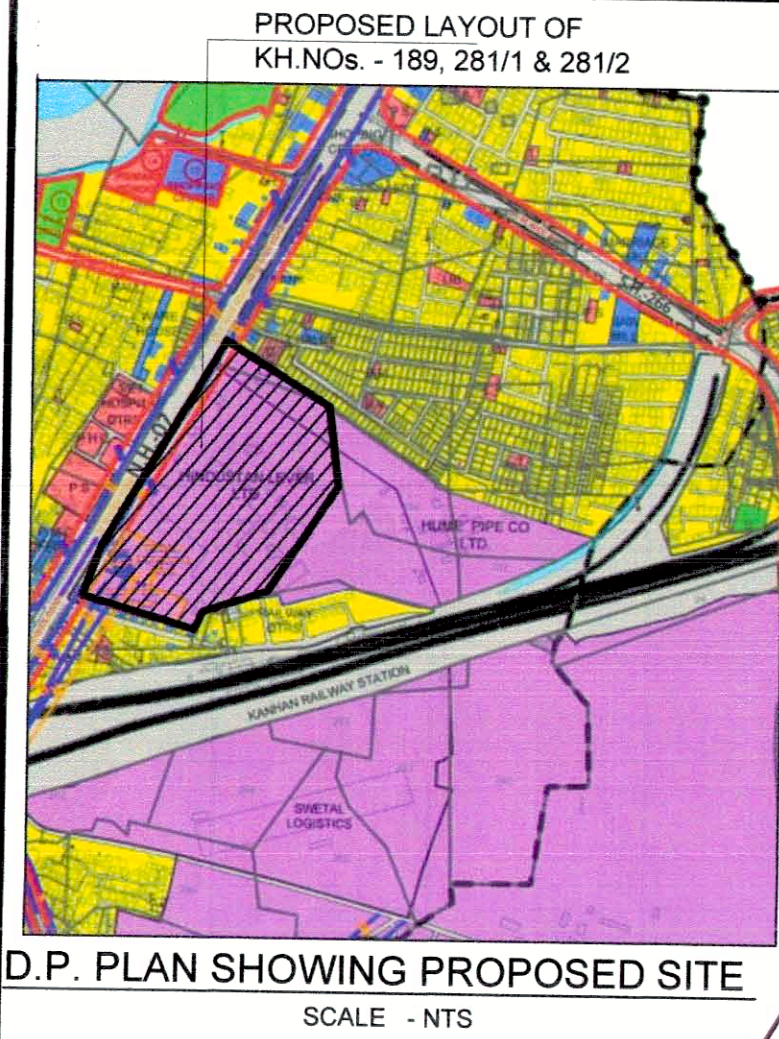
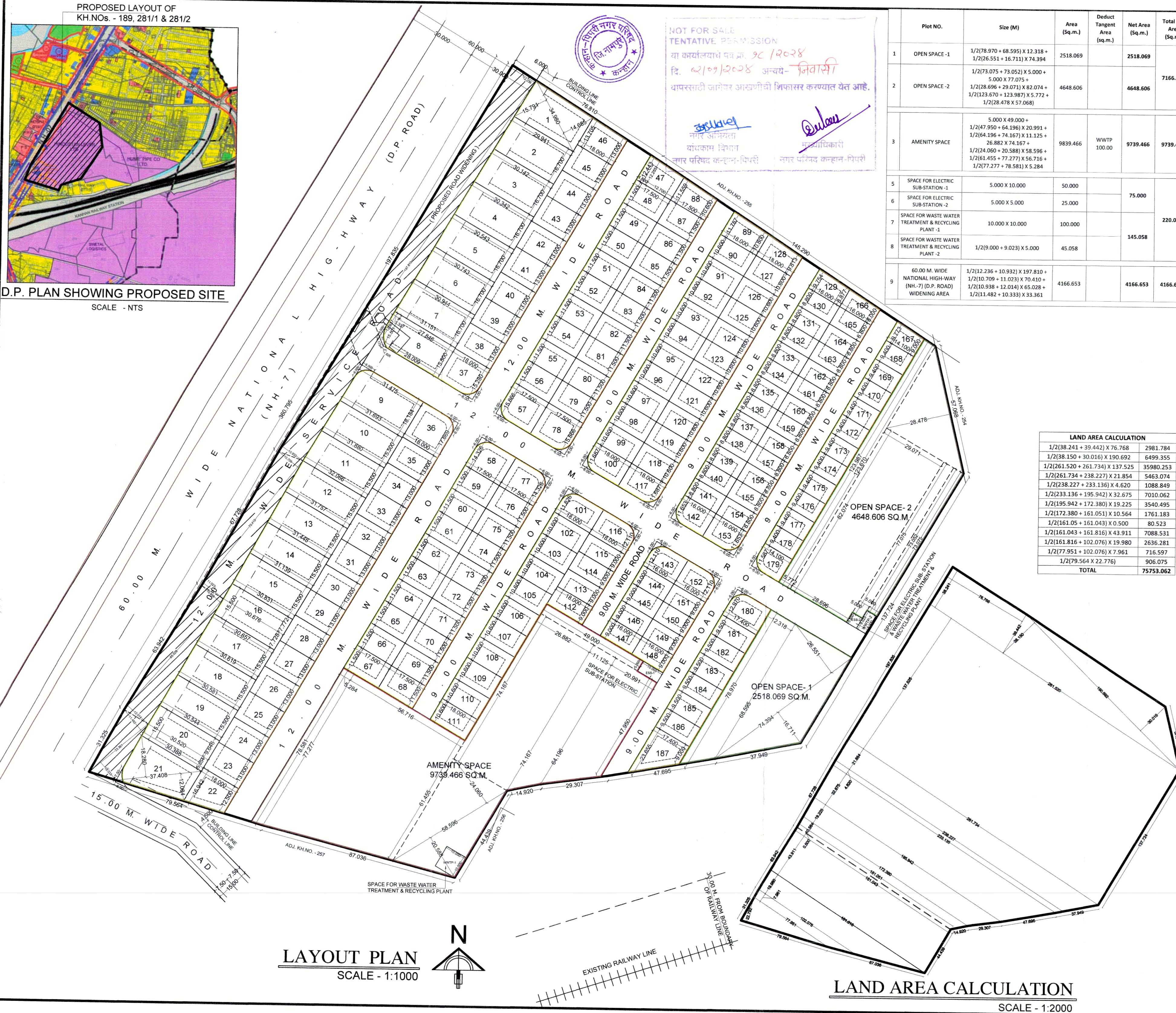
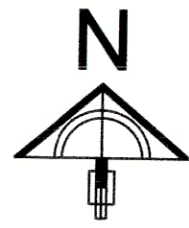




D.P. PLAN SHOWING PROPOSED SITE
SCALE - NTS



LAYOUT PLAN
SCALE - 1:1000



EXISTING RAILWAY LINE

LAND AREA CALCULATION
SCALE - 1:2000

LAND AREA CALCULATION

1/2(38.241 + 39.442) X 76.768	2981.784
1/2(38.150 + 30.016) X 190.692	6499.355
1/2(261.520 + 261.734) X 13.525	35980.253
1/2(261.734 + 238.227) X 13.854	5463.074
1/2(238.227 + 233.136) X 4.620	1088.849
1/2(233.136 + 195.942) X 32.675	7010.062
1/2(195.942 + 172.380) X 19.225	3540.495
1/2(172.380 + 161.051) X 10.564	1761.183
1/2(161.051 + 161.043) X 0.500	80.523
1/2(161.043 + 161.816) X 43.911	7088.531
1/2(161.816 + 102.076) X 19.980	2636.281
1/2(102.076 + 102.076) X 7.961	716.597
1/2(79.564 X 22.776)	906.075
TOTAL	75753.062

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.)	Type of Plots
	A	B	C	D	E=(C-D)	F=(E*1.48247)	G	H=E*G	I	J	K=F*J	L=F*G	M
1	1	1/2(14.685 + 15.791) X 34.980	533.025		533.025	790.194	1	533.025	12.000	1.100	869.213	790.194	DETACHED
2	2	1/2(29.941 + 30.142) X 16.700	501.693		501.693	743.745	1	501.693	12.000	1.100	818.119	743.745	DETACHED
3	3	1/2(30.142 + 30.342) X 16.700	505.041		505.041	748.709	1	505.041	12.000	1.100	823.580	748.709	DETACHED
4	4	1/2(30.342 + 30.543) X 16.700	508.390		508.390	753.673	1	508.390	12.000	1.100	829.040	753.673	DETACHED
5	5	1/2(30.543 + 30.743) X 16.700	511.738		511.738	758.636	1	511.738	12.000	1.100	834.500	758.636	DETACHED
6	6	1/2(30.743 + 30.944) X 16.700	515.086		515.086	763.600	1	515.086	12.000	1.100	839.960	763.600	DETACHED
7	7	1/2(30.944 + 31.151) X 16.700	518.493		518.493	768.651	1	518.493	12.000	1.100	845.516	768.651	DETACHED
8	8	1/2(15.501 + 12.937) X 3.327 + 1/2(28.009 + 27.846) X 15.500	480.183	8.641	471.542	699.047	1	471.542	12.000	1.100	768.951	699.047	DETACHED
9	9	1/2(31.475 + 31.693) X 18.184	574.323	7.666	566.657	840.053	1	566.657	12.000	1.100	924.058	840.053	DETACHED
10	10	1/2(31.693 + 31.880) X 15.500	492.691		492.691	730.399	1	492.691	12.000	1.100	803.439	730.399	DETACHED
11	11	1/2(31.880 + 32.066) X 15.500	495.582		495.582	734.685	1	495.582	12.000	1.100	808.153	734.685	DETACHED
12	12	1/2(32.066 + 31.757) X 15.500	494.628		494.628	733.272	1	494.628	12.000	1.100	806.599	733.272	DETACHED
13	13	1/2(31.757 + 31.448) X 15.500	489.839		489.839	726.171	1	489.839	12.000	1.100	798.788	726.171	DETACHED
14	14	1/2(31.448 + 31.139) X 15.500	485.049		485.049	719.071	1	485.049	12.000	1.100	790.978	719.071	DETACHED
15	15	1/2(31.139 + 30.831) X 15.500	480.268		480.268	711.982	1	480.268	12.000	1.100	783.180	711.982	DETACHED
16	16	1/2(30.831 + 30.676) X 7.772 + 1/2(30.676 + 30.657) X 7.728	476.007		476.007	705.666	1	476.007	12.000	1.100	776.233	705.666	DETACHED
17	17	1/2(30.657 + 30.619) X 15.500	474.889		474.889	704.009	1	474.889	12.000	1.100	774.410	704.009	DETACHED
18	18	1/2(30.619 + 30.581) X 15.500	474.300		474.300	703.136	1	474.300	12.000	1.100	773.449	703.136	DETACHED
19	19	1/2(30.581 + 30.544) X 15.500	473.719		473.719	702.274	1	473.719	12.000	1.100	772.501	702.274	DETACHED
20	20	1/2(30.544 + 30.520) X 9.646 + 1/2(30.520 + 30.388) X 5.854	472.789		472.789	700.896	1	472.789	12.000	1.100	770.986	700.896	DETACHED
21	21	1/2(12.084 + 18.280) X 37.408	567.928	7.788	560.140	830.391	1	560.140	12.000	1.100	913.430	830.391	DETACHED
22	22	1/2(16.942 + 12.500) X 18.000	264.978		264.978	392.822	1	264.978	12.000	1.100	432.104	392.822	DETACHED
23	23 TO 34	13.000 X 18.000	234.000		234.000	346.898	19	4446.000	12.000	1.100	381.588	6591.062	SEMI DETACHED
24	35	17.869 X 18.000	321.642		321.642	476.825	1	321.642	12.000	1.100	524.507	476.825	DETACHED
25	36	17.869 X 18.000	321.642	7.725	313.917	465.373	1	313.917	12.000	1.100	511.910	465.373	DETACHED
26	37	15.280 X 18.000	275.040	7.725	267.315	396.286	1	267.315	12.000	1.100	435.915	396.286	DETACHED
27	38	17.869 X 18.000	321.642		321.642	476.825	1	321.642	12.000	1.100	524.507	476.825	DETACHED
28	46	1/2(13.000 + 13.705) X 18.000	240.345		240.345	356.304	1	240.345	12.000	1.100	391.935	356.304	SEMI DETACHED
29	47	1/2(12.443 + 12.255) X 4.800 + 1/2(12.255 + 11.559) X 12.700	210.494		210.494	312.051	1	210.494	12.000	1.100	343.256	312.051	SEMI DETACHED
30	48 TO 56	11.500 X 17.500	201.250		201.250	298.347	18	3622.500	12.000	1.100	328.182	5370.248	SEMI DETACHED
31	57, 78	15.866 X 17.500	277.655	7.725	269.930	400.163	2	539.860	12.000	1.100	440.179	800.326	DETACHED
32	58, 77	14.326 X 17.500	250.705	7.725	242.980	360.211	2	485.960	12.000	1.100	396.232	720.421	SEMI DETACHED
33	68 TO 76	11.500 X 17.500	201.250		201.250	298.347	18	3622.500	9.000	1.100	328.182	5370.248	SEMI DETACHED
34	88	1/2(10.600 + 11.559) X 17.500	193.891		193.891	287.438	1	193.891	9.000	1.100	316.182	287.438	SEMI DETACHED
35	89	1/2(11.787 + 10.800) X 18.000	203.283		203.283	301.361	1	203.283	9.000	1.100	331.497	301.361	SEMI DETACHED
36	90 TO 99	10.600 X 18.000	190.800		190.800	282.855	30	5724.000	9.000	1.100	311.141	8485.658	SEMI DETACHED
37	100, 117	11.687 X 18.000	210.366	7.725	202.641	300.409	2	405.282	12.000	1.100	330.450	600.818	SEMI DETACHED
38	101	11.826 X 18.000	212.868	7.725	205.143	304.118	1	205.143	12.000	1.100	334.530	304.118	SEMI DETACHED
39	112 TO 115	9.000 X 18.000	162.000		162.000	240.160	4	648.000	9.000	1.100	264.176	960.641	SEMI DETACHED
40	116	12.110 X 18.000	217.980	7.725	210.255	311.697	1	210.255	12.000	1.100	342.866	311.697	SEMI DETACHED
41	128	1/2(9.813 + 10.800) X 18.000	185.517		185.517	275.023	1	185.517	9.000	1.100	302.526	275.023	SEMI DETACHED
42	129	1/2(9.754 + 8.877) X 16.000	149.048		149.048	220.959	1	149.048	9.000	1.100	243.055	220.959	SEMI DETACHED
43	130 TO 141	8.800 X 16.000	140.800		140.800	208.732	24	3379.200	9.000	1.100	229.605	5009.563	SEMI DETACHED
44	142, 153	11.653 X 16.000	186.448	7.725	178.723	264.951	2	357.446	12.000	1.100	291.447	529.903	SEMI DETACHED
45	143, 152	12.110 X 16.000	193.760	7.725	186.035	275.791	2	372.070	12.000	1.100	303.370	551.583	SEMI DETACHED
46	144 TO 147	9.000 X 16.000	144.000		144.000	213.476	8	1152.000	9.000	1.100	234.823	1707.805	SEMI DETACHED
47	166	1/2(8.000 + 8.877) X 16.000	135.016		135.016	200.157	1	135.016	9.000	1.100	220.173	200.157	SEMI DETACHED
48	167	1/2(9.000 + 9.779) X 14.100	132.350		132.350	196.204	1	132.350	9.000	1.100	215.825	196.204	SEMI DETACHED
49	168 TO 178	9.400 X 14.100	132.540		132.540	196.487	11	1457.940	9.000	1.100	216.135	2161.352	SEMI DETACHED
50	179	11.587 X 14.100	163.377	7.725	155.652	230.749	1	155.652	12.000	1.100	253.824	230.749	DETACHED
51	180	12.970 X 17.400	225.678	7.725	217.953	323.109	1	217.953	12.000	1.100	355.420	323.109	DETACHED
52	181 TO 186	9.500 X 17.400	165.300		165.300	245.052	6	991.800	9.000	1.100	269.558	1470.314	SEMI DETACHED
53	187	1/2(9.000 + 23.655) X 17.400	284.099		284.099	421.168	1	284.099	9.000	1.100	463.284	421.168	DETACHED
TOTAL							187	41718.664				61846.668	

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



PROJECT BY -



GROWMORE VENTURES
THROUGH PARTNER

PROPOSED RESIDENTIAL LAYOUT PLAN ON
KH.NO. - 189, 281/1 & 281/2, P.H. NO.- 15, MOUZA -
KANHAN (PI.), TAH. - PARSHIVANI, DIST. - NAGPUR.
BELONGING TO -

GROWMORE VENTURES
THROUGH PARTNER

- 1) SHRI. DILIP PRALHAD AGRAWAL
- 2) SHRI. SUMEET SUNIL AGRAWAL
- 3) SHRI. AMAR MOHAN GURBAXANI
- 4) SHRI. ABHISHEK MANOJ VIJAYVARGI
- 5) SHRI. SAURABH NANDKISHOR SHARMA

PROFORMA - I
AREA STATEMENT

1	AREA OF LAND OF KH.NO. - 189, 281/1 & 281/2 (Minimum area of a,b,c, to be considered)	75753.062	SQ.M.	
a)	AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	76000.000	SQ.M.	(7.60 H.)
b)	AS PER MEASUREMENT SHEET	75753.062	SQ.M.	
c)	AS PER SITE	75753.062	SQ.M.	
2	DEDUCTIONS FOR		SQ.M.	
a)	60.00 M. WIDE NATIONAL HIGH-WAY (NH-7) (D.P. ROAD) WIDENING AREA	4166.653	SQ.M.	
b)	ANY D.P. RESERVATION AREA	0.000	SQ.M.	
c)	NATURAL WATER COURSE AREA	0.000	SQ.M.	
	TOTAL (a+b+c)	4166.653	SQ.M.	
3	BALANCE AREA OF PLOT (1 - 2)	71586.410	SQ.M.	100%
4	AMENITY SPACE REQUIRED 71586.410 SQ.M. a) 10.00 % AMENITY SPACE UP TO 20000.00 SQ.M. = 2000.00 SQ.M. b) 15.00 % AMENITY SPACE ON BALANCE LAND OF AREA 15186.41 SQ.M. = 2277.961 SQ.M. 15.00 % OF (71586.410 - 20000.000) = 51586.410 SQ.M. NET REQUIRED AREA OF AMENITY SPACE (a + b) = 9737.961 SQ.M.	9737.961	SQ.M.	
b)	PROPOSED	9739.466	SQ.M.	13.61%
5	NET PLOT AREA (3-4b)	61846.944	SQ.M.	
6	RECREATIONAL OPEN SPACE a) REQUIRED (10.00 % OF 71586.410 SQ.M.) b) PROPOSED	7158.641 7166.676	SQ.M.	10.00% 10.01%
7	SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (75.00 + 145.058)	220.058	SQ.M.	0.31%
8	INTERNAL ROAD AREA	12741.547	SQ.M.	17.79%
9	SERVICE ROAD AND HIGH-WAY WIDENING	0.000	SQ.M.	
10	PLOTTABLE AREA	41718.664	SQ.M.	58.28%
11	PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.48247	SQ.M.	

CERTIFICATE OF AREA:

Certified that the plot under reference was surveyed by me on 24 / 09 / 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 documents of
ownership / T.P. Scheme records / Land records Department / City Survey records.

UMESH M. LAMGE
B.Arch. (Hons)
ARCHITECTS & INTERIOR DESIGNERS
Reg.No. CA/95/189