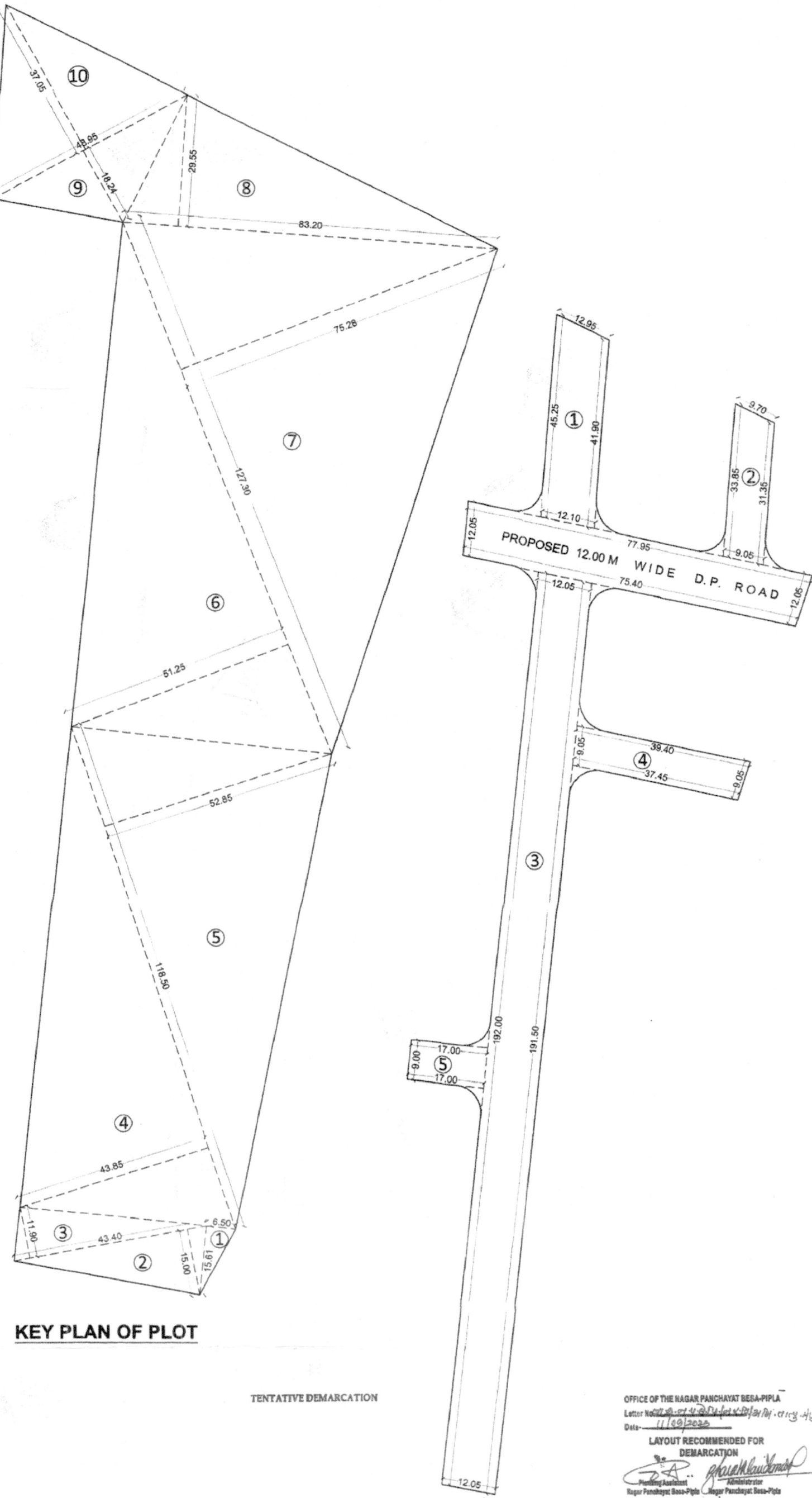
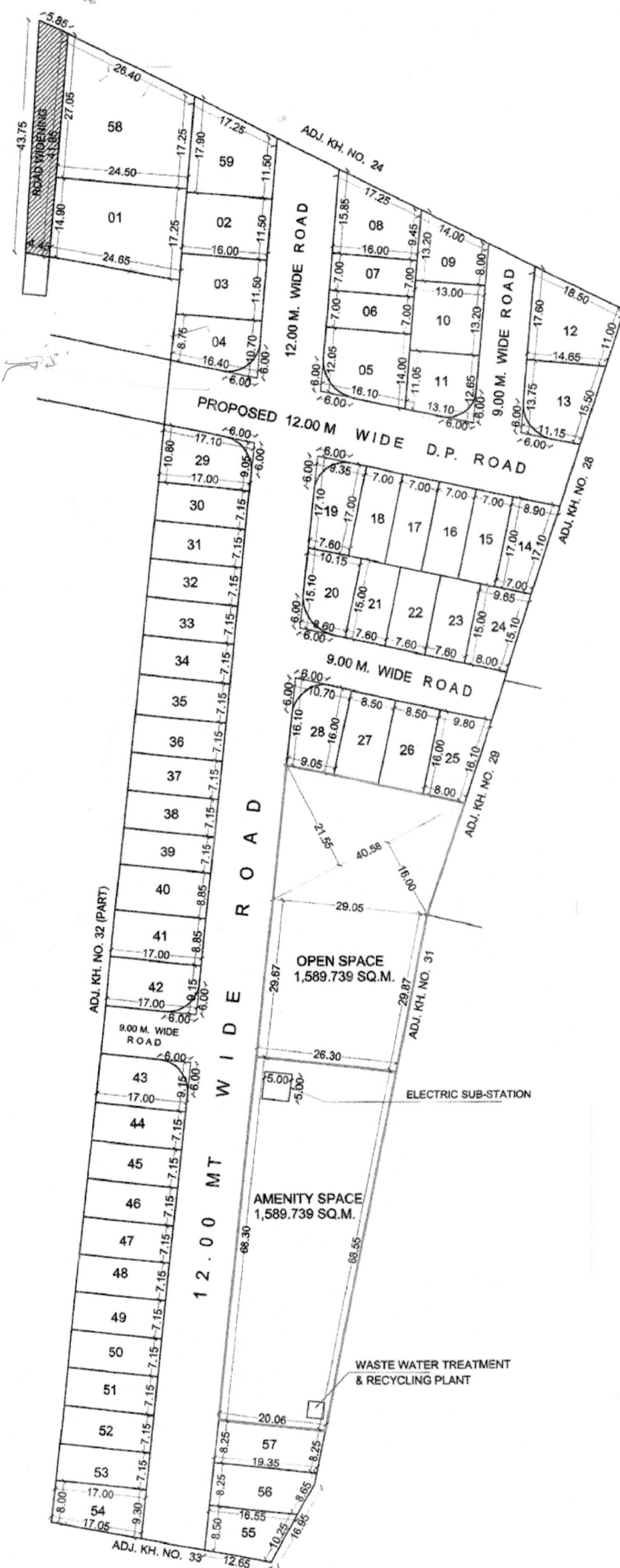




SR NO.	PLOT NO.	SIZE (M)	AREA (SQ. M.)	DEDUCT TANGENT AREA (SQ. M.)	REMAINING PLOT AREA (SQ. M.)	B/U AREA ON PRORATA BASIS (SQ. M.)	NO. OF PLOTS	TOTAL PLOT AREA (SQ. M.)	FRONT ROAD WIDTH	BASIC FSI	PERMISSIBLE BUILTUP AREA ON BASIC FSI (SQ. M.)	PERMISSIBLE BUILTUP AREA ON BASIC FSI (SQ. M.)
1	1	(24.50 + 24.65)X0.5 X ((14.90 + 17.25)X0.5)	395.043	—	395.043	630.093	1	395.043	24.00 MT	1.1	693.102	630.093
2	2 & 3	11.50 X 16.00	184.000	—	184.000	293.480	2	368.000	12.00 MT	1.1	322.828	586.960
3	4	((16.00 + 16.40)X0.5) X ((8.75 + 10.70)X0.5)	157.545	7.72	149.825	238.970	1	149.825	12.00 MT	1.1	262.867	238.970
4	5	((16.00 + 16.10)X0.5) X ((12.05 + 14.00)X0.5)	209.051	7.72	201.331	321.122	1	201.331	12.00 MT	1.1	353.234	321.122
5	6 & 7	7.00 X 16.00	112.000	—	112.000	178.640	2	224.000	12.00 MT	1.1	196.504	357.280
6	8	((17.25 + 16.00)X0.5) X ((15.85 + 9.45)X0.5)	210.306	—	210.306	335.438	1	210.306	12.00 MT	1.1	368.981	335.438
7	9	((14.00 + 13.00)X0.5) X ((13.20 + 8.00)X0.5)	143.100	—	143.100	228.244	1	143.100	9.00 MT	1.1	251.068	228.244
8	10	13.00 X 13.20	171.600	—	171.600	273.702	1	171.600	9.00 MT	1.1	301.072	273.702
9	11	((13.00 + 13.10)X0.5) X ((11.05 + 12.65)X0.5)	154.642	7.72	146.922	234.340	1	146.922	9.00 MT	1.1	257.774	234.340
10	12	((18.50 + 14.65)X0.5) X ((17.60 + 11.00)X0.5)	237.022	—	237.022	378.050	1	237.022	9.00 MT	1.1	415.855	378.050
11	13	((14.65 + 11.15)X0.5) X ((13.75 + 15.50)X0.5)	188.662	7.72	180.942	288.602	1	180.942	9.00 MT	1.1	317.462	288.602
12	14	((8.90 + 7.00)X 0.5) X ((17.00 + 17.10)X0.5)	135.547	—	135.547	216.197	1	135.547	12.00 MT	1.1	237.816	216.197
13	15 TO 18	7.00 X 17.00	119.000	—	119.000	189.805	4	476.000	12.00 MT	1.1	208.785	759.220
14	19	((9.35 + 8.60)X0.5) X ((17.00 + 17.10)X0.5)	144.498	7.72	136.778	218.160	1	136.778	12.00 MT	1.1	239.976	218.160
15	20	((10.15 + 8.60)X0.5) X ((15.10 + 15.00)X0.5)	141.093	7.72	133.373	212.729	1	133.373	9.00 MT	1.1	234.001	212.729
16	21 TO 23	7.60 X 15.00	114.000	—	114.000	181.830	3	342.000	9.00 MT	1.1	200.013	545.490
17	24	((9.65 + 8.00)X0.5) X ((15.00 + 15.10)X0.5)	132.816	—	132.816	211.841	1	132.816	9.00 MT	1.1	233.025	211.841
18	25	((9.80 + 8.00)X0.5) X ((16.00 + 16.10)X0.5)	142.845	—	142.845	227.837	1	142.845	9.00 MT	1.1	250.420	227.837
19	26 TO 27	8.50 X 16.00	136.000	—	136.000	216.920	2	272.000	9.00 MT	1.1	238.612	433.840
20	28	((10.70 + 9.05)X0.5) X ((16.10 + 16.00)X0.5)	158.493	7.72	150.773	240.482	1	150.773	9.00 MT	1.1	264.530	240.482
21	29	((17.10 + 17.00)X0.5) X ((10.80 + 9.05)X0.5)	169.221	7.72	161.501	257.594	1	161.501	12.00 MT	1.1	283.353	257.594
22	30 TO 39	7.15 X 17.00	121.550	—	121.550	193.872	10	1215.500	12.00 MT	1.1	213.259	1938.720
23	40 & 41	8.85 X 17.00	150.450	—	150.450	239.967	2	300.900	12.00 MT	1.1	263.963	479.934
24	42 & 43	9.15 X 17.00	155.550	7.72	147.830	235.788	2	295.660	12.00 MT	1.1	259.366	471.576
25	44 TO 53	7.15 X 17.00	121.550	—	121.550	193.872	10	1215.500	12.00 MT	1.1	213.259	1938.720
26	54	((17.00 + 17.05)X0.5) X ((8.00 + 9.30)X0.5)	147.266	—	147.266	234.889	1	147.266	12.00 MT	1.1	258.377	234.889
27	55	((16.55 + 12.65)X0.5) X ((8.50 + 10.25)X0.5)	136.875	—	136.875	218.315	1	136.875	12.00 MT	1.1	240.146	218.315
28	56	((19.35 + 16.55)X0.5) X ((8.25 + 8.65)X0.5)	151.677	—	151.677	241.924	1	151.677	12.00 MT	1.1	266.116	241.924
29	57	((20.06 + 19.35)X0.5) X 8.25	162.566	—	162.566	259.292	1	162.566	12.00 MT	1.1	285.221	259.292
30	58	((26.40 + 24.50)X0.5) X ((27.05 + 17.25)X0.5)	563.717	—	563.717	899.128	1	563.717	24.00 MT	1.1	989.040	899.128
31	59	((17.25 + 16.00)X0.5) X ((17.90 + 11.50)X0.5)	244.387	—	244.387	389.797	1	244.387	12.00 MT	1.1	428.776	389.797
TOTAL=								8945.772			9549.012	14268.486

DP ROAD & INTERNAL ROAD AREA CALCULATIONS :-

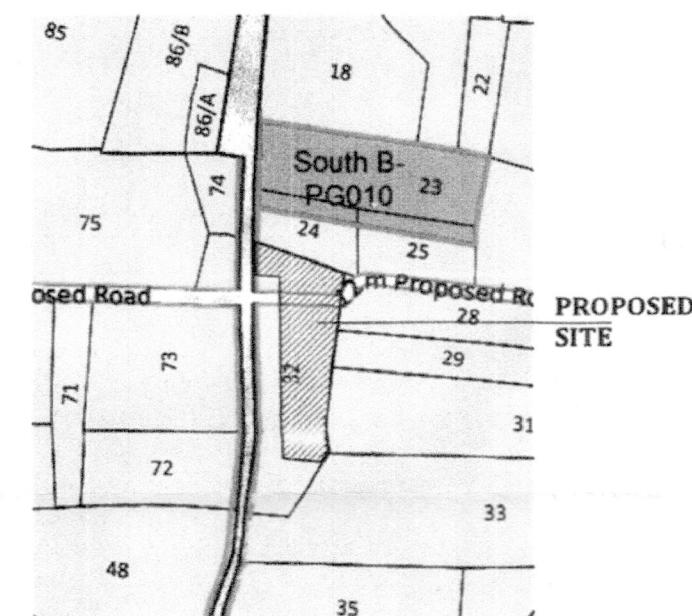
AREA UNDER 24.00 & 12.00 MT DP ROAD :-		
SIZE	AREA	
1 ((77.95 + 75.40)X0.5) X 12.05	923.933	
2 ((43.75 + 41.95)X0.5) X ((5.85 + 4.35)X0.5)	218.535	
A TOTAL	1142.468	
AREA UNDER INTERNAL ROAD :-		
SIZE	AREA	
1 ((45.25 + 41.90)X0.5) X ((12.95 + 12.10)X0.5)	545.776	
2 ((33.85 + 31.35)X0.5) X ((9.05 + 9.70)X0.5)	305.625	
3 ((192.00 + 191.50)X0.5) X 12.05	2310.587	
4 ((39.40 + 37.45)X0.5) X 9.05	347.746	
5 17.00 X 9.00	153.000	
5 ADD TANGENT AREA (7.72 X 10)	77.200	
B TOTAL	3739.934	
TOTAL = A+B (1142.468 + 3739.934)	4882.402	

PLOT AREA CALCULATIONS :-

:- AREA UNDER PLOT :-		
SIZE	AREA	
1 ((15.81 X 6.50) / 2)	50.733	
2 ((43.40 X 15.00) / 2)	325.500	
3 ((43.40 X 11.90) / 2)	258.230	
4 ((118.50 X 43.85) / 2)	2598.113	
5 ((118.50 X 52.85) / 2)	3131.363	
6 ((127.30 X 51.25) / 2)	3262.063	
7 ((127.30 X 75.28) / 2)	4791.572	
8 ((83.20 X 29.55) / 2)	1229.280	
9 ((48.95 X 18.24) / 2)	446.424	
10 ((48.95 X 37.05) / 2)	906.799	
TOTAL =	4049.213 + 4050.794	17000.075

OPEN & AMENITY SPACE AREA CALCULATIONS

AREA UNDER OPEN SPACE :-		
SIZE	AREA	
1 0.5 X 40.580 X 16.000	324.640	
2 0.5 X 40.580 X 21.550	437.249	
3 ((29.67 + 29.87)X0.5) X ((29.05 + 26.30)X0.5)	823.884	
TOTAL	1585.773	
AREA UNDER AMENITY SPACE :-		
SIZE	AREA	
1 ((26.30 + 20.06)X0.5) X ((68.30 + 68.55)X0.5)	1586.091	
TOTAL	3171.864	



श्री. नितिन देवदास किरपाने
आर्. सनजय सोनी

REVISED RESIDENTIAL LAYOUT PLAN ON KH. NO. 32(PART), P.H.NO.38, MOUZA - PIPLA, TAH. - NAGPUR(GRAMIN) DIST. NAGPUR.

BELONGING TO, SHRI. NITIN DEVIDAS KIRPANE

STAMP OF APPROVAL OF PLANS

SR.NO	AREA STATEMENT	AREA
1	AREA OF PLOT (Minimum Area of 0.4 to be Considered)	
a	AS PER OWNERSHIP DOCUMENT (1/12, CTS EXTRACT)	17000.00 SQ.M.
b	AS PER MEASUREMENT SHEET	17000.00 SQ.M. (100%)
c	AS PER SITE	17000.00 SQ.M. (100%)
d	AREA OF PLOT UNDER LAYOUT	17000.00 SQ.M. (100%)
e	BALANCE PLOT AREA NOT UNDER PROPOSAL	-
2	DEDUCTIONS FOR	
a	PROPOSED D.P. ROAD WIDENING AREA/SERVICE ROAD/HIGHWAY WIDENING	218.535 SQ.M.
b	ANY D.P. RESERVATION AREA	923.933 SQ.M.
	TOTAL (A-B)	-
3	BALANCE AREA OF PLOT (1 - 2)	15857.532 SQ.M.
4	AMENITY SPACE (If applicable) upto 0.4 - Nil	
a	REQUIRED	1585.753 SQ.M. (10%)
b	ADJUSTMENT OF 20% T. Area	1586.091 SQ.M. (10%)
c	BALANCE PROPOSED	-
5	NET PLOT AREA (3 - 4 (c))	14271.441 SQ.M. (10%)
6	RECREATIONAL OPEN SPACE (If applicable)	
a	REQUIRED 10% OF (5)	1585.753 SQ.M. (10%)
b	PROPOSED	1585.773 SQ.M. (10%)
7	ROAD UNDER LAYOUT AREA	3739.934 SQ.M. (23.58%)
8	SERVICE ROAD AND HIGHWAY WIDENING	-
9	AREA UNDER LAYOUT PLOT	8945.770 SQ.M. (56.42%)
10	PRO - RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS = (5/9)	1.595 SQ.M.
11	AREA FOR ESS & WWTP	
a	REQUIRED	25.000 SQ.M.
b	PROPOSED	25.000 SQ.M.

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 01.08.2023 AND THE DIMENSIONS OF SIDES ETC. OF PLOT 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 DEPARTMENTS / CITY SURVEY RECORDS.

SIGNATURE
AR. SANJAY SONI

LEGEND :-

AREA UNDER KASARA BOUNDARY SHOWN IN
AREA UNDER OPEN SPACE SHOWN IN
AREA UNDER AMENITY SPACE SHOWN IN

OWNER SIGN :-

SHRI NITIN DEVIDAS KIRPANE

ARCHITECT SIGN :-

AR. SANJAY SONI