PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

AREA UNDER RESIDENTIAL PLOTS

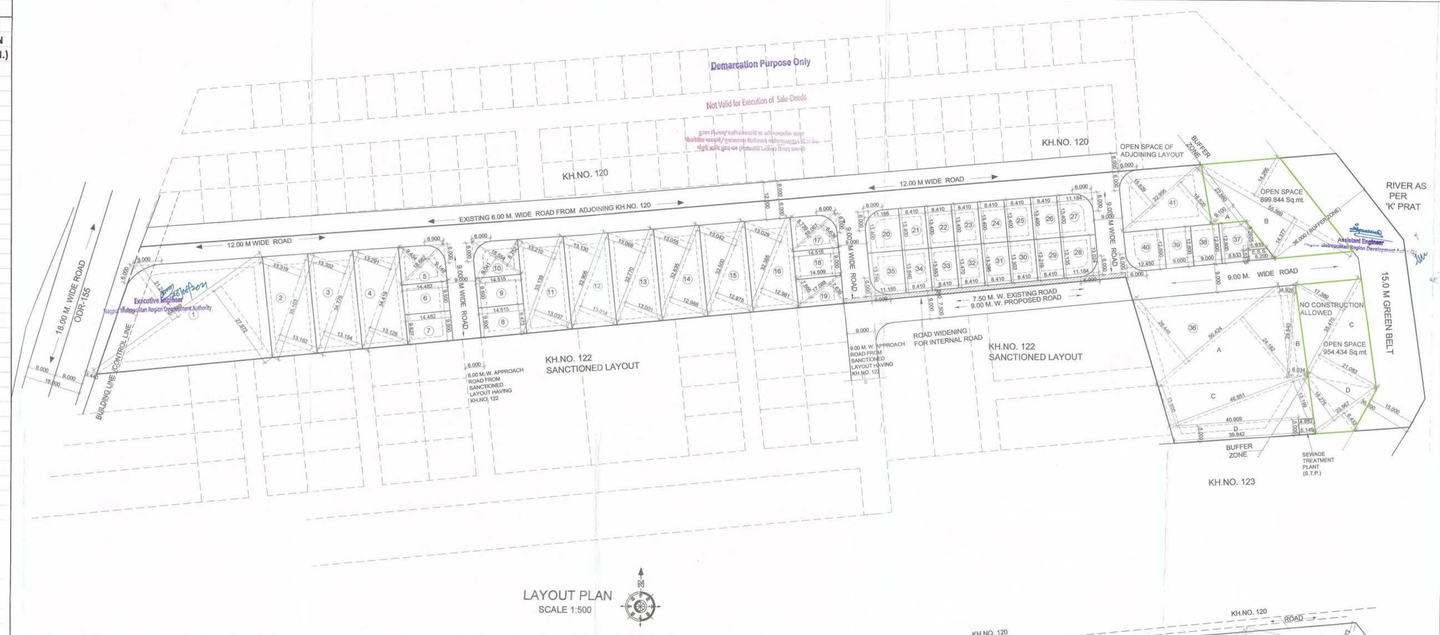
PLOT NO.	PLOT SIZE							PLOT AREA	TANG.	REMAINING PLOT AREA SQ.M.	NO.OF PLOTS		NET AREA IN SQ.M.	B/UP AREA ON PRO-DATA BASIC 'X'	FRONT ROAD WIDTH (M.)	BASIC FSI	PERMISSIBLE B/UP AREA ON BASIC FSI (SQ.M.)
(A)								(B)	(C)	(D = B - C)				(E = DX 1.532)	(F)	(G)	(H = E x G)
1	1/2 X 21.244	+	27.972	49.216	X	64.889	=	1596.789	11.77	1585.019	X	1	1585.019	3725.983	12 M/18 M	1.1	4098.581
2	1/2 X 13.319	+	13.182	26.501	X	35.103	=	465.132	0	465.132	X	1	465.132	465.132	12 M	1.1	511.645
3	1/2 X 13.302	+	13.154	26.456	X	34.778	=	460.043	0	460.043	X	1	460.043	460.043	12 M	1.1	506.047
4	1/2 X 13.291	+	13.125	26.416	X	34.419	=	454.606	0	454.606	X	1	454.606	454.606	12 M	1.1	500.067
5	1/2 X 9.434	+	9.149	18.583	X	18.682	=	173.584	7.72	165.864	X	1	165.864	165.864	9M/12 M	1.1	182.450
6				14.482	X	9.500	=	137.579	0	137.579	X	1	137.579	137.579	9 M	1.1	151.337
7	1/2 X 9.527	+	9.500	19.027	X	14.482	=	137.775	0	137.775	X	1	137.775	137.775	9 M	1.1	151.553
8	1/2 X 9.500	+	9.473	18.973	X	14.515	=	137.697	0	137.697	X	1	137.697	137.697	9M	1.1	151.467
9				14.515	X	9.500	=	137.893	0	137.893	X	1	137.893	137.893	9 M	1.1	151.682
10	1/2 X 9.041	+	8.752	17.793	X	18.554	=	165.066	7.72	157.346	X	1	157.346	157.346	9M/12 M	1.1	173.081
11	1/2 X 13.210	+	13.037	26.247	X	33.139	=	434.900	0	434.900	X	1	434.900	434.900	12 M	1.1	478.390
12	1/2 X 13.130	+	13.014	26.144	X	32.905	=	430.134	0	430.134	X	1	430.134	430.134	12 M	1.1	473.147
13	1/2 X 13.068	+	13.001	26.069	X	32.770	=	427.141	0	427.141	X	1	427.141	427.141	12 M	1.1	469.855
14	1/2 X 13.055	+	12.988	26.043	X	32.635	=	424.957	0	424.957	X	1	424.957	424.957	12 M	1.1	467.453
15	1/2 X 13.042	+	12.975	26.017	X	32.500	=	422.776	0	422.776	X	1	422.776	422.776	12 M	1.1	465.054
16	1/2 X 13.029	+	12.961	25.990	X	32.365	=	420.583	0	420.583	X	1	420.583	420.583	12 M	1.1	462.641
17	1/2 X 8.739	+	8.636	17.375	X	18.067	=	156.957	7.72	149.237	X	1	149.237	149.237	9M/12 M	1.1	164.161
18	1/2 X 14.515	+	14.509	29.024	X	9.000	=	130.608	0	130.608	X	1	130.608	130.608	9 M	1.1	143.669
19	1/2 X 7.665	+	7.639	15.304	X	17.088	=	130.757	0	130.757	X	1	130.757	130.757	9 M	1.1	143.833
20				11.185	X	13.400	=	149.879	7.72	142.159	X	1	142.159	142.159	9M/12 M	1.1	156.375
21 TO 26				8.410	X	13.400	=	112.694	0	112.694	X	6	676.164	676.164	12 M	1.1	743.780
27				11.184	X	13.400	=	149.866	7.72	142.146	X	1	142.146	142.146	9M/12 M	1.1	156.361
28	1/2 X 13.024	+	13.135	26.159	X	11.184	=	146.281	7.72	138.561	X	1	138.561	138.561	9 M/9M	1.1	152.417
29	1/2 X 13.135	+	13.219	26.354	X	8.410	=	110.819	0	110.819	X	1	110.819	110.819	9 M	1.1	121.901
30	1/2 X 13.219	+	13.303	26.522	X	8.410	=	111.525	0	111.525	X	1	111.525	111.525	9 M	1.1	122.678
31	1/2 X 13.303	+	13.386	26.689	X	8.410	=	112.227	0	112.227	X	1	112.227	112.227	9 M	1.1	123.450
32	1/2 X 13.386	+	13.470	26.856	X	8.410	=	112.929	0	112.929	X	1	112.929	112.929	9 M	1.1	124.222
33	1/2 X 13.470	+	13.553	27.023	X	8.410	=	113.632	0	113.632	X	1	113.632	113.632	9 M	1.1	124.995
34	1/2 X 13.553	+	13.640	27.193	X	8.410	=	114.347	0	114.347	X	1	114.347	114.347	9 M	1.1	125.782
35	1/2 X 13.640	+	13.756	27.396	X	11.185	=	153.212	7.72	145.492	X	1	145.492	145.492	9 M/9M	1.1	160.041
36	1/2 X 26.446	+	24.182	50.628	X	50.424	=	1276.433									
	1/2 X 4.928	+	6.034	10.962	X	29.640	=	162.457	0	2297.083	X	1	2297.083	4438.047	9 M	1.1	4881.852
	1/2 X 13.800	+	13.199	26.999	X	46.951	=	633.815									
	1/2 X 49.909	+	39.842	89.751	X	5.000	=	224.378									
37	1/2 X	+		5.935	X	9.2625	=	137.988	0	137.988	X	1	137.988	137.988	9 M	1.1	151.787
				8.633	X	12.800											
38 & 39				9.000	X	12.800	=	115.200	0	115.200	X	2	230.400	230.400	9M	1.1	253.440
40				12.450	X	12.800	=	159.360	7.72	151.640	X	1	151.640	151.640	9M/9 M	1.1	166.804
41	1/2 X 15.829	+	16.520	32.349	X	32.995	=	533.678	7.72	525.958	X	1	525.958	2666.922	6 M/9 M	1.1	2933.614
								TOTAL				41	12073.117				

AREA UNDER OPEN SPACE

A	1/2 X		+		22.860	X	9.100	=	104.013	0	104.013	x	1	**104.013**
B	1/2 X	14.266	+	14.377	28.643	X	55.569	=	795.831	0	795.831	x	1	**795.831**
C	1/2 X	17.389	+	21.083	38.472	X	35.470	=	682.301	0	682.301	x	1	**682.301**
D	1/2 X	16.276	+	6.433	22.709	X	23.967	=	272.133	0	272.133	x	1	**272.133**
											TOTAL			=	**1854.278**

S.T.P. & E.S.S. AREA CALCULATION

S.T.P.	1/2 X	4.852	+	5.149	10.001	X	5.000	=	25.00	0	25.000	x	1	**25.000**
											TOTAL		=	**25.000**
E.S.S.	1/2 X	5.935	+	8.200	14.135	X	3.5375	=	25.001	0	25.001	x	1	**25.001**
											TOTAL			**25.001**



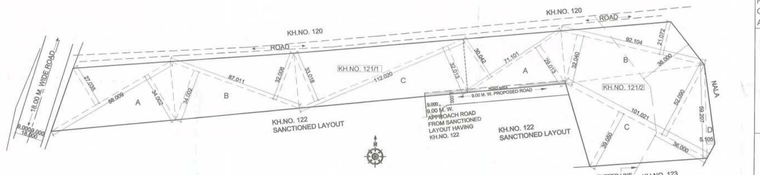
LAYOUT PLAN
SCALE 1:500

LAND AREA CALCULATION OF KH.NO. 121/1

NO.	SIZE							AREA	TANG.	TOTAL LAND AREA (SQ.M)		NO. OF PARTS	NET LAND AREA (SQ.M.)
A	1/2 X 27.035	+	34.002	61.037	X	88.009	=	2685.903					
B	1/2 X 34.002	+	32.006	66.008	X	87.011	=	2871.711	0	9200.000	x	1	9200.000
C	1/2 X 33.018	+	32.013	65.031	X	112.020	=	3642.386					
													9200.000

LAND AREA CALCULATION OF KH.NO. 121/2

A	1/2 X 30.042	+	29.013	59.055	X	71.101	=	2099.4340	0	2099.434	X	1	2099.434
B	1/2 X 32.040	+	21.072	53.112	X	92.104	=	2445.9130	0	2445.913	X	1	2445.913
C	1/2 X 39.050	+	52.090	91.140	X	101.021	=	4603.5270	0	4603.527	X	1	4603.527
D	1/2 X		+	59.207	X	5.105	=	151.1259	0	151.126	X	1	151.126
												=	9300.000
TOTAL LAND AREA (KH.NO. 121/1 + KH.NO. 121 / 2)												=	**18500.000**



AREA KEY PLAN OF LAND
SCALE 1 : 1000

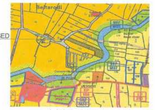
REVISED

PROPOSED RESIDENTIAL LAYOUT PLAN ON KH.NO. - 121/1 &121/2 , P.H.NO.- 38 A, MOUZA - BELTARODI , TAH. - NAGPUR (GRAMIN) , DIST.- NAGPUR.

BELONGING TO :-
M/S. TUSHAR LAND DEVELOPERS THROUGH
1) SHRI.AMBADAS RAMCHANDRA PATIL
2) SHRI.YOGESH WAMANRAO PAPADKAR

AREA STATEMENT (PROFORMA-I)

1. AREA OF LAND
   a) As per ownership document (7/12, CTS extract)
      KH. NO. 121/1 = 9200.000 SQ.M.
      KH. NO. 121/2 = 9300.000 SQ.M.
      TOTAL = 18500.000 SQ.M.
   b) Area as per 'K' prat
      KH. NO. 121/1 = 9200.000 SQ.M.
      KH. NO. 121/2 = 9300.000 SQ.M.
      TOTAL = 18500.000 SQ.M.
2. DEDUCTION FOR
   a)Proposed D.P.J D.P. Road widening area = 000.000 SQ.M.
3. BALANCE AREA OF PLOT (1(b)-2) = 18500.000 SQ.M.
4. AMENITY SPACE
   a) Required = N.A.
   b) Proposed = N.A.
5. NET PLOT AREA (3-4(b)) = 18500.000 SQ.M. (100%)
6. RECREATIONAL OPEN SPACE
   a) Required (10.00%) = 1850.000 SQ.M. (10.00%)
   b) Proposed = 1854.278 SQ.M. (10.02%)
7. SERVICE ROAD AND HIGHWAY WIDENING = 000.000 SQ.M. (00.00%)
8. INTERNAL ROAD AREA + GREEN BELT = 4522.604 SQ.M. (24.45%)
9. AREA UNDER RESIDENTIAL PLOTS = 12073.117 SQ.M. (65.26%)
10. AREA UNDER E.S.S. & S.T.P. = 50.001 SQ.M. (00.27%)
11. PRO-RATA FACTOR FOR FSI CALCULATION ON LAYOUT PLOTS (5/9) = 1.532



LOCATION PLAN
SCALE - N.T.S.
SHEET NO. 97

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 documents of Ownership/T.P. Scheme Records/ Land Records Department/City Survey records.

Signature

LEGEND

PLOT BOUNDARY
OPEN SPACE
AMENITY SPACE

OWNER

M/S. TUSHAR LAND DEVELOPERS THROUGH
1) SHRI.AMBADAS RAMCHANDRA PATIL
2) SHRI.YOGESH WAMANRAO PAPADKAR

ARCHITECT

ARCHITECT
C. D. Ghurunje
C. A. / 2001 / 27852
N.T.T. No.1321
N.M.C. No.R-198
M. No. 9422103220

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY
	LAYOUT / 01	1:500	KARTIK	CHANDU SIR

VISTAAR
ARCHITECT,INTERIOR DESIGNER, PLANNER
FLAT NO. 106,GROUND FLOOR,SHRILA APARTMENT, BEHIND BATUKBHAI JEWELLERS,KHARE TOWN, DHARAMPETH,NAGPUR - 440010.
PH.NO. (0712) - 2546183

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