	153.00		153.00	290.81	2	306.00	12.00	1.10	319.89
33	348	1/2(9.00 + 15.40) X 18.00	219.60	7.72	211.88	402.72	1	211.88	12.00	1.10	442.99
34	349	1/2(7.90 + 7.95) X 24.35	192.97		192.97	366.79	1	192.97	9.00	1.10	403.46
35	350	1/2(19.40 + 18.75) X 8.00	152.60		152.60	290.05	1	152.60	9.00	1.10	319.05
36	351	1/2(18.75 + 18.10) X 8.00	147.40		147.40	280.16	1	147.40	9.00	1.10	308.18
37	352	1/2(18.10 + 17.45) X 8.00	142.20		142.20	270.28	1	142.20	9.00	1.10	297.31
38	353	1/2(17.45 + 16.80) X 8.00	137.00		137.00	260.40	1	137.00	9.00	1.10	286.44
39	354	1/2(16.80 + 16.20) X 8.00	132.00		132.00	250.89	1	132.00	9.00	1.10	275.98
40	355	1/2(16.20 + 16.00) X 2.25 + 5.75 X 16.00	128.23		128.23	243.72	1	128.23	9.00	1.10	268.09
41	356	1/2(10.90 + 16.60) X 16.00	220.00	7.72	212.28	403.48	1	212.28	12.00	1.10	443.83
42	357	1/2(7.05 + 10.55) X 20.95	184.36		184.36	350.41	1	184.36	12.00	1.10	385.45
43	358	1/2(13.30 + 16.80) X 11.00	176.55		176.55	335.57	1	176.55	12.00	1.10	369.13
44	359	1/2(16.80 + 18.20) X 11.00	192.50		192.50	365.88	1	192.50	12.00	1.10	402.47
45	360	1/2(18.20 + 19.60) X 11.00	207.90		207.90	395.16	1	207.90	12.00	1.10	434.67
46	361	1/2(19.60 + 21.00) X 11.00	223.30		223.30	424.43	1	223.30	12.00	1.10	466.87
47	362	1/2(21.00 + 21.80) X 5.95 + 1/2(11.20 + 9.50) X 28.70	424.38	7.72	416.66	791.94	1	416.66	12.00	1.10	871.13
48	363	1/2(6.35 + 2.70) X 12.90 + 1/2(11.25 + 13.20) X 5.65 + 1/2(12.30 + 13.20) X 8.80	239.64		239.64	455.49	1	239.64	12.00	1.10	501.04
49	364	1/2(17.85 + 12.20) X 15.00	225.38	7.72	217.66	413.70	1	217.66	12.00	1.10	455.07
50	365	1/2(27.30 + 26.15) X 11.00	293.98		293.98	558.76	1	293.98	12.00	1.10	614.63
51	366	1/2(26.15 + 25.05) X 11.00	281.60		281.60	535.24	1	281.60	12.00	1.10	588.76
52	367	1/2(25.05 + 24.05) X 10.00	245.50		245.50	466.62	1	245.50	12.00	1.10	513.28
53	368	1/2(24.05 + 23.00) X 10.00	235.25		235.25	447.14	1	235.25	12.00	1.10	491.85
54	369	1/2(23.00 + 22.00) X 10.00	225.00		225.00	427.66	1	225.00	12.00	1.10	470.42
55	370 TO 375	9.45 X 22.00	207.90		207.90	395.16	6	1247.40	12.00	1.10	434.67
56	376	1/2(8.95 + 11.40) X 22.00	223.85	7.72	216.13	410.80	1	216.13	12.00	1.10	451.88
57	377	1/2(5.70 + 9.25) X 18.55	138.66		138.66	263.55	1	138.66	12.00	1.10	289.91
58	378	1/2(13.55 + 14.20) X 7.00	97.13		97.13	184.61	1	97.13	12.00	1.10	203.07
59	379	1/2(14.20 + 14.95) X 7.00	102.03		102.03	193.92	1	102.03	12.00	1.10	213.31
60	380	1/2(14.95 + 15.70) X 7.00	107.28		107.28	203.90	1	107.28	12.00	1.10	224.29
61	381	1/2(15.70 + 16.45) X 7.00	112.53		112.53	213.88	1	112.53	12.00	1.10	235.26
62	382	1/2(16.45 + 16.80) X 3.40 + 1/2(16.80 + 16.55) X 3.60	116.55		116.55	221.53	1	116.55	12.00	1.10	243.68
63	383	1/2(16.55 + 16.05) X 7.00	114.10		114.10	216.87	1	114.10	12.00	1.10	238.56
64	384	1/2(16.05 + 15.55) X 7.00	110.60		110.60	210.22	1	110.60	12.00	1.10	231.24
65	385	1/2(15.55 + 15.00) X 7.00	106.93		106.93	203.23	1	106.93	12.00	1.10	223.56
66	386	1/2(15.00 + 14.50) X 7.00	103.25		103.25	196.25	1	103.25	12.00	1.10	215.87
67	387	1/2(8.15 + 8.50) X 17.50	145.69	7.72	137.97	262.23	1	137.97	12.00	1.10	288.46
68	388, 419, 420, 451, 452	9.50 X 14.00	133.00	7.72	125.28	238.12	5	626.40	12.00	1.10	261.93
69	389 TO 394 397 TO 402 405 TO 410 413 TO 418	8.00 X 14.00	112.00		112.00	212.88	24	2688.00	12.00	1.10	234.17
70	395, 396, 411, 412	9.00 X 14.00	126.00		126.00	239.49	4	504.00	12.00	1.10	263.44
71	403	1/2(9.60 + 9.70) X 14.00	135.10		135.10	256.78	1	135.10	12.00	1.10	282.46
72	404	1/2(9.80 + 9.90) X 14.00	137.90		137.90	262.11	1	137.90	12.00	1.10	288.32
73	421 TO 426 429 TO 434 437 TO 442 445 TO 450 453 TO 458 461 TO 466	8.00 X 14.00	112.00		112.00	212.88	36	4032.00	9.00	1.10	234.17
74	427, 428, 443, 444, 459, 460	9.00 X 14.00	126.00		126.00	239.49	6	756.00	9.00	1.10	263.44
75	435	1/2(9.90 + 10.00) X 14.00	139.30		139.30	264.77	1	139.30	9.00	1.10	291.24
76	436	1/2(10.10 + 10.20) X 14.00	142.10		142.10	270.09	1	142.10	9.00	1.10	297.10
77	467	1/2(10.20 + 10.30) X 14.00	143.50		143.50	272.75	1	143.50	9.00	1.10	300.03
78	468	1/2(7.20 + 7.30) X 18.65	135.21		135.21	257.00	1	135.21	9.00	1.10	282.70
79	469 TO 480	8.00 X 16.80	134.40		134.40	255.45	12	1612.80	9.00	1.10	281.00
80	481	1.25 X 16.80 + 1/2(16.80 + 16.05) X 6.75	131.87		131.87	250.64	1	131.87	9.00	1.10	275.71
81	482	1/2(16.05 + 15.25) X 7.65 + 1/2(14.95 + 15.25) X 1.35	140.11		140.11	266.30	1	140.11	9.00	1.10	292.93
82	483	1/2(12.00 + 14.95) X 12.90	173.83	7.72	166.11	315.72	1	166.11	12.00	1.10	347.29
83	484	1/2(9.50 + 13.60) X 18.00	207.90	7.72	200.18	380.48	1	200.18	12.00	1.10	418.53
84	485 TO 488	8.50 X 18.00	153.00		153.00	290.81	4	612.00	9.00	1.10	319.89
85	489	1/2(12.60 + 8.50) X 18.00	189.90	7.72	182.18	346.27	1	182.18	12.00	1.10	380.90
86	490 TO 493	8.35 X 18.00	150.30		150.30	285.68	4	601.20	12.00	1.10	314.24
87	494	1/2(9.75 + 8.40) X 18.00	163.35	7.72	155.63	295.81	1	155.63	12.00	1.10	325.39
			TOTAL				236	34910.39			



LAND AREA CALCULATION
SCALE - 1:2000

(A) LAND AREA CALCULATION OF K.H. Nos. - 42/1, 42/2, 43/1, 43/3		
1)	1/2(33.75 X 6.35)	107.16
2)	1/2(91.70 + 91.30) X 6.45	590.18
3)	1/2(124.85 + 135.60) X 6.10	794.37
4)	1/2(135.60 + 141.60) X 8.15	1129.59
5)	1/2(141.60 + 146.10) X 22.25	3200.66
6)	1/2(146.10 + 138.40) X 93.65	13321.71
7)	1/2(138.40 + 132.30) X 70.00	9474.50
8)	1/2(132.30 + 129.50) X 30.15	3946.64
9)	1/2(129.50 + 129.85) X 37.80	4901.72
10)	1/2(129.85 + 130.05) X 23.35	3034.33
11)	1/2(130.05 + 127.60) X 5.30	682.77
12)	1/2(127.60 + 124.10) X 19.25	2422.61
13)	1/2(69.85 + 66.95) X 9.80	670.32
14)	1/2(66.95 + 63.10) X 41.95	2727.80
15)	1/2(63.10 + 62.85) X 26.50	1668.84
16)	1/2(36.10 + 14.50) X 79.45	2010.09
17)	1/2(76.25 + 81.60) X 14.55	1148.36
18)	1/2(81.60 + 90.55) X 5.55	477.72
19)	1/2(90.55 + 97.40) X 16.75	1574.08
20)	1/2(97.40 + 101.45) X 19.50	1938.79
21)	1/2(101.45 + 118.60) X 74.50	8196.86
22)	1/2(118.60 + 120.20) X 14.36	1714.58
23)	1/2(56.70 + 78.55) X 156.95	10613.74
	TOTAL	76347.41
(B) LAND AREA CALCULATION OF K.H. Nos. - 43/2 - 4/1,43/2 - 4/2, 43/2 - 4/3, 43/2 - 4/4A		81919.54
TOTAL AREA (A + B)		158266.95

PROPOSED LAYOUT OF KH NOs. - 42/1, 42/2,43/1, 43/3 & 43/2-4/1, 43/2-4/2, 43/2-4/3, 43/2-4/4A.



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO. 118
SCALE - NTS

PROFORMA - I

AREA STATEMENT

1	AREA OF LAND OF KH.NOs. - 42/1, 42/2, 43/1, 43/3 & 43/2 - 4/1,43/2 - 4/2, 43/2 - 4/3, 43/2 - 4/4A (Minimum area of a,b,c, to be considered)	158266.95	SQ.M.	AREA OF BUFFER ZONE (EXCLUDED)
	a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT) (42/1=2.43 + 42/2=1.85 + 43/1=1.21 + 43/3=5.39) + 8.39 = 19.27 H.	192700.00	SQ.M.	(19.27 H.)
	b) AS PER MEASURMENT SHEET	158266.95	SQ.M.	
	c) AS PER SITE	158266.95	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) AREA UNDER NATURAL WATER COURSE	0.00	SQ.M.	
	TOTAL (a+b+c)	0.00	SQ.M.	
3	BALANCE AREA OF PLOT (1 - 2)	158266.95	SQ.M.	100.00%
4	AREA TO BE SURRENDERED TO NMRDA (10% OF 158266.95 SQ. M.)	15828.74	SQ.M.	10.00%
5	AMENITY SPACE			
	A) REQUIRED (5.00 % OF 158266.95 SQ.M.)	7913.35	SQ.M.	5.00%
	b) PROPOSED (7687.15 + 227.70)	7914.84	SQ.M.	5.00%
6	NET PLOT AREA (3-5b)	150352.11	SQ.M.	
7	RECREATIONAL OPEN SPACE			
	a) REQUIRED (10.00 % OF 158266.95 SQ.M.)	15826.70	SQ.M.	10.00%
	b) PROPOSED (7706.26 + 4000.56 + 2308.98 + 1817.61)	15833.40	SQ.M.	10.00%
8	SPACE FOR ELECTRIC SUB-STATION + WASTE WATER TREATMENT & RECYCLING PLANT (99.84 + 100.00 + 100.00)	299.84	SQ.M.	0.19%
9	INTERNAL ROAD AREA	55116.12	SQ.M.	34.83%
10	PLOTABLE AREA (44192.35 + 34910.39)	79102.74	SQ.M.	49.98%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (6/10)	1.9007		

NOTE - MAXIMUM PERMISSIBLE FSI SHALL BE AS PER TABLE NO.- 6G (MAXIMUM BUILDING POTENTIAL)

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 30/06/2022 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
NMC Lic No.: R-90
NIT Lic No.: 865

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
- x NMRDA SHARE SHOWN THUS
- x LAND UNDER BUFFER ZONE (NOT INCLUDED IN LAYOUT) SHOWN THUS

OWNER'S SIGN :

1) M/s. GANPATI BUILDERS AND DEVELOPERS THROUGH PARTNERS

MR. VYANKATESH T. KUNAWAR 2) MR. ATUL MANOHAR YAMSANWAR

3) MR. VYANKATESH T. KUNAWAR 4) MR. CHANDRAKANT BHAURAOJI PADMAWAR

5) MR. NILESH GAJANAN CHANDAWAR

ARCHITECT'S SIGN :

UMESH M. LAMGE
B.Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg.No. CA/95/18907
NMC Lic No.: R-90
NIT Lic No.: 865

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