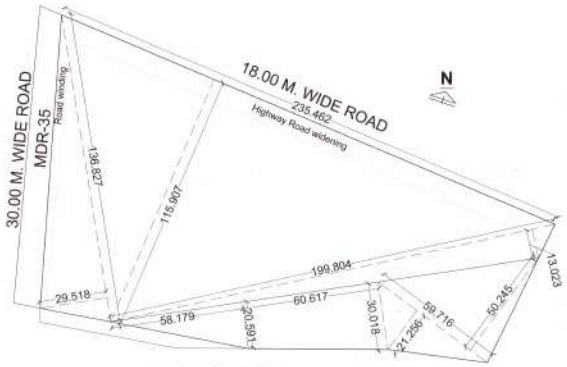
ROAD WIDENING AREA CALCULATION								
								TOTAL
1	1/2	X	5.627	+	1.989	X	129.712	493.943
						TOTAL SQ.M.		493.943

D.P. ROAD WIDENING AREA CALCULATION								
								TOTAL
1	1/2	X	8.993	+	6.975	X	226.861	2038.119
2	1/2	X	2.799			X	9.000	12.596
					TOTAL SQ.M.			2050.715
			+		ADD TANGENT			28.400
					TOTAL SQ.M.			2079.115
					TOTAL ROAD			2573.058



PLOT AREA CALCULATION

Demarcation Purpose Only

OPEN SPACE AREA CALCULATION								
								TOTAL
1	1/2	X	21.374	+	23.667	X	80.081	1803.464
2	1/2	X	75.016	+	74.387	X	1.515	113.180
(-) DEDUCTION IN R/O RECYCLING PLANT, ELECTRIC SUBSTATION								-50.000
						TOTAL SQ.M.		1866.645

AMENITY SPACE AREA CALCULATION								
								TOTAL
1	1/2	X	17.517	+	35.248	X	70.737	1868.219
						TOTAL SQ.M.		1868.219

PLOT AREA CALCULATION								
								TOTAL
1	1/2	X	136.827			X	29.518	2019.430
2	1/2	X	235.462			X	115.907	13645.847
3	1/2	X	199.804			X	13.023	1301.024
4	1/2	X	58.179			X	20.591	598.982
5	1/2	X	21.256	+	50.245	X	59.716	2134.877
6	1/2	X	20.591	+	30.018	X	60.617	1533.883
					TOTAL SQ.M.			21234.042

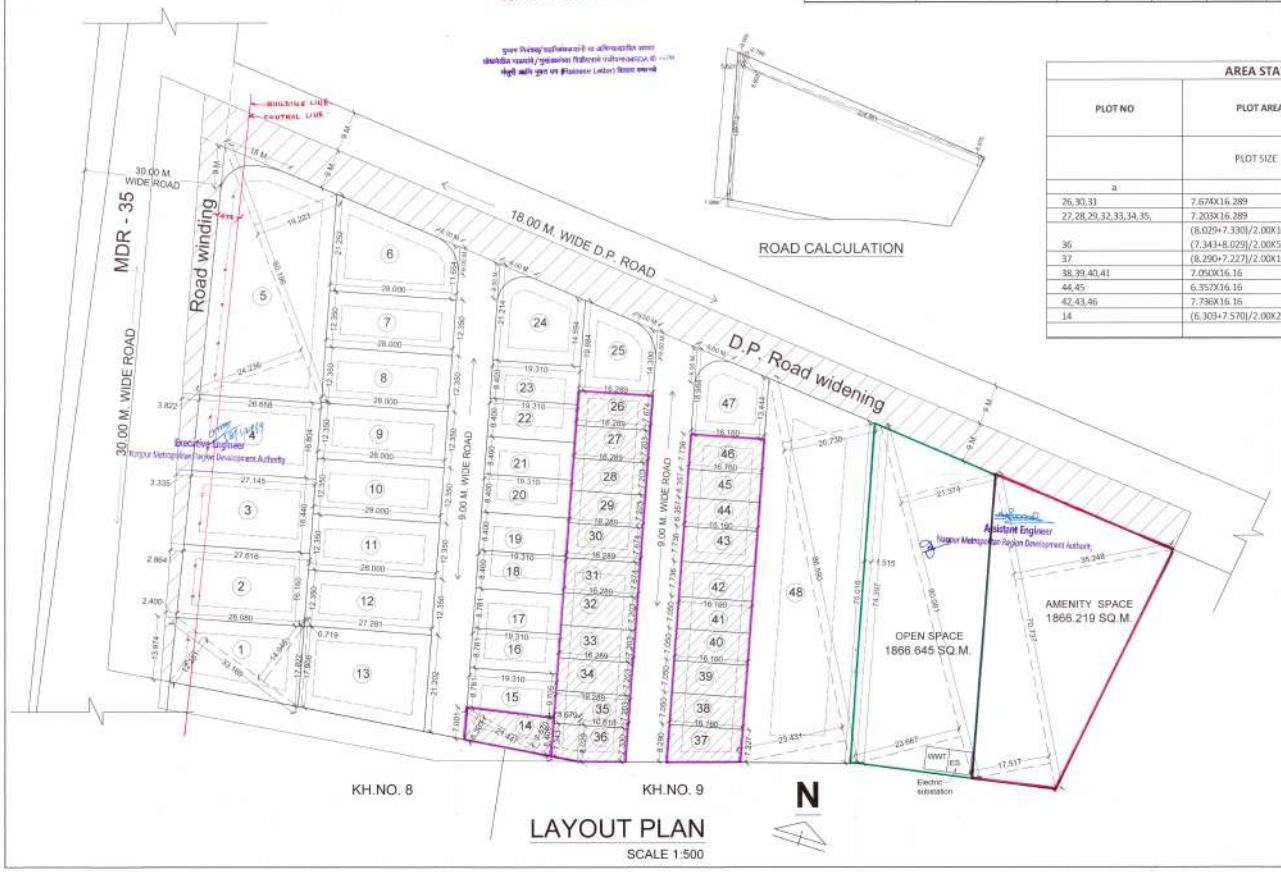
Not Valid for Execution of Sale-Deeds

AREA STATEMENT

PLOT NO	PLOT AREA (SQ.M.)		Rounding area of Road (if any) (sq.m.)	Remaining Plot area (b-c)	Built up area on pro-rata basis i.e. (d x Pro-rata FSI factor)	Front Road width (m.)	basic FSI	Permissible Built-up area on Basic FSI (exg) (sq.m.)	TOTAL NOS. OF PLOTS	PLOT AREA X FSI			NET PLOT AREA WITH FSI	TOTAL NET AREA IN SQ.M.
	PLOT SIZE	AREA IN SQ.M.	DEDUCTTANGENT AREA IN SQ.M.	NET AREA IN SQ.M.	dx1.288					j	X	FSI	jxlxh	
a		b	c	d	e	f	g		h	j		k		dxh
1	(12.251+14.946)/2 X 33.169	451.049		451.049	580.951	18.00	1.100	639.046	1	451.049	1.100	496.154	451.049	
2	(27.616+28.080)/2.00X16.160	450.024		450.024	579.630	18.00	1.100	637.594	1	450.024	1.100	495.026	450.024	
3	(27.616+27.145)/2.00X16.440	450.135		450.135	579.774	18.00	1.100	637.752	1	450.135	1.100	495.149	450.135	
4	(27.145+26.658)/2.00X16.804	452.053		452.053	582.244	18.00	1.100	640.468	1	452.053	1.100	497.258	452.053	
5	(19.223+24.236)/2.00X60.196	1308.029	28.4	1279.629	1648.362	18.00	1.100	1812.978	1	1279.629	**2.605**	3333.433	1279.629	
6	(11.654+21.252)/2.00X28.00	460.684	11.77	448.914	578.201	9.00	1.100	636.021	1	448.914	**1.100**	493.805	448.914	
7,8,9, 10, 11, 12	12.350X28.00	345.800		345.800	445.390	9.00	1.100	489.929	6	345.800	1.100	2282.280	2074.800	
13	(21.202+17.908)/2.00X27.281 +(17.908+17.822)/2.00X0.719	546.325		546.325	703.666	9.00	1.100	774.033	1	546.325	1.100	600.957	546.325	
14	(6.303+7.570)/2.00X21.447	148.767		148.767	191.612	9.00	1.100	210.773	1	148.767	1.100	163.644	148.767	
15	(8.781+9.705)/2.00X19.310	178.482		178.482	229.885	9.00	1.100	252.874	1	178.482	1.100	196.331	178.482	
16,17	8.781X19.310	169.561		169.561	218.395	9.00	1.100	240.234	2	169.561	1.100	373.034	339.122	
18, 19,20,21,22,23	8.400X19.31	162.204		162.204	208.919	9.00	1.100	229.811	6	162.204	1.100	1070.546	973.224	
24	(21.214+14.594)/2.00X19.31	345.726	11.77	333.956	430.136	9.00	1.100	473.149	1	333.956	**1.100**	367.352	333.956	
25	(19.884+14.300)/2.00X16.289	278.412	11.77	266.642	343.434	9.00	1.100	377.778	1	266.642	**1.100**	293.306	266.642	
26,30,31	7.674X16.289	125.002		125.002	161.002	9.00	1.100	177.103	3	125.002	**1.100**	412.506	375.005	
27,28,29,32,33,34,35,	7.203X16.289	117.330		117.330	151.121	9.00	1.100	166.233	7	117.330	1.100	903.438	821.308	
36	(8.029+7.330)/2.00X10.610+ (7.343+8.029)/2.00X5.679	125.128		125.128	161.165	9.00	1.100	177.282	1	125.128	1.100	137.641	125.128	
37	(8.290+7.227)/2.00X16.160	125.377		125.377	161.486	9.00	1.100	177.635	1	125.377	1.100	137.915	125.377	
38,39,40,41	7.050X16.16	113.928		113.928	146.739	9.00	1.100	161.413	4	113.928	1.100	501.283	455.712	
44,45	6.357X16.16	102.729		102.729	132.315	9.00	1.100	145.547	2	102.729	1.100	226.004	205.458	
42,43,46	7.736X16.16	125.014		125.014	161.018	9.00	1.100	177.119	3	125.014	1.100	412.545	375.041	
47	(18.984+13.444)/2.00X16.16	262.018	11.77	250.248	322.320	9.00	1.100	354.552	1	250.248	1.100	275.273	250.248	
48	(20.730+23.431)/2.00X86.590	1911.950		1911.950	2462.592	18.00	1.100	2708.853	1	1911.950	1.375	2628.932	1911.950	
								TOTAL PLOT	48			16793.814	13038.351	

AREA STATEMENT INCLUSIVE HOUSING

PLOT NO	PLOT AREA (SQ.M.)		Rounding area of Road (if any (sq.m.)	Remaining Plot area (b-c)	Front Road width (m.)	TOTAL NOS. OF PLOTS	TOTAL NET AREA IN SQ.M.
	PLOT SIZE	AREA IN SQ.M.	DEDUCT TANGENT AREA IN SQ.M.	NET AREA IN SQ.M.			
a		b	c	d	f	h	dxh
26,30,31	7.674X16.289	125.002		125.002	9.000	3	375.005
27,28,29,32,33,34,35,	7.203X16.289	117.330		117.330	9.000	7	821.308
36	(8.029+7.330)/2.00X10.610+ (7.343+8.029)/2.00X5.679	125.128		125.128	9.000	1	125.128
37	(8.290+7.227)/2.00X16.160	125.377		125.377	9.000	1	125.377
38,39,40,41	7.050X16.16	113.928		113.928	9.000	4	455.712
44,45	6.357X16.16	102.729		102.729	9.000	2	205.458
42,43,46	7.736X16.16	125.014		125.014	9.000	3	375.041
14	(6.303+7.570)/2.00X21.447	148.767		148.767	9.000	1	148.767
						22	2631.797



LAYOUT PLAN

SCALE 1:500

ROAD CALCULATION

DP MAP

PROPOSED RESIDENTIAL LAYOUT ON KH.NO. KH.NO.-60/1, MOUZA HUDKESHWAR, P.H.NO., TAH. NAGPUR (RURAL), DIST. NAGPUR.
BELONGING TO:-
SHRI. DEVENDRA DESHMUKH.

DRAWING SHEET NO.1

STAMPS

LAND AREA OF KH. NO. 60/1 (AS PER 7/12 EXTRACT)	=	24.400.000	SQM
TOTAL LAYOUT AREA (Kh. No 60/1 AS PER 'K' PRAT)	=	21.234.042	SQM
AREA UNDER PROPOSAL AREA (Kh. No 60/1 AS PER 'K' PRAT)	21.234.042 SQM	100%	

A. AREA STATEMENTS			
1. Area of land			
a) As per ownership document (7/12),CTS extract)		24.400.000	SQ.M.
b) As per measurement sheet (part)		21,234.042	SQ.M.
c) AREA UNDER PROPOSAL		21,234.042	SQ.M.
2. Deductions for			
a) Proposed D.P./D.P. Road widening Area		2573.058	SQ.M.
b) Any D.P. Reservation Area		0.000	SQ.M.
c) Natural water course area		0.000	SQ.M.
(Total a+b)		2573.058	SQ.M.
3. Gross Area of Plot (1-2)	(100%)	18,660.984	SQ.M.
4. Recreational Open space			
a) Required-	(10%)	1,866.098	SQ.M.
b) Proposed-	(10.003%)	1,866.645	SQ.M.
5. Amenity Space			
a) Required-	(10%)	1,866.098	SQ.M.
b) Proposed-	(10%)	1,866.219	SQ.M.
6. Service road and Highway widening		0.000	SQ.M.
7. Internal Road area	(9.860 %)	1,839.782	SQ.M.
8. Area under layout plots	(69.869 %)	13038.351	SQ.M.
9. Net area of plots for FSI Calculations=(3-5b)		16794.765	SQ.M.
10. Permissible FSI factor for layout plots = (9/8)		1.288	
11. Area for inclusive housing			
a) Required-	(20.00 %)	2607.672	SQ.M.
b) Proposed-	(20.185 %)	2631.797	SQ.M.
12. Area for Electric Substation & Waste Water Treatment	(00.268 %)	50.00	SQ.M.

Certificate of Area :
Certified that the plot under reference was surveyed by me on ---------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 Department/City Survey records.

LEGEND
OPEN SPACE SHOWN THUS :
AMENITY SPACE SHOWN THUS :
INCLUSIVE HOUSING PLOT SHOWN THUS :

OWNER

1) Shri DEVENDRA DESHMUKH.

ARCHITECT

AR. Vaishali Meshram
NIT- 2322/COA

JOB NO.-	DRG. NO.-	SCALE:-	CHECKED BY	Registration Licence No.
		1:500		