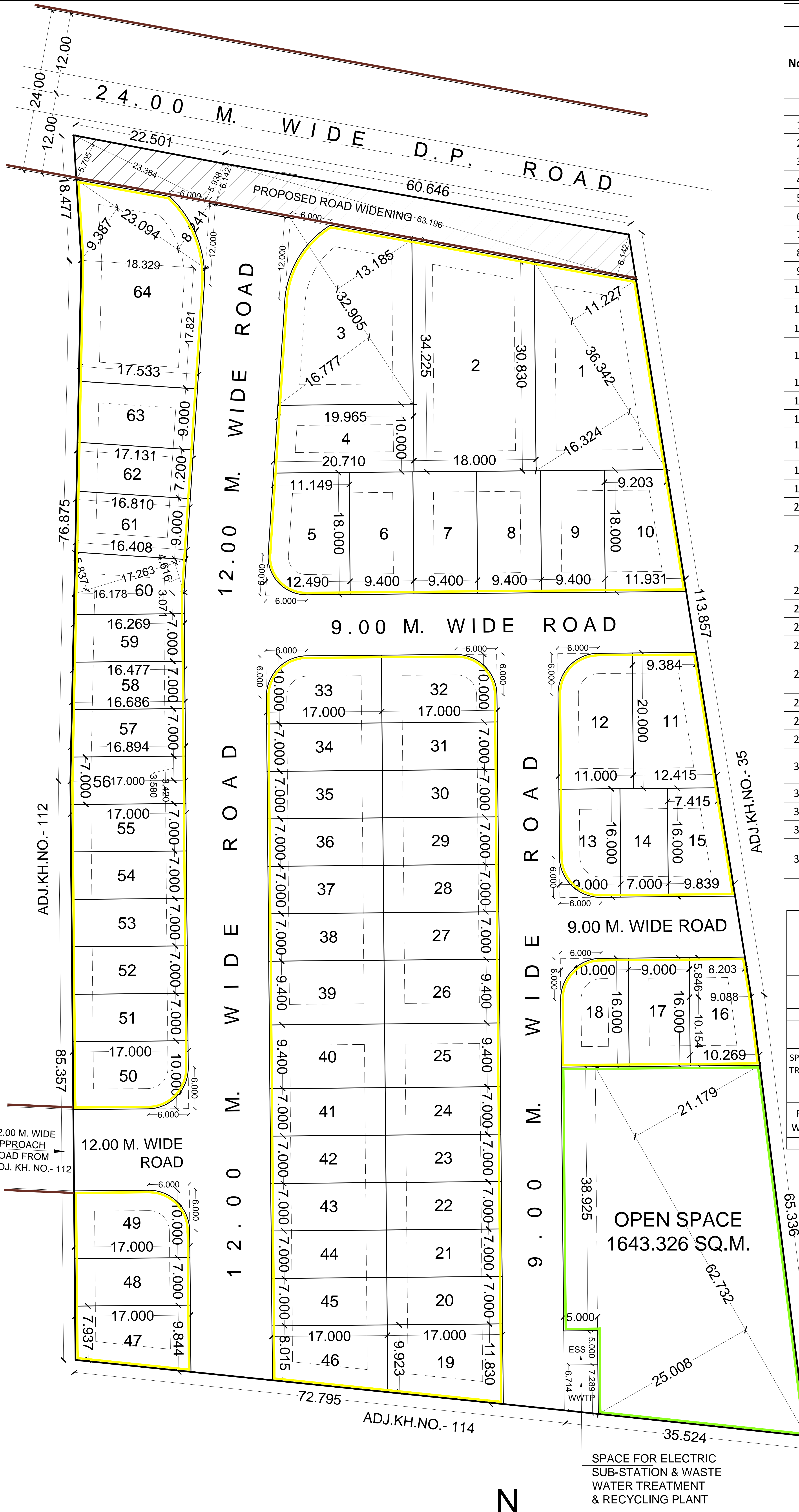
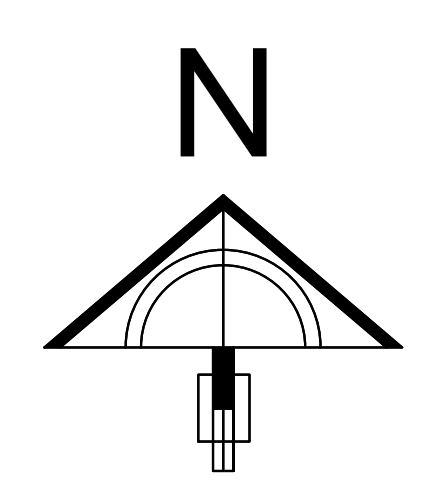


PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO.- 113, P.H. NO. - 42, MOUZA - PANJRI (FARM), TAH.- NAGPUR (GRAMIN), DIST. - NAGPUR.

BELONGING TO :- M/s. TIRUPATI DEVELOPERS THROUGH PARTNERS
 1) SHRI. PRASHANT MANOHARRAO BONGIRWAR
 2) SHRI. RAHUL ARUNRAO UPGANLAWAR



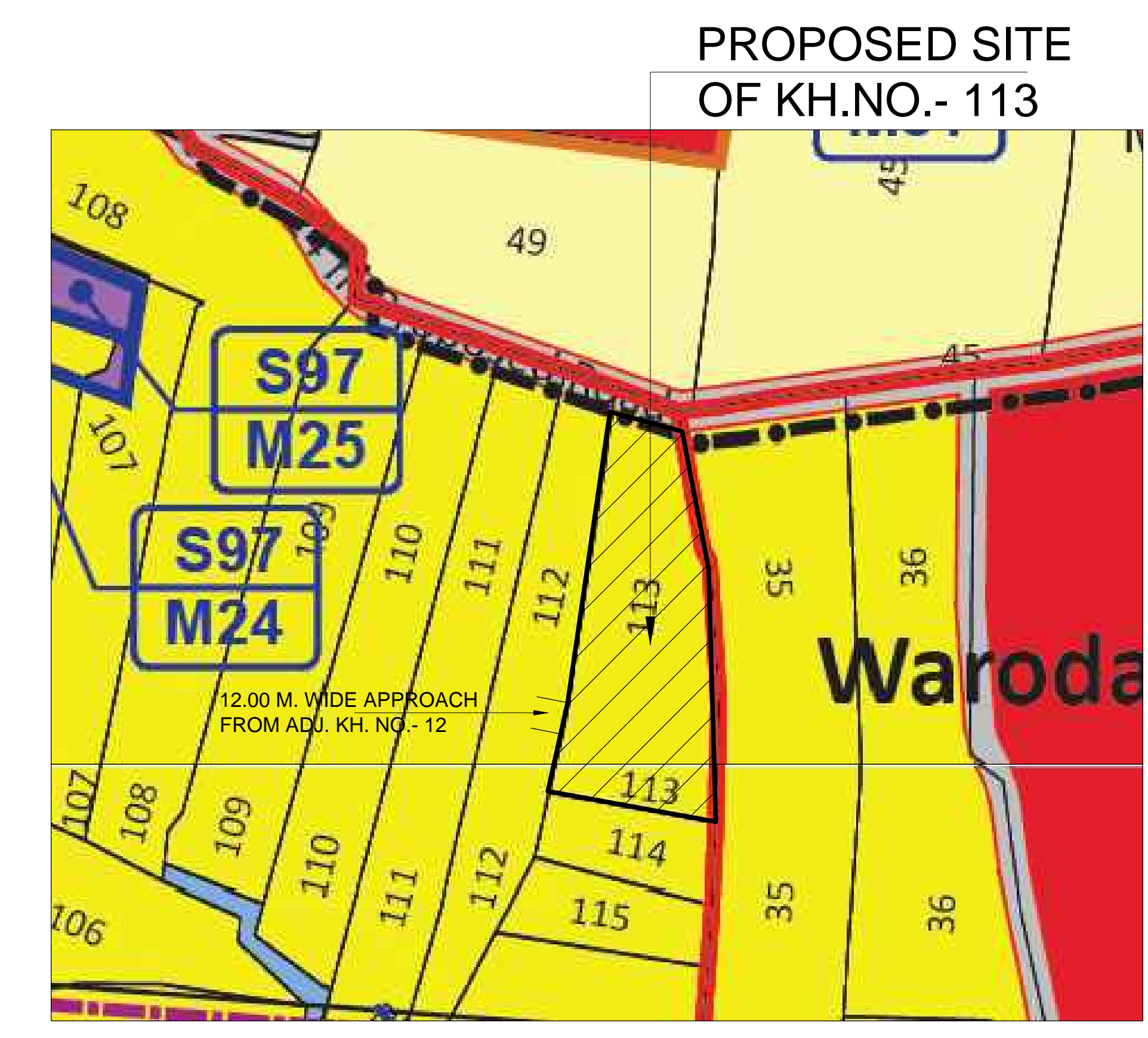
LAYOUT PLAN
SCALE - 1:500



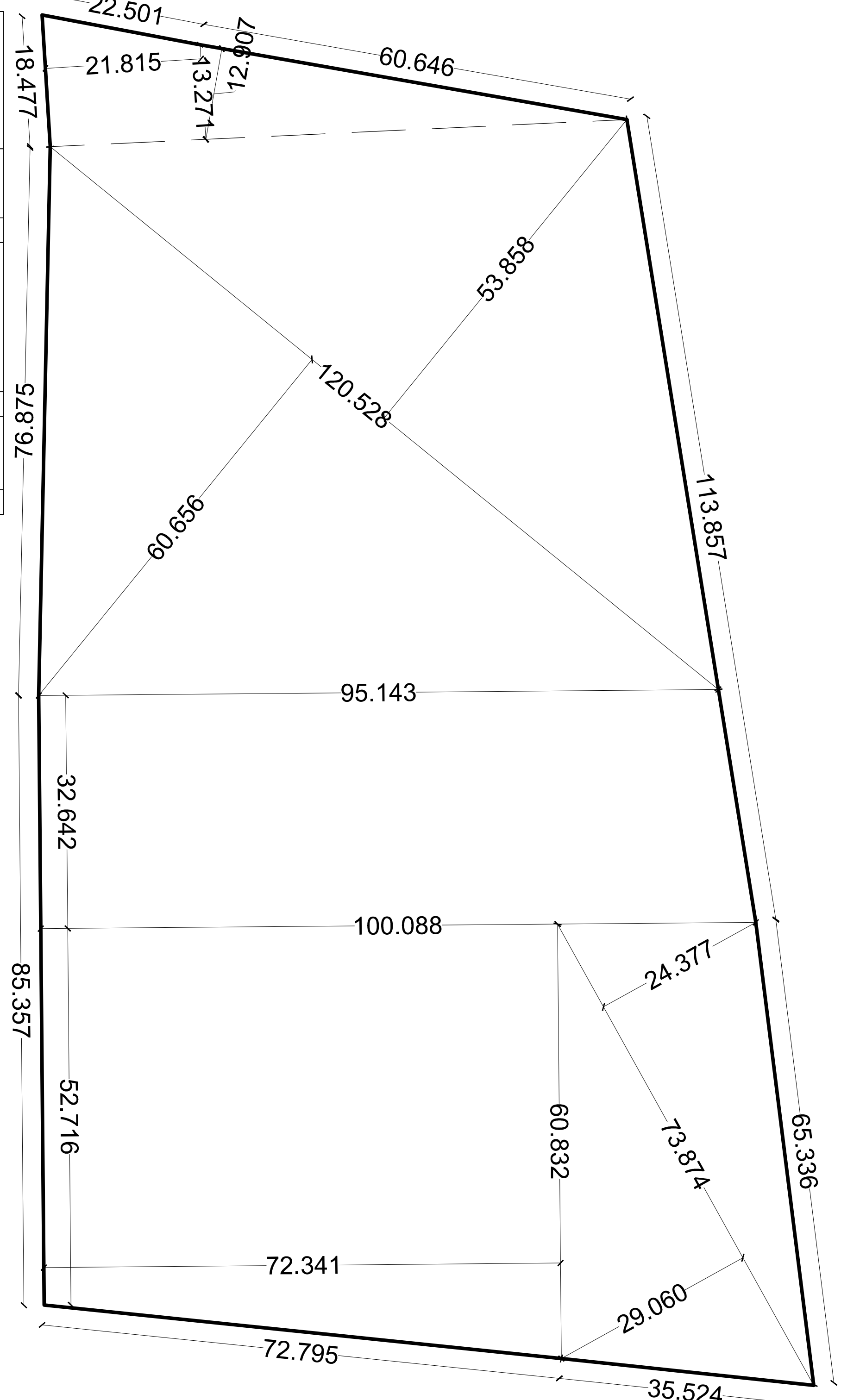
STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

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*1.5605)	G	H=E*G	I	J	K=F*J	L=F*G	
1	1	1/2(11.227 + 16.324) X 36.342	500.629		500.629	781.232	1	500.629	24.000	1.10	859.355	781.232
2	2	1/2(30.830 + 34.225) X 18.000	585.495		585.495	913.665	1	585.495	24.000	1.10	1005.031	913.665
3	3	1/2(13.185 + 16.777) X 32.905	492.950	22.762	470.188	733.728	1	470.188	24.000	1.10	807.101	733.728
4	4	1/2(19.965 + 20.710) X 10.000	203.375		203.375	317.367	1	203.375	12.000	1.10	349.103	317.367
5	5	1/2(11.149 + 12.490) X 18.000	212.751	8.090	204.661	319.373	1	204.661	12.000	1.10	351.311	319.373
6	6 TO 9	9.400 X 18.000	169.200		169.200	264.037	4	676.800	9.000	1.10	290.440	1056.146
7	10	1/2(9.203 + 11.931) X 18.000	190.206		190.206	296.816	1	190.206	9.000	1.10	326.498	296.816
8	11	1/2(9.384 + 12.415) X 20.000	217.990		217.990	340.173	1	217.990	9.000	1.10	374.191	340.173
9	12	11.000 X 20.000	220.000	7.778	212.222	331.172	1	212.222	9.000	1.10	364.290	331.172
10	13	9.000 X 16.000	144.000	7.778	136.222	212.574	1	136.222	9.000	1.10	233.832	212.574
11	14	7.000 X 16.000	112.000		112.000	174.776	1	112.000	9.000	1.10	192.254	174.776
12	15	1/2(7.415 + 9.839) X 16.000	138.032		138.032	215.399	1	138.032	9.000	1.10	236.939	215.399
13	16	1/2(8.203 + 9.088) X 5.846 + 1/2(10.269 + 9.088) X 10.154	148.817		148.817	232.229	1	148.817	9.000	1.10	255.452	232.229
14	17	9.000 X 16.000	144.000		144.000	224.712	1	144.000	9.000	1.10	247.183	224.712
15	18	10.000 X 16.000	160.000	7.777	152.223	237.544	1	152.223	9.000	1.10	261.298	237.544
16	19	1/2(9.923 + 11.830) X 17.000	184.901		184.901	288.537	1	184.901	9.000	1.10	317.391	288.537
17	20 TO 24 27 TO 31	7.000 X 17.000	119.000		119.000	185.700	10	1190.000	9.000	1.10	204.269	1856.995
18	25, 26	9.400 X 17.000	159.800		159.800	249.368	2	319.600	9.000	1.10	274.305	498.736
19	32	10.000 X 17.000	170.000	7.778	162.222	253.147	1	162.222	9.000	1.10	278.462	253.147
20	33	10.000 X 17.000	170.000	7.778	162.222	253.147	1	162.222	12.000	1.10	278.462	253.147
21	34 TO 38 41 TO 45, 48, 51 TO 55	7.000 X 17.000	119.000		119.000	185.700	16	1904.000	12.000	1.10	204.269	2971.192
22	39, 40	9.400 X 17.000	159.800		159.800	249.368	2	319.600	12.000	1.10	274.305	498.736
23	46	1/2(8.015 + 9.923) X 17.000	152.473		152.473	237.934	1	152.473	12.000	1.10	261.728	237.934
24	47	1/2(7.937 + 9.844) X 17.000	151.139		151.139	235.852	1	151.139	12.000	1.10	259.437	235.852
25	49, 50	10.000 X 17.000	170.000	7.778	162.222	253.147	2	324.444	12.000	1.10	278.462	506.295
26	56	3.420 X 17.000 + 1/2(17.000 + 16.894) X 3.580	118.810		118.810	185.403	1	118.810	12.000	1.10	203.944	185.403
27	57	1/2(16.894 + 16.686) X 7.000	117.530		117.530	183.406	1	117.530	12.000	1.10	201.746	183.406
28	58	1/2(16.686 + 16.477) X 7.000	116.071		116.071	181.128	1	116.071	12.000	1.10	199.241	181.128
29	59	1/2(16.477 + 16.269) X 7.000	114.611		114.611	178.850	1	114.611	12.000	1.10	196.736	178.850
30	60	1/2(16.269 + 16.178) X 3.071 + 1/2(4.616 + 5.837) X 17.263	140.047		140.047	218.544	1	140.047	12.000	1.10	240.398	218.544
31	61	1/2(16.408 + 16.810) X 9.000	149.481		149.481	233.265	1	149.481	12.000	1.10	256.592	233.265
32	62	1/2(16.810 + 17.131) X 7.200	122.188		122.188	190.674	1	122.188	12.000	1.10	209.741	190.674
33	63	1/2(17.131 + 17.533) X 9.000	155.988		155.988	243.419	1	155.988	12.000	1.10	267.761	243.419
34	64	1/2(17.533 + 18.329) X 17.821 + 1/2(8.241 + 9.387) X 23.094	523.099	20.951	502.148	783.602	1	502.148	24.000	1.10	861.962	783.602
TOTAL								64	10500.334			16385.771

Plot No.	Size (M)	Area (Sq.m.)	Deduct Tangent Area (sq.m.)	Net Area (Sq.m.)	Total Net Area (Sq.M.)
OPEN SPACE	5.000 X 38.925 + 1/2(25.008 + 21.179) X 62.732	1643.326	0.000	1643.326	1643.326
SPACE FOR ELECTRIC SUB-STATION	5.000 X 5.000	25.000	0.000	25.000	60.008
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	1/2(6.714 + 7.289) X 5.000	35.008	0.000	35.008	
PROPOSED 24.00 M. WIDE D.P. ROAD AREA	1/2(5.982 + 6.142) X 63.196 + 1/2(5.938 + 5.705) X 23.384	519.224	0.000	519.224	519.224



D.P. PLAN SHOWING PROPOSED SITE
SHEET NO.- 97 & 111
SCALE - NTS



LAND AREA CALCULATION
SCALE - 1:1000

PROFORMA - I
AREA STATEMENT

1 AREA OF LAND OF KH.NO.- 113 (Minimum area of a,b,c, to be considered)	16905.998	SQ.M.	
a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	17200.000	SQ.M.	(1.72 H.)
b) AS PER MEASUREMENT SHEET	16905.998	SQ.M.	
c) AS PER SITE	16905.998	SQ.M.	
2 DEDUCTIONS FOR		SQ.M.	
a) PROPOSED 24.00 M. WIDE D.P. ROAD AREA	519.224	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)	519.224	SQ.M.	
3 BALANCE AREA OF PLOT (1 - 2)	16386.773	SQ.M.	100%
4 AMENITY SPACE		SQ.M.	
a) REQUIRED	0.000	SQ.M.	
b) PROPOSED	0.000	SQ.M.	
5 NET PLOT AREA (3-4b)	16386.773	SQ.M.	
6 RECREATIONAL OPEN SPACE		SQ.M.	
a) REQUIRED (10.00 % OF 16386.773 SQ.M.)	1638.677	SQ.M.	10.00%
b) PROPOSED	1643.326	SQ.M.	10.02%
7 SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.000 + 35.008)	60.008	SQ.M.	0.37%
8 INTERNAL ROAD AREA	4183.106	SQ.M.	25.53%
9 SERVICE ROAD & HIGH-WAY WIDENING	0.000	SQ.M.	
10 PLOTABLE AREA	10500.334	SQ.M.	64.08%
11 PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.5605	SQ.M.	

CERTIFICATE OF AREA:
 Certified that the plot under reference was surveyed by me on 28 / 03 / 2023 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.

ARCHITECT'S SIGN.

LAND AREA CALCULATION

1/2(29.060 + 24.377) X 73.874	1973.802
1/2(60.832 + 52.716) X 72.341	4107.088
1/2(100.088 + 95.143) X 32.642	3186.365
1/2(60.656 + 53.858) X 120.528	6901.072
1/2(60.646 X 12.907)	391.379
1/2(13.271 + 18.477) X 21.815	346.291
TOTAL	16905.998

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

OWNER'S SIGN :
 M/s. TIRUPATI DEVELOPERS THROUGH PARTNERS
 1) SHRI. PRASHANT MANOHARRAO BONGIRWAR

ARCHITECT'S SIGN :
 ARCHITECT & INTERIOR DESIGNER
 402, DAYA CHAMBER, AJNI SQ. WARDHA ROAD, NAGPUR

ARCHITECT:-
AR. UMESH LAMGE
 B.ARCH.(HONS.)
 ARCHITECT & INTERIOR DESIGNER
 402, DAYA CHAMBER, AJNI SQ. WARDHA ROAD, NAGPUR

2) SHRI. RAHUL ARUNRAO UPGANLAWAR