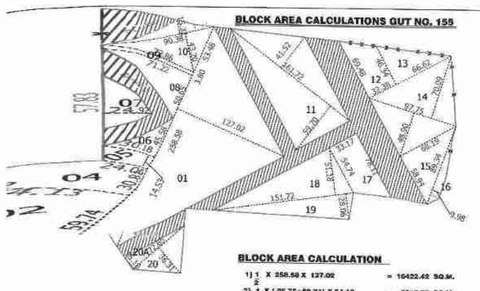
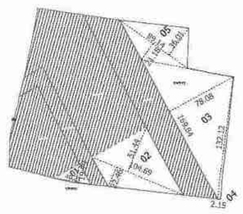
BLOCK AREA CALCULATIONS GUT NO. 155



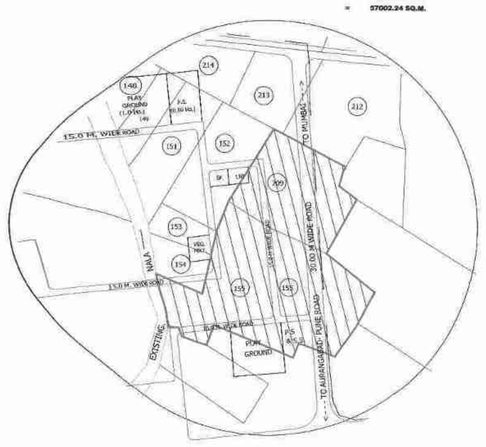
BLOCK AREA CALCULATION

1) ½ X 356.58 X 127.00	=	10422.42 SQ.M.
2) ½ X (25.73+59.74) X 54.13	=	2312.72 SQ.M.
3) 38.38825.75 X ½	=	455.046 SQ.M.
4) 24.06+68.52 X ½ X 20.81	=	1745.09 SQ.M.
5) 24.06+30.18 X½ X 14.53	=	394.05 SQ.M.
6) 45.26 X 20.10 X ½	=	607.002 SQ.M.
7) 57.83 X 24.92 X ½ X	=	720.56 SQ.M.
8) 71.29 X 30.65 X ½	=	1083.64 SQ.M.
9) (72.86 +71.22) X ½ X 23.50	=	273.73 SQ.M.
10) 43.20 +15.22) X ½ X 90.38	=	2644.61 SQ.M.
11) 102.40+ 167.70) X ½ X 65.23	=	8454.64 SQ.M.
12) (46.34+ 68.48) X ½ X 20.38	=	1075.13 SQ.M.
13) ½ X 46.34 X 66.62	=	1543.55 SQ.M.
14) ½ X 70.09 +48.90) X97.72	=	5815.63 SQ.M.
15) ½ X 68.19 X 58.94	=	2009.53 SQ.M.
16) ½ X 89.34 X 9.88	=	445.60 SQ.M.
17) ½ X (72.11 +54.74) X33.17	=	2203.31 SQ.M.
18) ½ X 51.10 X 151.72	=	3882.51 SQ.M.
19) ½ X 151.72 X 20.06	=	2123.75 SQ.M.
20) ½ X 26.31X73.85	=	1318.95 SQ.M.
20A) ½ X 15.10 X 72.65	=	548.50 SQ.M.
	=	57002.24 SQ.M.

BLOCK AREA CALCULATIONS GUT NO. 209



1) ½ X 19.79+1.33 X 40.21 M.	=	397.68 SQ.M.
2) ½ X 22.46+51.44 X 104.69 M.	=	3868.29 SQ.M.
3) ½ X 78.08 X 169.84 M.	=	6630.55 SQ.M.
4) ½ X 2.15 X 132.12 M.	=	142.02 SQ.M.
5) ½ X (36.01+28.18) X 89.14 M.	=	2860.94 SQ.M.
TOTAL = ...		13899.68 SQ.M.
SAY = ...		13900.00 SQ.M.



LOCATION PLAN

SCALE:- NTS

LOCATION OF SITE

STRUCTURE TO BE DEMOLISH

D.P. PLAN

NOT TO SCALE

LAY-OUT PLAN

SCALE :- 1:500

1) LAND AREA OF OF GUT NO 155 AS PER 7/12 = - - - - 57500.00 SQ.M.
2) LAND AREA OF OF GUT NO 155 AS PER SITE = - - - - 57002.25 SQ.M.

DEDUCTIONS

i) AREA UNDER NATIONAL HIGH WAY IN NH -211 = ... 5400.00 SQ.M.
ii) AREA UNDER PLAY GROUND = ... 4056.85 SQ.M.
iii) AREA UNDER PRIMARY SCHOOL = ... 1879.33 SQ.M.
iv) AREA UNDER 12.00 M WIDE SERVICE ROAD IN YELLOW ZONE 4636.73 SQ.M.
v) AREA UNDER UTILITY..... 178.13 SQ.M.

3) NET LAND AREA UNDER LAY OUT OF GUT NO 155 = - - - - 40851.21 SQ.M.
i) NET LAND AREA UNDER NUZ = ... 7876.66 SQ.M.
ii) NET LAND AREA UNDER YELLOW ZONE = ... 32974.55 SQ.M.

4 } LAND AREA OF OF GUT NO 209 AS PER 7/12 = 13900.00 SQ.M.
5} LAND AREA OF OF GUT NO 209 AS PER SITE = 13899.68 SQ.M.

DEDUCTIONS

i) AREA UNDER NATIONAL HIGH WAY (NH -211) = 3700.00 SQ.M.
ii) AREA UNDER 12.00 M WIDE SERVICE ROAD = 3038.48 SQ.M.
6} NET LAND AREA UNDER LAY OUT OF GUT NO 209 = 7161.20 SQ.M.
i) NET LAND AREA UNDER NUZ = ... 5310.47 SQ.M.
ii) NET LAND AREA UNDER YELLOW ZONE = ... 1850.73 SQ.M.

7) COMBINED AREA STATEMENT FOR YELLOW ZONE

NET LAND AREA UNDER LAY OUT OF GUT NO 155 & 209 = 3(ii) +6 (ii) = 34825.28 SQ.M.
REQUIRED OPEN SPACE - - - - - - - - - - - - - 3482.52 SQ.M.
PROVIDED AREA UNDER OPEN SPACE = - - - - - - - - - - - - - 3786.97 SQ.M.
AREA UNDER AMENITY = - - - - - - - - - - - - - - - 205.53 SQ.M.
AREA UNDER PLOTS = - - - - - - - - - - - - - - - - 23453.76 SQ.M.
AREA UNDER INTERNAL ROADS = - - - - - - - - - - - - - - - - 7379.02 SQ.M.

8) COMBINED AREA STATEMENT FOR NUZ

i) NET LAND AREA UNDER LAY OUT OF GUT NO 155 & 209 = 3 (i) + 6 (i) = - - - - 13187.13 SQ.M.

REQUIRED OPEN SPACE AREA (10%) = - - - - - - - - - 1318.71 SQ.M.
PROVIDED OPEN SPACE AREA = - - - - - - - - - 1321.72 SQ.M.
REQUIRED AMENITY AREA (10%) = - - - - - - - - - 1318.71 SQ.M.
PROVIDED AMENITY AREA = - - - - - - - - - - 1320.71 SQ.M.
NET AREA UNDER PLOTS = - - - - - - - - - 8304.15 SQ.M.
NET AREA UNDER D.T.C = - - - - - - - - - 72.90 SQ.M.
NET AREA UNDER INTERNAL ROAD = - - - - - - - - - 2167.65 SQ.M.

LEGENDS

LAND BOUNDARY SHOWN THUS - - - -
OPEN SPACE SHOWN THUS - - - -
AMENITY PLOT SHOWN THUS - - - -
30.00 M. OLD HIGH WAY SHOWN THUS - - - -
15.00M WIDE D.P. ROAD SHOWN THUS - - - -
CIDCO LAND SHOWN THUS - - - -
PRIMARY SCHOOL PLOT SHOWN THUS - - - -
PLAY GROUND PLOT SHOWN THUS = ...
NATIONAL HIGHWAY EXPANSION SHOWN THUS = ...
12.00 M. WIDE SERVICE ROAD SHOWN THUS = ...

AREA UNDER N.U.Z = 13187.13 SQ.M.
AREA UNDER AMENITY = 1321.72 SQ.M

AREA UNDER URBAN / YELLOW = 8105.61 SQ.M
AMENITY AS PER UDCPR :=
01) 1ST SLAB = (8105.61 - 4000.00) X 5%
= 205.28 SQ.M
TOTAL AMENITY REQ. ---------- 205.28 SQ.M
AMENITY PROVIDED ---------- 205.53 SQ.M

AREA STATEMENT OF PLOTS

PLOT NO	AREA IN CALCULATION	AREA IN SQM.	USE
01		108.28	RESIDENTIAL
02		109.88	RESIDENTIAL
03		99.63	RESIDENTIAL
04		78.06	RESIDENTIAL
05		76.62	RESIDENTIAL
06		75.18	RESIDENTIAL
07		73.74	RESIDENTIAL
08		72.30	RESIDENTIAL
09		70.83	RESIDENTIAL
10		69.36	RESIDENTIAL
11		67.92	RESIDENTIAL
12	82.87 - 7.72	75.15	RESIDENTIAL
13	82.50 - 4.35	78.15	RESIDENTIAL
14 TO 21	66.00 X 8 NOS	528.00	RESIDENTIAL
22		82.50	RESIDENTIAL
23		88.88	RESIDENTIAL
24		88.99	RESIDENTIAL
25		88.66	RESIDENTIAL
26		88.00	RESIDENTIAL
27		82.50	RESIDENTIAL
28 TO 35	66.00 X 8 NOS	528.00	RESIDENTIAL
36	82.50 - 4.35	78.15	RESIDENTIAL
37	82.50 - 4.35	78.15	RESIDENTIAL
38 TO 45	66.00 X 8 NOS	528.00	RESIDENTIAL
46		82.50	RESIDENTIAL
47		88.00	RESIDENTIAL
48		88.49	RESIDENTIAL
49		89.70	RESIDENTIAL
50		89.10	RESIDENTIAL
51		82.50	RESIDENTIAL
52 TO 59	66.00 X 8 NOS	528.00	RESIDENTIAL
60	82.50 - 4.35	78.15	RESIDENTIAL
61	128.06 - 7.72	120.34	RESIDENTIAL
62 TO 67	128.06 X 06 NOS	768.36	RESIDENTIAL
68		128.13	RESIDENTIAL
69	327.152 -7.72	319.432	RESIDENTIAL
70 TO 73	149.279 x 04	597.116	RESIDENTIAL
74	262.236 - 7.72	254.516	RESIDENTIAL
75	82.5 - 4.35	78.15	RESIDENTIAL
76 TO 85	66.00 x 10	660.00	RESIDENTIAL
86	00	82.50	RESIDENTIAL
87	00	94.380	RESIDENTIAL
88	94.38 - 4.35	90.030	RESIDENTIAL
89	94.38 - 4.35	90.030	RESIDENTIAL
90	00	94.380	RESIDENTIAL
91	00	82.50	RESIDENTIAL
92 to 101	66.00 x 10	660.00	RESIDENTIAL
102	82.50 - 4.35	78.15	RESIDENTIAL
103	82.50 - 4.35	78.15	RESIDENTIAL
104 to 113	66.00 x 10	660.00	RESIDENTIAL
114	00	82.500	RESIDENTIAL
115	00	94.38	RESIDENTIAL
116	94.38 - 4.35	90.03	RESIDENTIAL
117	94.38 - 4.35	90.03	RESIDENTIAL
118	00	94.38	RESIDENTIAL
119	00	82.50	RESIDENTIAL
120 TO 129	66.00 x 10	660.00	RESIDENTIAL
130	82.83 -4.35	78.315	RESIDENTIAL
131	82.885 - 435	78.315	RESIDENTIAL
132to141	66.00 x 10	660.00	RESIDENTIAL
142	00	82.50	RESIDENTIAL
143	00	94.380	RESIDENTIAL
144	94.380 - 4.35	90.030	RESIDENTIAL
145	508.955 - (4.35 X 2)=8.70	500.255	LIBRARY PLOT
146		102.75	RESIDENTIAL
147 to 154	82.20 X 08	657.60	RESIDENTIAL
155		102.75	RESIDENTIAL
156	120.217 - 4.35	115.867	RESIDENTIAL
157	120.286 - 4.35	115.936	RESIDENTIAL
158		102.75	RESIDENTIAL
159 To 166	82.20 X 08	657.60	RESIDENTIAL
167		102.75	RESIDENTIAL
168		113.162	RESIDENTIAL
169		113.162	RESIDENTIAL
170		102.75	RESIDENTIAL
171 TO 174	82.20 X 04	328.80	RESIDENTIAL
175		102.75	RESIDENTIAL
176	136.931 - 4.35	132.581	RESIDENTIAL
177	137.068 - 4.35	132.718	RESIDENTIAL
178		102.75	RESIDENTIAL
179 TO 182	82.20 X 04	328.80	RESIDENTIAL
183		102.75	RESIDENTIAL
184 & 185	113.162 X 02	226.324	RESIDENTIAL
186 & 187	111.655 x 02	223.310	RESIDENTIAL
188		102.75	RESIDENTIAL
189 TO 192	82.20 X 04	328.80	RESIDENTIAL
193		102.75	RESIDENTIAL
194	140.288 - 4.35	135.938	RESIDENTIAL
195	148.317 - 4.35	143.967	RESIDENTIAL
196		141.527	RESIDENTIAL
197		169.640	RESIDENTIAL
198		158.768	RESIDENTIAL
199		168.449	RESIDENTIAL
200		178.545	RESIDENTIAL
201		186.694	RESIDENTIAL
202		90.18	RESIDENTIAL

AREA STATEMENT OF PLOTS

PLOT NO	AREA IN CALCULATION	AREA IN SQM.	USE
203 TO 210	71.64 X 08	573.12	RESIDENTIAL
211 & 212	90.00 X 02	180.00	RESIDENTIAL
213 TO 220	71.76 X 08	574.08	RESIDENTIAL
221 & 222	90.00 X 02	180.00	RESIDENTIAL
223 TO 229	72.00 X 07	504.00	RESIDENTIAL
230	89.94 - 12.07	77.87	RESIDENTIAL
231	187.72 - 12.07	175.66	RESIDENTIAL
232		178.96	RESIDENTIAL
233		177.90	RESIDENTIAL
234		176.87	RESIDENTIAL
235		175.86	RESIDENTIAL
236		174.82	RESIDENTIAL
237		173.77	RESIDENTIAL
238		172.77	RESIDENTIAL
239		172.40	RESIDENTIAL
240		173.63	RESIDENTIAL
241		174.91	RESIDENTIAL
242		176.18	RESIDENTIAL
243		177.46	RESIDENTIAL
244		178.73	RESIDENTIAL
245		180.01	RESIDENTIAL
246		181.28	RESIDENTIAL
247		182.56	RESIDENTIAL
248		183.83	RESIDENTIAL
249		166.21	RESIDENTIAL
250		205.53	AMENITY PLOT

TOTAL OF PLOT AREA (1 TO 249) = 23453.767 SQ.M

PLOTS UNDER NUZ

PLOT NO	AREA IN CALCULATION	AREA IN SQM.	USE
251		253.00	RESL.+ COMM.
252	256.06 - 4.35	251.71	RESL.+ COMM.
253		151.66	RESIDENTIAL
254		182.32	RESIDENTIAL
255	254.97 - 4.35	250.62	RESL.+ COMM.
256		258.89	RESL.+ COMM.
257		612.67	RESL.+ COMM.
258		742.81	RESL.+ COMM.
259		383.47	RESL.+ COMM.
260		393.49	RESL.+ COMM.
261		90.00	RESIDENTIAL
262 TO 271	72.00 X 10 NOS	720.00	RESIDENTIAL
272	88.80 - 4.35	84.45	RESIDENTIAL
273	91.20 - 4.35	86.85	RESIDENTIAL
274 TO 283	72.00 X 10 NOS	720.00	RESIDENTIAL
284		90.00	RESIDENTIAL
285		142.31	RESIDENTIAL
286 & 287	72.00 X 02	144.00	RESIDENTIAL
288	90.00 - 4.35	85.65	RESIDENTIAL
289		122.87	RESIDENTIAL
290		80.40	RESIDENTIAL
291	120.60 - 4.35	116.25	RESIDENTIAL
292,295		127.50	RESIDENTIAL
293	141.45 - 4.35	137.10	RESIDENTIAL
294		272.93	RESIDENTIAL
295		130.96	RESIDENTIAL
296	95.88 - 4.35	91.53	RESIDENTIAL
297		177.22	RESIDENTIAL
298	90.00 - 4.35	85.65	RESIDENTIAL
299 TO 303	72.00 x 05	360.00	RESIDENTIAL
304		89.91	RESIDENTIAL
305		332.28	RESL.+ COMM.
306		90.00	RESIDENTIAL
LIBRARY PLOT 307 TO 311	72.00 x 05	360.00	RESIDENTIAL
312	90.00 - 4.35	85.65	RESIDENTIAL

TOTAL OF N.U.Z. PLOTS = 8304.15 SQ.M.

OWNER NAMES	OWNER'S SIGN.
SHRI. CHAMPALAL KANHAIYALAL KHINVASARA THRO. GPA HOLDER RAVINDRA C. KHINVASARA	

ARCHITECT

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AR. N.R.Zaiwar & Associates
B.Arch., M.C.A.
Reg. No. CA/2006/39244
TP/2815/11, TV/26110A 24928

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me on 25/08/17 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. Act.

SUR.BY	DRN.BY	CHD. BY	DATE
-----	NCG	T.R.D.	13/09/2020

SCALE:- 1 : 500

TITLE

REVISED LAYOUT ON GUT No. 155, 209 SITUATED AT TISGAON.CIDCO WALUJ MAHANAGAR, NAGAR, AURANGABAD.