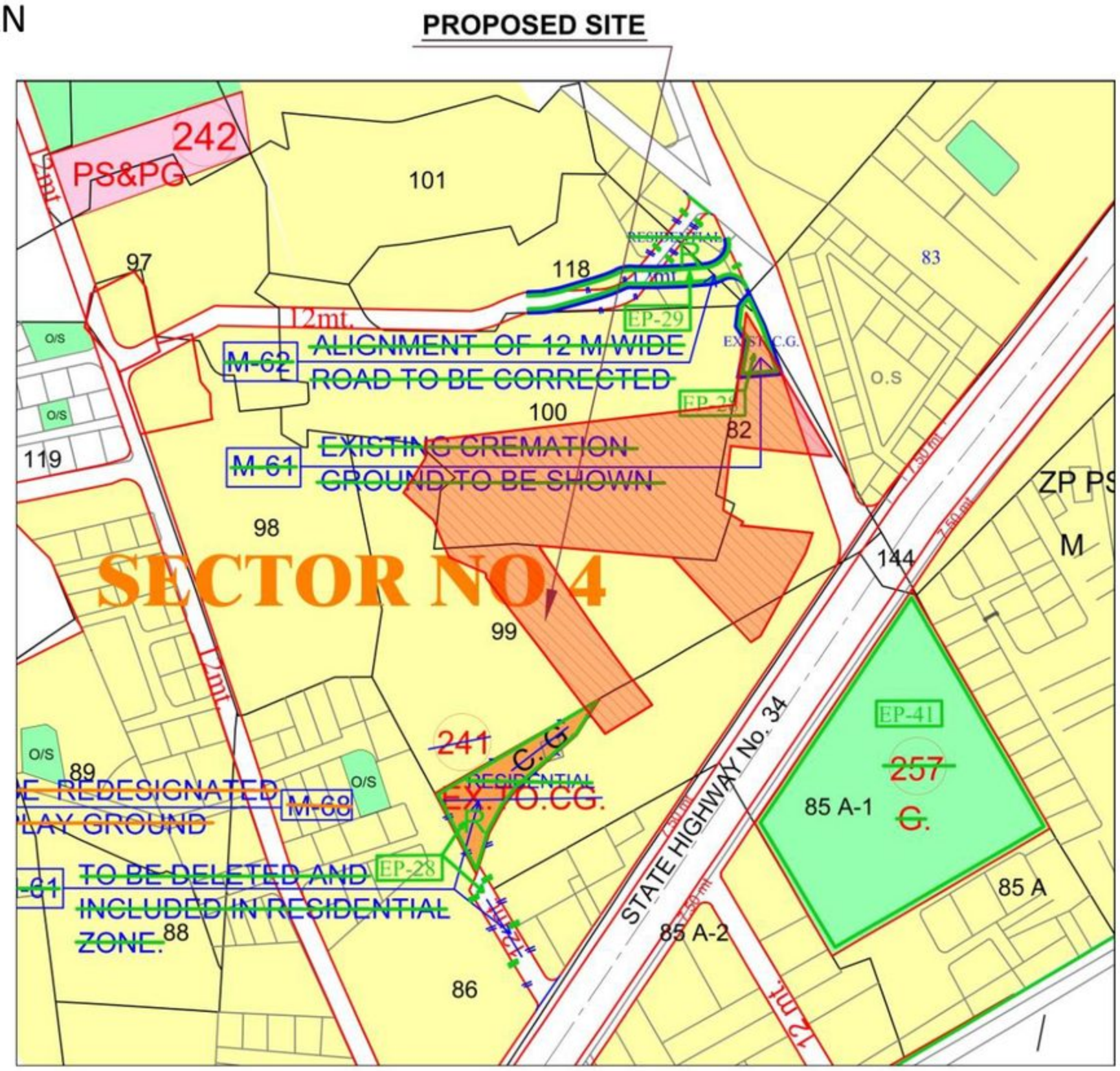
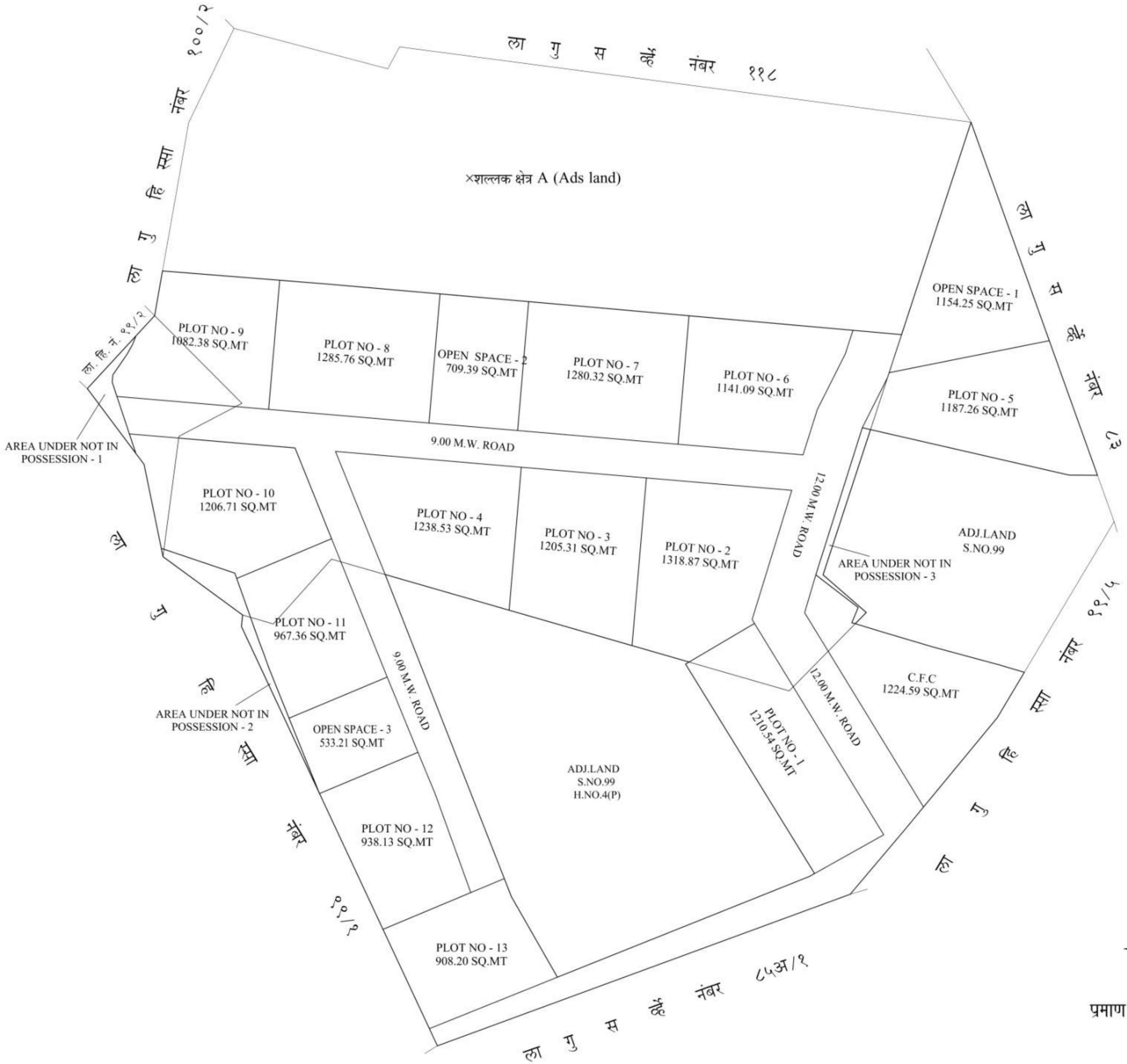
LOCATION PLAN

GOOGLE IMAGE

GOOGLE LOCATION :- https://maps.app.goo.gl/yDinGFXRTTs87XDdA

D.P. PLAN




लागु सर्वे नंबर ११८
लागु हिस्सा नंबर १००/२
×शल्लक क्षेत्र A (Ads land)
लागु सर्वे नंबर ८३
OPEN SPACE - 1
1154.25 SQ.MT
PLOT NO - 5
1187.26 SQ.MT
ला. हि. नं. ९९/२
PLOT NO - 9
1082.38 SQ.MT
PLOT NO - 8
1285.76 SQ.MT
OPEN SPACE - 2
709.39 SQ.MT
PLOT NO - 7
1280.32 SQ.MT
PLOT NO - 6
1141.09 SQ.MT
AREA UNDER NOT IN POSSESSION - 1
9.00 M.W. ROAD
12.00 M.W. ROAD
PLOT NO - 10
1206.71 SQ.MT
PLOT NO - 4
1238.53 SQ.MT
PLOT NO - 3
1205.31 SQ.MT
PLOT NO - 2
1318.87 SQ.MT
ADJ.LAND
S.NO.99
AREA UNDER NOT IN POSSESSION - 3
लागु हिस्सा नंबर ९९/५
PLOT NO - 11
967.36 SQ.MT
9.00 M.W. ROAD
12.00 M.W. ROAD
C.F.C
1224.59 SQ.MT
AREA UNDER NOT IN POSSESSION - 2
OPEN SPACE - 3
533.21 SQ.MT
PLOT NO - 1
1210.54 SQ.MT
ADJ.LAND
S.NO.99
H.NO.4(P)
लागु हिस्सा नंबर ९९/१
PLOT NO - 12
938.13 SQ.MT
PLOT NO - 13
908.20 SQ.MT
लागु सर्वे नंबर ८५अ/१

प्रमाण

ला गु स र्वे नंबर ११८
ला गु हि स्सा नंबर १००/२
ला गु स र्वे नंबर ८३
ला गु हि स्सा नंबर ९९/५
ला गु स र्वे नंबर ८५अ/१
ला गु हि स्सा नंबर ९९/१
ला. हि. नं. ९९/२
ADJ.LAND
OPEN SPACE - 1
1154.25 SQ.MT
PLOT NO - 9
1082.38 SQ.MT
PLOT NO - 8
1285.76 SQ.MT
OPEN SPACE - 2
709.39 SQ.MT
PLOT NO - 7
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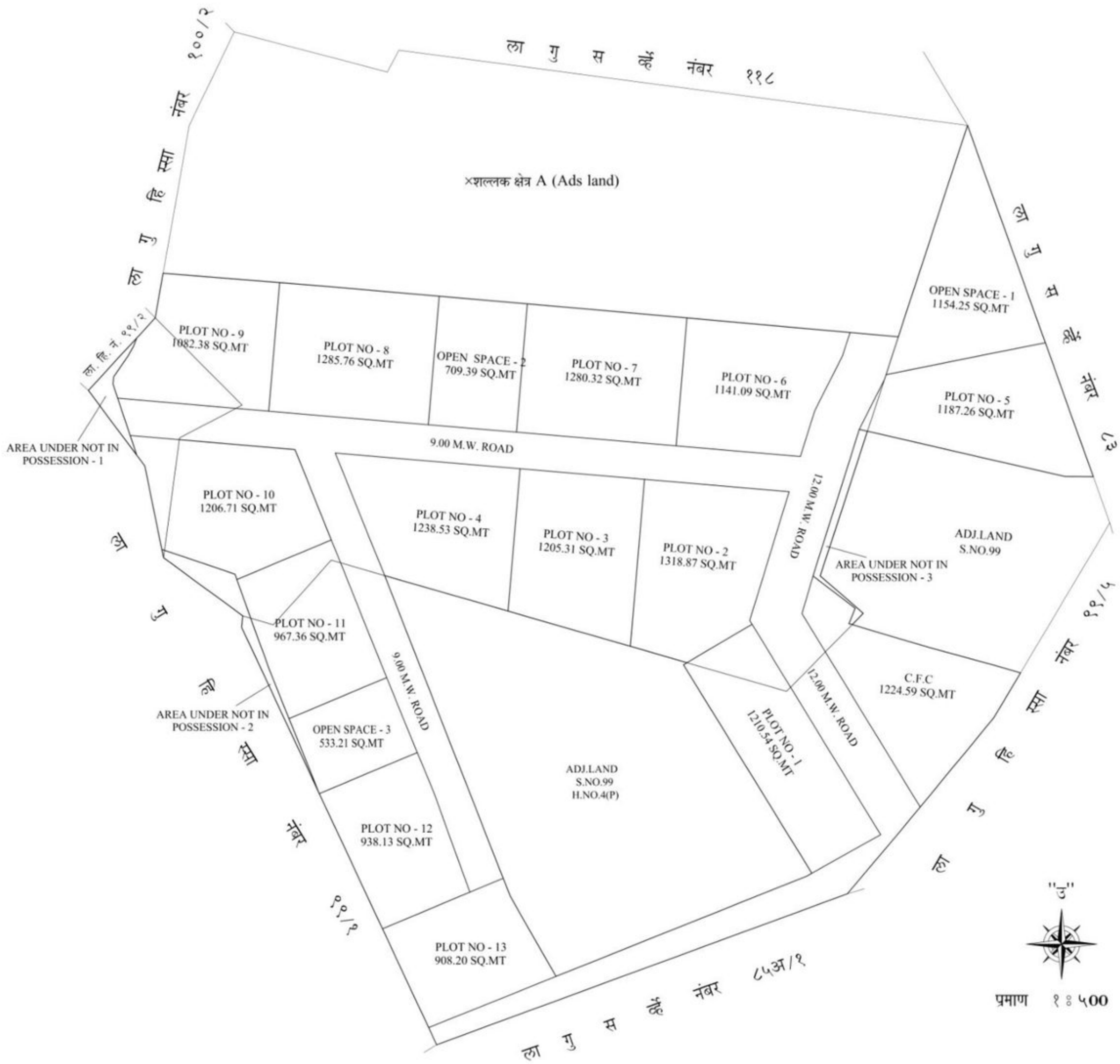
1318.87 SQ.MT
12.00 M.W. ROAD
ADJ.LAND
S.NO.99
PLOT NO - 11
967.36 SQ.MT
9.00 M.W. ROAD
C.F.C
1224.59 SQ.MT
AREA UNDER NOT IN POSSESSION - 2
OPEN SPACE - 3
533.21 SQ.MT
ADJ.LAND
S.NO.99
H.NO.4(P)
PLOT NO - 1
1210.54 SQ.MT
12.00 M.W. ROAD
PLOT NO - 12
938.13 SQ.MT
PLOT NO - 13
908.20 SQ.MT

प्रमाण

PLOTTING LAYOUT



PLOTTING LAYOUT

PROPOSED SITE

AREA STATEMENT

PROFORMA – I		
AREA STATEMENT		
1	Area of plot	
	(Minimum area of a, b, c to be considered)	
	(a) As per ownership document (7/12, CTS extract)	23500.00
	(b) as per measurement sheet	0.00
	(c) as per site	NIL
2	Deductions for	
	(a) Area Under Not in Possesssion	355.53
	(b) Any D.P. Reservation area	0.00
	(Total a+b)	355.51
3	Balance area of plot (1-2)	23144.49
4	Amenity Space (if applicable)	
	(a) Required -	1157.22
	(b) Adjustment of 2(b), if any -	1224.59
	(c) Balance Proposed -	1224.59
5	Net Plot Area (3-4 (c))	**21919.90**
6	Recreational Open space (if applicable)	
	(a) Required -	2314.45
	(b) Proposed -	2397.36
7	Internal Road area	4552.08
8	Service road and Highway widening	NIL
9	Plotable area (if applicable) (PLOT NO- 1 TO 13)	14970.46
10	Pro-rata factor for Fsi calculation on layout plots = (5/9)	1.460

PRO RATA F.S.I CALCULATION

PLOT NO.	PLOT AREA (SQ.M.)	CORNER ROUNDING AREA OF ROAD (IF ANY) (SQ.M.)	REMAINING PLOT AREA (B - C)	PRO - RATA FSI FACTOR	BUILT UP AREA ON PRO - RATA BASIS i.e (D X E)	FRONT ROAD WIDTH (M.)	BASIC FSI	PERMISSIBLE BUILT - UP AREA ON BASIC FSI (F X H) (SQ.M.)
A	B	C	D	E	F	G	H	I
1	1210.54	0.00	1210.54	1.460	1767.39	12.00	1.10	1944.13
2	1318.87	0.00	1318.87	1.460	1925.55	9.00 & 12.00	1.10	2118.11
3	1205.31	0.00	1205.31	1.460	1759.75	9.00	1.10	1935.73
4	1238.53	0.00	1238.53	1.460	1808.25	9.00	1.10	1989.08
5	1187.26	0.00	1187.26	1.460	1733.40	12.00	1.10	1906.74
6	1141.09	0.00	1141.09	1.460	1665.99	9.00 & 12.00	1.10	1832.59
7	1280.32	0.00	1280.32	1.460	1869.27	9.00	1.10	2056.19
8	1285.76	0.00	1285.76	1.460	1877.21	9.00	1.10	2064.93
9	1082.38	0.00	1082.38	1.460	1580.27	9.00	1.10	1738.30
10	1206.71	0.00	1206.71	1.460	1761.80	9.00	1.10	1937.98
11	967.36	0.00	967.36	1.460	1412.35	9.00	1.10	1553.58
12	938.13	0.00	938.13	1.460	1369.67	9.00	1.10	1506.64
13	908.20	0.00	908.20	1.460	1325.97	9.00	1.10	1458.57
	14970.46	**0.00**	**14970.46**		**21856.87**			**24042.56**

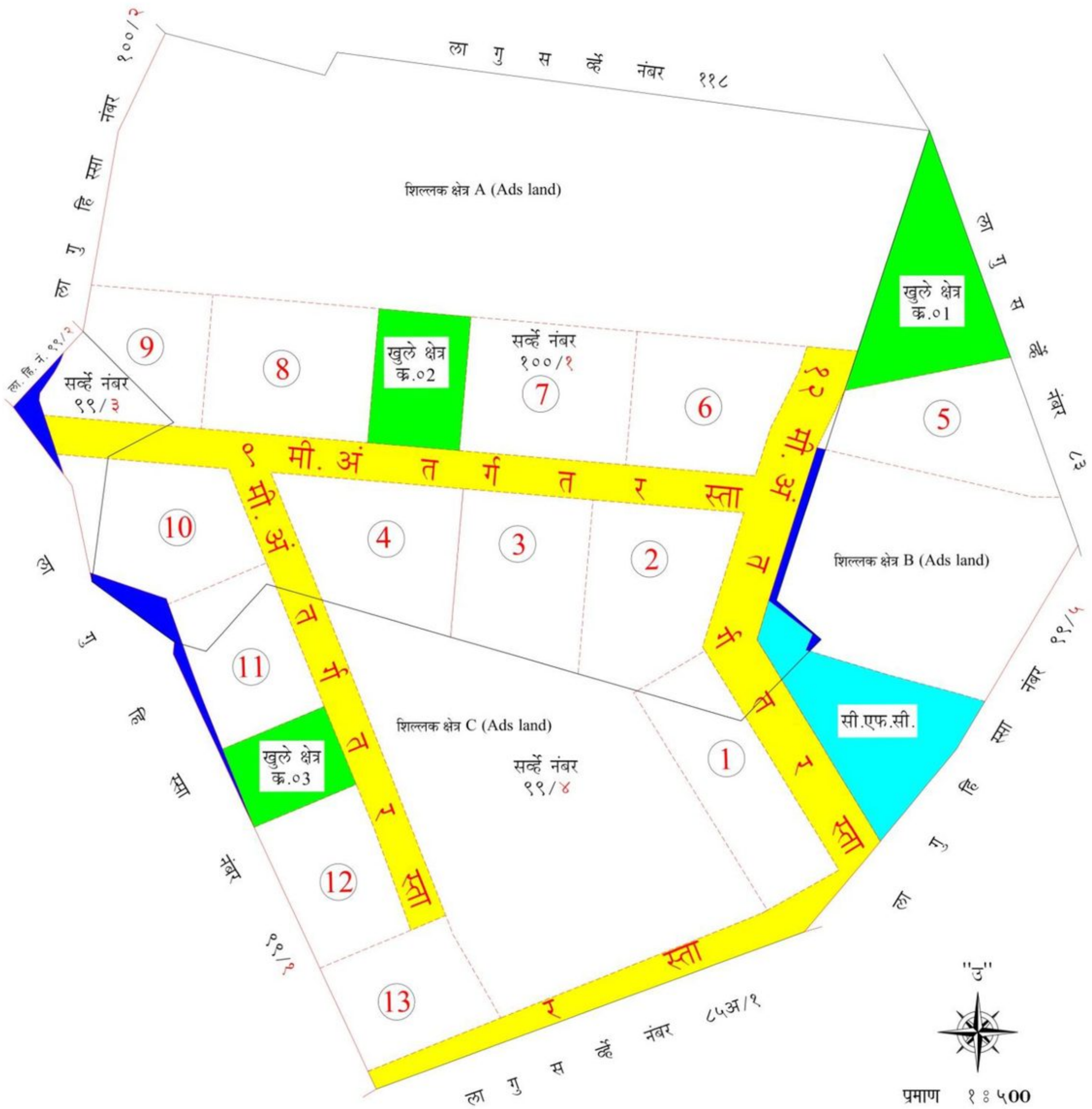
PROFORMA – I

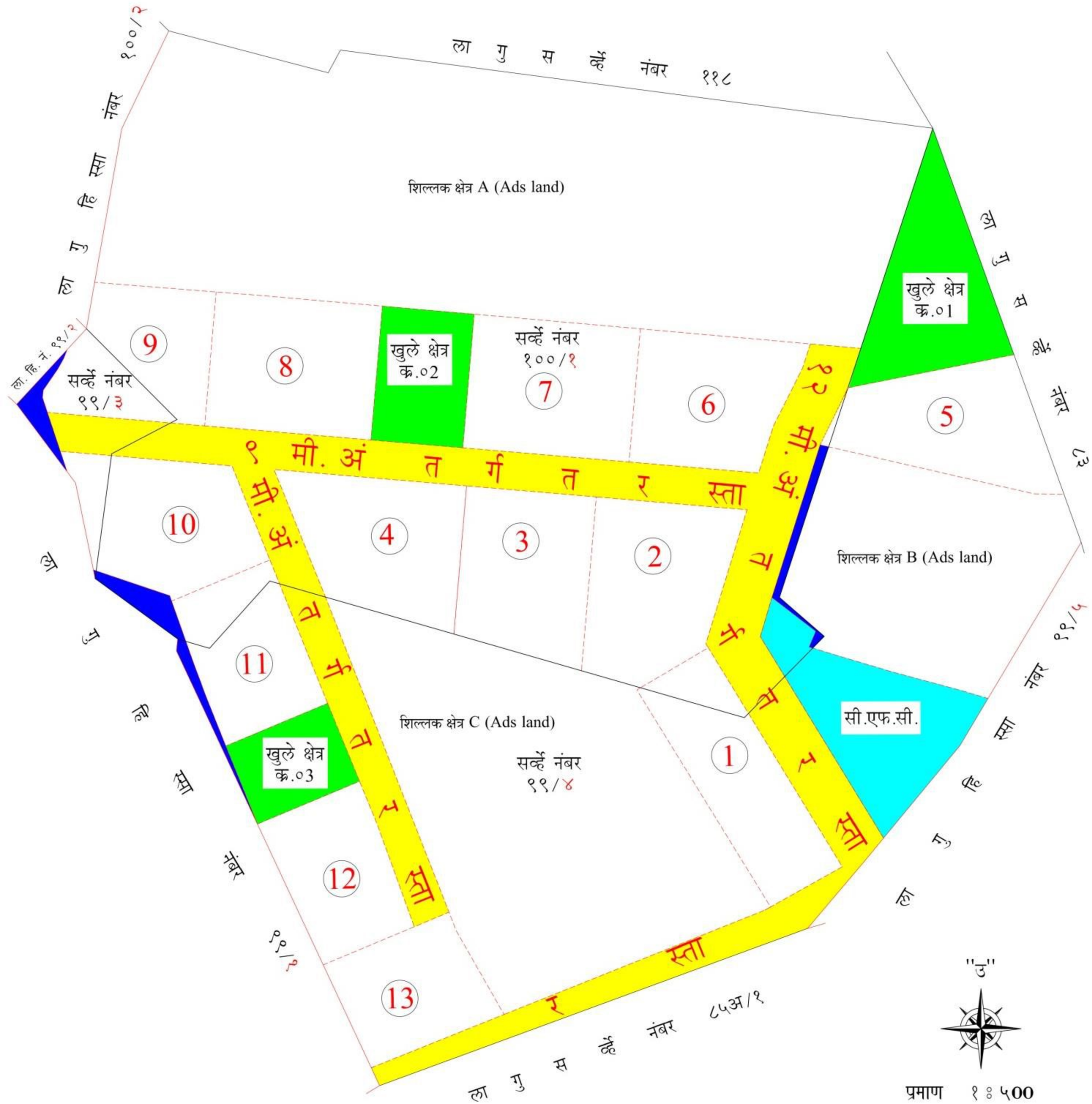
AREA STATEMENT

1	Area of plot	
	(Minimum area of a, b, c to be considered)	
	(a) As per ownership document (7/12, CTS extract)	23500.00
	(b) as per measurement sheet	0.00
	(c) as per site	NIL
2	Deductions for	
	(a) Area Under Not in Possesssion	355.53
	(b) Any D.P. Reservation area	0.00
	(Total a+b)	355.51
3	Balance area of plot (1-2)	23144.49
4	Amenity Space (if applicable)	
	(a) Required -	1157.22
	(b) Adjustment of 2(b), if any -	1224.59
	(c) Balance Proposed -	1224.59
5	Net Plot Area (3-4 (c))	**21919.90**
6	Recreational Open space (if applicable)	
	(a) Required -	2314.45
	(b) Proposed -	2397.36
7	Internal Road area	4552.08
8	Service road and Highway widening	NIL
9	Plotable area (if applicable) (PLOT NO- 1 TO 13)	14970.46
10	Pro-rata factor for Fsi calculation on layout plots = (5/9)	1.460

PLOT NO.	PLOT AREA (SQ.M.)	CORNER ROUNDING AREA OF ROAD (IF ANY) (SQ.M.)	REMAINING PLOT AREA (B - C)	PRO - RATA FSI FACTOR	BUILT UP AREA ON PRO - RATA BASIS i.e (D X E)	FRONT ROAD WIDTH (M.)	BASIC FSI	PERMISSIBLE BUILT - UP AREA ON BASIC FSI (F X H) (SQ.M.)
A	B	C	D	E	F	G	H	I
1	1210.54	0.00	1210.54	1.460	1767.39	12.00	1.10	1944.13
2	1318.87	0.00	1318.87	1.460	1925.55	9.00 & 12.00	1.10	2118.11
3	1205.31	0.00	1205.31	1.460	1759.75	9.00	1.10	1935.73
4	1238.53	0.00	1238.53	1.460	1808.25	9.00	1.10	1989.08
5	1187.26	0.00	1187.26	1.460	1733.40	12.00	1.10	1906.74
6	1141.09	0.00	1141.09	1.460	1665.99	9.00 & 12.00	1.10	1832.59
7	1280.32	0.00	1280.32	1.460	1869.27	9.00	1.10	2056.19
8	1285.76	0.00	1285.76	1.460	1877.21	9.00	1.10	2064.93
9	1082.38	0.00	1082.38	1.460	1580.27	9.00	1.10	1738.30
10	1206.71	0.00	1206.71	1.460	1761.80	9.00	1.10	1937.98
11	967.36	0.00	967.36	1.460	1412.35	9.00	1.10	1553.58
12	938.13	0.00	938.13	1.460	1369.67	9.00	1.10	1506.64
13	908.20	0.00	908.20	1.460	1325.97	9.00	1.10	1458.57
	14970.46	**0.00**	**14970.46**		**21856.87**			**24042.56**

PLOTTING LAYOUT – T.I.L.R




ला गु स र्व्हे नंबर ११८
ला गु हि स्सा नंबर १००/२
शिल्लक क्षेत्र A (Ads land)
खुले क्षेत्र क्र.०1
अ ब स नंबर ८३
खुले क्षेत्र क्र.०2
सर्व्हे नंबर १००/१
सर्व्हे नंबर ९९/३
ला. हि. नं. ९९/२
९ मी. अं त र्ग त र स्ता
९ मी. अं त र्ग त र स्ता
९ मी. अं त र्ग त र स्ता
शिल्लक क्षेत्र B (Ads land)
ब स नंबर ९९/५
शिल्लक क्षेत्र C (Ads land)
सर्व्हे नंबर ९९/४
खुले क्षेत्र क्र.०3
सी.एफ.सी.
ला गु हि स्सा नंबर ९९/६
स्ता र
ला गु स र्व्हे नंबर ८५अ/१
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13
"उ"
प्रमाण १ : ५००