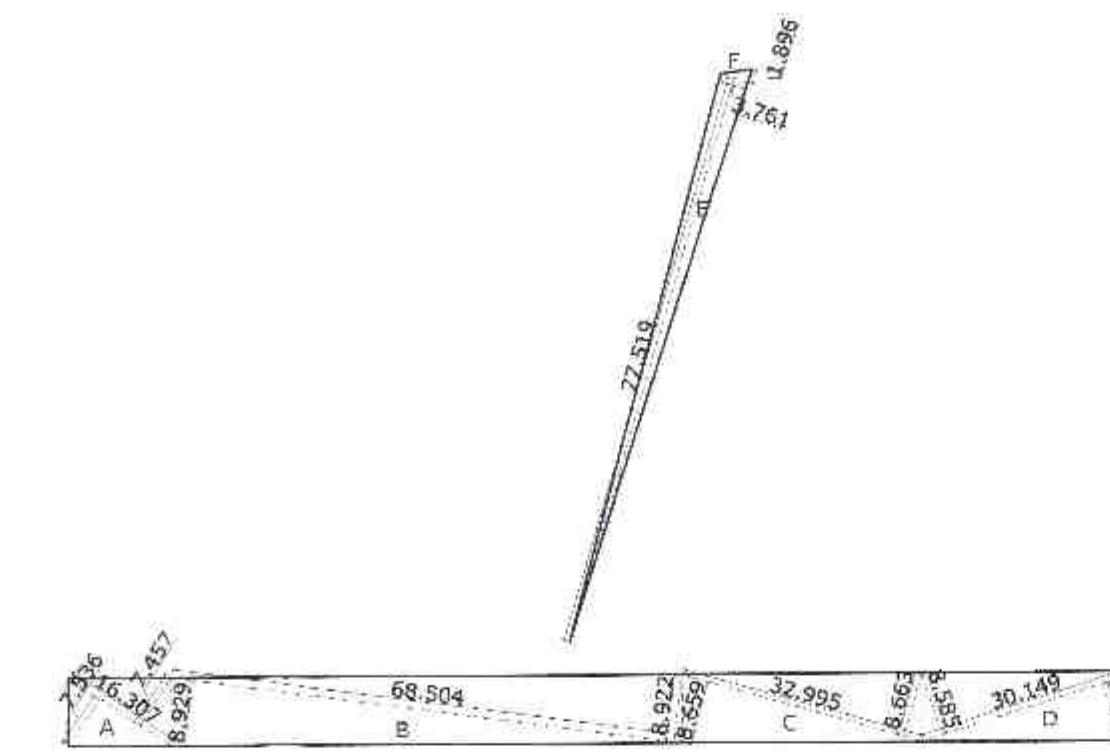
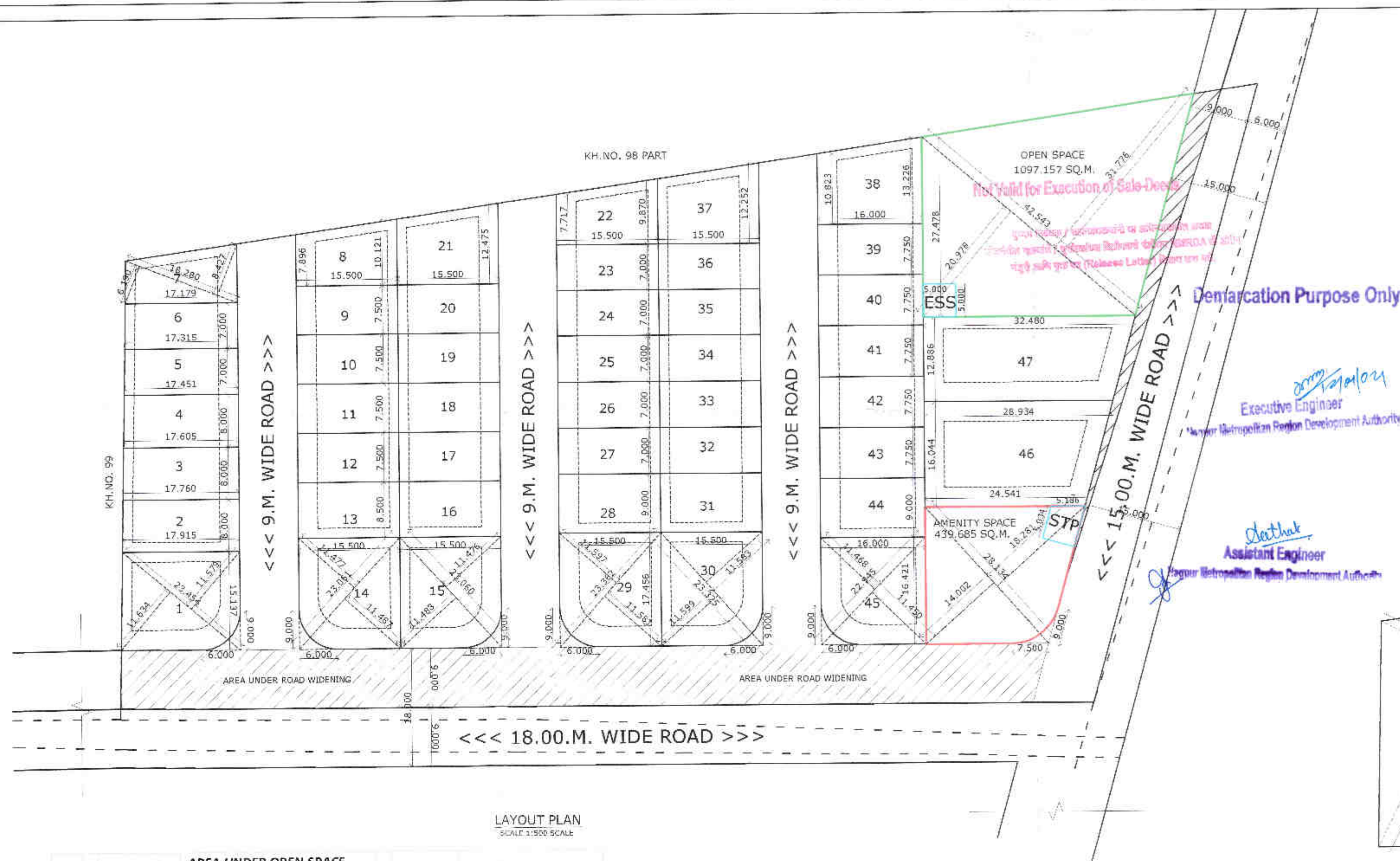
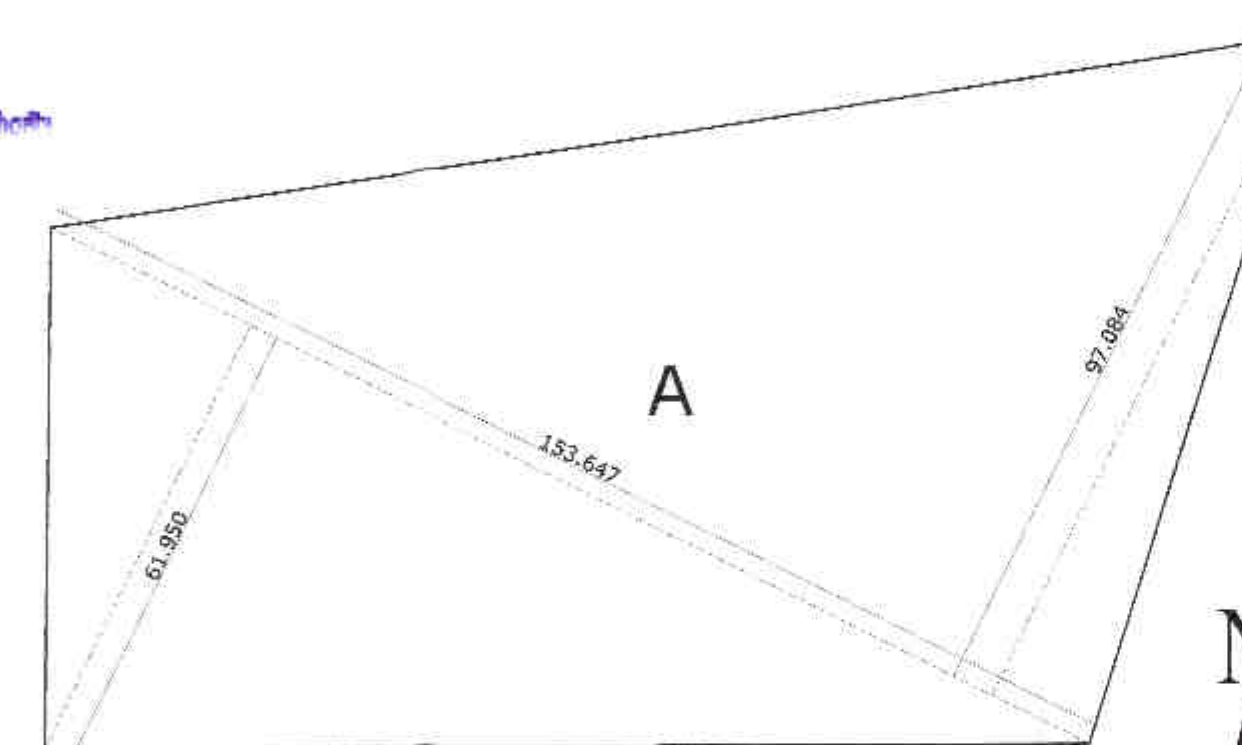




KEY PLAN FOR ROAD WIDENING CALCULATION
SCALE - 1:1000



KEY PLAN FOR LAND AREA CALCULATION
SCALE - 1:1000

AREA UNDER OPEN SPACE									
1/2 X	20.978	+	31.776	26.377	X	42.543	=	1122.157	0
X	AREA FOR ESS	5	X	5.00	=	25.000		25.000	
NET OPEN SPACE									1097.157
AREA UNDER AMENITY SPACE									
1/2 X	14.002	+	18.281	16.1415	X	28.134	=	454.125	14.44
TOTAL									439.685
AREA FOR W.T.P.									
X	+	5	X	5.00	=	25.000		25.000	
NET AMENITY SPACE									414.685

AREA UNDER KHASARA NO-98/2									
A	1/2 X	61.950	+	97.084	79.517	X	153.647	=	12217.548
TOTAL									12217.548
AREA UNDER ROAD WIDENING									
A	1/2 X	7.536	+	7.457	7.4965	X	16.307	=	122.245
B	1/2 X	8.929	+	8.922	8.9255	X	68.504	=	611.432
C	1/2 X	8.659	+	8.663	8.661	X	32.995	=	285.770
D	1/2 X	8.585	+	7.846	8.2155	X	30.149	=	247.689
TOTAL									1267.137
TOTAL PROPOSED LAND UNDER KH.NO. 98/2									10,950.412

PLOT. NO	PLOT SIZE		PLOT AREA SQ.M.		TAN D	NET AREA IN SQ.M.	NA/A X'	NET PLOT AREA FOR FSI (SQ.M)	NO.OF PLOTS	NET AREA IN SQ.M.
A	B	C	D	E	F	G	H	I		
1	1/2 X 11.634	+	11.579	11.6065	X	23.454	=	272.219	11.77	260.449
2	1/2 X 17.915	+	17.760	17.8375	X	8.000	=	142.700	0	142.700
3	1/2 X 17.760	+	17.605	17.6825	X	8.000	=	141.460	0	141.460
4	1/2 X 17.605	+	17.451	17.528	X	8.000	=	140.224	0	140.224
5	1/2 X 17.451	+	17.315	17.383	X	7.000	=	121.681	0	121.681
6	1/2 X 17.315	+	17.179	17.247	X	7.000	=	120.729	0	120.729
7	1/2 X 6.190	+	8.427	7.3085	X	18.280	=	133.599	0	133.599
8	1/2 X 7.896	+	10.121	9.0085	X	15.500	=	139.632	0	139.632
9 TO 12	X	+	7.500	15.500	X	15.500	=	116.250	0	116.250
13	X	+	8.500	15.500	X	15.500	=	131.750	0	131.750
14	1/2 X 11.477	+	11.487	11.482	X	23.061	=	264.786	11.77	253.016
15	1/2 X 11.476	+	11.488	11.482	X	23.060	=	264.775	11.77	253.005
16	X	+	8.500	15.500	X	15.500	=	131.750	0	131.750
17 TO 20	X	+	7.500	15.500	X	15.500	=	116.250	0	116.250
21	1/2 X 10.121	+	12.475	11.298	X	15.500	=	175.119	0	175.119
22	1/2 X 7.717	+	9.870	8.7935	X	15.500	=	136.299	0	136.299
23 TO 27	X	+	7.000	15.500	X	15.500	=	108.500	0	108.500
28	X	+	9.000	15.500	X	15.500	=	139.500	0	139.500
29	1/2 X 11.597	+	11.581	11.589	X	23.362	=	270.742	11.77	258.972
30	1/2 X 11.583	+	11.599	11.591	X	23.325	=	270.360	11.77	258.590
31	X	+	9.000	15.500	X	15.500	=	139.500	0	139.500
32 TO 36	X	+	7.000	15.500	X	15.500	=	108.500	0	108.500
37	1/2 X 9.870	+	12.252	11.061	X	15.500	=	171.446	0	171.446
38	1/2 X 10.823	+	13.226	12.0245	X	16.000	=	192.392	0	192.392
39 TO 43	X	+	7.750	16.000	X	16.000	=	124.000	0	124.000
44	X	+	9.000	16.000	X	16.000	=	144.000	0	144.000
45	1/2 X 11.468	+	11.450	11.459	X	22.945	=	262.927	11.77	251.157
46	1/2 X 24.541	+	28.934	26.7375	X	16.044	=	428.976	0	428.976
47	1/2 X 28.934	+	32.480	30.707	X	12.886	=	395.690	0	395.690
TOTAL									47	7296.637



PROPOSED SITE

D.P. PLAN

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH. NO. 98/2, P.H.NO.15 MOUZA- BHILGAON .TAH.- KAMTHI - DISTT. NAGPUR.

- BELONGING TO,
1) CLEOPATRA DESIGNER PVT.LTD.
2) KESAR INFRACON PVT.LTD.
3) NITIN COKE PVT.LTD.
4) KESAR IMPEX PVT.LTD. THROUGH DIRECTOR

SHRI.YASH GOPAL GUPTA

A	AREA STATEMENTS	UNIT
1. Area of land (Minimum area of a, b, c to be considered)		
a)	As Per Ownership Document (7/12, CTS Extract)	12300.000 SQ.M.
b)	As Per Measurement Sheet	12217.548 SQ.M.
c)	As Per Site	12217.548 SQ.M.
2. Deductions For		
(a)	Proposed D.P./ D.P. Road Widening Area/Service Road/Highway Widening	1267.136 SQ.M.
(b)	Any D.P. Reservation Area	0.000 SQ.M.
(Total a+b)		1267.136 SQ.M.
3.	Balance Area Of Plot (1-2) (100.00%)	10950.412 SQ.M.
4. Amenity Space (if applicable)		
(a)	Required - 0- 0.4HR = NIL, 0.4-1.0 = 5%, ABOVE 1.0 HR = 10%	395.04 SQ.M.
(b)	Adjustment of 2 (b),if any	000.00 SQ.M.
(c)	Balance Proposed - (3.78%)	414.685 SQ.M.
(d)	Area for STP - (0.46%)	50.00 SQ.M.
5.	Net Plot Area (3-4(c))	10535.727
6. Recreational Open Space (if applicable)		
(a)	Required - 10%	1095.041 SQ.M.
(b)	Proposed - (10.02%)	1097.154 SQ.M.
7.	Internal Road Area (19.10%)	2091.936 SQ.M.
8.	Service Road And Highway Widening	0.000 SQ.M.
9.	Plotable Area (66.63%)	7296.637 SQ.M.
10.	Pro-rata factor For FSI Calculations On Layout Plots = (5/9)	1.444 SQ.M.
11.	Area For ESS & WTP	50.00 0.45%
(a)	Required -	NA SQ.M.
(b)	Proposed -	NA SQ.M.

LEGEND :-

AREA UNDER KASARA BOUNDARY SHOWN IN	
AREA UNDER AMENITY SPACE SHOWN IN	
AREA UNDER OPEN SPACE SHOWN IN	
AREA UNDER ESS & WTP SHOWN IN	

OWNER :-

- 1) CLEOPATRA DESIGNER PVT.LTD.
2) KESAR INFRACON PVT.LTD.
3) NITIN COKE PVT.LTD.
4) KESAR IMPEX PVT.LTD. THROUGH DIRECTOR

SHRI.YASH GOPAL GUPTA

ARCHITECT/LICENSED ENGINEER :

EMAIL ID - pawan_r_gupta@yahoo.co.in MOBILE NO.9923432949

DRG. NO.	SCALE	DATE	DRAWN BY
SUB-01	1 : 500	06 / 1 / 2021	G.KAWAS