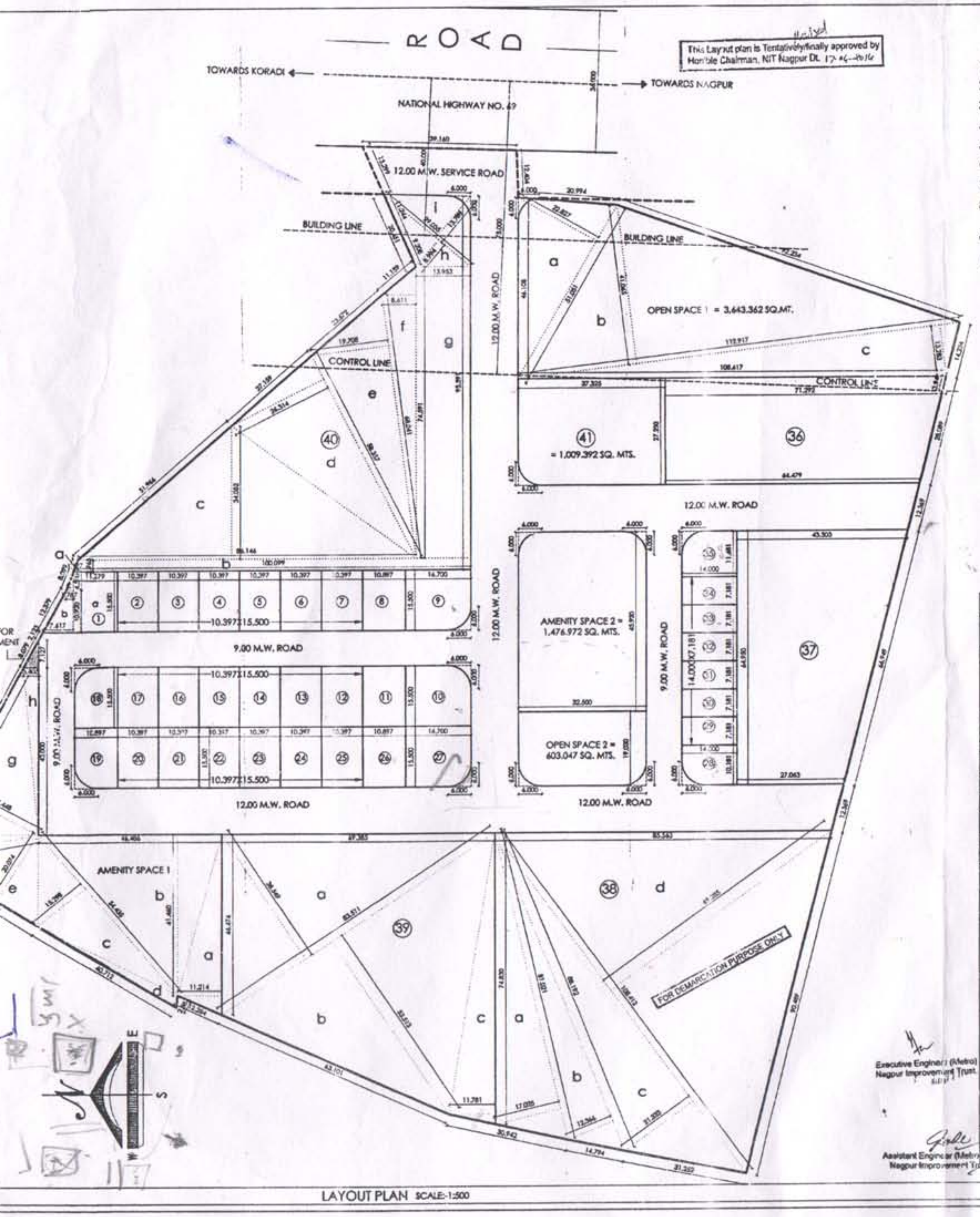
5000 = 40000



LAYOUT PLAN SCALE-1:500

AREA STATEMENT:

1.	TOTAL AREA AS PER 7/12	= 43500.00	SQ.M.
2.	MINIMUM AREA OF LAND AS PER K-PRAT/SITE	= 42433.29	SQ.M.
3.	AREA UNDER D.P./R.P..PROPOSAL.IF ANY	= NIL	
4.	GROSS AREA UNDER LAYOUT	= 42433.29	SQ.M. (100.00 %)
5.	AREA UNDER OPEN SPACE	= 4246.409	SQ.M. (10.007 %)
6.	AREA UNDER AMENITY SPACE	= 4246.848	SQ.M. (10.008 %)
7.	AREA UNDER APPROACH & VEHICULAR ROAD	= 7414 .184	SQ.M. (17.470 %)
8.	AREA UNDER SERVICE RAOD/ROAD WIDENING, AS PER CLAUSE 24.1	= 440.175	SQ.M. (1.037 %)
9.	AREA UNDER ADJUSTMENT	= 13.55	SQ.M. (0.03 %)
10.	AREA UNDER RESIDENTIAL PLOTS	= 26072.124	SQ.M. ....(A)
	TOTAL LAND UNDER LAYOUT	= 42433.29	SQ.M. (100.00 %)

NA1 = NET PLOT AREA FOR LAYOUT @90% OF AREA EXCLUDING AMENITY SPACE,& AREA FOR ROAD WIDENING AND SERVICE ROAD AS PER CLAUSE 24.1,FROM GROSS AREA UNDER LAYOUT,AS PER CLAUSE 13.4.1 OF SDCPR
= 90%(42433.29-(4246.848+ 440.175)) SQM = 90%(42433.29-4684.954)=33971.640 SQ.M.

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA(FSI) ON PRO-RATA BASIS 'X' ,AS PER CLAUSE 13.4.1(III) OF SDCPR = NA/A
= (33971.640/26072.124) = 1.303 (X)

NA2 = AREA UNDER D.P./R.P. ROADS + AREA FOR ROAD WIDENING AND SERVICE ROAD AS PER CLAUSE 24.1
= 440.175 SQ.M.

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA(FSI) ON PRO-RATA BASIS 'Y' ,AS PER CLAUSE 24.1 OF SDCPR = NA2/A
= (440.175/26072.124) = 0.016 (Y)

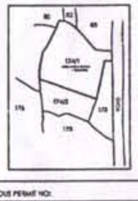
NOTE: NET PLOT AREA SHOWN ABOVE IS SUBJECT TO COMPLIANCE OF PROVISIONS OF CLAUSE NO. 24.1 OF SDCPR BY THE LAND OWNER

SCHEDULE OF PLOTS:

PLOT NO	SIZE OF PLOT (M.)	AREA (SQ.M.)	DEDUCTION TANGENT AREA (SQ.M.)	NET AREA (SQ.M.)	NET PLOT AREA FOR FSI (SQ.M.)	NO OF PLOTS	TOTAL NET AREA (SQ.M.)	TOTAL NET PLOT AREA FOR FSI (SQ.M.)	ADDITIONAL FSI (SQ.M.)	TOTAL ADDITIONAL FSI (SQ.M.)
A	B	C	D	E=(C-D)	F=(E * X[1.303])	G	H= E * G	I= F * G	J= E *Y[0.016]	K= J *G
01	a. 11.279X15.500 + b. (7.617 + 1.787) X 10.920 / 2 + c. 0.5X1.787X4.580	174.824 + 51.345 + 4.092 = 230.261	—	230.261	300.030	1	230.261	300.030	3.684	3.684
2,3,4,5,6,7, 12,13,14,15 16,17,20,21,22 23,24,25	10.397X15.500	161.153	—	161.153	209.982	18	2900.754	3779.676	2.578	46.404
8,11,26	10.897X15.500	168.903	—	168.903	220.080	3	506.709	660.240	2.702	8.106
9,10,27	16.700X15.500	258.850	7.714	251.136	327.230	3	753.408	981.690	4.018	12.054
18,19	10.897X15.500	168.903	7.714	161.189	210.029	2	322.378	420.058	2.579	5.158
28	14.000X10.181	142.534	7.714	134.820	175.670	1	134.820	175.670	2.157	2.157
29,30,31,32, 33,34	14.000X7.181	100.534	—	100.534	130.995	6	603.204	785.970	1.608	9.648
35	14.000X11.681	163.534	7.714	155.820	203.033	1	155.820	203.033	2.493	2.493
36	(71.292 + 64.479) X 27.250 / 2	1849.879	—	1849.879	2410.392	1	1849.879	2410.392	29.598	29.598
37	(27.063 + 43.303) X 64.950 / 2	2285.135	—	2285.135	2977.530	1	2285.135	2977.530	36.562	36.562
38	a. 0.5X81.021X17.025 + b. 0.5X98.192X12.366 + c. 0.5X108.412X21.333 + d. 0.5X108.412X69.285	689.691 + 545.291 + 1156.376 + 3755.662 = 6147.020	—	6147.020	8009.567	1	6147.020	8009.567	98.352	98.352
39	a. 0.5X83.511X38.549 + b. 0.5X83.511X53.513 + c. 0.5X74.830X11.781	1609.632 + 2234.462 + 440.786 = 4284.880	—	4284.880	5583.198	1	4284.880	5583.198	68.558	68.558
40	a) 1.157 x 2.965 x 0.5 + b) 100.099 x 2.965 + c) 86.146 x 34.052 x 0.5 + d) 58.357 x 26.314 x 0.5 + e) 68.041 x 19.708 x 0.5 + f) 74.591 x 8.611 x 0.5 + g) 13.953 x 74.591 + h) 29.035 x 8.994 x 0.5 + i) 29.035 x 13.789 x 0.5	1.715 + 296.793 + 1466.721 + 767.803 + 670.476 + 321.151 + 1040.768 + 130.570 + 200.181 = 4896.178	7.714	4888.464	6369.668	1	4888.464	6369.668	78.215	78.215
41	37.325 x 27.250	1017.106	7.714	1009.392	1315.237	1	1009.392	1315.237	16.150	16.150
				TOTAL AREA		41	26072.124	33971.959		417.139

AREA STATEMENT FOR PLOTS

SHEET NO:-1



LOCATION PLAN

PREVIOUS PERMIT NO:

PROJECT TITLE :

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. 174/1, P.H. NO-12 OF MOUZA-BHOKARA, THA-NAGPUR(GR.), DIST:- NAGPUR.

OWNERS :

M/S SUPREME URBAN REALITIES PRIVATE LTD.

DEVELOPMENT PLAN

SCALE:	DRN. BY:	CHKD BY:	APR. BY:
1 : 500	PAWAN		

INDEX:

1- PLOT BOUNDARY SHOWN IN THUS:
2- OPEN SPACE SHOWN IN THUS:
3- AMENITY SPACE SHOWN IN THUS:
3- AREA UNDER ADJUSTMENT IN THUS:
4- NET PLOTABLE AREA SHOW IN THUS:

OWNER/CLIENTS SIGN :

Supreme Urban Realities Pvt. Ltd. Director

M/S SUPREME URBAN REALITIES PRIVATE LTD.
(THROUGH ITS DIRECTOR)
SHRI AKBAR S/O HAMZA KOTHAWALA

ARCHITECTS SIGN :

PRASHANT SATPUTE

18, 'Pratibha Sankul', 1, Bhagwagar Layout, North Ambazari Road, Nagpur - 440 010
Ph. : 2535257 , 2546882