

RESIDENTIAL LAYOUT PLAN

SCALE = 1: 1000

NORTH

PROPOSED SITE

AREA STATEMENT	
KH. NO. 108	= 16200.00 SQ.M.
KH. NO. 109	= 16200.00 SQ.M.
KH. NO. 110	= 24000.00 SQ.M.
KH. NO. 111/1	= 12400.00 SQ.M.
KH. NO. 111/2	= 25000.00 SQ.M.
KH. NO. 113	= 51400.00 SQ.M.
TOTAL LAND AREA	= 145200.00 SQ. M.

SITE PLAN

SCALE = 1: 3960

NORTH

AREA STATEMENT

AREA STATEMENT OF EACH PLOT

Plot No	PLOT SIZE (M)	PLOT AREA (Sq.M)	ROUNDING AREA (TANGENT OF ROAD (IF ANY Sq.M)	REMAINING PLOT AREA (C-D)	No. of Plots	Total Area (Sq. M)
A	B	C	D	E=(C-D)	F	G=E*F
1	(1/2 x138.10 x 37.19) + (1/2 x 136.10 x 56.68)	6480.342	50.000	6430.342	1	6430.342
2	22.20 x 13.00	288.600	4.345	284.255	1	284.255
3	22.20 x 12.50	277.500	0.000	277.500	1	277.500
4,5	22.20 x 12.35	274.170	0.000	274.170	2	548.340
6	22.20 x 12.84	285.048	0.000	285.048	1	285.048
7	(1/2 x 24.20 x 13.42) + (1/2 x 24.20 x7.79)	219.250	4.345	214.905	1	214.905
8	(1/2 x 34.03 x 15.54)	264.413	0.000	264.413	1	264.413
9	12.00 x 16.00	192.000	4.345	187.655	1	187.655
10 to 12	11.60 x 16.00	185.600	0.000	185.600	3	556.800
13	(1/2 x 23.56 x 11.79) + (1/2 x 23.561 x5.32)	201.555	0.000	201.555	1	201.555
14	(1/2 x 24.31 x 10.81) + (1/2 x 24.31 x7.76)	225.710	0.000	225.710	1	225.710
15	(1/2 x 23.61 x10.28) + (1/2 x 20.41 x8.42)	194.760	0.000	194.760	1	194.760
16	(1/2 x 20.65 x 9.60) + (1/2 x 20.65 x8.47)	186.570	0.000	186.570	1	186.570
17	(1/2 x22.24x 9.91) + (1/2 x 22.34 x8.87)	209.772	0.000	209.772	1	209.772
18	(1/2 x22.23 x 9.46) + (1/2 x22.23 x9.78)	213.852	0	213.852	1	213.852
19	(1/2 x20.31 x 9.85) + (1/2 x20.31 x8.98)	191.218	0.000	191.218	1	191.218
20 to 24	11.60 x 16.00	185.600	0.000	185.600	5	928.000
25	(1/2 x27.58 x10.45) + (1/2 x27.58 x9.62)	276.765	0.000	276.765	1	276.765
26	(1/2 x25.64x10.08) + (1/2 x25.64 x9.24)	247.682	0.000	247.682	1	247.682
27	(1/2 x 23.93 x9.90) + (1/2 x23.93 x8.99)	226.018	0.000	226.018	1	226.018
28	(1/2 x 25.94x 10.28) + (1/2 x 25.94 x8.51)	236.399	0.000	236.399	1	236.399
29	17.30 x 16.00	276.800	0.000	276.800	1	276.800
30 to 32	11.60 x 16.00	185.600	0.000	185.600	3	556.800
33	12.00 x 16.00	192.000	4.345	187.655	1	187.655
34	(1/2 x22.76x9.79) + (1/2 x23.74 x 10.34)	208.878	0.000	208.878	1	208.878
35	(1/2 x 23.07 x11.22) + (1/2 x 23.07 x 10.42)	249.617	0.000	249.617	1	249.617
36	(1/2 x 22.07 x10.89) + (1/2 x 22.07 x 10.05)	231.072	0.000	231.072	1	231.072
37	(1/2 x 23.24 x11.55) + (1/2 x 23.24 x 10.38)	254.826	4.345	250.481	1	250.481
38	16.50 x 12.00	198.000	4.345	193.655	1	193.655
39 to 41	16.50 x 11.30	186.450	0.000	186.450	3	559.350
42 & 43	16.50 x 12.30	202.950	0.000	202.950	2	405.900
44 to 46	16.50 x 11.30	186.450	0.000	186.450	3	559.350
47	16.50 x 12.00	198.000	7.720	190.280	1	190.280
48	21.50 x 10.80	232.200	7.720	224.480	1	224.480
49 to 55	21.50 x 10	215.000	0.000	215.000	7	1505.000
56	21.50 x 11.00	236.500	7.720	228.780	1	228.780
57	18.50 x 11.00	203.500	4.345	199.155	1	199.155
58 to 64	18.50 x 10.00	185.000	0.000	185.000	7	1295.000
65	18.50 x 10.80	199.800	4.345	195.455	1	195.455
66	18.50 x 10.80	199.800	4.345	195.455	1	195.455
67 to 73	18.50 x 10	185.000	0.000	185.000	7	1295.000
74	18.50 x 11.00	203.500	4.345	199.155	1	199.155
75	18.50 x 11.00	203.500	4.345	199.155	1	199.155
76 to 82	18.50 x 10.00	185.000	0.000	185.000	7	1295.000
83	18.50 x 10.80	199.800	4.345	195.455	1	195.455
84	16.50 x 12.00	198.000	4.345	193.655	1	193.655
85 to 90	16.50 x 11.30	186.450	0.000	186.450	6	1118.700
91	16.50 x 12.00	198.000	4.345	193.655	1	193.655
92	16.50 x 12.00	198.000	4.345	193.650	1	193.650
93 to 98	16.50 x 11.30	186.450	0.000	186.450	6	1118.700
99	16.50 x 12.00	198.000	4.345	193.655	1	193.655
100	16.50 x 12.00	198.000	4.345	193.655	1	193.655
101 to 106	16.50 x 11.30	186.450	0.000	186.450	6	1118.700
107	16.50 x 12.00	198.000	4.345	193.655	1	193.655
108	16.50 x 12.00	198.000	4.345	193.655	1	193.655
109 to 114	16.50 x 11.30	186.450	0.000	186.450	6	1118.700
115	16.50 x 12.00	198.000	4.345	193.655	1	193.655
116	16.50 x 12.00	198.000	4.345	193.655	1	193.655
117 to 122	16.50 x 11.30	186.450	0.000	186.450	6	1118.700
123	16.50 x 12.00	198.000	4.345	193.655	1	193.655
124	16.50 x 12.00	198.000	4.345	193.655	1	193.655
125 to 130	16.50 x 11.30	186.450	0.000	186.450	6	1118.700
131	16.50 x 12.00	198.000	4.345	193.655	1	193.655
132	16.50 x 12.00	198.000	4.345	193.655	1	193.655
133 to 138	16.50 x 11.30	186.450	0.000	186.450	6	1118.700
139	16.50 x 12.00	198.000	4.345	193.655	1	193.655
140	16.50 x 12.00	198.000	4.345	193.655	1	193.655
141 to 146	16.50 x 11.30	186.450	0.000	186.450	6	1118.700
147	16.50 x 12.00	198.000	4.345	193.655	1	193.655
148	(1/2 x 21.82x10.72) + (1/2 x 21.82 x 9.84)	224.309	4.345	219.964	1	219.964
149	(1/2 x 20.64 x10.31) + (1/2 x 20.64 x 9.64)	205.884	0.000	205.884	1	205.884
150	(1/2 x21.34 x10.63) + (1/2 x 21.34 x 9.97)	219.695	0.000	219.695	1	219.695
151	(1/2 x 20.40 x9.63) + (1/2 x 20.40 x 9.17)	191.760	0.000	191.760	1	191.760
152	(1/2 x 20.75 x9.48) + (1/2 x 20.75 x 9.06)	192.352	0.000	192.352	1	192.352
153	(1/2 x 21.39 x9.60) + (1/2 x 21.39 x 9.19)	200.959	0.000	200.959	1	200.959
154	(1/2 x 22.45 x10.14) + (1/2 x 22.45 x 9.71)	222.816	4.345	218.471	1	218.471
155	(1/2 x 20.63 x9.91) + (1/2 x 20.63 x 9.28)	197.944	0.000	197.944	1	197.944
156	(1/2 x 19.71 x9.52) + (1/2 x 19.71 x 9.34)	185.865	0.000	185.865	1	185.865
157	(1/2 x 20.10 x9.92) + (1/2 x 20.10 x 9.7)	197.281	0.000	197.281	1	197.281
158	(1/2 x 19.86 x9.80) + (1/2 x 19.86 x 9.62)	193.139	0.000	193.139	1	193.139
159	(1/2 x 19.62 x9.74) + (1/2 x 19.62x 9.62)	188.941	0.000	188.941	1	188.941
160	(1/2 x 21.30 x10.61) + (1/2 x 21.30 x 10.52)	222.905	0.000	222.905	1	222.905
161	(1/2 x 21.15 x9.88) + (1/2 x 21.26 x 7.93)	188.341	0.000	188.341	1	188.341
162	(1/2 x 22.61 x9.97) + (1/2 x 22.61 x 7.7)	188.454	0.000	188.454	1	188.454
163	(1/2 x25.20 x9.18) + (1/2 x 25.20 x 8.04)	216.972	0.000	216.972	1	216.972
164	(1/2 x 24.10 x11.86) + (1/2 x 24.10 x 11.34)	286.520	4.345	282.175	1	282.175
165	(1/2 x 27.97 x12.44) + (1/2 x 27.97 x 7.82)	283.336	0.000	283.336	1	283.336
166	(1/2 x29.55 x10.21) + (1/2 x 29.55 x 9.9)	297.273	4.345	292.928	1	292.928
167	(1/2 x28.44 x9.36) + (1/2 x 28.44 x 9.11)	262.643	0.000	262.643	1	262.643
168	(1/2 x27.77 x9.33) + (1/2 x 27.77 x 9.07)	255.484	0.000	255.484	1	255.484
169	(1/2 x 27.10 x 9.29) + (1/2 x 27.10 x 9.03)	248.236	0.000	248.236	1	248.236
170	(1/2 x 26.43 x 9.26) + (1/2 x 26.43 x 8.98)	241.041	0.000	241.041	1	241.041
171	(1/2 x 25.76 x 9.22) + (1/2 x 25.76x 8.94)	233.901	0.000	233.901	1	233.901
172	(1/2 x 25.10x 9.17) + (1/2 x 25.10 x 8.86)	226.528	0.000	226.528	1	226.528
173	(1/2 x24.44 x 9.12) + (1/2x24.44x 8.83)	219.349	0.000	219.349	1	219.349
174	(1/2 x 23.78 x 9.07) + (1/2 x23.78 x8.77)	212.118	0.000	212.118	1	212.118
175	(1/2 x 23.13x 9.02) + (1/2 x23.13x 8.73)	204.932	0.000	204.932	1	204.932
176	(1/2 x 22.48 x 8.96) + (1/2 x22.48 x8.63)	197.712	0.000	197.712	1	197.712
177	(1/2 x 21.82x 8.89) + (1/2 x 21.82 x 8.56)	190.467	0.000	190.467	1	190.467
178	(1/2 x 21.29 x8.80) + (1/2 x21.29 x8.60)	186.820	0.000	186.820	1	186.820
179	(1/2 x 20.93x9.20) + (1/2 x20.93 x9.01)	191.274	4.345	186.929	1	186.929
180	(1/2 x23.09 x9.56) + (1/2 x23.09 x9.37)	225.474	4.345	221.129	1	221.129
181	(1/2 x22.37 x9.86) + (1/2 x22.37 x9.44)	215.871	0.000	215.871	1	215.871
182	(1/2 x21.66 x9.75) + (1/2 x21.66 x9.30)	206.312	0.000	206.312	1	206.312
183	(1/2 x 20.96 x9.62) + (1/2 x20.96x9.16)	196.814	0.000	196.814	1	196.814
184	(1/2 x20.27 x9.47) + (1/2 x20.27 x9.01)	187.193	0.000	187.193	1	187.193
185	(1/2 x 21.83 x10.90) + (1/2 x21.83x10.16)	229.870	0.000	229.870	1	229.870
186	(1/2 x 21.06 x10.53) + (1/2 x21.06 x9.76)	213.654	0.000	213.654	1	213.654
187	(1/2 x 21.06 x10.41) + (1/2 x21.06 x 9.53)	209.968	0.000	209.968	1	209.968
188	(1/2 x 26.22 x11.01) + (1/2 x26.20 x9.56)	269.467	0.000	269.467	1	269.467
189	(1/2 x 22.38 x11.15) + (1/2 x22.38 x 7.77)	211.715	0.000	211.715	1	211.715
190	16.50 x 11.50	189.750	0.000	189.750	1	189.750
191	(1/2 x 28.17 x10.49) + (1/2 x28.17 x10.16)	290.855	0.000	290.855	1	290.855
192	(1/2 x 28.94 x10.50) + (1/2 x28.9 x 10.22)	300.541	0.000	300.541	1	300.541
193	(1/2 x 29.30x10.60) + (1/2 x29.70 x10.28)	310.068	0.000	310.068	1	310.068
194 to 203	16.50 x 11.50	189.750	0.000	189.750	10	1897.500
204	16.50 x 11.50	189.750	4.345	185.405	1	185.405
205	20.00 x 11.00	220.000	4.345	215.655	1	215.655
206 to 217	20.00 x 10.00	200.000	0.000	200.000	12	2400.000
218	20.00 x 11.00	220.000	4.345	215.655	1	215.655
219 ,220	18.00 x 10.50	189.000	0.000	189.000	2	378.000
221	18.00 x 10.50	189.000	4.345	184.655	1	184.655
222,223	11.00 x 31.50	346.500	0.000	346.500	2	693.000
224	18.50 x 11.00	203.500	4.345	199.155	1	199.155
225 to 239	18.50 x 10.000	185.000	0.000	185.000	15	2775.000
240	(1/2 x 26.31 x13.15) + (1/2 x26.31 x8.54)	298.486	0.000	298.486	1	298.486
241	(1/2 x 22.95 x10.94) + (1/2 x22.95 x6.81)	203.681	0.000	203.681	1	203.681
242 to 256	18.50 x 10.000	185.000	0.000	185.000	15	2775.000
257	18.50 x 11.00	203.500	4.345	199.155	1	199.155
258	18.50 x 11.00	203.500	4.345	199.155	1	199.155
259 to 270	18.50 x 10.000	185.000	0.000	185.000	12	2220.000
271 & 272	18.50 x 10.000	185.000	0.000	185.000	2	370.000
273	(1/2 x 24.42 x12.08) + (1/2 x24.42 x8.19)	247.497	0.000	247.497	1	247.497
274	(1/2 x37.57 x17.63) + (1/2 x37.57 x10.06)+ (1/2 x24.54 x2.55)	566.473	0.000	566.473	1	566.473
275 to 286	21.50 x 10.00	215.000	0.000	215.000	12	2580.000
287	21.50 x 11.00	236.500	4.345	232.155	1	232.155
288	22.50 x 11.00	247.500	7.720	239.780	1	239.780
289 to 300	22.50 x 10.00	225.000	0.000	225.000	12	2700.000
301	22.50 x 11.00	247.500	4.345	243.155	1	243.155
302	22.50 x 11.00	247.500	4.345	243.155	1	243.155
303 to 311	22.50 x 10.00	225.000	0.000	225.000	9	2025.000
312	(1/2 x43.09x19.18) + (1/2 x43.03 x9.54)	617.911	0.000	617.911	1	617.911
313	(1/2 x 43.17 x17.72) + (1/2 x43.17 x 9.13)	601.142	0.000	601.142	1	601.142
314 to 320	20.00 x 10.00	200.000	0.000	200.000	7	1400.000
321	20.00 x 11.00	220.000	4.345	215.655	1	215.655
322	20.00 x 11.00	220.000	4.345	215.655	1	215.655
323 to 334	20.00 x 10.00	200.000	0.000	200.000	12	2400.000
335	20.00 x 11.00	220.000	4.345	215.655	1	215.655
336	18.70 x 10.30	193.171	0.000	193.171	1	193.171
337	(1/2 x 8.70 x 9.30) + (1/2 x 4.09 x 4.06)/2 x 2	192.031	0.000	192.031	1	192.031
338 to 340	22.00 x 9.50	209.000	0.000	209.000	3	627.000
341 to 345	22.00 x 10.00	220.000	0.000	220.000	5	1100.000
346	22.00 x 11.00	242.000	4.345	237.655	1	237.655
347	22.00 x 11.00	242.000	4.345	237.655	1	237.655
348 to 351	22.00 x 11.00	242.000	0.000	242.000	4	968.000
352	(1/2 x 43.48x18.98) + (1/2 x43.48 x9.86)	626.981	0.000	626.981	1	626.981
	TOTAL AREA				352	71894.518
AMINITY SPACE 01 (A)	(1/2 x 105.01x59.48) + (1/2 x105.01 x38.54)+52.273	6658.011	4.409	6653.602	1	6653.602
AMINITY SPACE 01 (B)	63.80 x 63.04	4021.952	4.364	4017.588	1	4017.588
						8671.200
AMINITY SPACE 02	(1/2 x 34.37x 15.61) + (1/2 x 34.37 x 11.76)	470.353	0.000	470.353	1	470.353
AMINITY SPACE 03	46.00 X 31.50	1449.000	4.345	1444.655	1	1444.655
OPEN SPACE 01	86.00 X 110.80	9503.000	15.440	9487.560	1	9487.560
OPEN SPACE 02	(A + B - C)	5072.861	0.000	5072.861	1	5072.861
CONVENIENT SHOPPING PLOT	(1/2 x 68.65x 23.12) + (1/2 x 68.65 x 23.48)	1600.000	0.000	1600.000	1	1600.000

PROPOSED RESIDENTIAL LAYOUT ON KH. NO. 108,109,110,111/1,111/2 ,113, P.H.NO.16, MAUZA - YERKHEDA,TAH. KAMPTEE, DIST.NAGPUR.

BELONGING TO,
1) MR. GOPAL F. GUPTA
2) MRS. SANGEETA GOPAL GUPTA

STAMPS OF APPROVAL

APPROVED VIDE :- CBK NO:- 13 DATED 08/02/2021

ANNEXURE TO THIS OFFICE LETTER NO :- CBK/B-2/SR. NO. 108 to 113/D-13369 DATED 09/02/2021

Chief Executive Officer
Cantt. Board, Kamptee

1. AREA STATEMENT:

	AREA OF LAND (MINIMUM AREA OF A,B,C. TO BE CONSIDERD)		
	A) AS PER OWNERSHIP DOCUMENT (7/12 CTS. EXTRACT)	= 145200.00 SQ.M.	100.00 %
	B) AS MEASUREMENT SHEET (K `prat)	= 154500.00 SQ.M.	
	C) AS PER SITE	= 156500.00 SQ.M.	
	D) AREA OF LAND UNDER ADJUSTMENT	= 11300.00 SQ.M.	
	E) AREA OF LAND AS PER PROPOSED LAYOUT PLAN	= 145200.00 SQ.M.	
2.	DEDUCTION FOR:		
	A) ANY D.P. RESERVATION AREA	= 0.000 sq.m.	
	B) NATURAL WATER COURSE AREA	= 0.000 sq.m.	
		= 0.000 sq.m.	
3.	GROSS AREA OF PLOT	= 145200.00 sq.m.	100.00 %
4.	LAND LEFT FOR N.H. WIDENING UNDER THE POSSESSION OF LAND OWNER	= 2559.82 sq.m.	1.763 %
5.	RECREATIONAL OPEN SPACE:		
	A) REQUIRED	= 14520.00 sq. m.	10.00 %
	B) PROPOSED	= 14560.42 sq. m.	10.026%
6A.	AMENITY SPACE RESERVED FOR HOSPITAL / SCHOOL		
	PROPOSED	= 8671.200 sq. m.	5.972 %
6B.	SPACE FOR S.T.P.	= 470.353 sq. m.	0.324 %
6C.	SPACE FOR CLUB HOUSE	= 1444.655 sq. m.	0.994 %
6.	TOTAL AMENITY SPACE:	= 10586.208 sq. m.	7.290 %
7.	CONVENIENT SHOPPING PLOT	= 1600.000 sq. m.	1.102 %
8.	INTERNAL ROAD AREA	= 35999.034 sq.m.	24.792 %
9.	AREA UNDER LAYOUT PLOTS	= 79894.518 SQ.M.	55.023 %

OPEN SPACE

TOTAL = 14560.42 SQ. M.

AMENITY SPACE

TOTAL = 10586.208 SQ. M.

CONVENIENT SHOPPING PLOT

TOTAL AREA = 1600.00 SQ. M.

COMMERCIAL PLOT AREA STATEMENT

COMMERCIAL PLOT 40% OF TOTAL AREA OF KH. NO.109

AREA KH.NO.109 = 16200.00 SQ.M.

PERMISSIBLE COMMERCIAL AREA = 6480.00 SQ.M.
PROPOSED COMMERCIAL AREA = 6430.342 SQ.M.

LEGENDS:

KHASARA BOUNDRY SHOWN IN

OPEN SPACE SHOWN IN

AMENITY SPACE SHOWN IN

COMMERCIAL PLOT

OWNER'S SIGN:

GOPAL F. GUPTA

SANGEETA G. GUPTA

ARCHITEC'S / LICENSED ENGINEER / SUPERVISOR NAME AND SIGNATURE:

RAVI CHOUDHARI
ARCHITECT
CA/2009/46071
N.I.T. Regd. No. 2539
N.M.C. Regd. No. 502
Arcspace Design Consultants
Architects, Planners & Interior Designers/8-9,TODI N.S. TOWER, ABOVE BANK OF BARODA
MANSEH NAGAR,NAGPUR - 440 015. Ph: 9561314402 Email: raveichoudhari@gmail.com

REVISION RECORD:

Date	Remarks

DRAWING TITLE:
LAYOUT PLAN

NORTH

SCALE: 1: 1000

CHECKED BY: Ar. RAVI CHOUDHARI