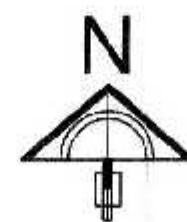
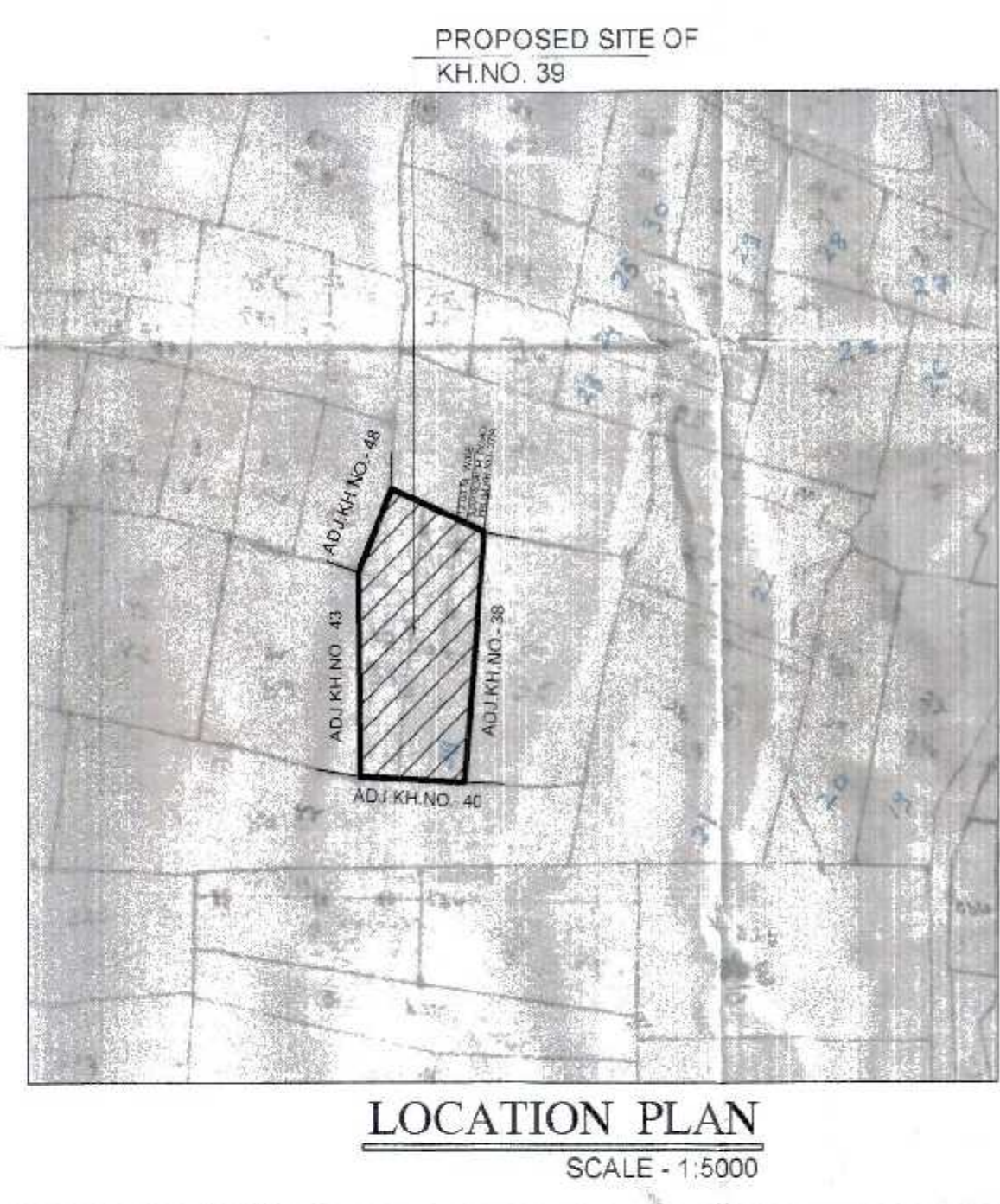


LAYOUT PLAN
SCALE - 1:500



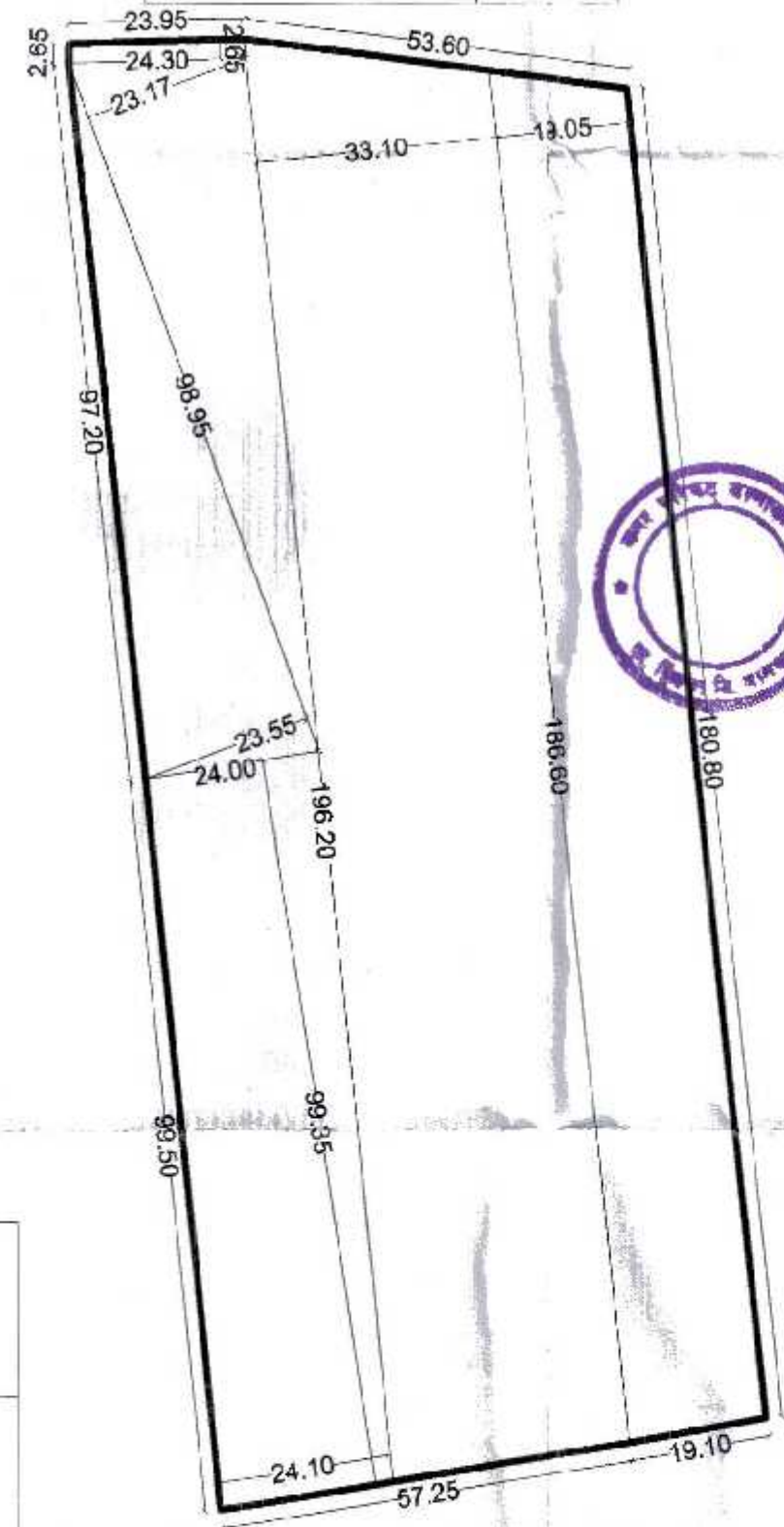
STATEMENT OF PLOTS AND DISTRIBUTION OF FSI ON EACH PLOT

No.	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*1.6409)	G	H=E*G	I	J	K=F*J	L=F*G
1	1	1/2(24.65 + 24.95) X 1.40 + 1/2(12.75 + 18.45) X 23.95	408.34		408.34	670.05	1	408.34	12.00	1.10	737.05	670.05
2	2	12.00 X 15.00	180.00		180.00	295.36	1	180.00	9.00	1.10	324.90	295.36
3	3	12.00 X 15.00	180.00	7.72	172.28	282.69	1	172.28	12.00	1.10	310.96	282.69
4	4	9.00 X 18.00	162.00	7.72	154.28	253.16	1	154.28	12.00	1.10	278.47	253.16
5	5 TO 19	8.60 X 18.00	154.80		154.80	254.01	15	2322.00	12.00	1.10	279.41	3810.17
6	20	1/2(8.00 + 8.45) X 7.05 + 1/2(8.45 + 9.05) X 10.95	153.79		153.79	252.35	1	153.79	12.00	1.10	277.59	252.35
7	21	1/2(9.05 + 10.00) X 18.00	171.45		171.45	281.33	1	171.45	9.00	1.10	309.47	281.33
8	22 TO 36	8.60 X 18.00	154.80		154.80	254.01	15	2322.00	9.00	1.10	279.41	3810.17
9	37	9.00 X 18.00	162.00	7.72	154.28	253.16	1	154.28	9.00	1.10	278.47	253.16
10	38	1/2(19.30 + 19.25) X 9.00	173.47	7.72	165.75	271.98	1	165.75	9.00	1.10	299.18	271.98
11	39	8.20 X 19.25	157.85		157.85	259.02	1	157.85	9.00	1.10	284.92	259.02
12	40	1/2(19.25 + 19.20) X 8.20	157.64		157.64	258.67	1	157.64	9.00	1.10	284.54	258.67
13	41, 42, 47 TO 52	8.20 X 19.20	157.44		157.44	258.34	8	1259.52	9.00	1.10	284.18	2066.75
14	43, 46	1/2(19.20 + 19.15) X 8.20	157.23		157.23	258.00	2	314.46	9.00	1.10	283.80	516.00
15	44, 45	8.20 X 19.15	157.03		157.03	257.67	2	314.06	9.00	1.10	283.44	515.34
16	53	1/2(19.20 + 19.25) X 8.20	157.64		157.64	258.67	1	157.64	9.00	1.10	284.54	258.67
17	54	8.20 X 19.25	157.85		157.85	259.02	1	157.85	9.00	1.10	284.92	259.02
18	55	1/2(7.60 + 8.65) X 21.45	174.28		174.28	285.98	1	174.28	9.00	1.10	314.57	285.98
TOTAL							55	8897.47				14599.86



LAND AREA CALCULATION

1/2(180.80 + 186.60) X 19.05	3499.49
1/2(186.60 + 196.20) X 33.10	6335.34
1/2(24.10 + 24.00) X 99.35	2389.37
1/2(23.55 + 23.17) X 98.95	2311.47
1/2(24.30 + 23.95) X 2.65	63.93
TOTAL	14599.60
SAY	14600.00



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(34.85 + 38.70) X 16.20 + 1/2(23.95 + 24.30) X 2.65 + 1/2(17.10 + 18.25) X 37.00 + 5.00 X 17.15 + 5.00 X 12.15	1460.15		1460.15	1460.15
SPACE FOR ELECTRIC SUB-STATION	5.00 X 5.00	25.00		25.00	95.25
SPACE FOR WASTE WATER TREATMENT & RECYCLING PLANT	1/2(7.05 + 7.00) X 10.00	70.25		70.25	

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

FINAL DEMARCATED RESIDENTIAL LAYOUT
PLAN ON KH. NO. 39, P.H.NO - 46, MOUZA - WANADONGARI, TAH. - HINGNA, DIST - NAGPUR.
 BELONGING TO : 1) SHRI. ANIL RADHESHYAM SHARMA
 2) SHRI. UMESH RADHESHYAM SHARMA
 3) SHRI. RITESH RADHESHYAM SHARMA

PROFORMA - I
AREA STATEMENT

1 AREA OF LAND OF KH.NO. 39 (Minimum area of a,b,c, to be considered)	14600.00	SQ.M.	
a) AS PER OWNERSHIP DOCUMENT (7/12, EXTRACT)	14600.00	SQ.M.	(1.46 H)
b) AS PER MEASUREMENT SHEET	14600.00	SQ.M.	
c) AS PER SITE	14600.00	SQ.M.	
2 DEDUCTIONS FOR		SQ.M.	
a) PROPOSED D.P./D.P. ROAD WIDENING ROAD 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)	14600.00	SQ.M.	100%
4 AMENITY SPACE			
a) REQUIRED	NIL	SQ.M.	
b) PROPOSED	NIL	SQ.M.	
c) PROPOSED	NIL	SQ.M.	
5 NET PLOT AREA (3-4C)	14600.00	SQ.M.	
6 RECREATIONAL OPEN SPACE			
a) REQUIRED	1460.00	SQ.M.	10.00%
b) PROPOSED	1460.15	SQ.M.	10.00%
7 SPACE FOR ELECTRIC SUB-STATION & WASTE WATER TREATMENT & RECYCLING PLANT (25.00 + 70.25)	95.25	SQ.M.	0.65%
8 INTERNAL ROAD AREA	4147.13	SQ.M.	28.41%
9 SERVICE ROAD AND HIGHWAY WIDENING	0.00	SQ.M.	
10 PLOTTABLE AREA	8897.47	SQ.M.	60.94%
11 PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/10)	1.6409	SQ.M.	

CERTIFICATE OF AREA:
 Certified that the area shown in the plan is correct and the dimensions of sides etc. of plots shown in plan are measured and the area so worked out tallies with the area stated in document ownership A/P, Scheme records / Land records Department / City Survey records.

30.06.2023
UMESH M. LAMGE
 B. Arch. (Hons)
 ARCHITECTS & INTERIOR DESIGNERS
 Reg. No. CA/95/18907
 NMC Lic. No.: R-90
 NIT Lic. No.: 865
 ARCHITECT'S SIGN.

OWNER'S SIGN :
 1) SHRI. ANIL RADHESHYAM SHARMA
 2) SHRI. UMESH RADHESHYAM SHARMA
 3) SHRI. RITESH RADHESHYAM SHARMA

ARCHITECT'S SIGN :
UMESH M. LAMGE
 B. Arch. (Hons)
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UMESH M. LAMGE
 B. ARCH.
 ARCHITECT & INTERIOR DESIGNER
 FIFTH FLOOR, DAYA CHAMBERS,
 AJNI SQ., WARDHA ROAD, NAGPUR